

75 Broadway & Sixth Street Park

DESIGN SUBMISSION

CITY OF CAMBRIDGE PLANNING BOARD

APRIL 14, 2023



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OWNER



PROJECT MANAGEMENT



ARCHITECT



ARCHITECT



STRUCTURE



MEP ENGINEER



LANDSCAPE ARCHITECT



LANDSCAPE ARCHITECT



SUSTAINABILITY



CIVIL AND TRANSPORTATION



LEGAL



WIND CONSULTANT



LIGHTING DESIGN



ACOUSTICAL ENGINEERING



STRATEGIC ADVISORS

Project Team

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1. Building Design Review Narrative

Volpe MIT Building C3 Design Review – Overview

PROJECT SUMMARY AND USE DESCRIPTION

The proposed Building C3 project is a mixed-use building containing approximately 450,591 square feet of Gross Floor Area located on Parcel C3 in the PUD-7 District of Kendall Square. It is one of eight building projects approved by the Planning Board as part of Special Permit #368. Building C3 will be a 16-story Class A commercial lab and office building and will include approximately 10,433 square feet of retail space on the ground floor (of which, approximately 6,896 square feet is exempt from the calculation of Gross Floor Area), up to 353 spaces in a below-grade parking garage. Flexible lab and office space will be located on levels 2-16. Above the roof is a two-story penthouse with a screened rooftop for base building and tenant equipment. The main entry to the building will be located at 75 Broadway.

Parking for Building C3 will be accommodated in the below-grade garage. Vehicles will access the underground garage via the ramp on Potter Street, located in the footprint of the future R3 residential building. Consistent with the approved PUD, loading facilities will be at grade and accessible from Kendall Way, located to the north of the Broadway intersection. To the extent needed, surface parking spaces will be provided until additional parking spaces are built in future phases as part of the shared parking strategy articulated in the approved PTDM, and one or more temporary access ramps may be provided for the garage as construction proceeds.

Long-term bicycle parking with elevator access is accommodated on the first level of the underground garage. A minimum of 105 bicycle parking spaces,

required per the program components of Building C3, will be available upon Building C3 occupancy. Likewise, the Building C3 program will provide 37 short-term bicycle parking spaces within its adjacent landscape.

Ground floor retail and active use space is an integral component of the larger Volpe Development Plan. More specifically, the prominent location of Building C3 allows for building entries and active ground floor uses to be programmed along the main pedestrian zones on Broadway and at the Passageway and wrapping the corners of the building. This will help to keep the ground floor dynamic throughout the day, evening and weekend. The inclusion of largely transparent ground floor facades will serve to blur the boundary between inside and outside, thereby energizing both. These venues will provide opportunities for both planned and serendipitous social and intellectual interaction to occur.

Although tenants for the ground floor are not yet identified, the spaces are designed to accommodate active retailers that will complement the level of energy expected along Broadway, Kendall Way, Broad Canal Way, Sixth Street and elsewhere in Kendall Square. MIT and its design teams are working closely to develop spaces that are appropriately sized and can be successfully activated with a carefully curated variety of tenants. Moreover, as outlined in its Letter of Commitment dated October 23, 2017, MIT will form an Open Space and Retail Advisory Committee during the construction phase of the project to help guide programming that is welcoming, diverse, and inclusive.

CONSISTENCY WITH SPECIAL PERMIT

Building C3 measures 450,591 total non-exempt square feet of GFA, which reflects the following permitted GFA exemptions: GFA associated with 6,896 square feet of Retail/Active Space on the ground floor and the application of a 20,916 square feet

GFA exemption for office/lab Innovation Space per Cambridge Zoning Ordinance 13.96.3. Building C3 GFA measurement is within the 1,673,250 square feet of commercial GFA allowed by the Final Development Plan Special Permit, including Minor Amendment #1. Building C3 further complies with the Special Permit for height as the building height is within the allowable height of 250 feet. The Development Program contained in this Design Review Submission is consistent with the Development Program for Building C3 contained in the Special Permit. The GFA, building height, setbacks and mix of uses of Building C3 have not changed in any material way as indicated by the Dimensional Table attached to the application.

PLANNING BOARD REVIEW AND REQUEST FOR MINOR AMENDMENT

As part of this filing, MIT respectfully requests a Minor Modification to extend the time period to exercise the right to start construction pursuant to the Special Permit. Since the Special Permit was granted, MIT has significantly advanced the project toward construction. Given the complexity of the project, MIT's permitting approval and project progress to-date and the fact that MIT has not yet received the title to the land, MIT respectfully requests that the Planning Board grant a Minor Modification to extend the time period that ends on September 28, 2023 for an additional year. As set forth in the Special Permit, the Planning Board is expressly permitted to approve such an extension as a Minor Amendment.

SITWORK PHASING

The submission herein is intended to reflect parts of the development plan subject to the current design review process. The Building C3 project will include completion of open space elements ("sitework") around the perimeter of Building C3 to the curb, and along Broadway from Loughrey Walkway to Kendall Way. The sitework associated with Building C3 is expected to be delivered before receipt of

its Certificate of Occupancy. A significant portion of the remaining Volpe site will need to be controlled as it will be a demolition and construction staging area. Utility services may also be under varying stages of construction.

The sitework including parks associated with the other Volpe buildings will be delineated in the respective design review submissions for those individual buildings, along with their anticipated schedules for completion. As part of Phase 1, the C1 building will include Third Street Park while the R1 building will include Community Center Park, and both buildings will include sitework and new streets in their immediately surrounding open spaces.

STATUS OF MITIGATION AND COMMITMENTS

TRANSPORTATION

In accordance with Special Permit PB #368 and Minor Amendment #1, MIT is committed to completing the applicable transportation mitigation requirements stipulated in Appendix C (Transportation Mitigation Program) prior to the completion of Phase 1. MIT is coordinating with City departments (DPW, TPT, CDD), as well as the CRA, and has shared detailed plans and sections of the Broadway reconstruction. MIT has also engaged with the adjacent property owner regarding details of work abutting their property. In addition, MIT is coordinating with Eversource regarding its extensive enabling work in the same area. Further discussions with all stakeholders are necessary and will continue on a concurrent timetable with the Building C3 project in order to finalize a plan for transportation mitigation.

Please note the Building C3 project's limit of work shown herein is intended to reflect Building C3's frontage along Broadway which comprises portions of the open space and landscaping that are subject to design review.

OPEN SPACE

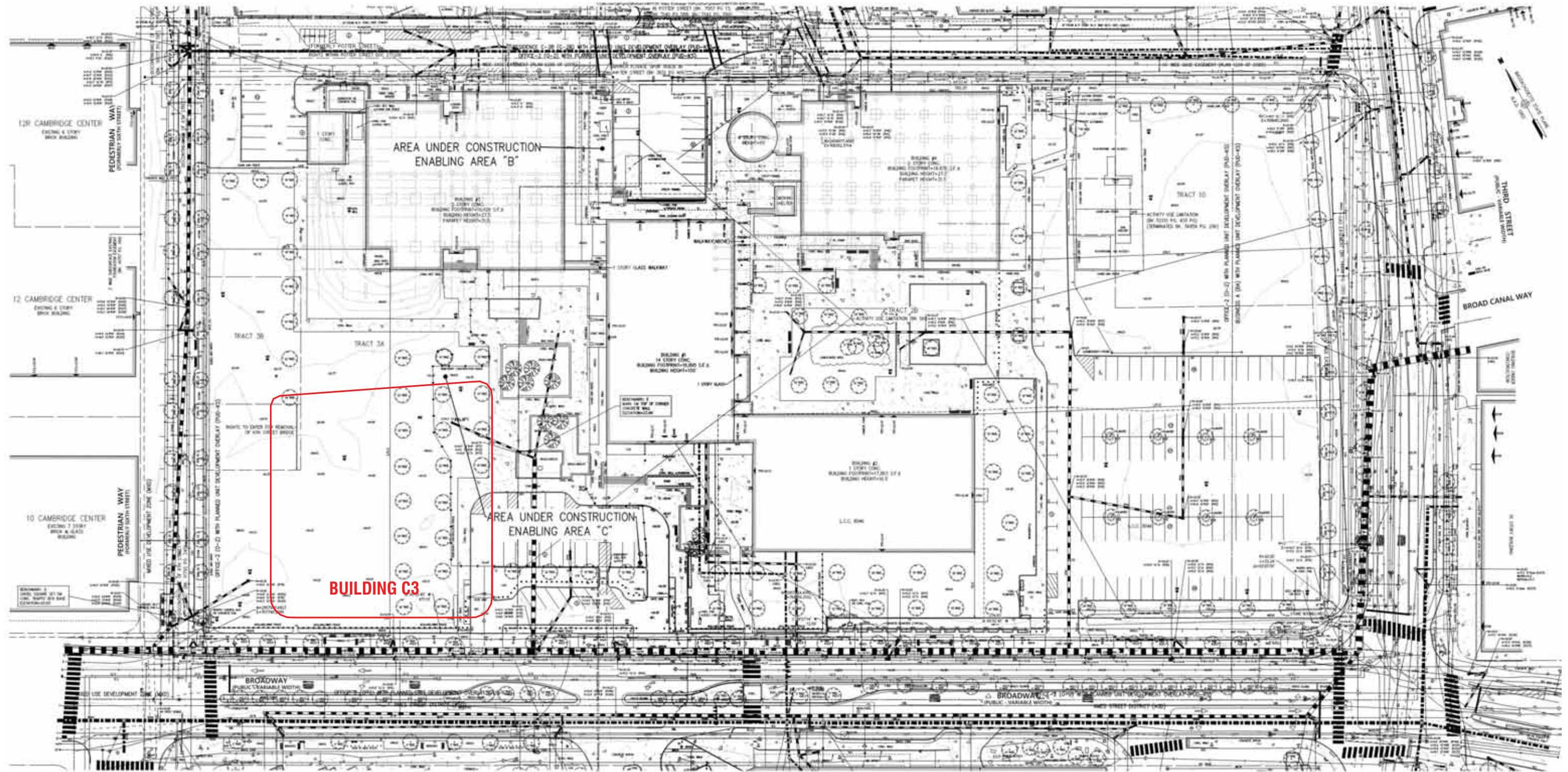
Pursuant to Planning Board Decision PB #368 Conditions 3(c) and 4(c)(iv), a draft legal mechanism for the preservation of the Permanently Guaranteed Open Space, including Sixth Street Park, was submitted to the City Solicitor on December 1, 2022. To enable an efficient review, a draft easement for the streets at Volpe, including the Sixth Street Park Connector, was also submitted on December 1, 2022.

DIMENSIONAL FORM

The Standard Cambridge Form with revisions to show progress toward maximum allowable Gross Floor Area of the overall PUD Final Development Plan is included in this submission.

USE DESCRIPTION

All uses will be consistent with those approved in Cambridge PUD-7, Section 13.92 and as further described in Article 4.000 of the Zoning Ordinance.



Dimensional Form Building C3 Volpe Exchange Parcel

4/14/2023

Development Parcel (1)	Allowable by Special Permit
Land Area (sf)	455,750
Land Area (Acre)	10.46
Total Non-Exempt GFA	2,820,000
Residential (5)	1,128,000
Commercial (3)	1,692,000
<i>Innovation (4)</i>	83,663
<i>Retail (6)</i>	18,750
Total Exempt GFA ***	189,913
Ground Floor Retail (6)	81,250
Community Space (7)	25,000
Innovation (4)	83,663
Total Dwelling Units	1,400
Publicly Beneficial Open Space (8),(9)	152,460 sf/3.5 acre
Permanently Guaranteed Open Space	87,120 sf
Max Height	455 ft.
Min Yard Setbacks	0
Off Street Parking (10),(11),(12)	1,759
Long Term Bicycle Parking	1,876
Short Term Bicycle Parking	338

C3 Special Permit	C3 New Construction
N/A	N/A
N/A	N/A
447,947	450,591
N/A	N/A
425,281	426,138
20,916	20,916
1,750	3,537
26,166	27,812
5,250	6,896
N/A	N/A
20,916	20,916
N/A	N/A
N/A	20,335 sf
N/A	7,539 sf
250 ft.	250 ft.
0	0
N/A	354
102	105
32	37

NOTES

(1) Development Parcel does not include 5,890 sf “CRA Parcel” or 1,618 sf “GSA Triangle Parcel” shown on Figure A1 in the Final Development Plan: Survey one or both of which may be added in the future in the Special Permit.

(2) Government uses will be relocated to the Government Owned Lot, located in PUD-7, but not part of the Project Development Parcel.

(3) Includes all Office and Laboratory uses listed in Section 4.34 of the Cambridge Zoning Ordinance (“CZO”).

(4) Includes the Innovation Space required per Section 13.96.3 of the CZO, and subject to the GFA exemptions set forth therein.

(5) Includes all uses listed in Section 4.31(g) (Multifamily Dwelling) of the CZO; presently, MIT does not currently plan to include any hotel use (Section 4.31(i)(2)) within the Project, but may add limited hotel use by minor amendment to the development, subject to complying with the requirements of Section 13.93.1(c)(2).

(6) Includes all uses listed in Section 4.35 of the CZO, other than subsection(j); includes exemption and will meet frontage requirement specified in Section 13.96.1(b)(1) of the CZO.

(7) Community Center as defined in Section 13.96.5 of the CZO, shall be constructed as part of Building R1 and is exempt in accordance with Section 13.94(b)(5) of the CZO.

(8) Required Publicly Beneficial Open Space reflects the requirement of Section 13.94(a) of the CZO that a minimum 25% of the land area of the PUD-7 District, less the Government Owned Parcel, shall be Public Open Space or Publicly Beneficial Open Space. Approximately 3.5 acres or 152,460 sf of Publicly Beneficial Open Space shall be provided on the PB-368 Development Parcel as set forth in the Final Development Plan.

(9) Approximately 1,608 sf of additional Publicly Beneficial Open Space may be located on a the GSA Triangle Parcel (See Note 1, above)

(10) Includes both off-street (below grade garage) and on-street parking on new private streets.

(11) Existing parking, related to the Government Use, is reduced from 570 spaces to 318 spaces and has been relocated to Federal Parcel in PUD-7.

(12) Spaces may be provided on grade on an interim basis pursuant to Section 13.95.6 of the CZO and Condition #5.c.v of the Special Permit, in anticipation of later construction of structured parking. Space count shown at unshared demand.

Volpe Building C3 Design Review

For more than 20 years, the Volpe Transportation Center site has been gated off and effectively closed to the public. The redevelopment of Building C3 is a long-awaited opportunity to begin to reopen the site to the public for its use and enjoyment. This new mixed-use office and lab building will expand the footprint of Kendall Square's innovation ecosystem and, along with future phases of the Volpe Redevelopment, unlock connections to the surrounding community. The Building C3 project is located on the corner of Sixth Street and Broadway. A carefully designed ground floor will offer robust and varying scale retail to bring new energy and vitality to this edge of the PUD-7 District in Kendall Square. The building will be complemented by a community-centered Sixth Street Park that will offer a variety of passive and active recreation centered around the theme of "play". Both Building C3 and its adjacent open space will set the tone for future PUD-7 redevelopment efforts, which collectively, will reenergize a long-dormant – yet centrally located – city block.

URBAN DESIGN

The proposed design is consistent with the goals of the Building C3 Design Guidelines as described in the Volpe Redevelopment Final Development Plan Design Guidelines. The primary urban design objectives of the project include enhancing the pedestrian experience along streets and paths, providing vital community open space that links seamlessly with pedestrian networks, and maintaining a clarity of massing that shares common attributes with other Kendall Square buildings while allowing for distinctive architectural character.

The bold massing of Building C3 — with its three volumes, pivoting about the core — is intended to complement the ensemble of buildings in Kendall Square specifically along Broadway while assuming a distinct identity that marks

this important corner of the site as one approaches from the intersection with Ames Street, Broadway and Loughrey Walkway. The overall scale and height of the proposed building (250') is similar to 145 Broadway, 585 Third Street and 250-290 Binney Street, and the base volume's three stories maintain an appropriately scaled street wall height along Broadway established by the existing Kendall Square Roof Garden. This lower volume defines the pedestrian frontage along Broadway. The upper volumes are shaped to present a more slender profile to Broadway, emphasizing the verticality of the building and bringing more daylight to Loughrey Walkway and Kendall Way. The dynamic juxtaposition of the three volumes celebrates the corner of Loughrey Walkway and Broadway. The distinctive curvelike form adds variation to the Broadway streetwall. The inflections of masses at Level 4 and Level 10 create south-facing outdoor terrace space.

The ground floor design of the building will contribute to the public realm and activation on Broadway, Broad Canal Way and Loughrey Walkway. The main building lobby entry is located to the south on Broadway, with an additional lobby entrance to the west along Sixth Street Park. Retail and active uses wrap the north, west, and south sides of the building, engaging the adjacent open space and accommodating pedestrian flow.

OPEN SPACE NARRATIVE

KENDALL WAY

Kendall Way provides north-south access between Broadway and Potter Street for pedestrians. On the south end of the street, service vehicles will enter and exit via the westbound lane of Broadway. The streetscape is framed by groves of birch trees which will be planted adjacent to the sidewalks. A planted area under the trees will screen the bicycle parking that is located on both sides of this shared street. Bollards

separate the southern end of the street from the pedestrian plaza at the intersection of Broad Canal Way and Kendall Way.

THE PASSAGEWAY

A passageway adjacent to the Entertainment Venue will allow pedestrians and bicyclists to connect from Broad Canal Way through to Loughrey Walkway and Kittie Knox Bike Path and beyond into the MXD district. This space will provide opportunities for street performance to spill out from Building C3 retail and future entertainment and music venue events.

BROADWAY

Improvements to Broadway, which overlap in scope with the Transportation Mitigation Program, will consist of a wider sidewalk for pedestrians, the introduction of a curb separated west-bound cycle track as well as the planting of additional street trees. The existing linden trees will be protected and will have planting beds at their base. The proposed eight-foot-wide planting and furnishing zone will accommodate benches for public seating. An active curb zone is proposed on Broadway to provide safe access for ride share and private vehicles dropping off passengers at Building C3. The optimal dimensions of the planting zone, as well as the length of the active curb zone, are a topic of discussion with City staff as part of MIT's obligations under Appendix C.

SIXTH STREET PARK

Sixth Street Park, directly abutting the southerly half of the Loughrey Walkway/Kittie Knox Bike Path, will expand the public use and activation of this important and well utilized public walkway. This linear park will include a series of active, interactive, and passive program uses in response to feedback from the community engagement process. The park's programmatic elements are intended to attract the broader

community of residents, employees and visitors to the Kendall Square area day and night, during the week and on weekends.

The southern end of the park invites people from the Broadway sidewalk into an intimate courtyard with tree canopy over a flexible seating area. Pathways connect the courtyard to Loughrey Walkway as well as the adjacent play space. The play space features interactive play elements for gross motor play including posts and steppers, a bridge over a play bowl, and a mound with an integrated slide and amphitheater steps. The northern end of the play space includes a seating area and entry gate that connects out into the Passageway and back to Loughrey Walkway. In areas where the programmed spaces are adjacent to the existing trees, a suspended pavement is proposed in order to protect the existing tree roots.

ARCHITECTURAL EXPRESSION

The proposed massing complies with the spirit of the Design Guidelines in that it creates three horizontal tiers – street frontage, tower and top. The massing is also designed to provide a welcome invitation to Loughrey Walkway and to relieve the tension between Building C3 and Building C2, opening view corridors and maximizing daylight to the ground and to new and existing trees. The ground floor is made distinct from the floors above by a gently sloped cornice forming a horizontal band of terra cotta, articulating the perimeter of the building to add depth, scale and definition to the building's street frontage and connecting to a stone base.

The building's exterior envelope is composed of triple insulated high-performance glazing in a unitized aluminum curtain wall system. The building form is accentuated by horizontal bands of terra cotta in an overall composition that was derived from the building's energy performance studies during schematic design. 48% of the exterior envelope will be vision glass and 52% will be insulated spandrel. The enclosed mechanical

penthouse above Level 16 is integrated into the design of the upper tower by a seamless continuance of the curtain wall system and similar materials as the occupiable floors below.

The Passageway is a three-level space that connects Broad Canal Way to Loughrey Walkway and beyond. Building C3 provides the south façade of the Passageway and Building R3 provides the north façade. We have studied multiple revisions of the south façade treatment including a disruption in the continuity of the terra cotta bands within the Passageway and the continuation of the terra cotta bands. We prefer the latter option for two reasons: (i) the continuity of the bands is a major feature of the building architecture emphasizing its unique identity; and (ii) the continuity of the bands also significantly simplifies the detailing and appearance of the rounded corners which slip under the ceiling of the Passageway.

Building C3 is designed as a multi-tenant building to support the innovation ecosystem in Kendall Square, with the potential to accommodate as many as five to six tenants within the building. South facing terraces are distributed throughout the building to enable tenant access to outdoor space and to promote the health and wellbeing of the building occupants. There are two types of terraces: the terraces on floors four and ten which result from the pivoting of the massing elements between base, middle and top; and the inset terraces on floors seven, twelve, fourteen and sixteen which create a feature on the very visible west elevation and provide views to the MIT dome.

FIRST FLOOR CONCEPTS & MATERIALS

The first floor of Building C3 is largely active uses including retail, food and beverage, and lobby. The first floor is clad in warm white terra cotta with low-iron glass in storefronts. The green terra cotta of the tower stops at the second floor and the simple warm white terra cotta forms offer a neutral

frame for diverse and organic retail tenants. A shaped and projecting horizontal at the second floor positively terminates the color above. The base of each pier is clad in a light-colored granite to protect the terra cotta at the ground. Signage will be organic and colorful. A signage rail will carry free standing letters or symbols. Tenants will have a choice of awnings or canopies, and the landlord will ensure variety in storefronts and signage. The only exterior lighting will be pier mounted sconces to wash the terra cotta piers.

RESILIENCY

Building C3 will be resilient to the 2070 10-year precipitation and storm surge elevation of EL.21.9 with passive flood mitigation. A two-foot sill protects areas of the ground floor below EL.21.9. Passive flood gates installed at all building entries below EL.21.9 will rise automatically in the event of a flood, protecting building occupants and property without active measures. Critical infrastructure will be elevated above the 2070 100-year precipitation and storm surge elevation of EL.23.5. In response to the DPW's request, Building C3 will submit a flood recovery plan pursuant to City requirements.

ENVIRONMENTAL IMPACT (WIND, NOISE)

Building C3 has been designed to mitigate adverse environmental impacts upon its neighbors. The team has continued to test wind conditions to reflect planting, landscape, and other design changes in the no build, build (C3 only) and full build configurations for the Volpe site. A pedestrian wind study is included in this submission. Results from this study inform how the building is designed including mechanical penthouse layouts and equipment design, as well as site features such as tree placement. Based on the annual results of these studies, the majority of areas around Building C3 are in the comfortable range for sitting, standing and walking except a few locations in the passageway at the northwest corner of the building where uncomfortable wind speeds can be expected. This is a temporary condition while the surrounding Volpe site is in an interim condition. In the full build scenario, results are improved and wind speeds are reduced.

Mechanical equipment will be designed to address noise and exhaust with sound attenuating and other noise mitigation features. These features significantly reduce noise, and in certain predictive models noise levels are well below the maximum daytime and nighttime levels allowed per state regulations and City ordinance. The emergency generators and cooling towers will have noise dampers and will be located in a screened area on the roof. An acoustical report for Building C3 is included in this submission.

An updated shadow study is included in this submission to reflect the design development since the granting of the Special Permit.

SUSTAINABILITY

MIT's commitment to sustainable development in the Kendall Square area is exemplified by Building C3, which is designed to meet the ambitious requirements of the Massachusetts

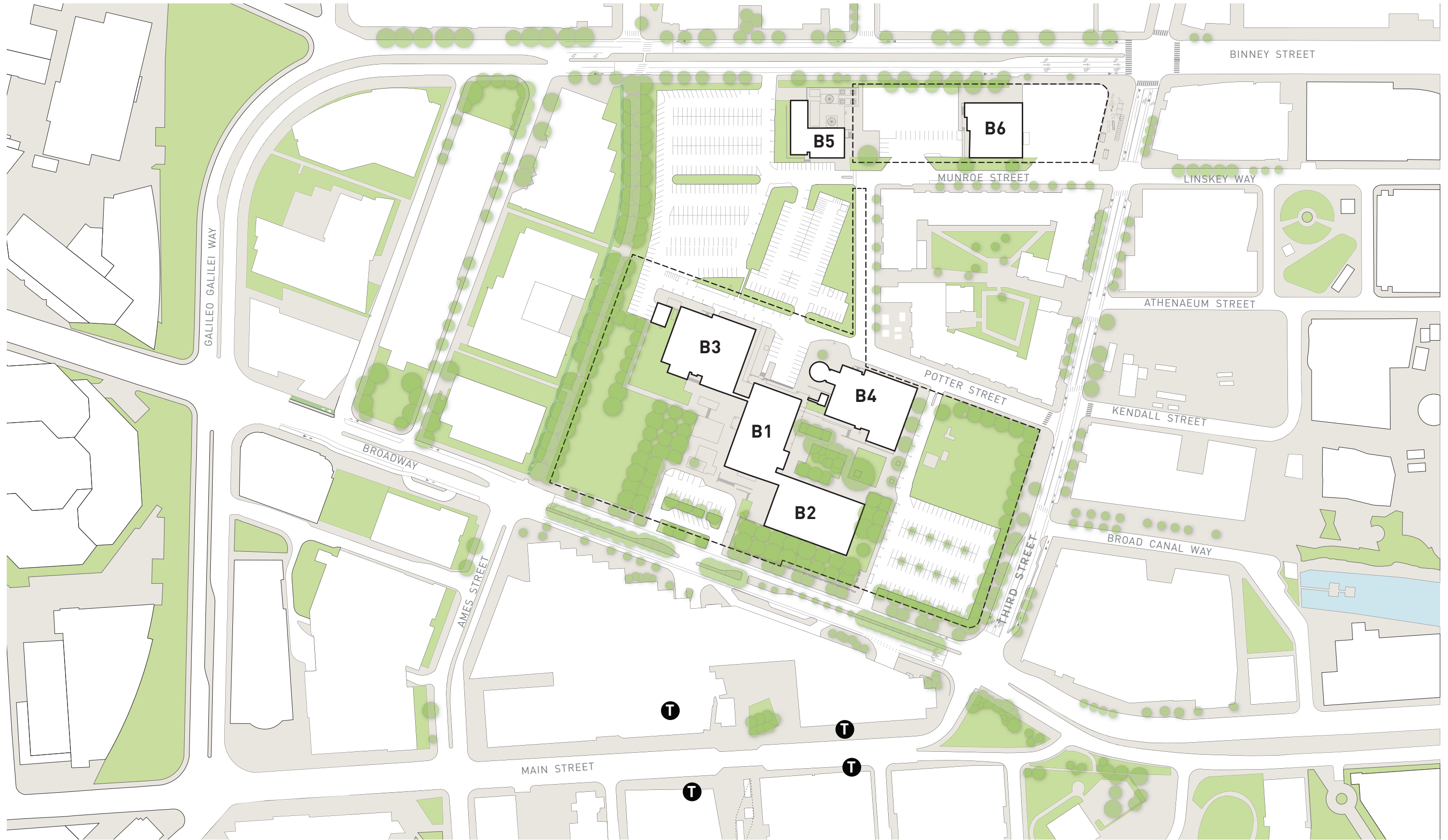
Stretch Energy Code (9th or 10th Edition) and the City of Cambridge's Net Zero Action Plan. Building C3 is designed to be a best-in-class laboratory building in terms of energy performance with a projected 47% reduction in energy use over the baseline, in addition to being all-electric ready for future conversion. Building C3 will be sustainably designed, energy efficient and environmentally conscious, with the goal of it being healthy for its occupants and visitors.

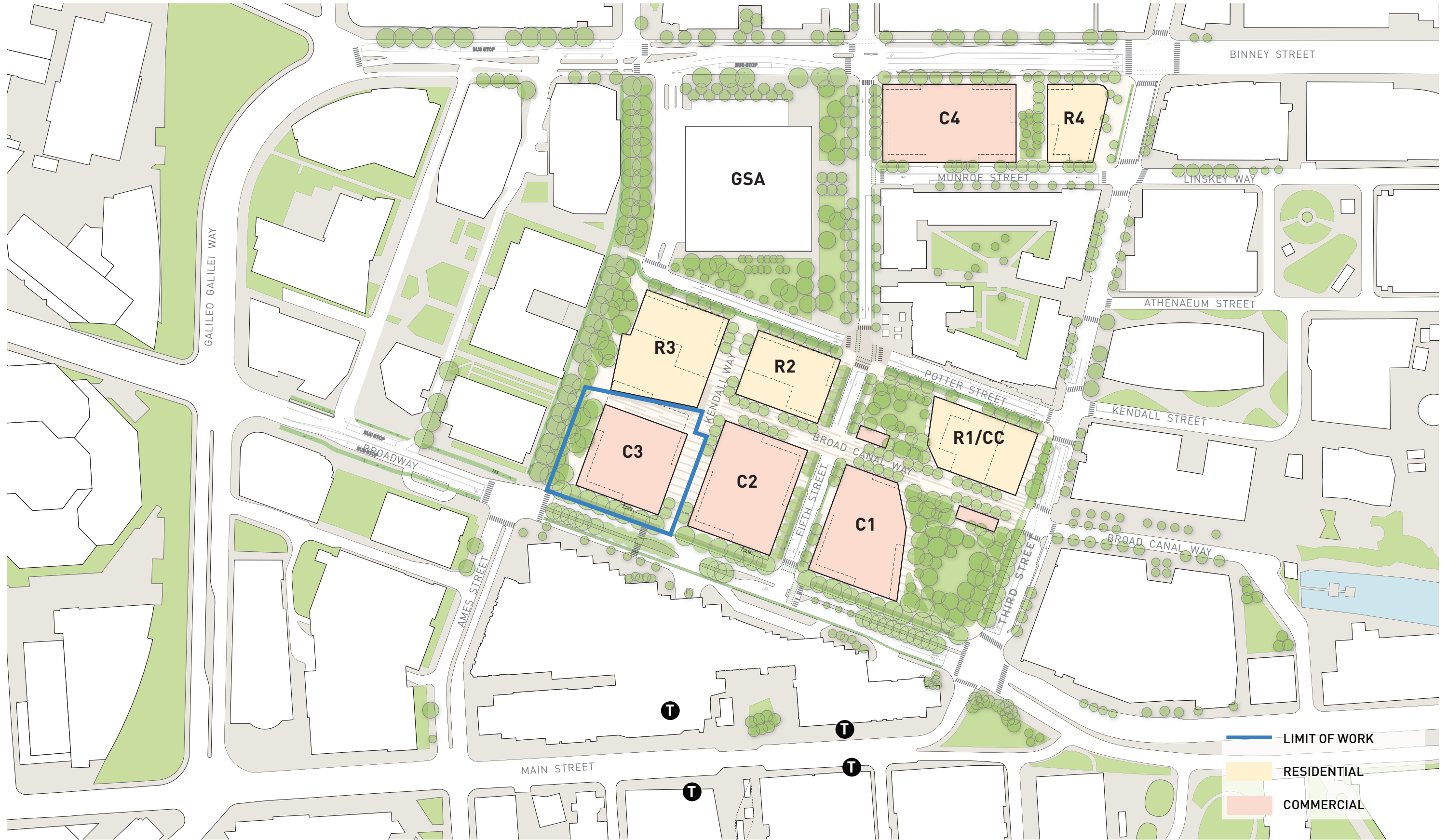
MIT has led an integrated process that includes technical experts who are actively engaged in the design process of the building. This comprehensive approach allows Building C3 to incorporate sustainability best practices in design and operation, stormwater management, transportation, and landscape strategies that align with the larger initiative for Kendall Square and the Volpe redevelopment. The project is committed to achieving at least a 10% reduction in embodied carbon compared to the baseline. Current studies show a nearly 20% reduction, and the embodied carbon analysis will be refined in the project's final design phase. The project's commitment to a Net Zero future can also be evaluated in terms of MIT's impactful commitment to reducing operational carbon by purchasing green power/Renewal Energy Certificates and/or offsets for 100% of the carbon.

Building C3 will achieve a minimum LEED Gold rating under the LEED version 4 system. The team continues to evaluate opportunities for achieving a LEED Platinum rating. Through its incorporation of the latest energy standards and sustainability initiatives, such as material content disclosures that prioritize healthy buildings and indoor environments, the Volpe redevelopment will be one of the largest LEED developments in Cambridge. As required by Special Permit #368, included in this submission are a LEED Checklist and Narrative for Building C3 consistent with the City of Cambridge's Article 22 Special Green Building Permit and Planning Unit Development (PUD) District 7 zoning requirements. These

materials address the sustainability standards contained in Section 13.89.4 and the sustainability strategies and guidelines set forth in Appendix D of Special Permit #368.

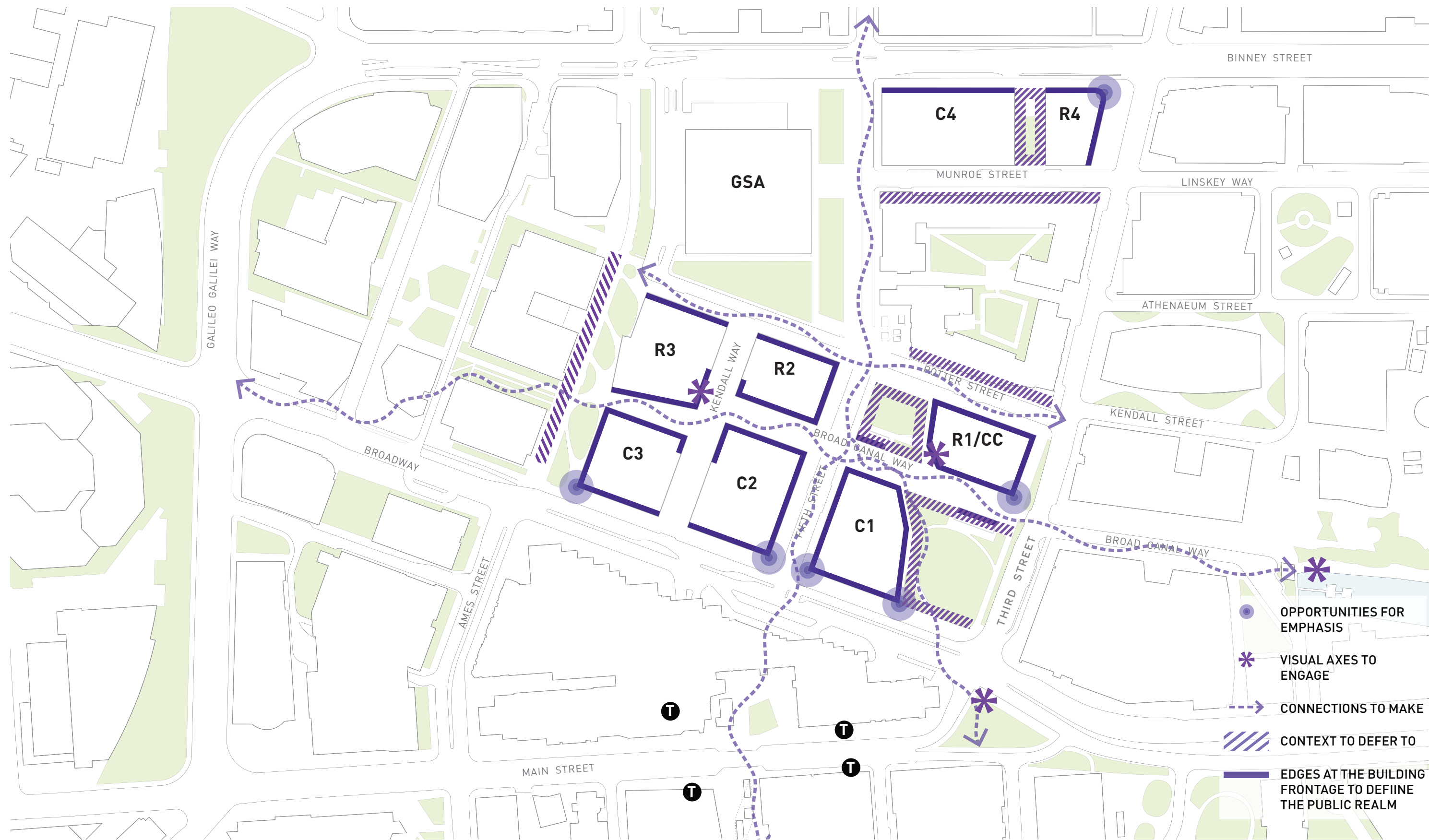
2. Building Design Review Graphic Material





- LIMIT OF WORK
- RESIDENTIAL
- COMMERCIAL

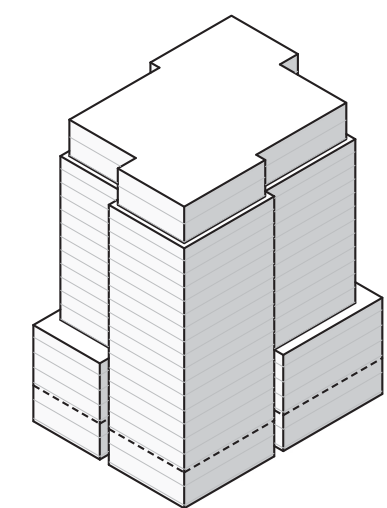
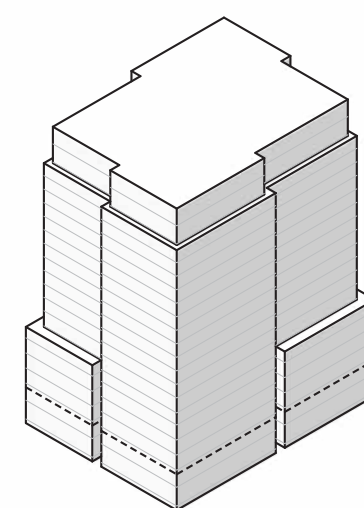
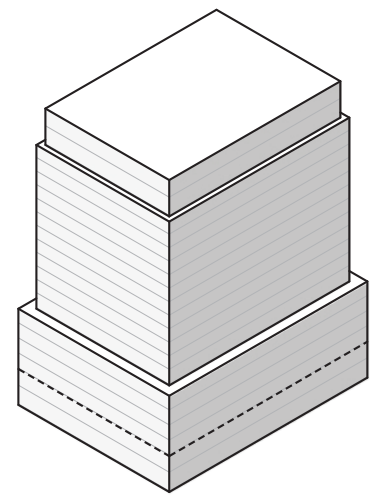
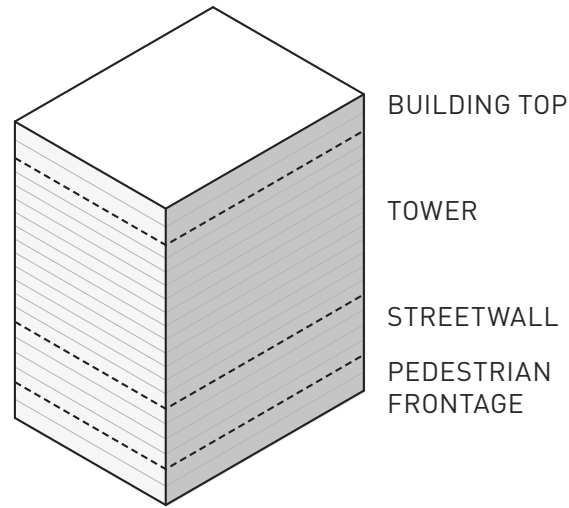
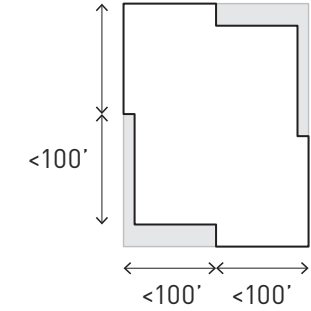
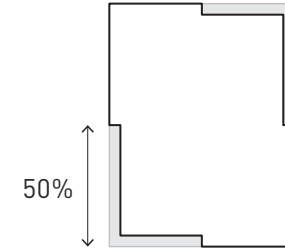
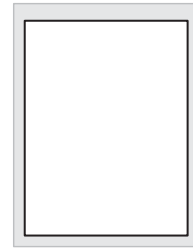
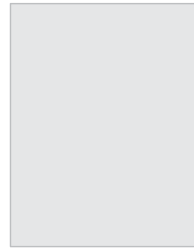




- OPPORTUNITIES FOR EMPHASIS
- ✱ VISUAL AXES TO ENGAGE
- - - CONNECTIONS TO MAKE
- CONTEXT TO DEFER TO
- EDGES AT THE BUILDING FRONTAGE TO DEFINE THE PUBLIC REALM

2021-06-04 FINAL DEVELOPMENT PLAN, VOLUME 2



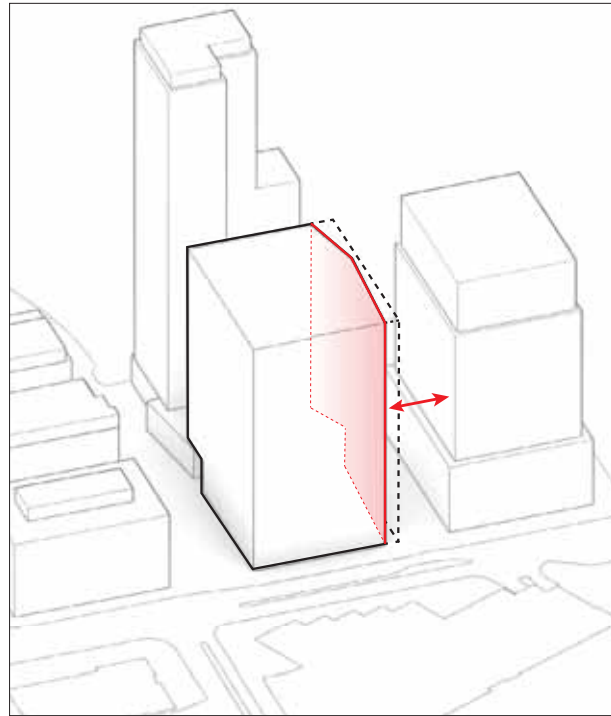


Buildings should consist of up to four different, but integrated zones - the pedestrian frontage zone, the streetwall, the tower, and the building top.

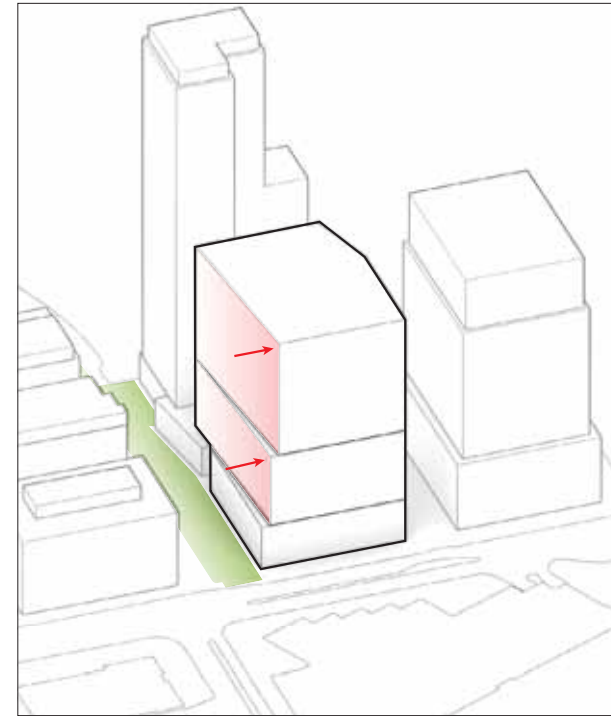
Tower frontage should be set back 8 - 10 ft from the streetwall. Building Tops should be stepped back a minimum of 5 ft from the plane of the tower façade.

50 - 80% of tower frontage should be set back 8 - 10 ft from the streetwall with greater setbacks provided at open spaces, Loughrey Walkway, and the 303 Third Street.

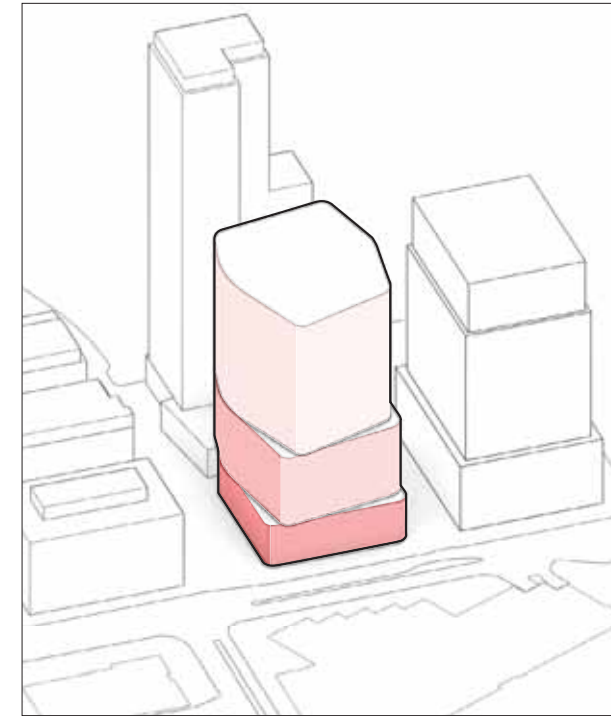
On towers greater than 100 ft in horizontal length, create vertical zones, differentiated by changes in plane of at least 8 ft.



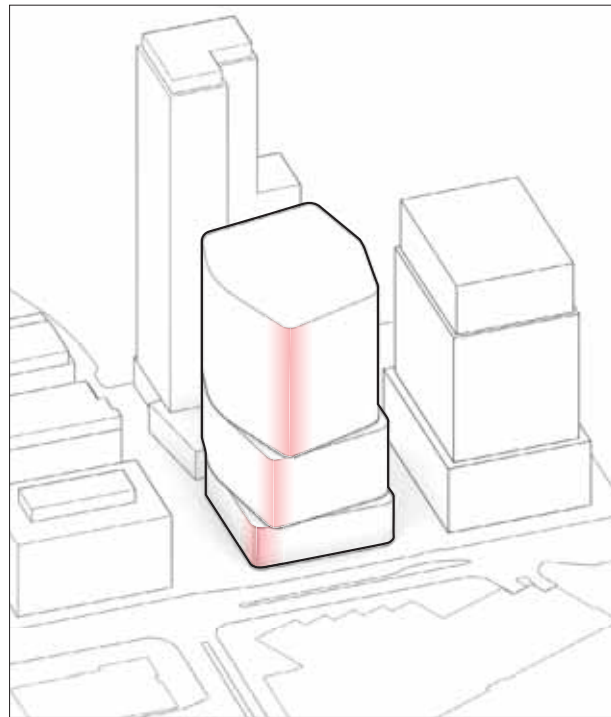
Relieve C3-C2 tension



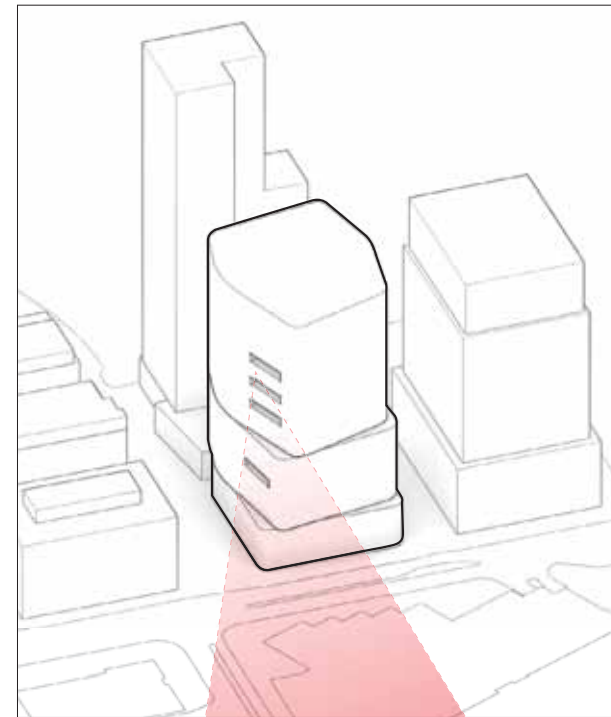
Expand daylight to Loughrey Walkway and Sixth Street Park



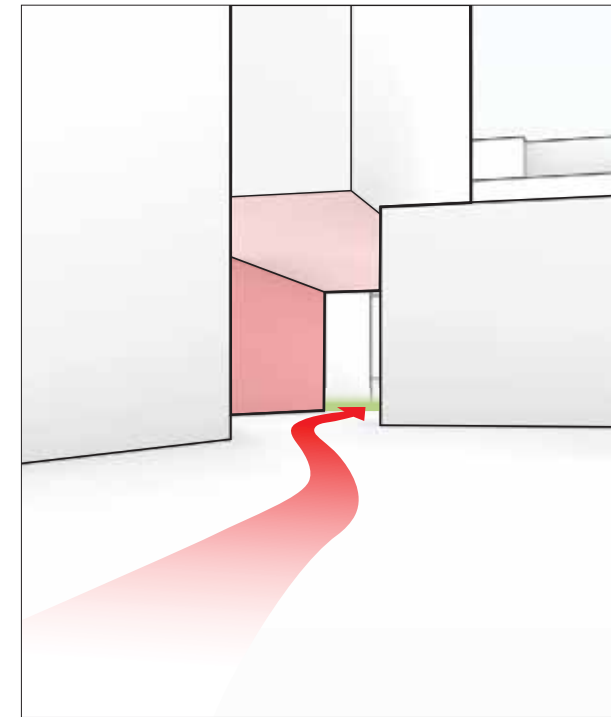
Create multiple parts -pedestrian frontage, tower and top



Celebrate corner as opportunity for emphasis



Celebrate southwest corner views

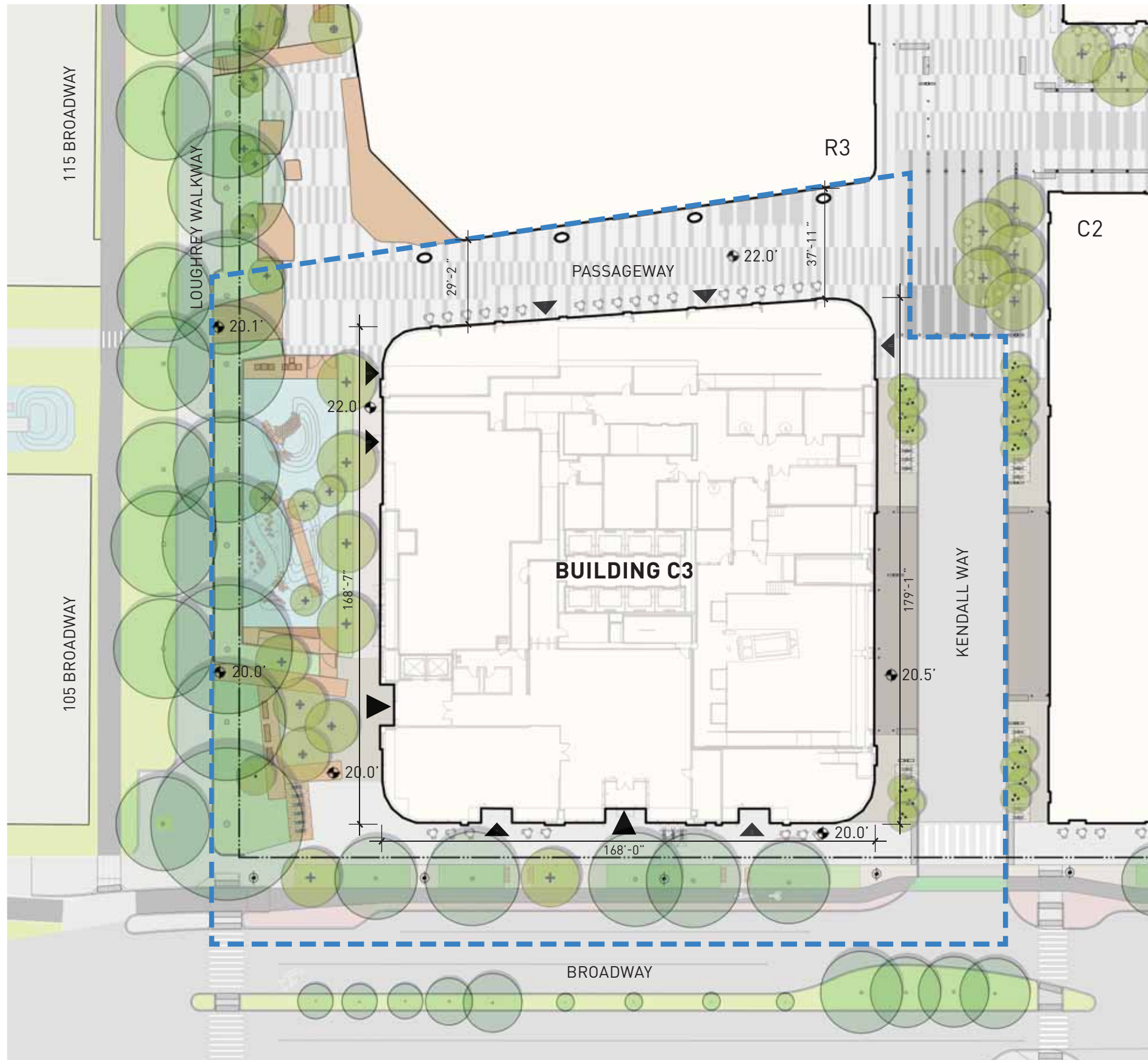


Connect Broad Canal Way to Loughrey Walkway



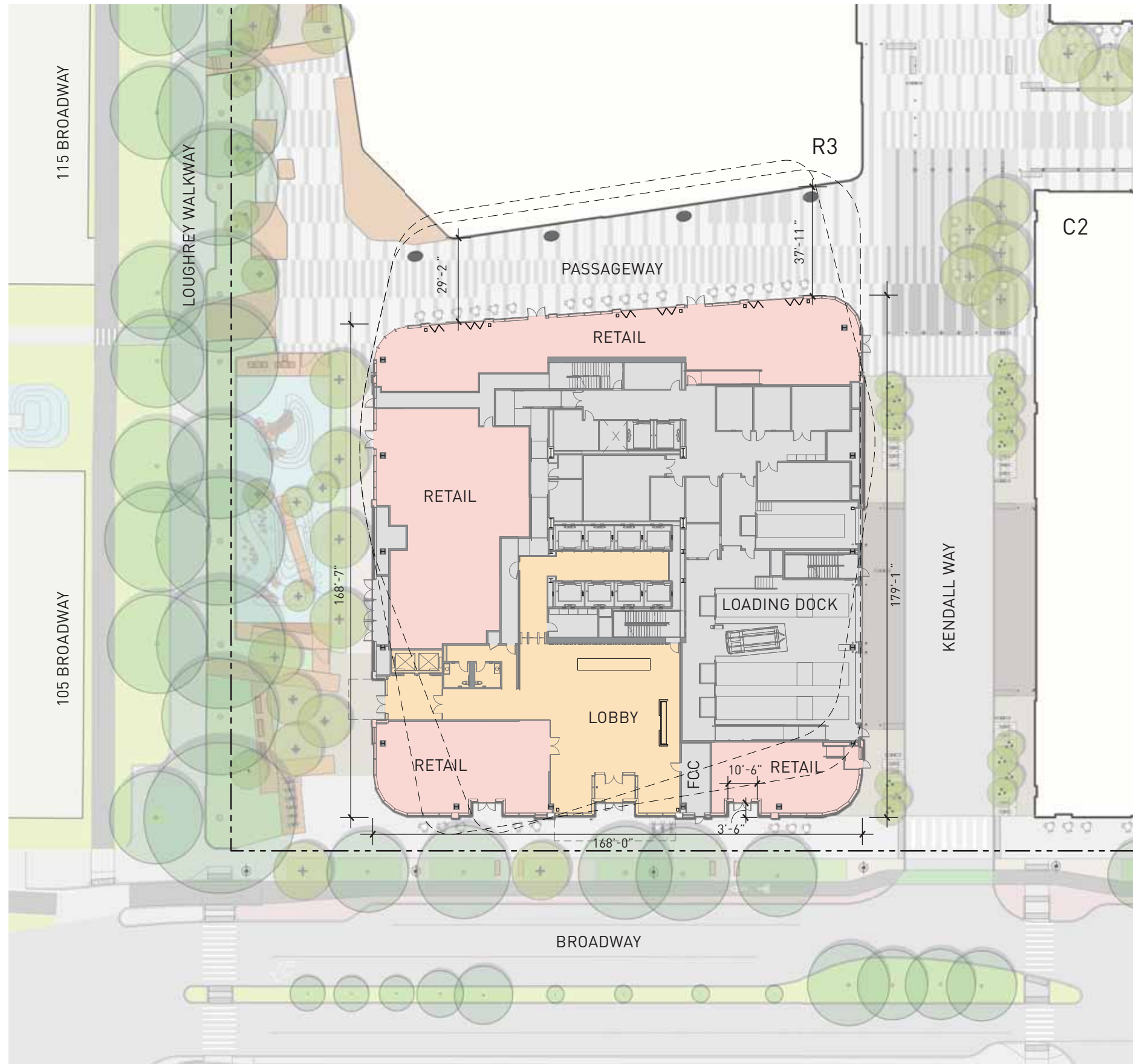






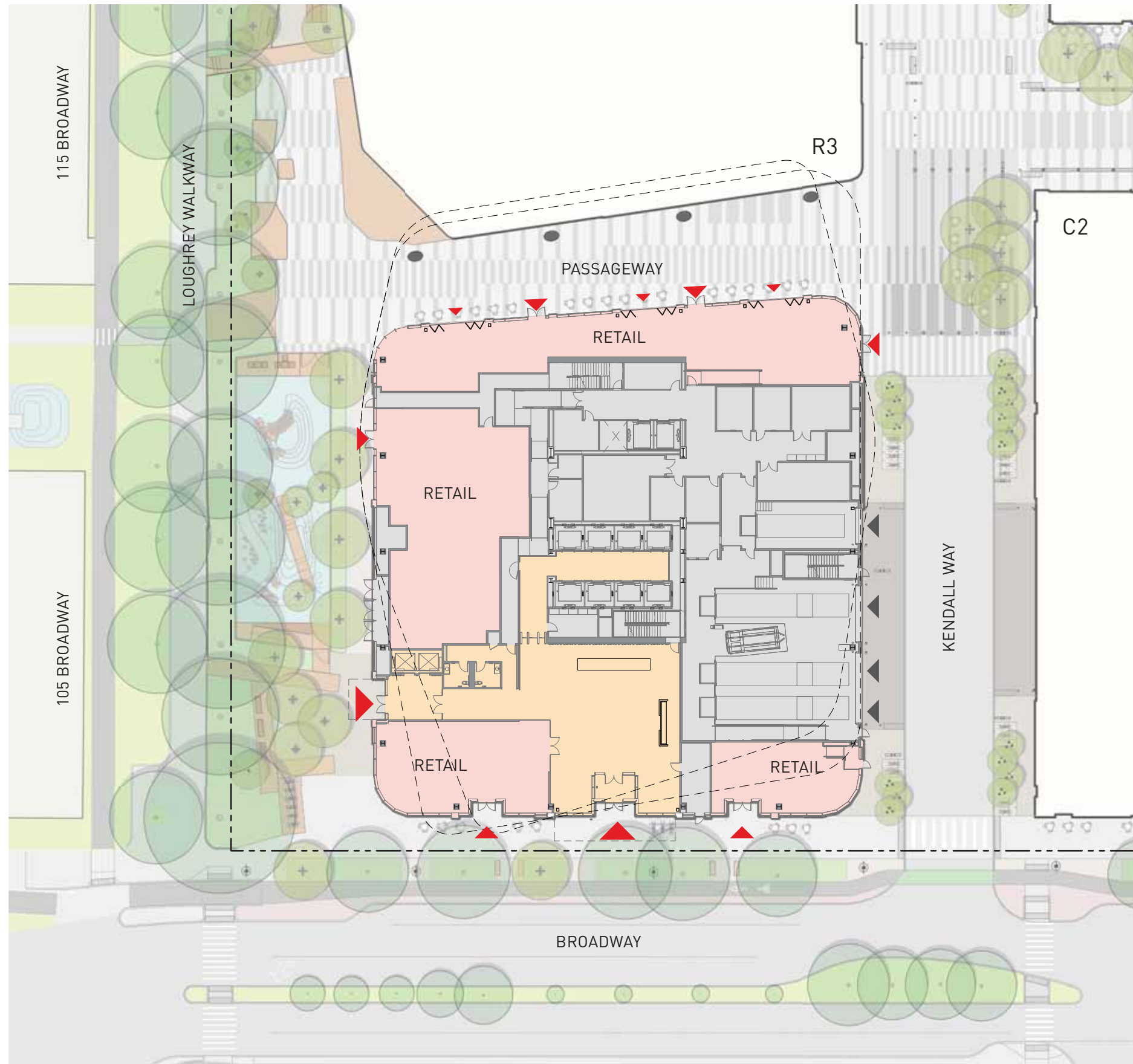
- - - LIMIT OF WORK
- ▶ BUILDING ENTRANCE
- ▶ PRIMARY BUILDING ENTRANCE





- RETAIL
- LAB/OFFICE
- MECHANICAL/BOH



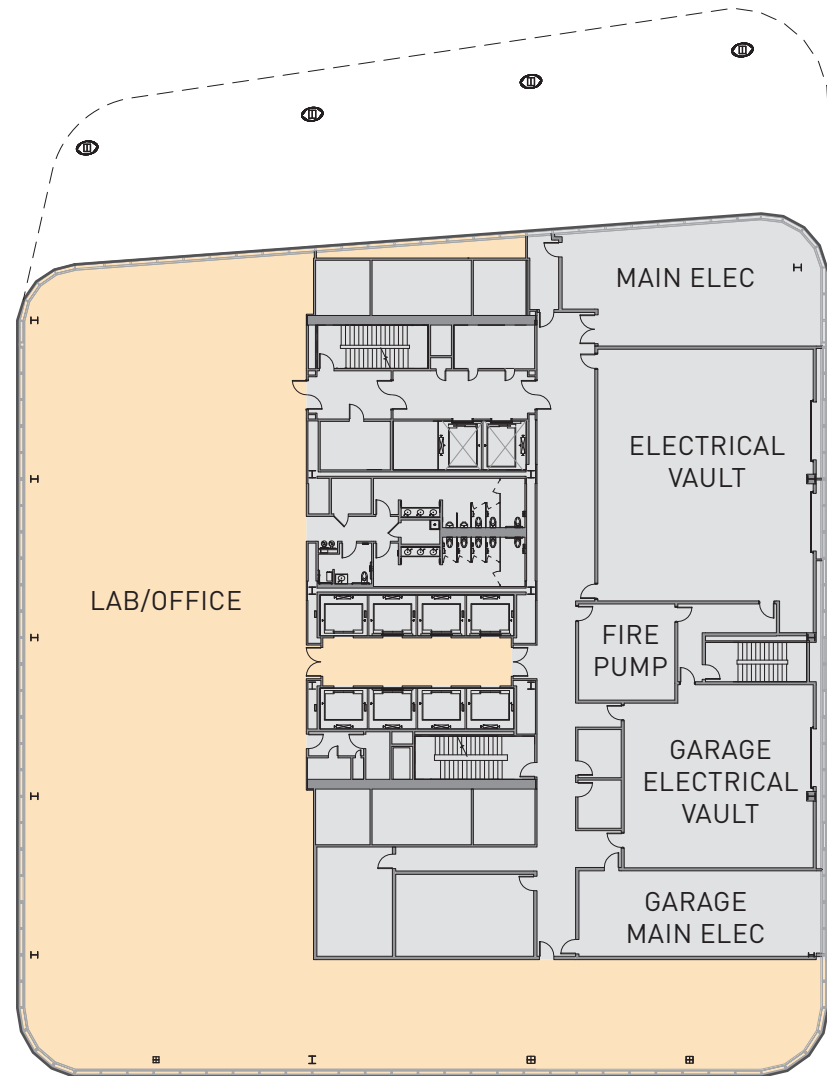


- ▶ POTENTIAL OPERABLE WINDOWS AT RETAIL
- ▶ RETAIL ENTRY OR SECONDARY BUILDING ENTRY
- ▶ BUILDING ENTRY
- ▶ BUILDING SERVICE AND LOADING ENTRY

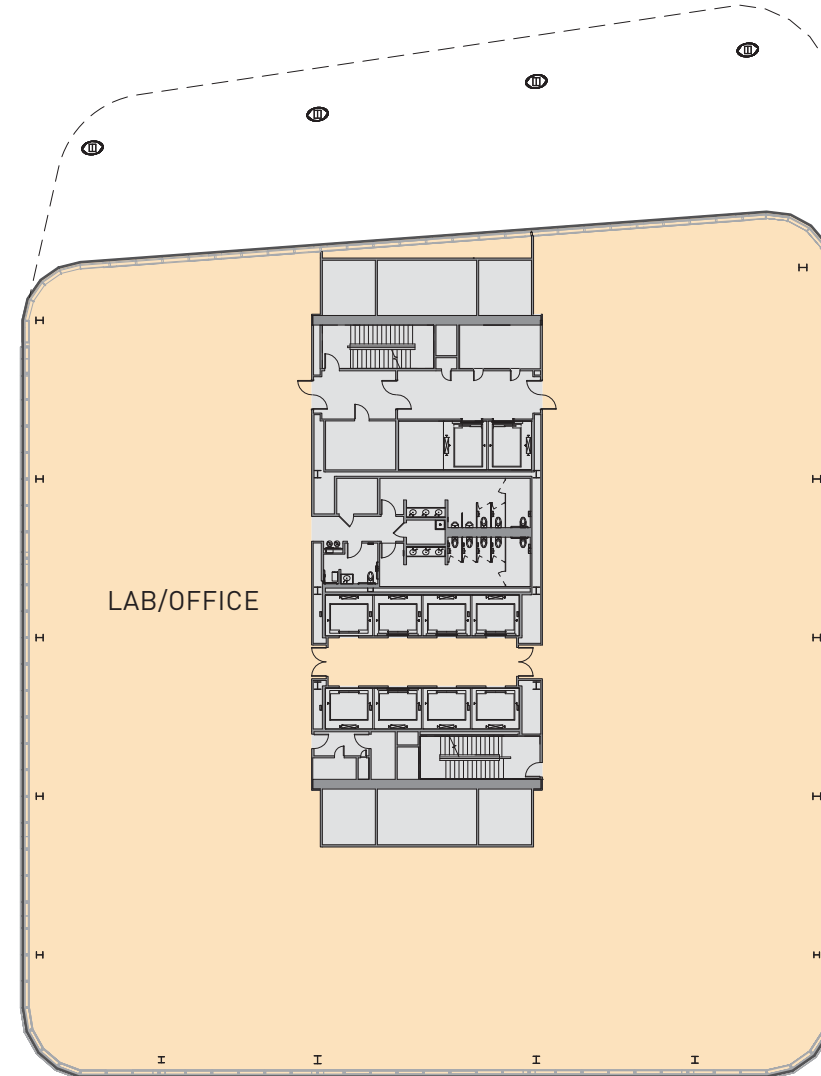
- RETAIL
- LAB/OFFICE
- MECHANICAL/BOH



LEVEL 2



LEVEL 3

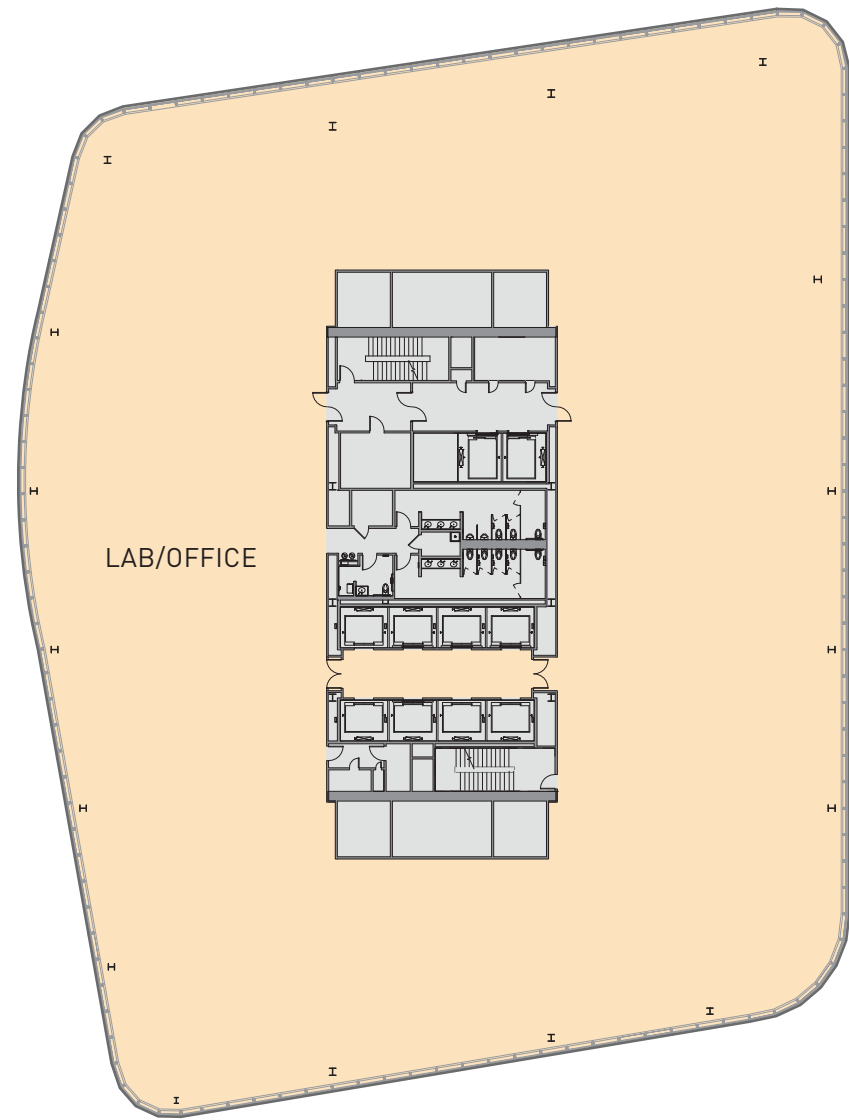
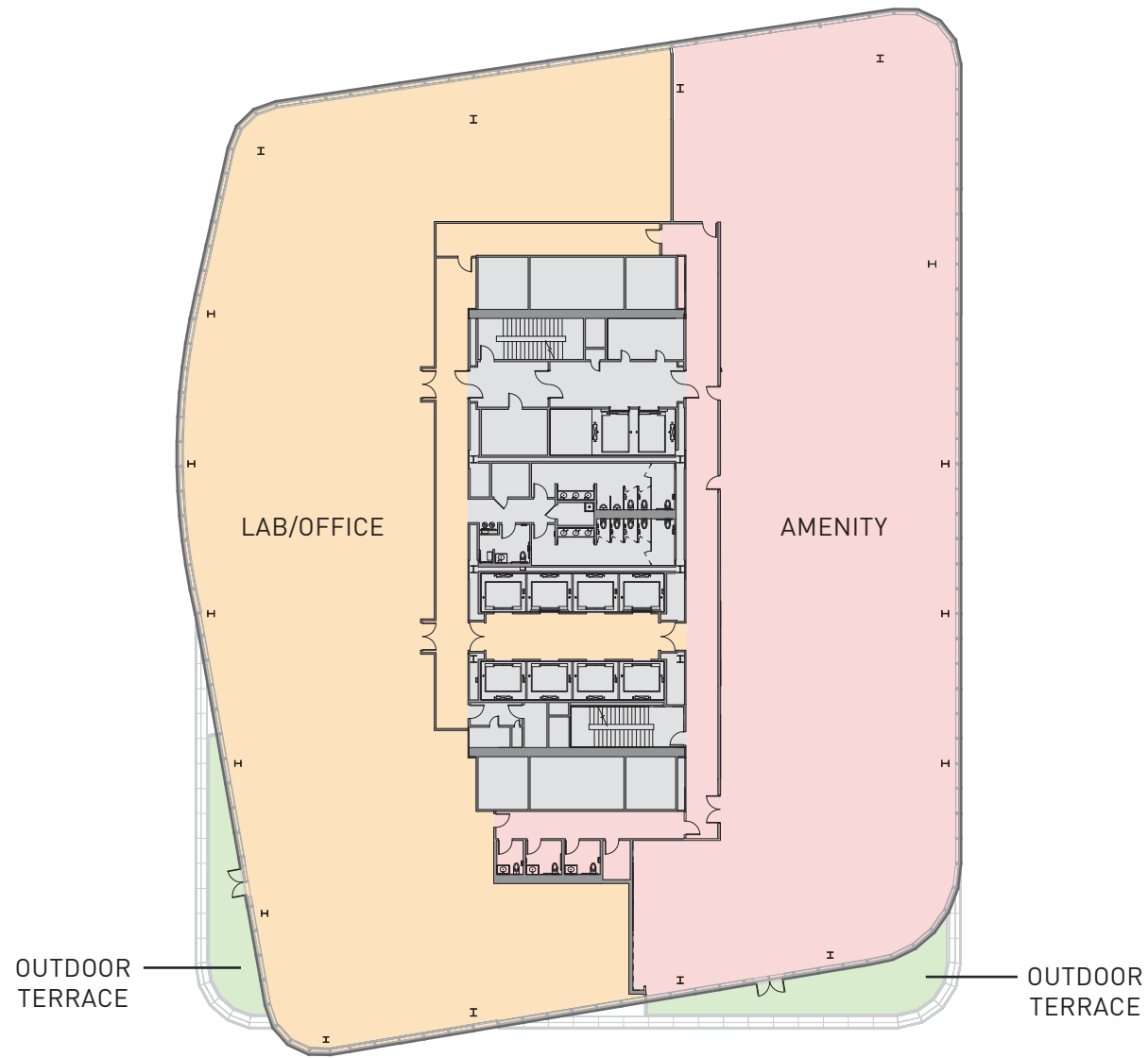


- LAB/OFFICE
- MECHANICAL/BOH



LEVEL 4

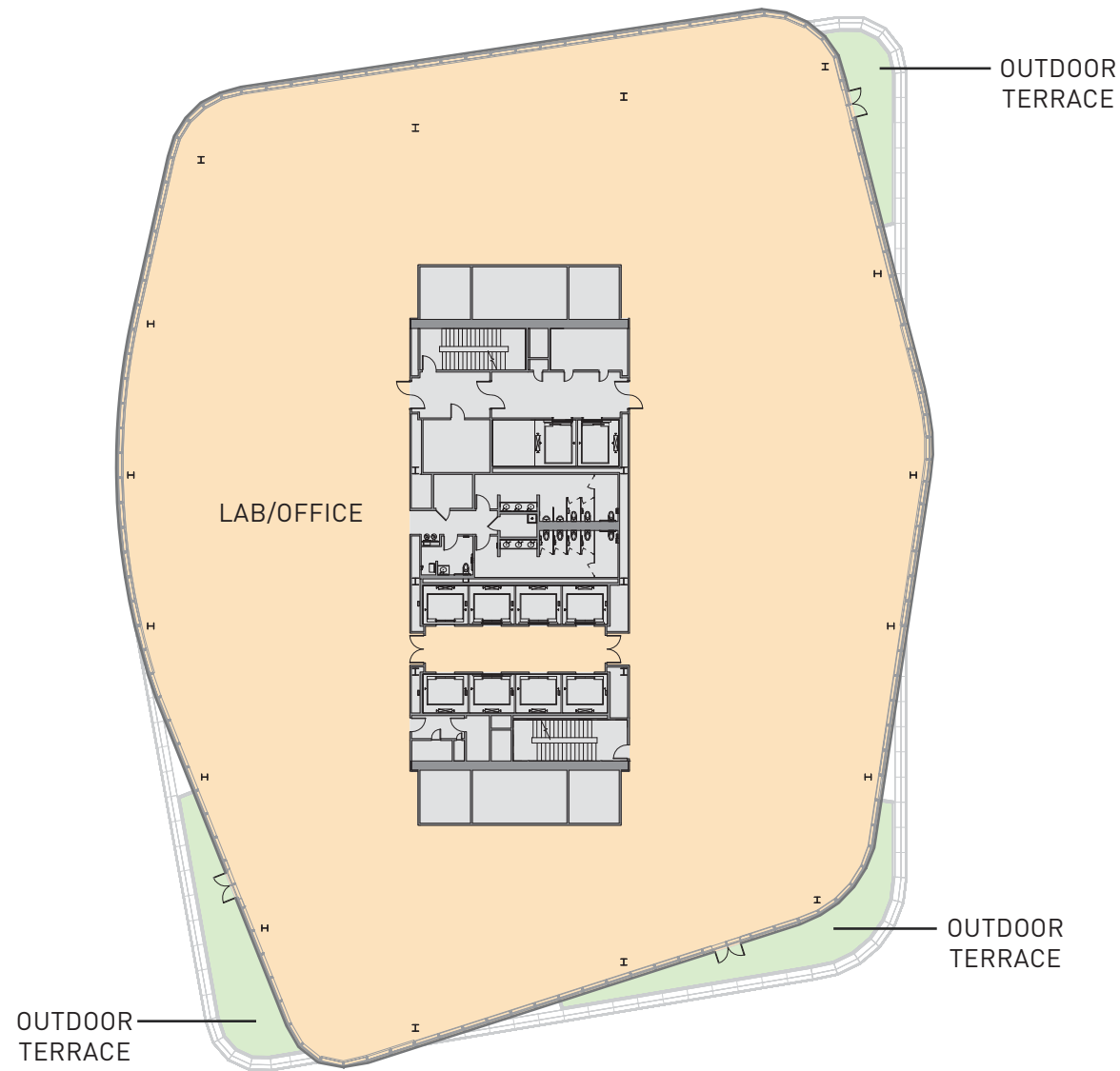
LEVELS 5-9



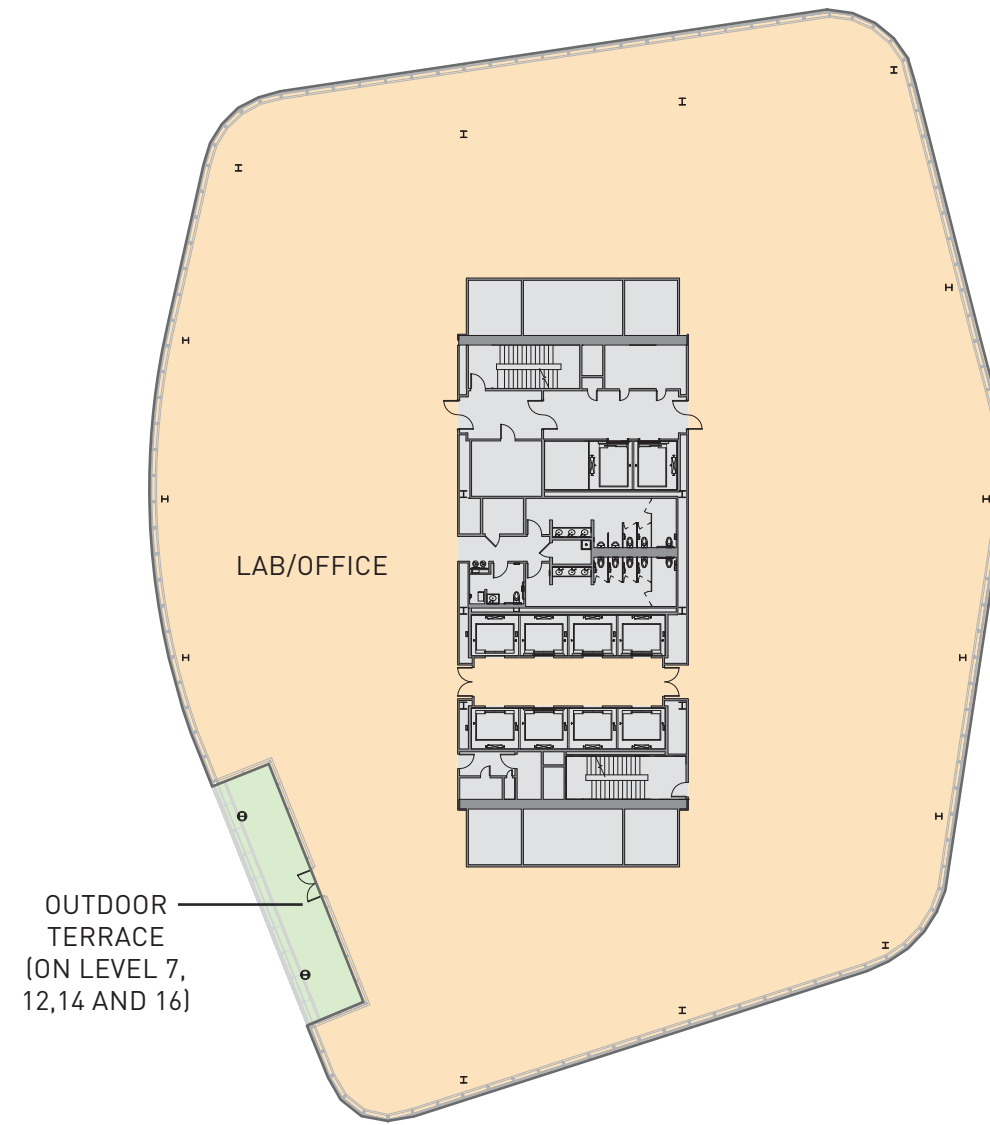
- AMENITY
- LAB/OFFICE
- MECHANICAL/BOH



LEVEL 10



LEVELS 11-16



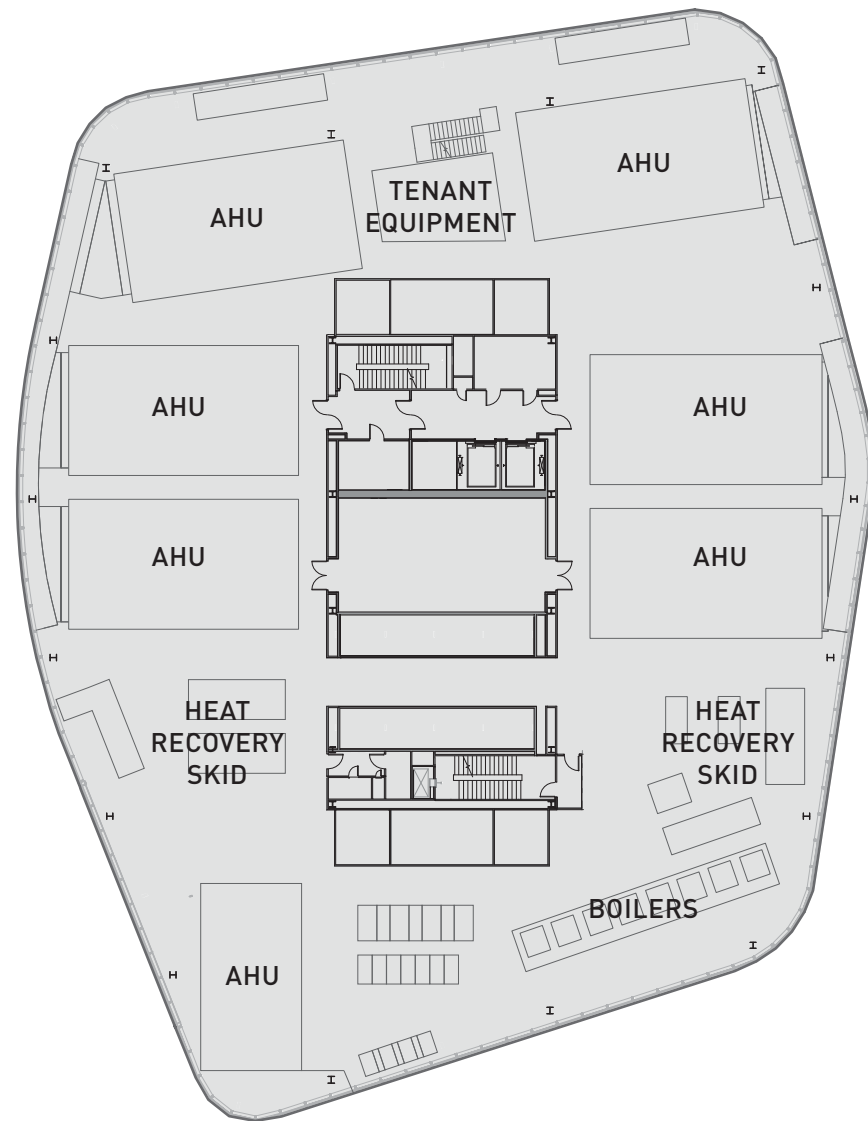
Legend:

- LAB/OFFICE
- MECHANICAL/BOH

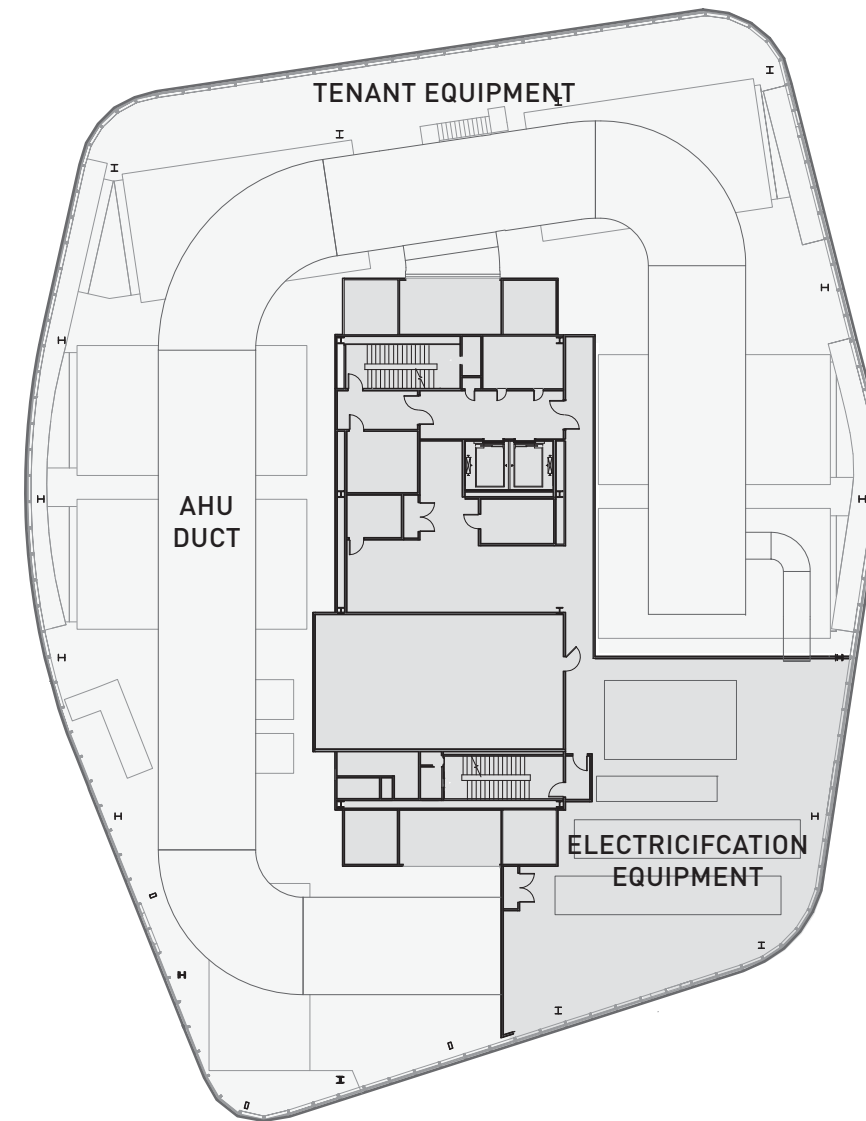
Scale: 0 20 40ft

North Arrow

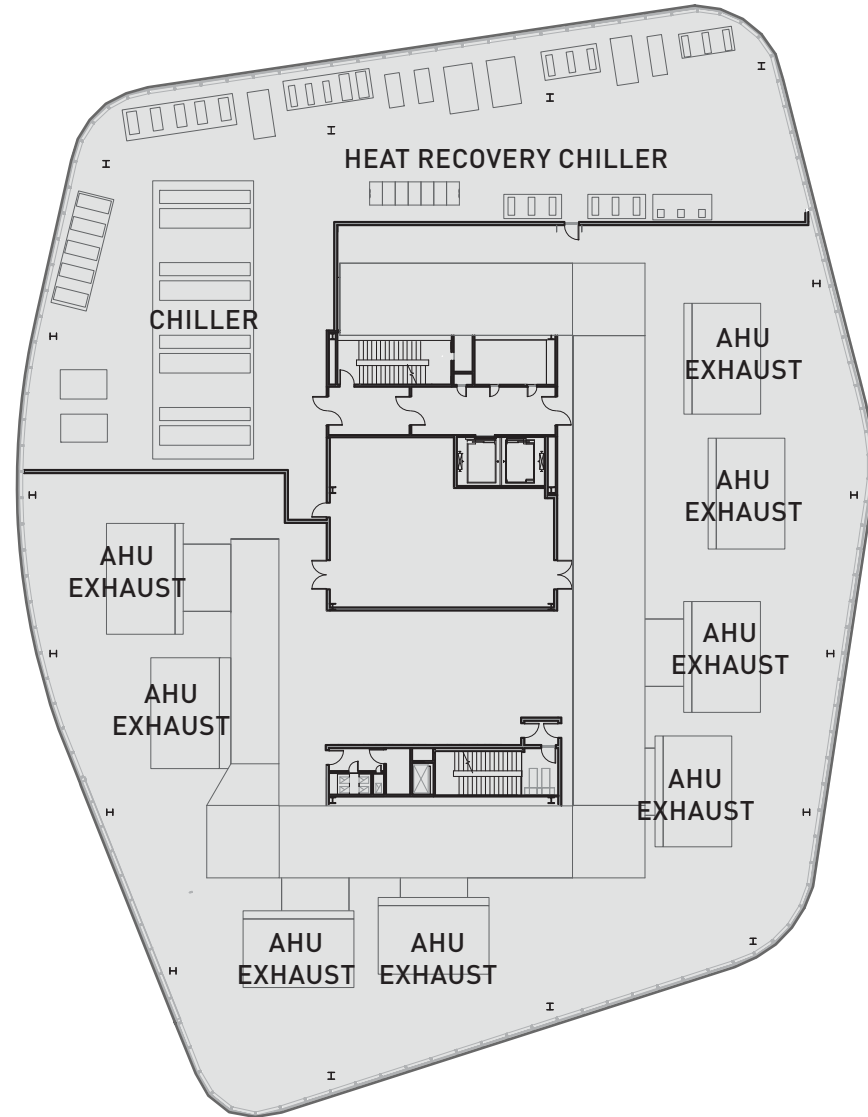
LEVEL M1A



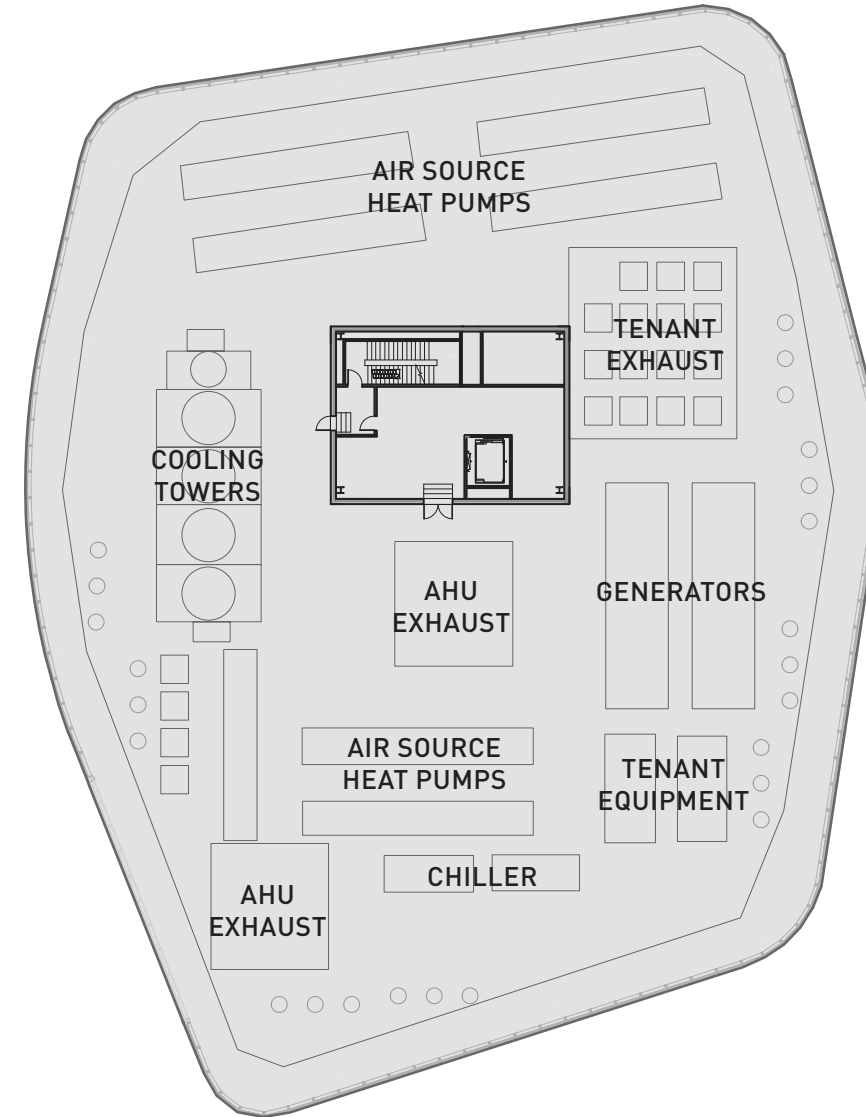
LEVEL M1B



LEVEL M2

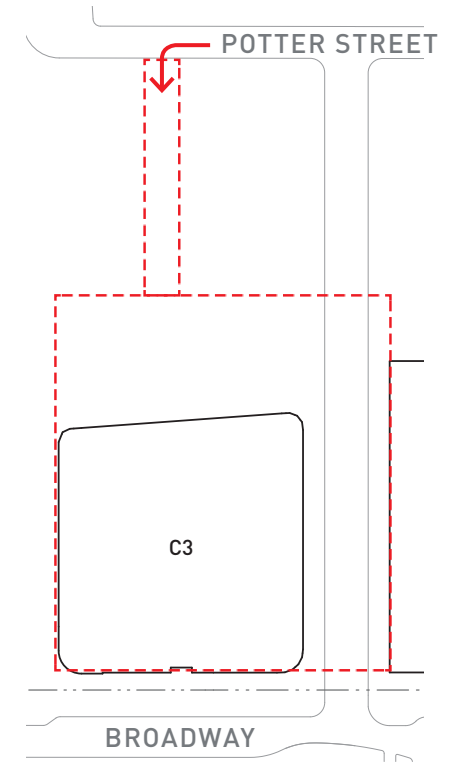


ROOF



	Total Spaces	Compact Spaces
B1	84	38
B2	118	44
B3	114	42
Total	316	124

* Regular parking spaces measure 8.5' x 18'
 * Compact parking spaces measure 7.5' x 16'



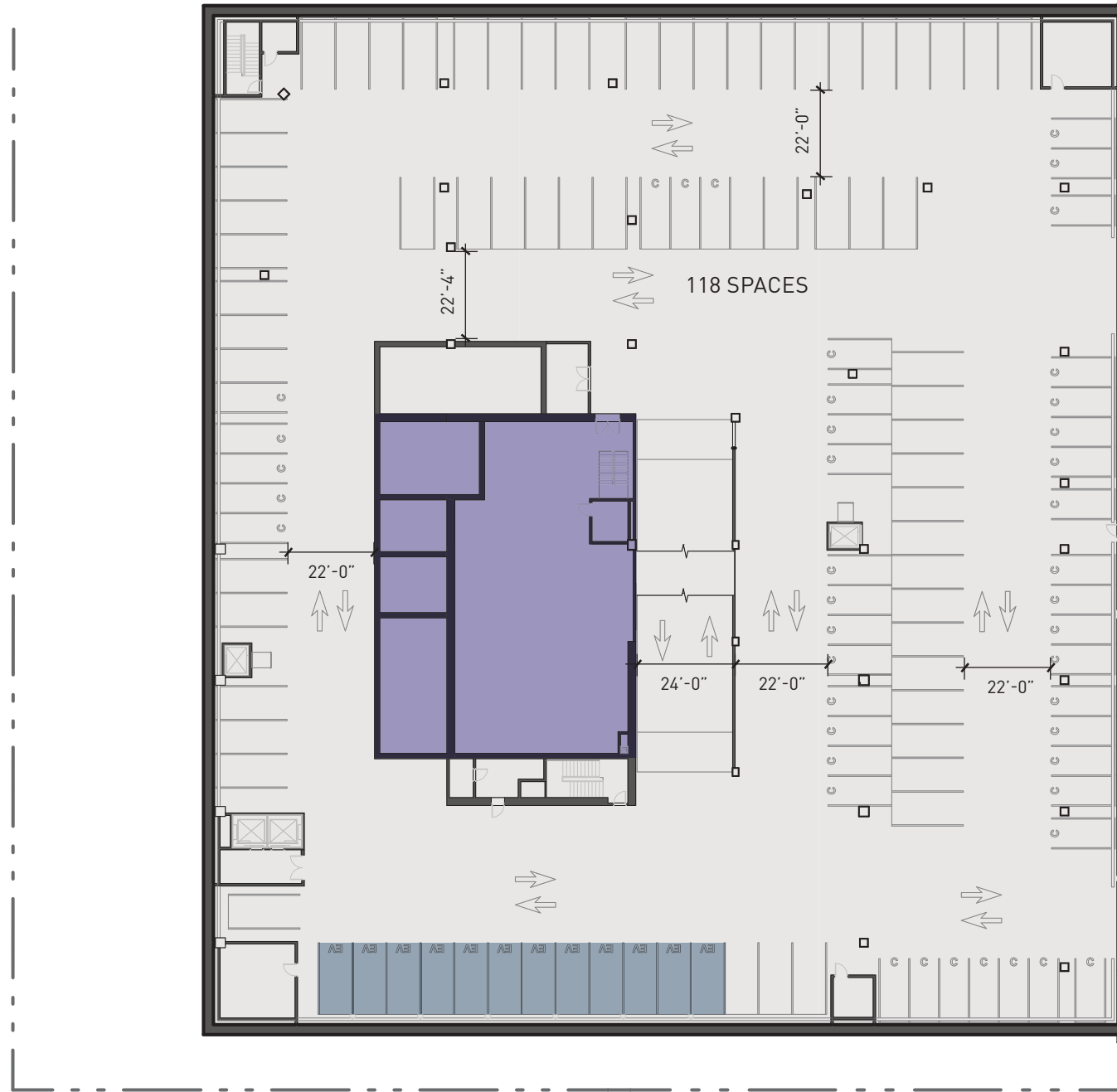
- LONG TERM BICYCLE PARKING
- PATH TO BICYCLE PARKING
- PARKING
- EV SPACES



Note: Assumes unshared demand. Additional spaces up to maximum allowable may be provided as surface parking.

	Total Spaces	Compact Spaces
B1	84	38
B2	118	44
B3	114	42
Total	316	124

* Regular parking spaces measure 8.5' x 18'
 * Compact parking spaces measure 7.5' x 16'

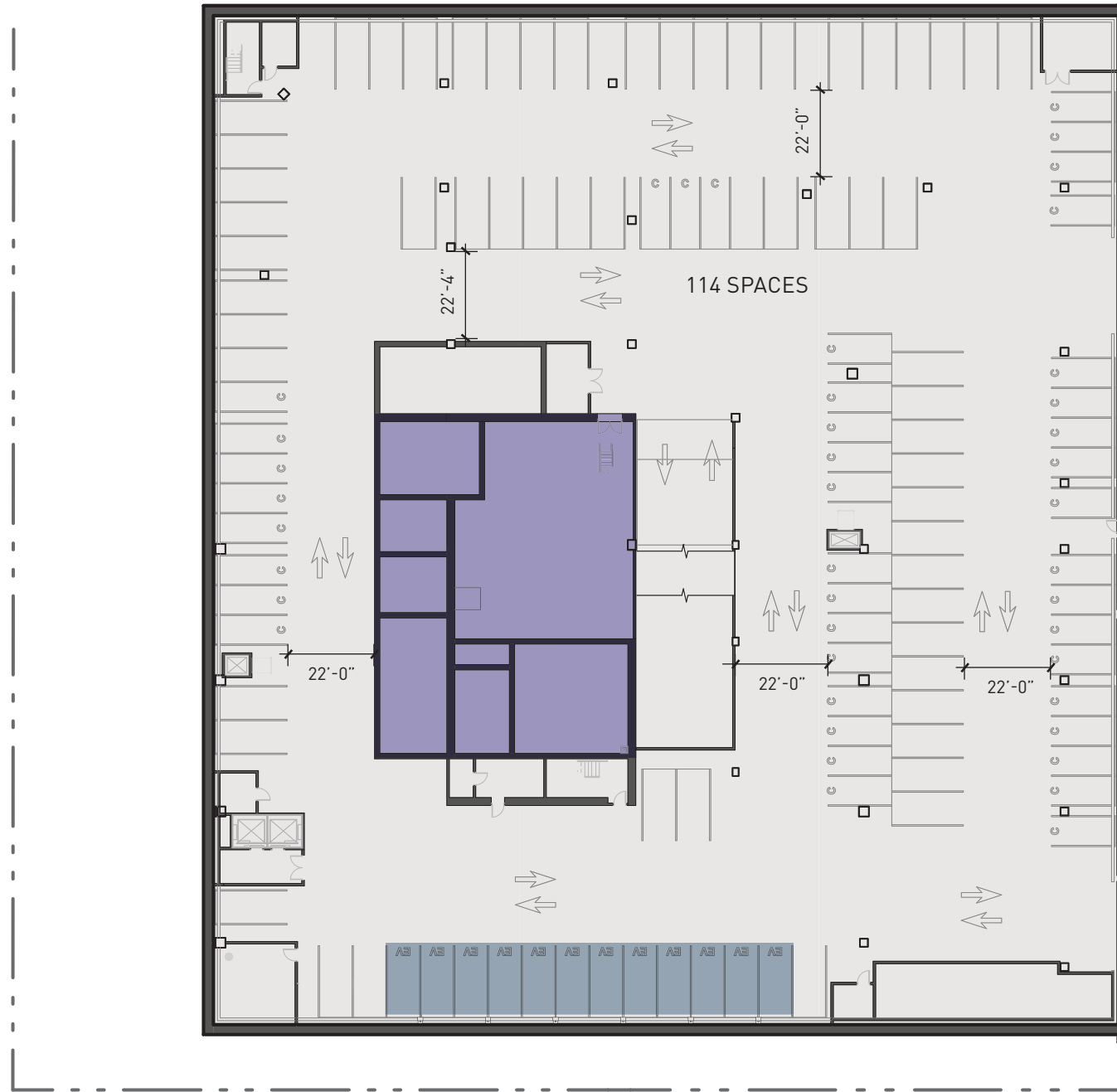


- PARKING
- EV SPACES
- BLACK WATER TREATMENT



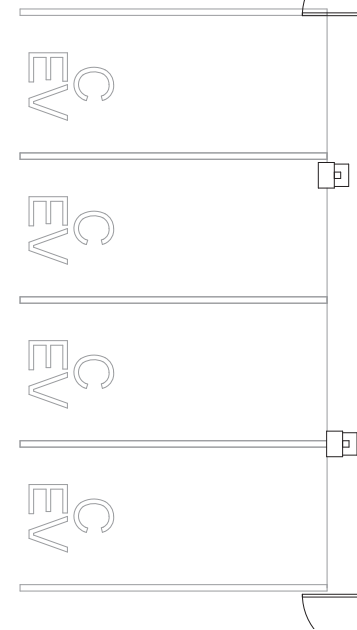
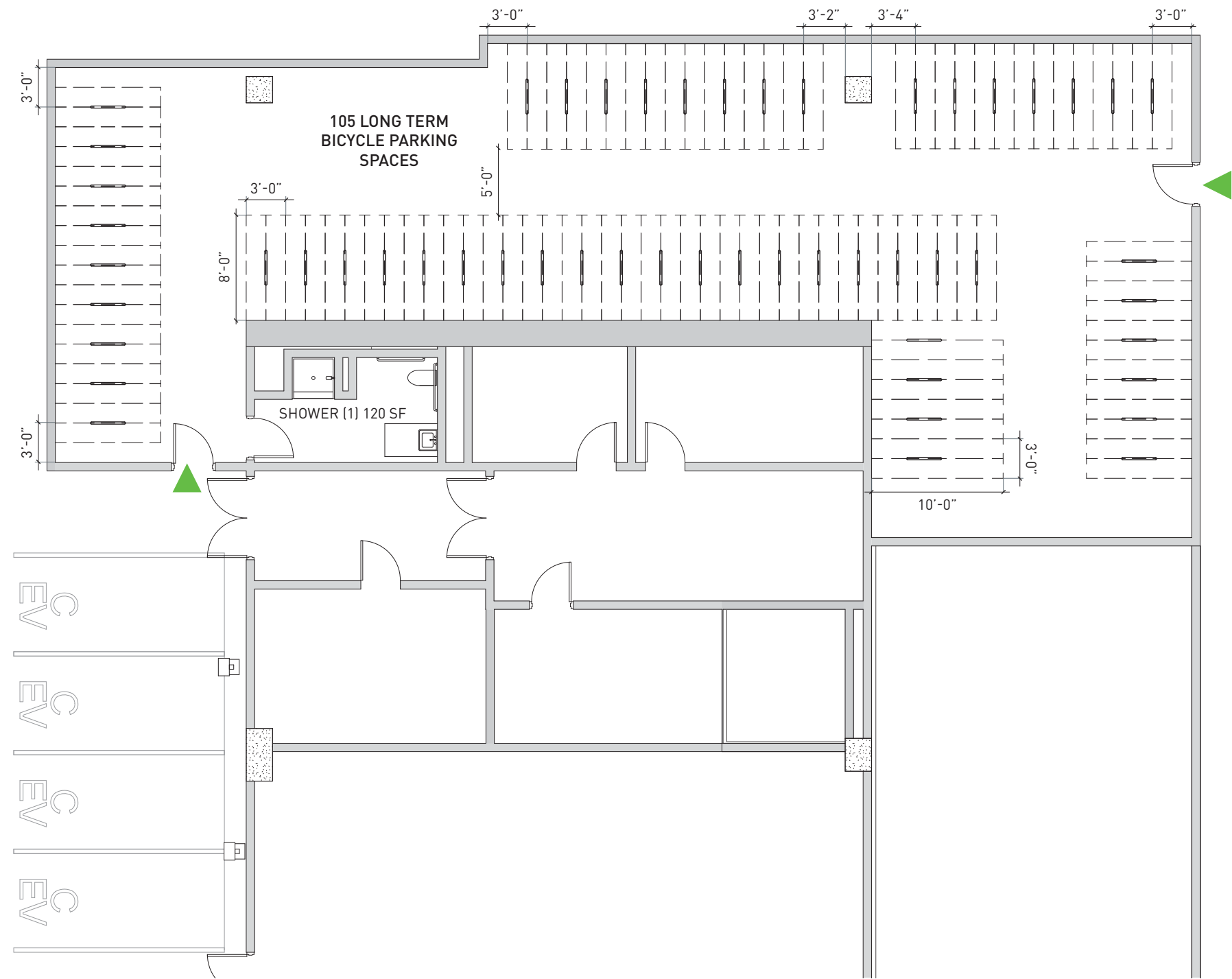
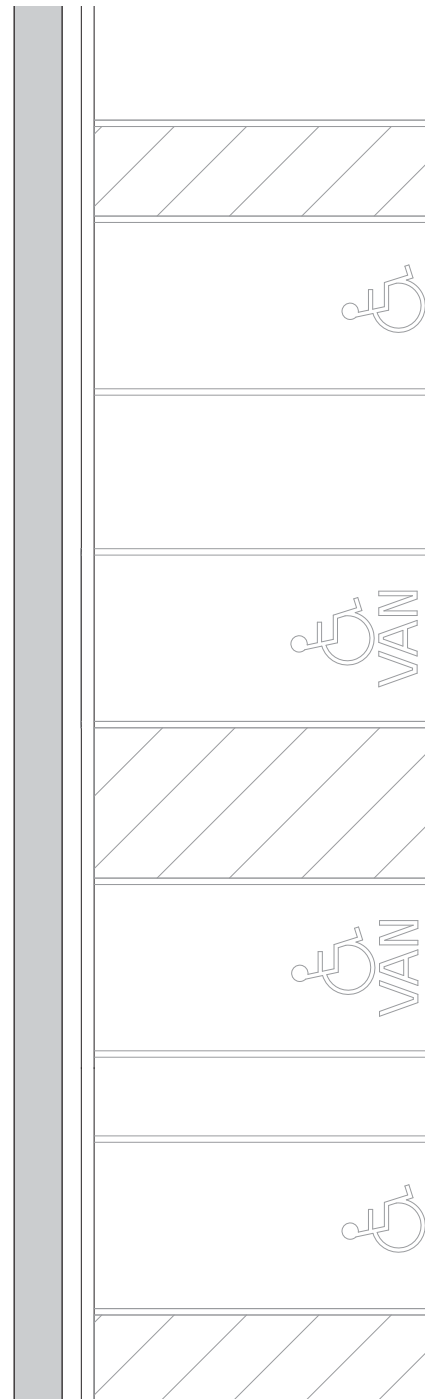
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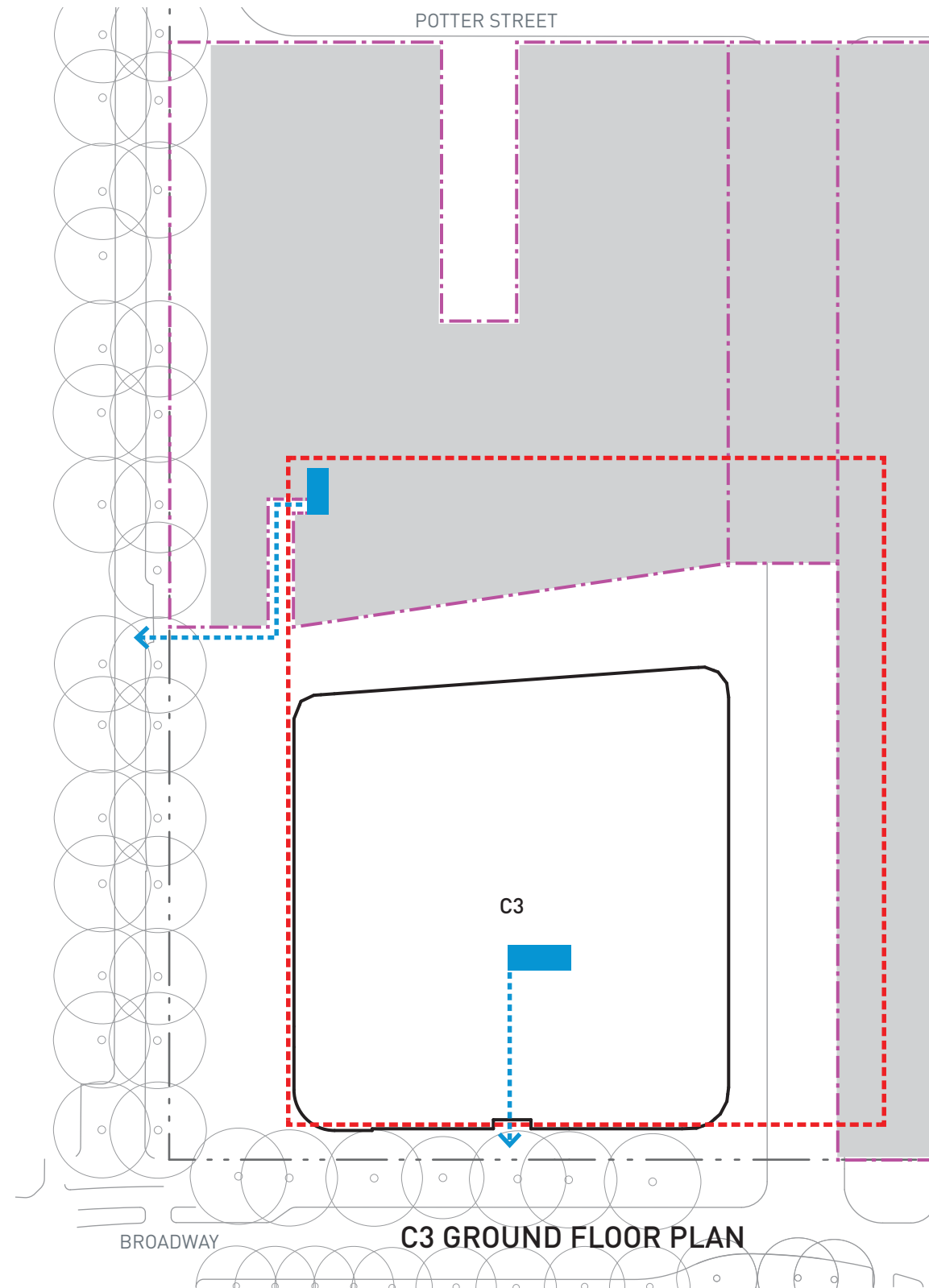
- PARKING
- EV SPACES
- BLACK WATER TREATMENT





 LONG TERM BICYCLE PARKING ACCESS

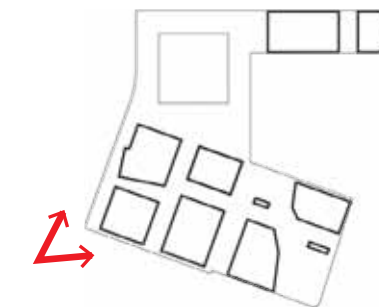




- GARAGE EXTENTS
- CONSTRUCTION FENCE EXTENTS
- ... GARAGE EGRESS PATH
- EGRESS STAIR
- CONSTRUCTION AREA



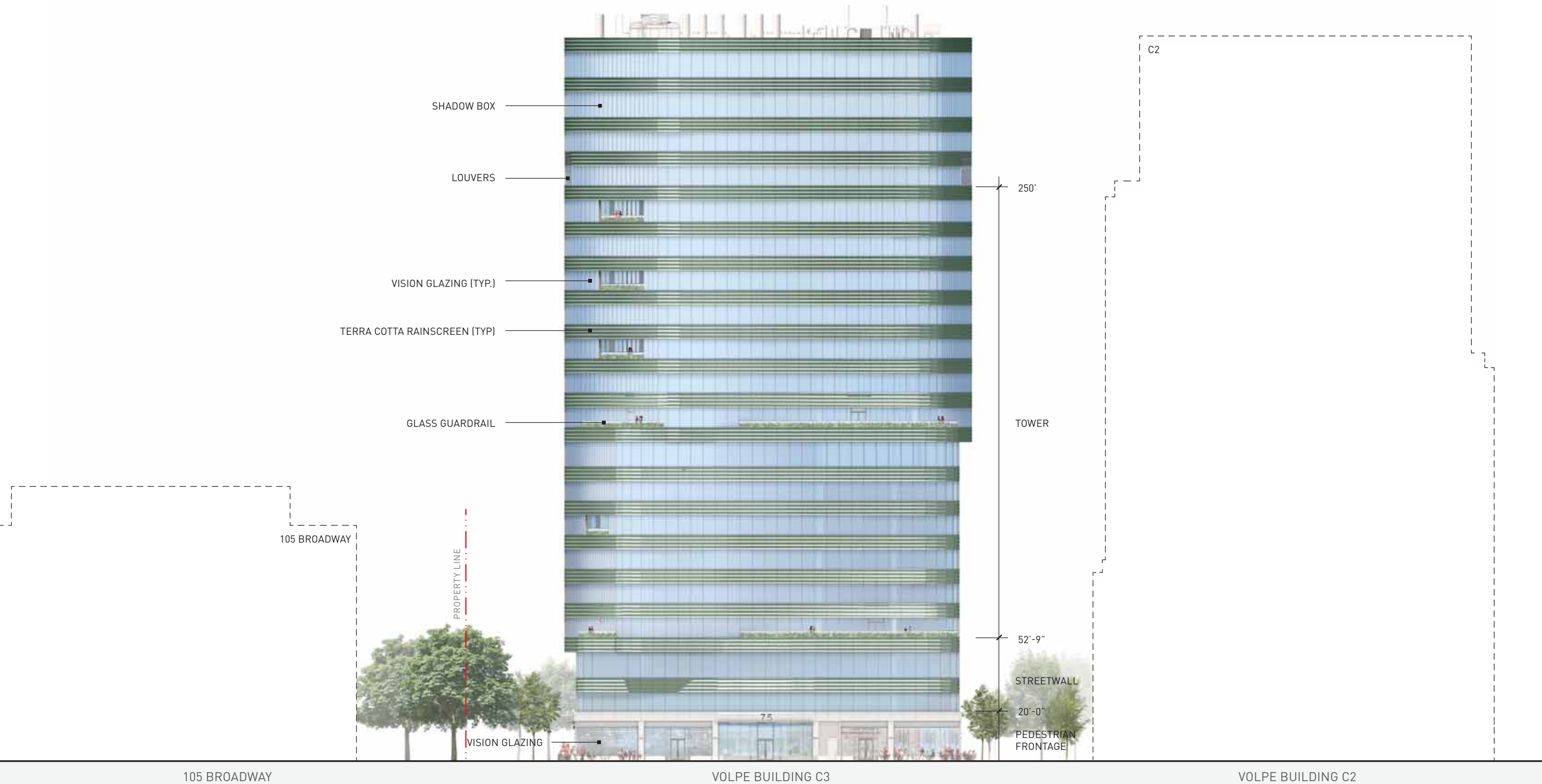
Visualization by Elkus Manfredi Architects



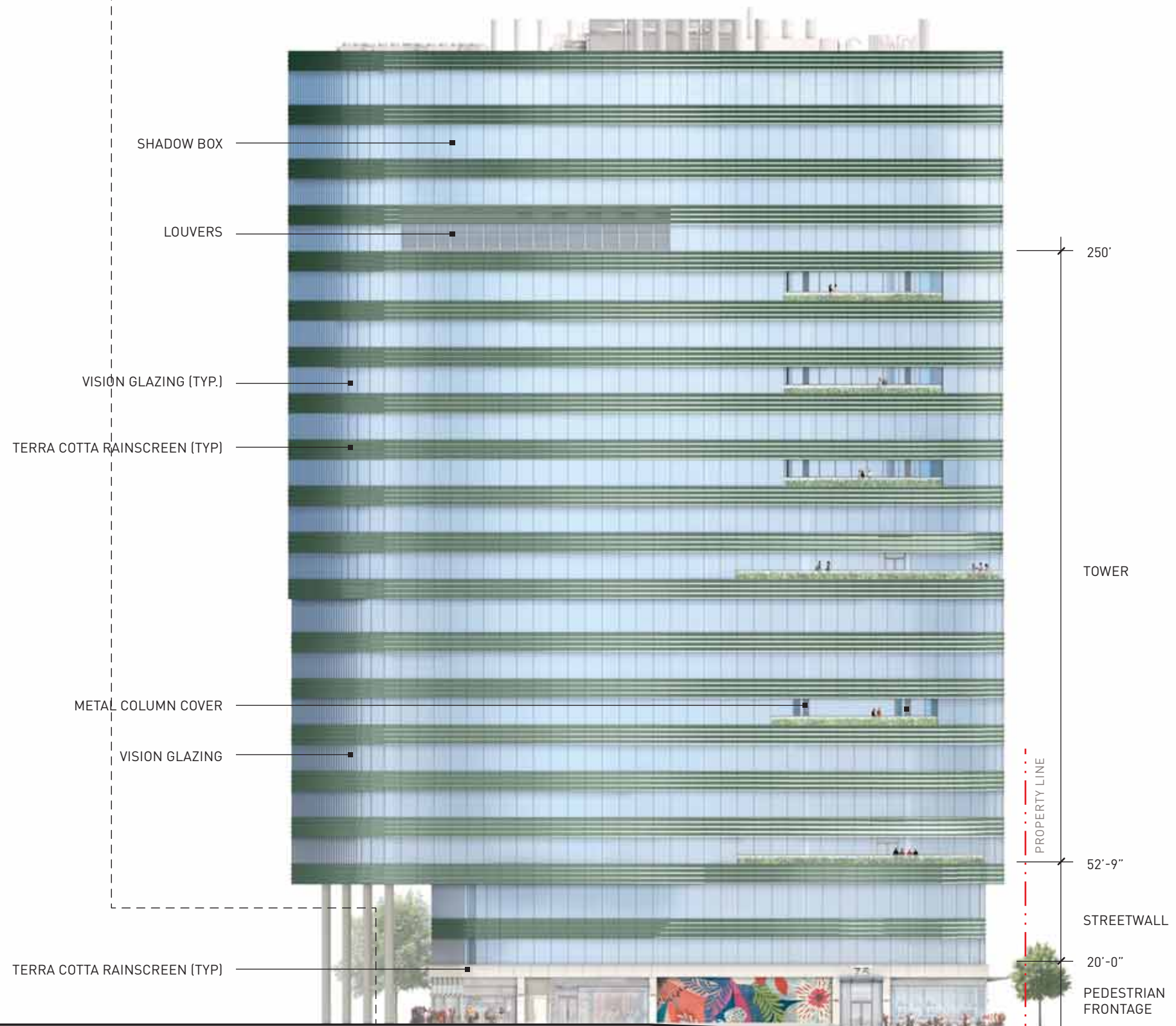


Visualization by Elkus Manfredi Architects





R3



SHADOW BOX

LOUVERS

VISION GLAZING (TYP.)

TERRA COTTA RAINSCREEN (TYP.)

METAL COLUMN COVER

VISION GLAZING

TERRA COTTA RAINSCREEN (TYP.)

250'

TOWER

52'-9"

STREETWALL

20'-0"

PEDESTRIAN FRONTAGE

PROPERTY LINE

4 CAMBRIDGE CENTER

VOLPE BUILDING R3

VOLPE BUILDING C3

4 CAMBRIDGE CENTER





VOLPE BUILDING C2

VOLPE BUILDING C3

115 BROADWAY





4 CAMBRIDGE CENTER

250'

TOWER

52'-9"

STREETWALL

20'-0"

PEDESTRIAN FRONTAGE

PROPERTY LINE

SHADOW BOX

LOUVERS

VISION GLAZING (TYP.)

TERRA COTTA RAINSCREEN (TYP.)

VISION GLAZING (TYP.)

TERRA COTTA RAINSCREEN (TYP.)

LOUVERS

TERRA COTTA RAINSCREEN (TYP.)

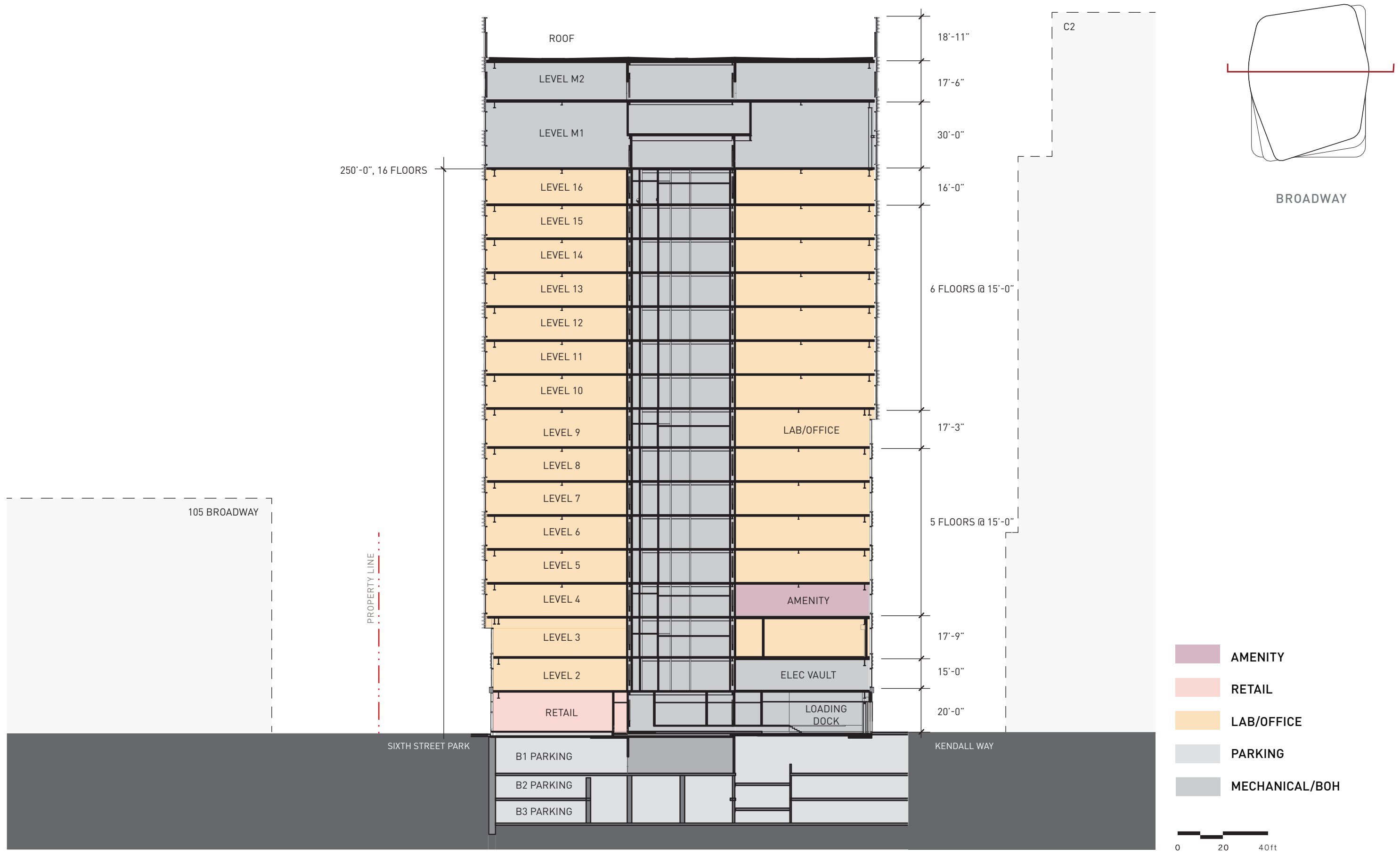
R3

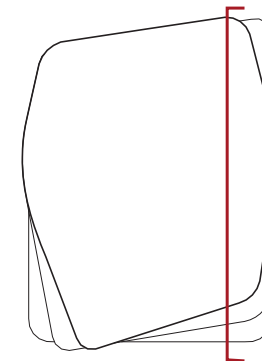
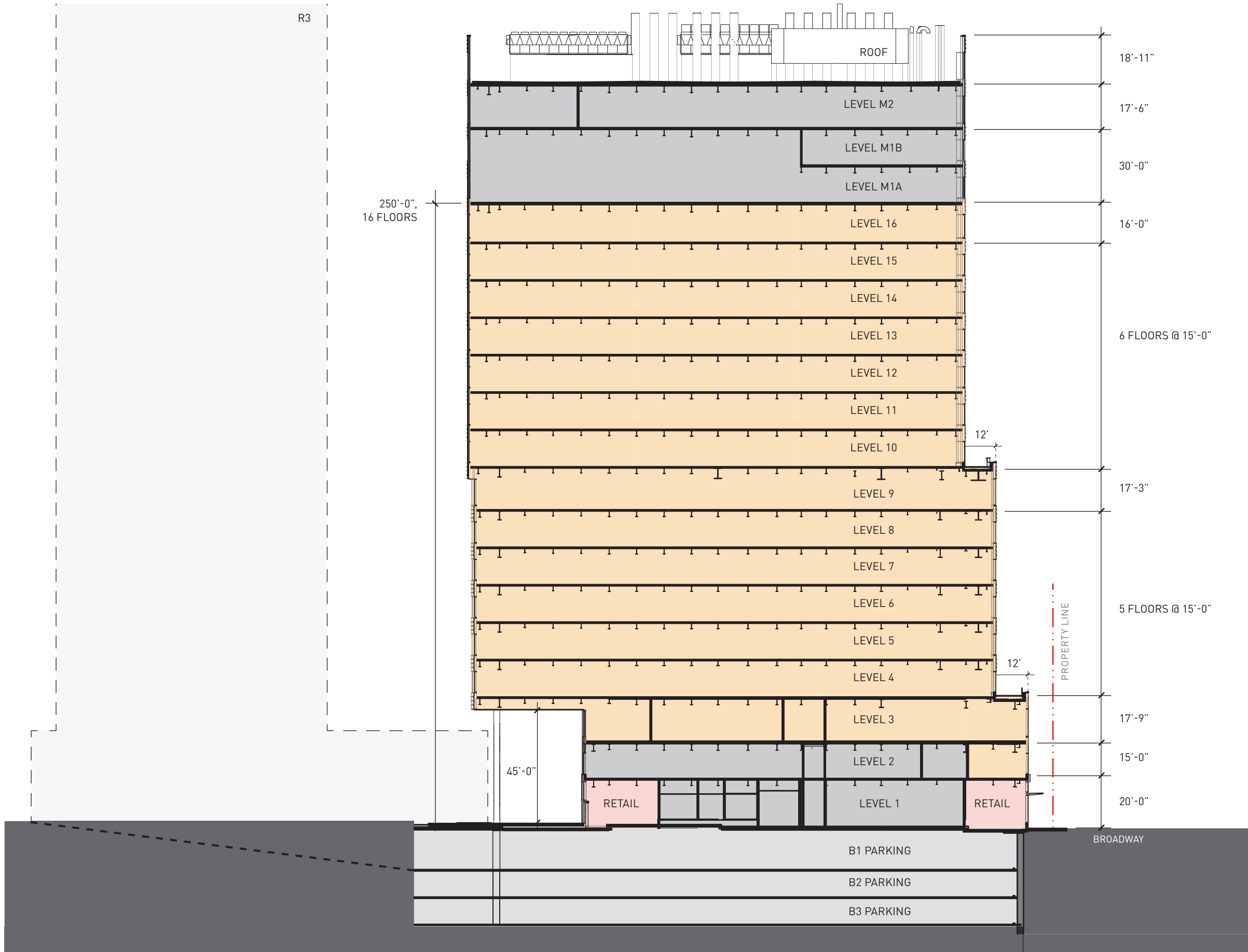
4 CAMBRIDGE CENTER

VOLPE BUILDING C3

VOLPE BUILDING R3







BROADWAY

- RETAIL
- LAB/OFFICE
- PARKING
- MECHANICAL/BOH



GLAZING

VISION GLASS
SHADOW BOX



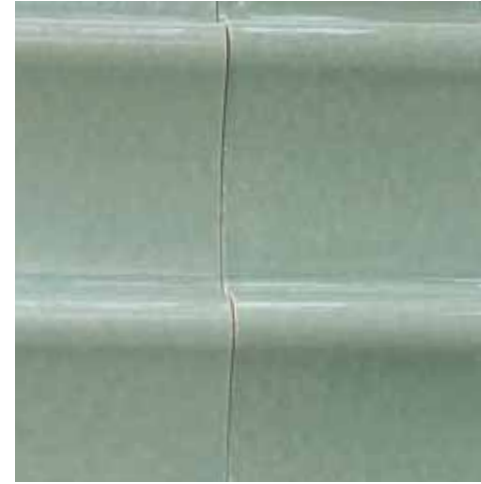
UNITIZED CURTAIN WALL WITH VISION GLAZING
(314 MAIN STREET)



UNITIZED CURTAIN WALL WITH VISION AND
SHADOW BOX GLAZING
(PIER 4 OFFICE BUILDING)

TERRA COTTA, METAL, STONE

TERRA COTTA RAINSCREEN
METAL PANEL SOFFIT
GRANITE BASE
STORM-RESISTANT LOUVERS



SAGE GREEN GLAZED TERRA COTTA
RAINSCREEN (TOWER)



CREAM GLAZED TERRA COTTA RAINSCREEN
(PEDESTRIAN FRONTAGE)



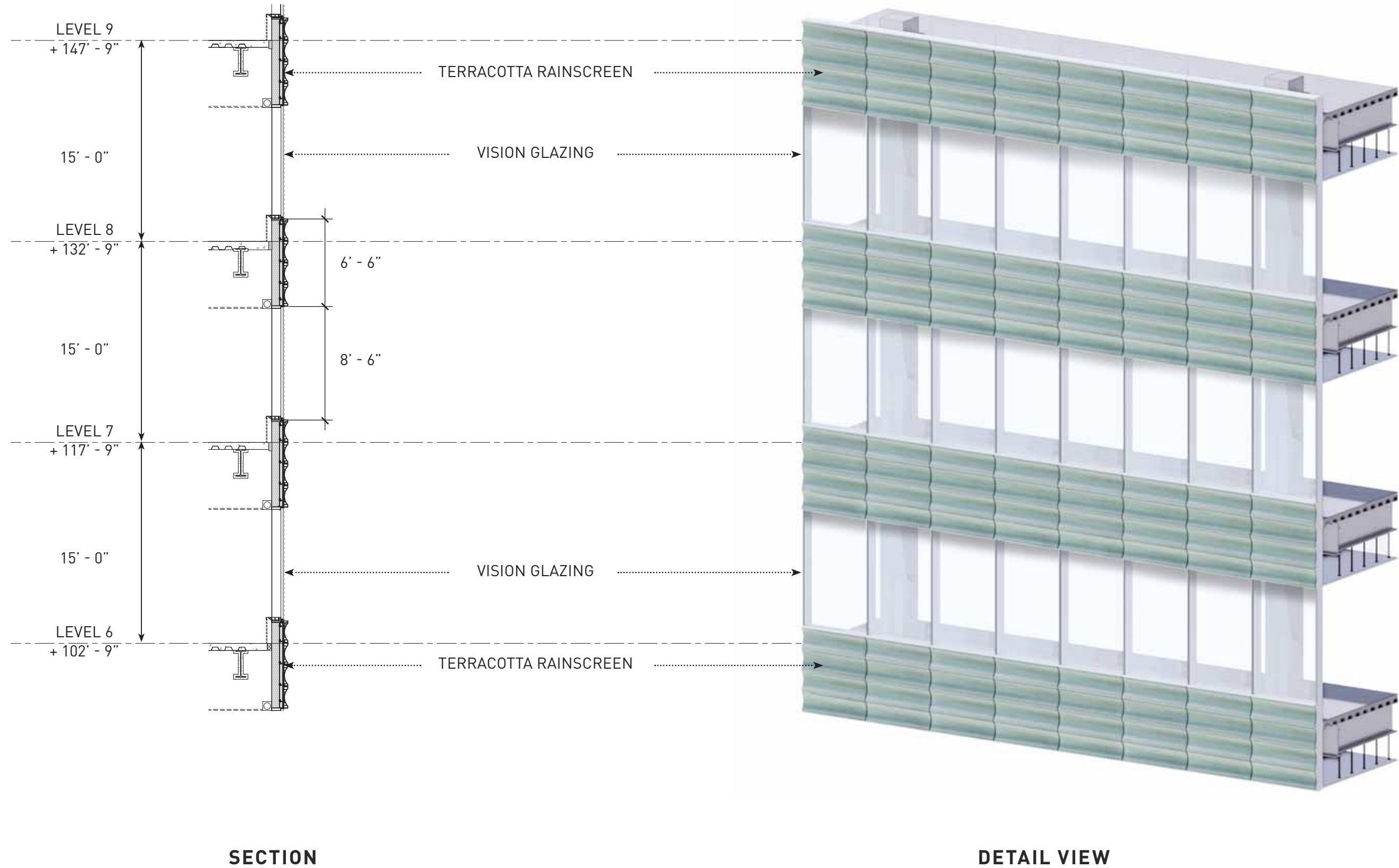
GRANITE BASE

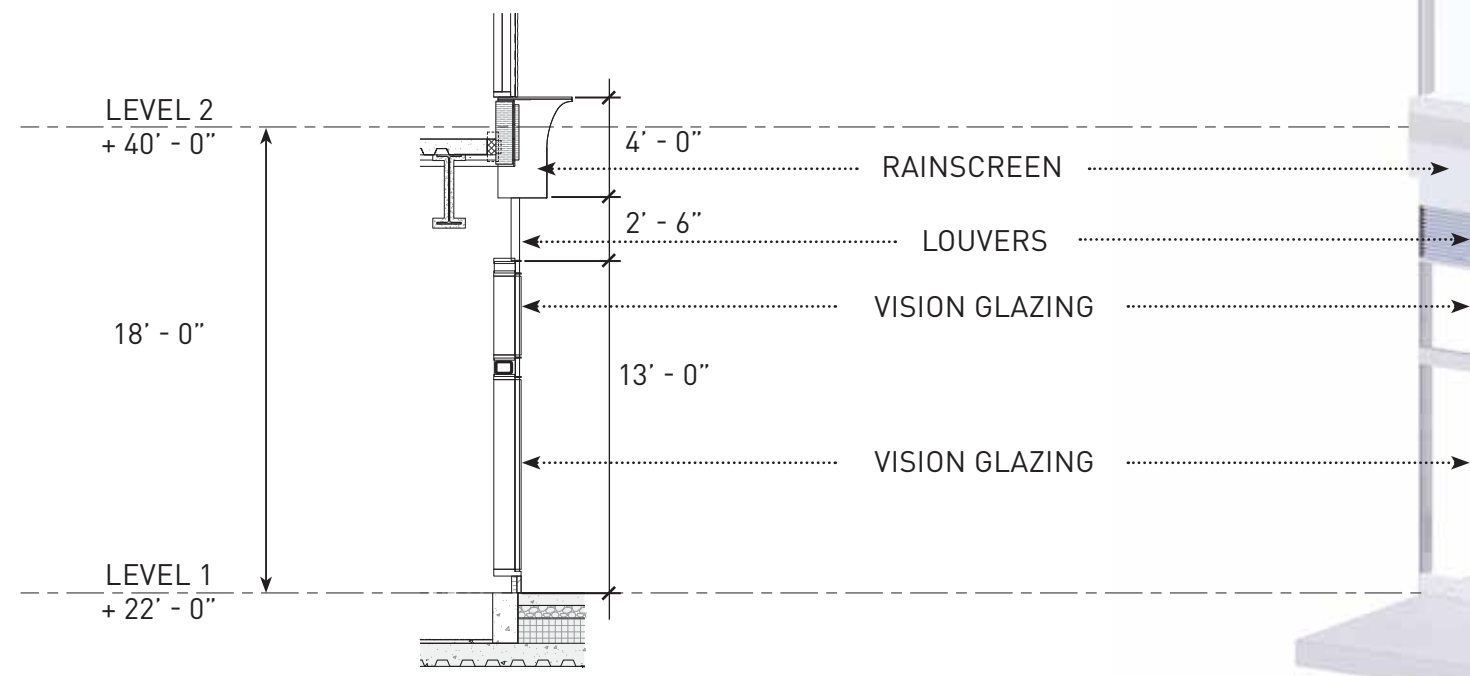


METAL CANOPY
(MASS MUTUAL OFFICE BUILDING)



STORM-RESISTANT LOUVERS
(LONGWOOD CENTER)



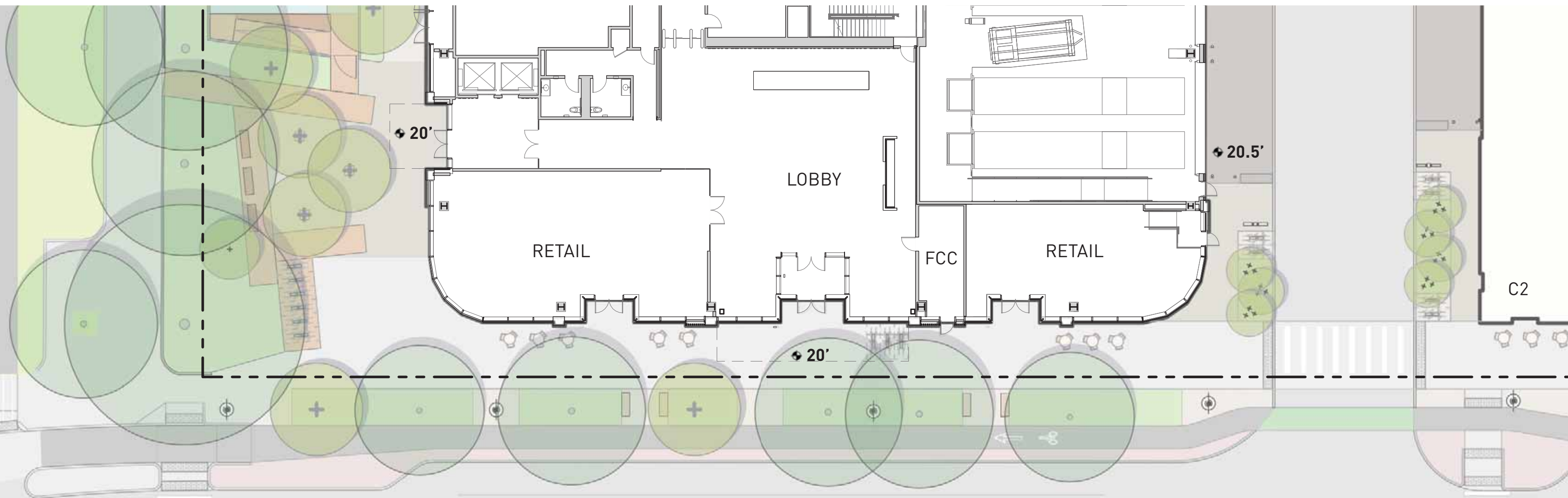


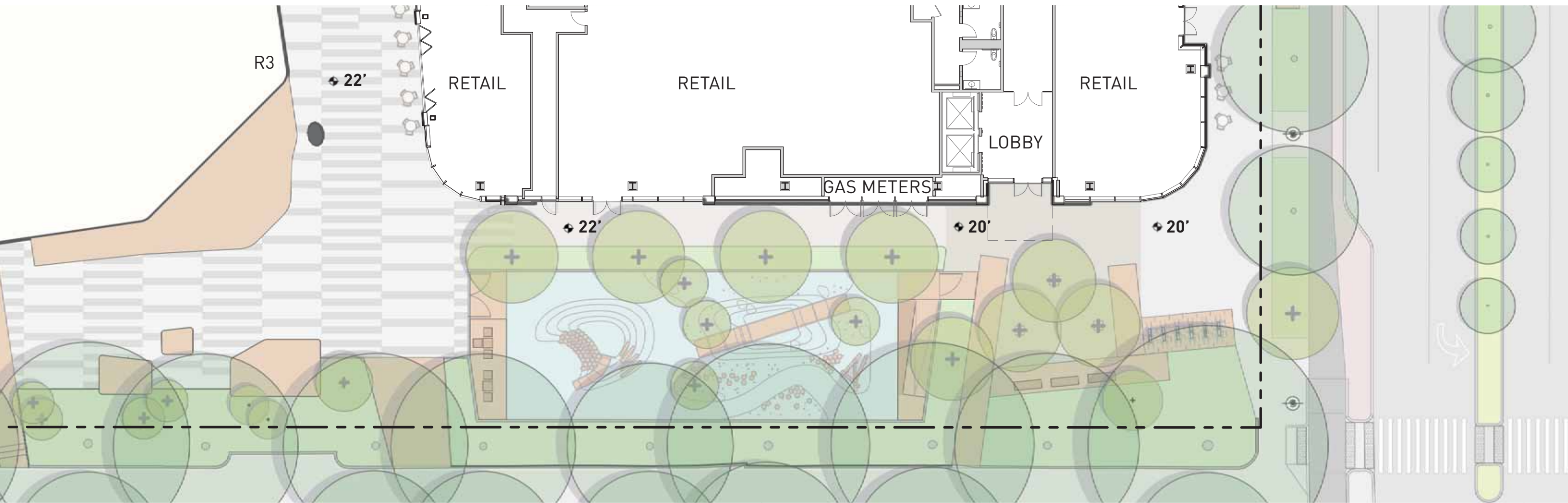
SECTION

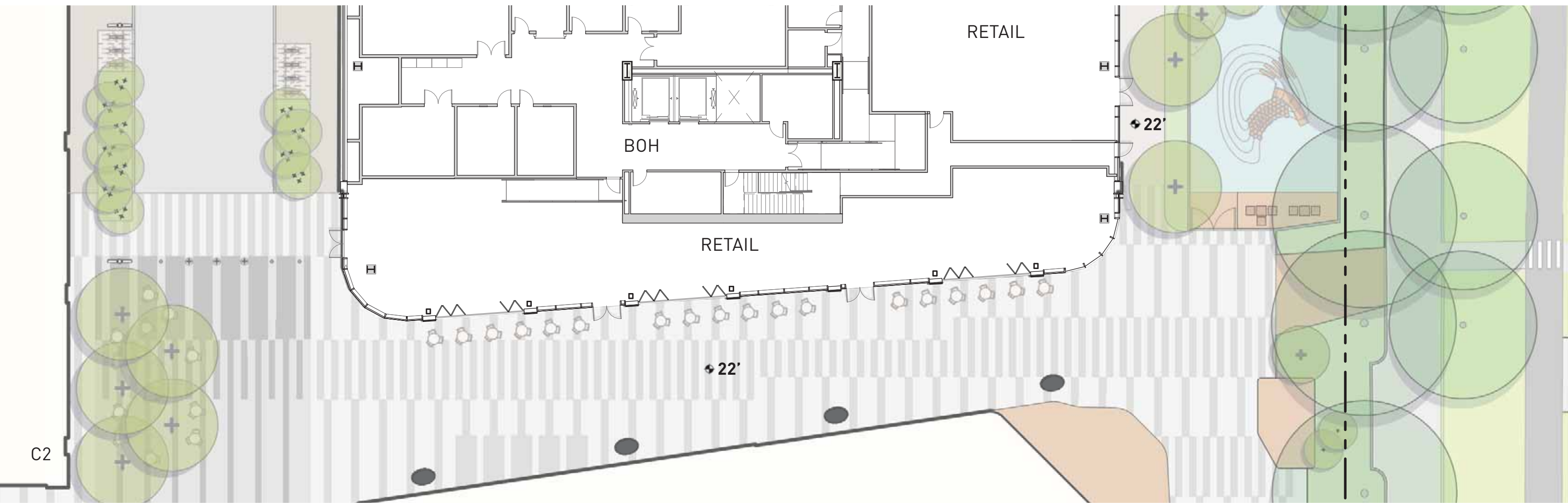


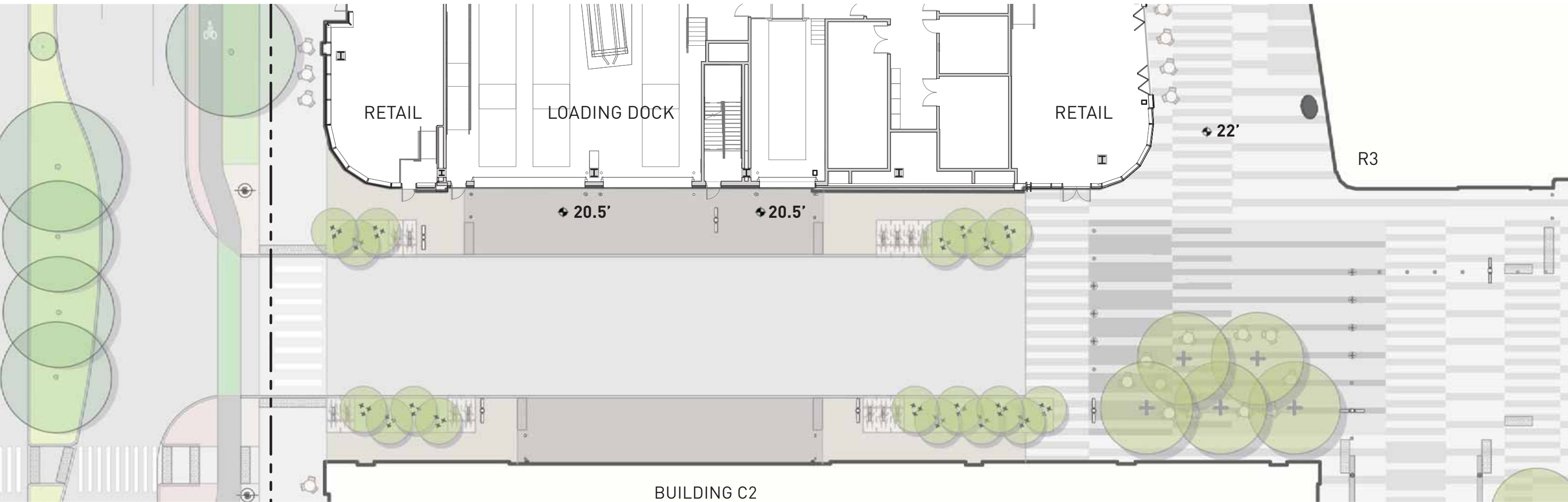
DETAIL VIEW











Lighting Narrative

The lighting design for Building C3 will aim to enhance the architectural connection between the building, street front, and the community. Strategies will connect interior programs by establishing a hierarchy of ambient illumination pertaining to the use of each space while minimizing light trespass and glare.

All specified exterior fixtures have highly efficient integral LED sources to provide a safe and welcoming environment while using the least amount of energy needed. Light sources have been chosen to reduce glare, uplight and light trespass beyond the property line.

ENTRIES

Lobby canopies will incorporate linear LED downlights with fully baffled optics that will softly illuminate the entry thresholds while mitigating views into the light source and preventing unwanted horizontal spill light. Egress doors and entries without canopies will use surface mounted sconces with full cut off optics with no uplight.

BUILDING FACADE

Surface mounted sconces at each terracotta pier will wrap the building façade to provide pedestrian scale lighting. These sconces will be mounted no higher than 12'-0" with the downward facing light source having full cut off optics, and the uplight on a second circuit that can shut off at night.

THE PASSAGEWAY

Fully recessed linear LED downlights at the upper soffit will have baffled optics to reduce glare and light trespass to adjacent properties while providing soft lighting for the pedestrian walkway. A linear LED uplight will be incorporated in the adjacent façade mullion to softly light the upper soffit to

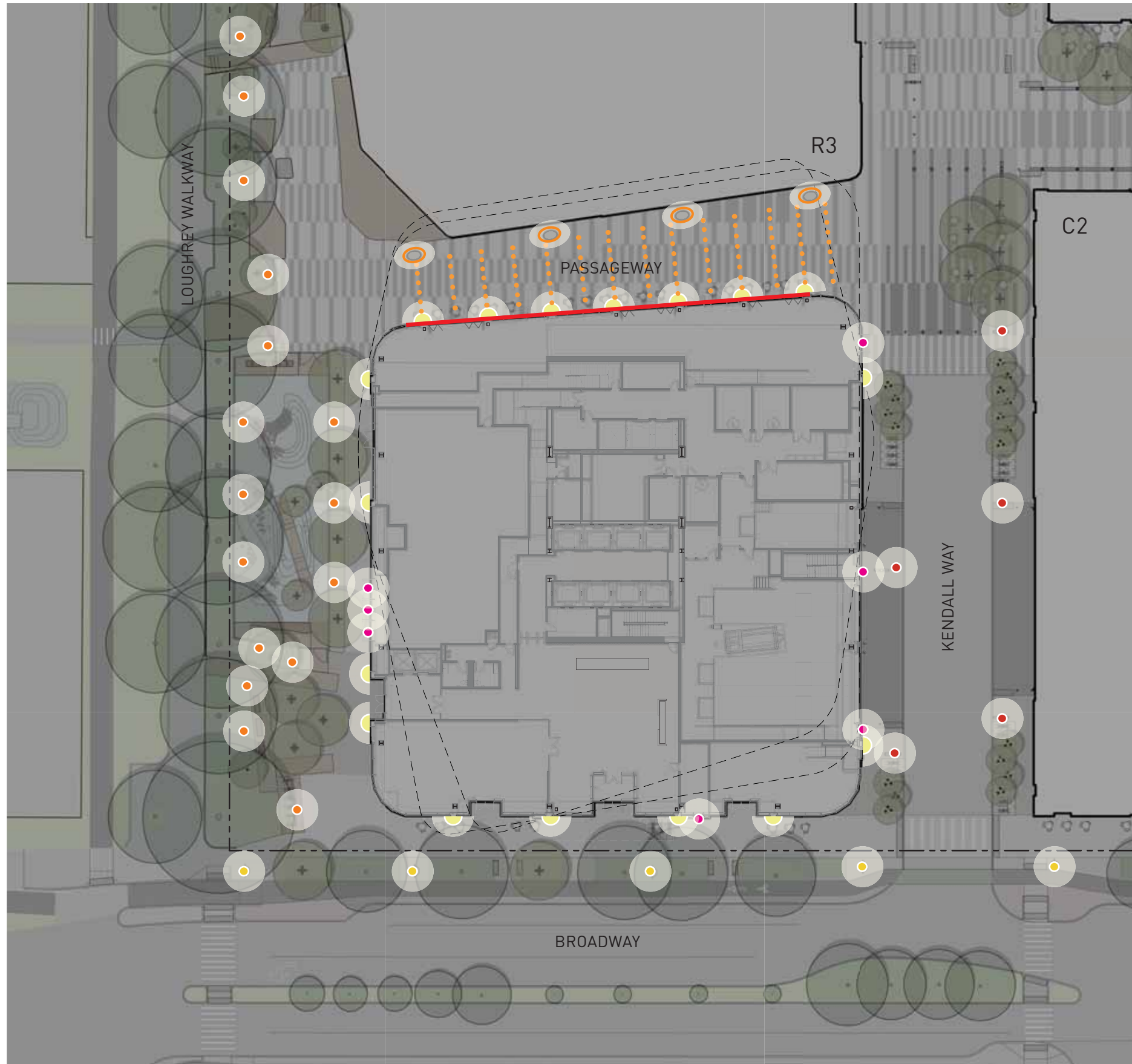
provide warm, ambient light for the passageway. The uplight will have finely tuned optics to keep the light confined to the soffit surface and will be independently controlled for dimming.

PERFORMANCE REQUIREMENTS

Fixture specifications and performance have been chosen in accordance with Cambridge Outdoor Lighting Ordinance guidelines. Energy conservation requirements as outlined in IECC 2021 and LEED V4 will be pursued as a basis for a sustainable, energy efficient lighting design. Best practice lighting standards will be followed as prescribed in the IESNA Lighting Handbook Version 10 - 2011.

DESIGN REQUIREMENTS

Additional energy conservation and lighting ambitions have been established by the design team to utilize the 10th Edition of the Stretch Energy Code. All fixtures will have LED sources and will provide glare control for visual comfort. Throughout public spaces, the design will utilize consistent ambient color temperatures, with a CCT of no more than 3500K and a CRI of 80 or better, which is critical to maintain a comfortable atmosphere.



- BAFFLED RECESS DOWNLIGHTS
- RECESSED SOFFIT UPLIGHTS
- RECESSED GRAZER
- ▲ SCONCES
- EGRESS SCONCES
- STREET LIGHT POLES
- PARK LIGHT POLES
- CAMBRIDGE CITY STANDARD LIGHT POLES





Visualization by Elkus Manfredi Architects

Signage Guidelines

663 Linear Feet of Sign Frontage x 1 SF = **663 SF Max Allowed signage**

536 SF Total shown on elevations

All signs will be subject to the City's signage permit review and approval process

FREE STANDING SIGNS

Quantity: (2) max per lot
Size: 30 SF max total per lot
Height: 15 FT max

PROJECTING SIGNS

Quantity: (1) per ground floor establishment plus (1) for any public building entrance not serving a ground floor establishment

Size: 13 SF max

Height: 20 FT max AFG provided it is below the sill line of the second floor windows

Note: any sign that projects more than 12 inches from face of building is considered a projecting sign

WALL SIGNS

Quantity: not limited
Size: 60 SF each max

Height: 20 FT max AFG provided it is below the sill line of the second floor windows

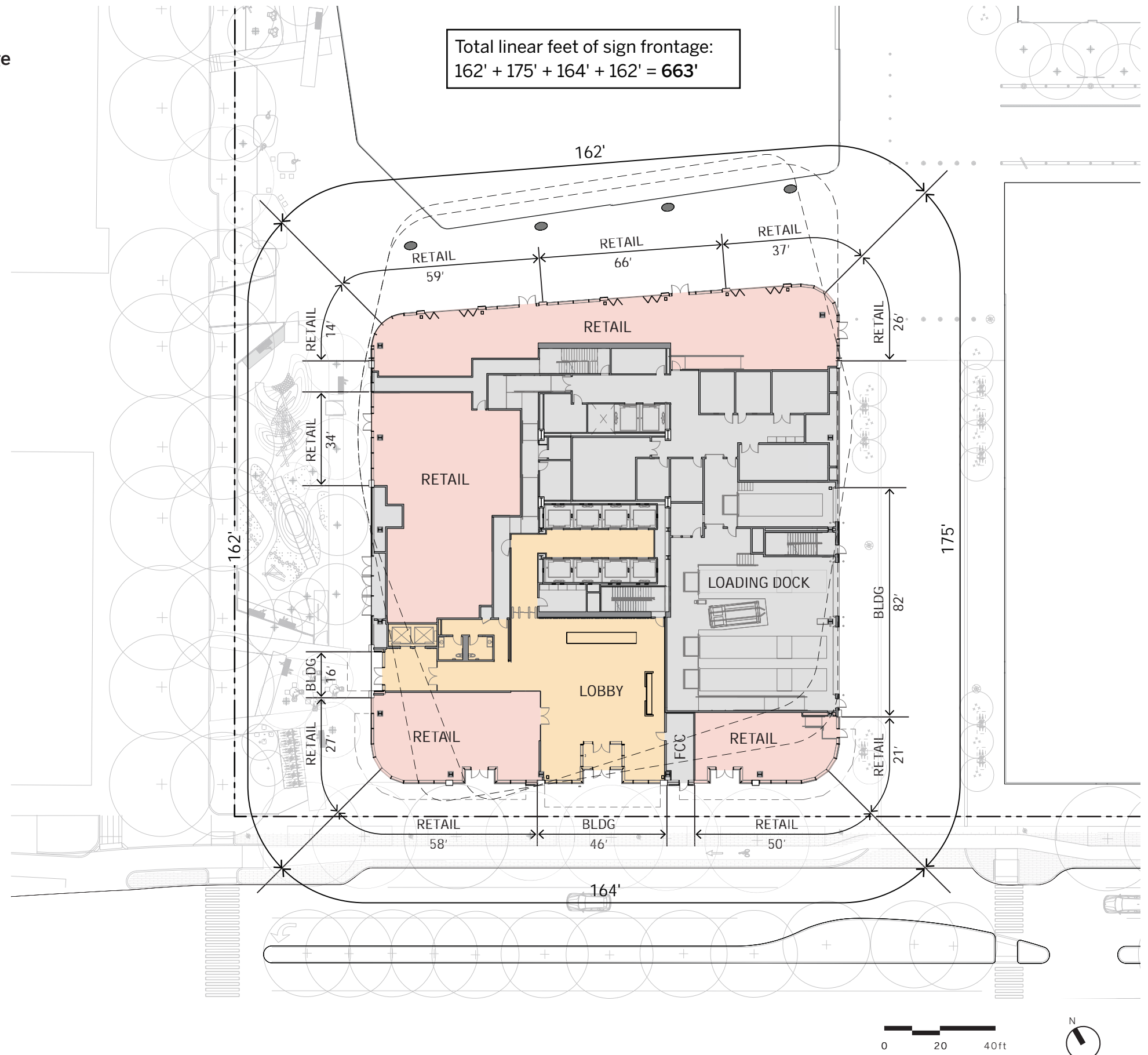
Note: for any building or ground floor establishment with 60 FT or less frontage, the max area shall be the product of the formula: x one (1) instead of (1.5)

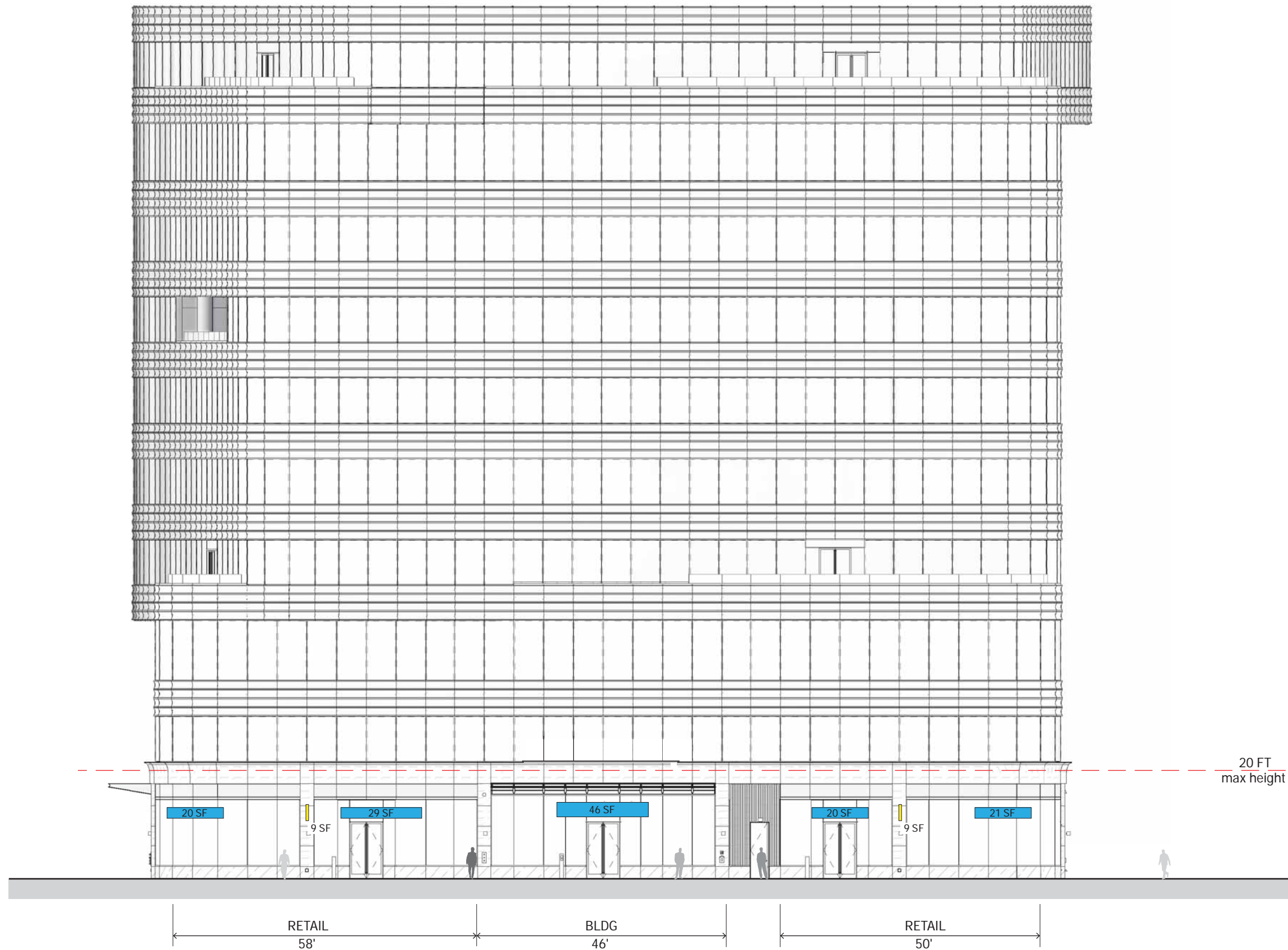
AWNINGS

Permanent nonilluminated signs mounted on awnings on the ground floor of a building are exempt.

Size: 2 SF max for sign; individual symbols or letters max 6"

Note: The sign must be individual letters or symbols affixed to the fabric of the awning, and no other graphics are permitted





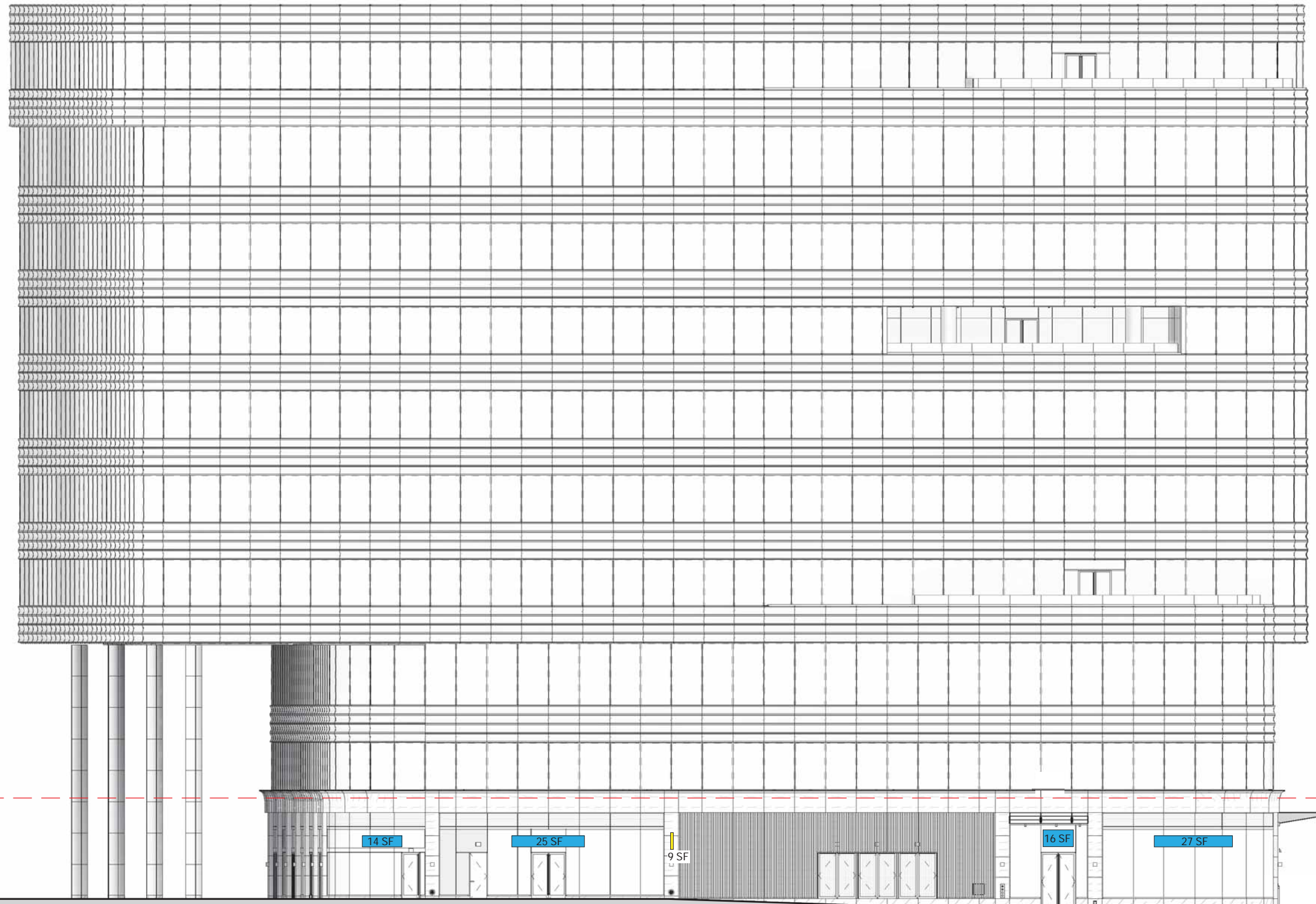
Legend

- WALL SIGN AREA
individual letters
& symbols only
60 sf max

- Note: all wall signs
shall be less than 12"
from the face of the
building

- PROJECTING SIGN
(end view) 13 SF max



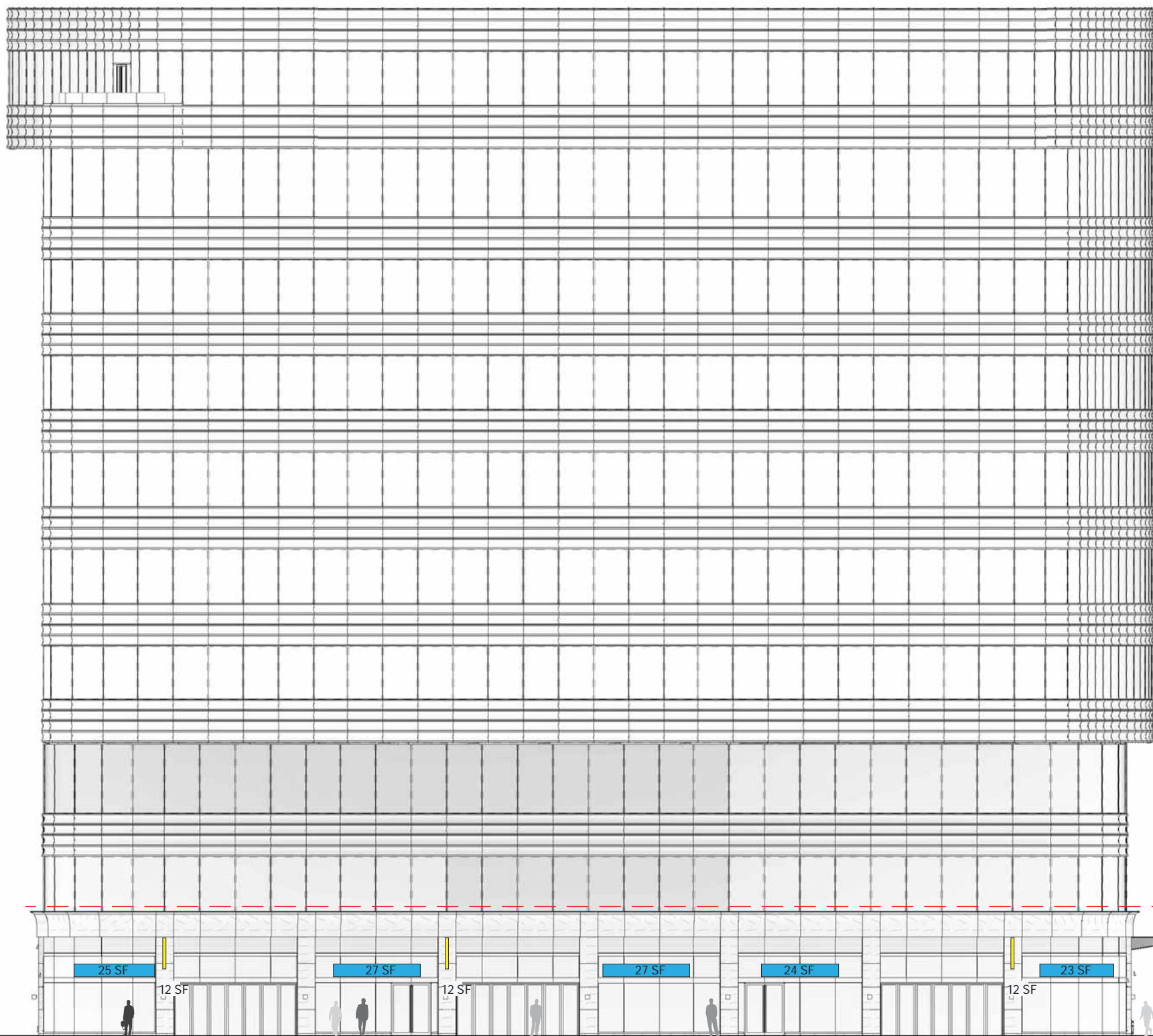


Legend

- WALL SIGN AREA
individual letters
& symbols only
60 sf max
- Note: all wall signs
shall be less than 12"
from the face of the
building
- PROJECTING SIGN
(end view) 13 SF max

20 FT
max height





Legend

- WALL SIGN AREA
individual letters
& symbols only
60 sf max

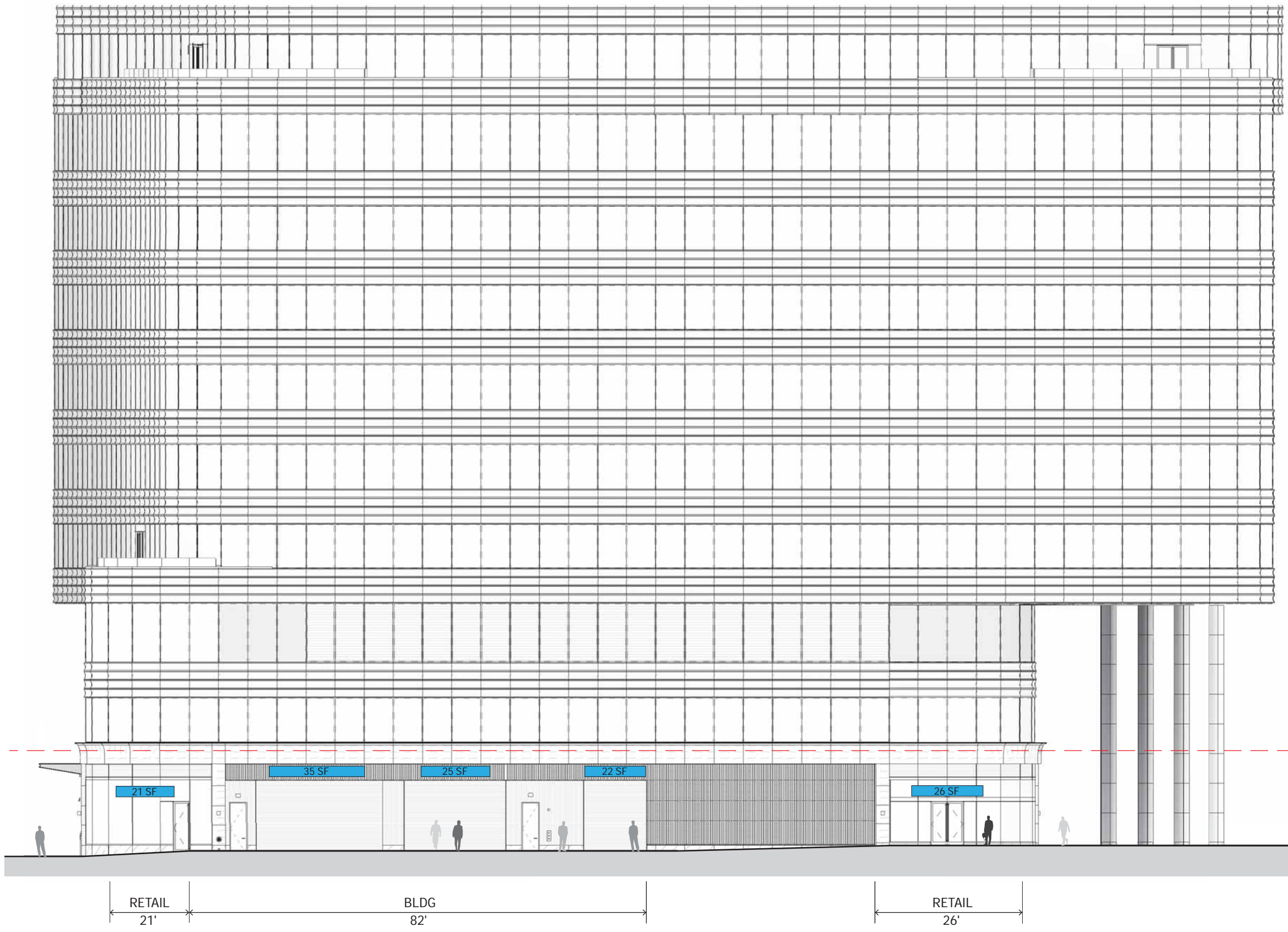
- Note: all wall signs
shall be less than 12"
from the face of the
building

- PROJECTING SIGN
(end view) 13 SF max



20 FT
max height





Legend

- WALL SIGN AREA
individual letters
& symbols only
60 sf max

- Note: all wall signs
shall be less than 12"
from the face of the
building

- PROJECTING SIGN
(end view) 13 SF max

20 FT
max height

RETAIL 21'
BLDG 82'
RETAIL 26'





Visualization by Design Distill



Visualization by Design Distill



Visualization by Design Distill



SEA SALT CAFE

SEA SALT CAFE

Visualization by Design Distill



Visualization by Design Distill



