

January 24, 2022

City of Cambridge Planning Board
344 Broadway
Cambridge, Massachusetts 02139

Re: Use Determination at 650 East Kendall St., Cambridge, Massachusetts

Dear City of Cambridge Planning Board:

The Dance Complex, a 30-year-old non-profit proudly serving Cambridge and the region with all kinds of dance from all corners of the world, is always seeking to expand its reach and impact. Our mission is to sustain the study, creation and performance of dance, understanding that each element is inseparable from the others.

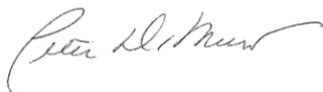
Through the invitation and gift of space from BioMed Realty, The Dance Complex has the opportunity to extend its reach of this three-prong approach to dance through *Complex @ Canal* at 650 E. Kendall St, Cambridge. Our philosophy, proven over these many years of successful community engagement, that classes, rehearsals and performance can bring our unique diverse community at home in Central Square to be in dialogue with a new community in Kendall Square.

We are asking the Planning Board for its review and approval for use of space not presently listed in zoning. The location of the space is Building B of PB-141, and is originally approved for retail, lab, & office uses. This building is in Office 3A & PUD 3. Section 4.28.1. PUD 3 zoning Section 13.42.4(6) allows Theatre use (4.35.h) including Performing Arts Center. We are requesting usage, in addition to those types already listed, as Performing Arts Studio.

As we understand, per 13.42.5, other unlisted uses can be allowed by PB determination if such use is consistent with PUD district objectives and is necessary to support the predominant uses in the district.

Respectfully, we ask that the Planning Board consider this usage for *Complex @ Canal* at 650 E. Kendall. Additional information on uses of the space, with graphics is included below. If I may offer more information, I am pleased to do so.

Sincerely,



Peter DiMuro
Executive Artistic Director

Background on Complex @ Canal intention:

Unique needs as a residency center, performance space and center for dance study and rehearsal. The space would offer a complement to our spaces in Central Square. On Mass Ave in Central, our business model is built on predominantly 1- 2 hour rentals for classes or rehearsal. With Complex @ Canal, our intent is to focus on longer arc-ed rehearsal blocks and continuous day residencies, allowing artists a deeper investigation of their practice- their teaching, their creation of new dance works. Complex @ Canal brings a new facet to the region's dance field. And, much like the science practitioners of its Kendall Square community, this wing of The Dance Complex takes on the culture of research, of creativity in practice to bring new remedies for what ails the human spirit.

We are interested in celebrating unique voices in performance, with an encouragement to artists who blend boundaries among comedy, drama, spoken word, vocals, dance, movement and music. Visual artists that include performance, media or any mixed media are welcome to apply. Those artists with strong ties to Central Square/Cambridge are encouraged to submit interest, as are BIPOC, LGBTQIA+, and those with Disabilities.

The space consists of:

- A main large room with a 30 x 40 ft sprung floor and adjacent space.
- Standard light plot, designed for both live performance and for live streaming and video shoots;
- An L-shaped gallery space, approx. 15 x 20 ft, potentially usable for an installation, writing, rehearsal space or other workspace. Glass walls to the adjoining lobby limit the visual privacy of the space
- A square space, approximately 12 x 12 ft with a door; good for installation or work space; partially shares a wall with the main large space, so sound bleed to/from is likely;
- A rectangular room with carpet, 12 x 25 ft;
- Two bathrooms/changing areas
- Utility closets
- A "floating" floor that can be used in different areas of the space
- Wireless internet connection available throughout the space

Attachments: architectural drawings (the space is dark grey on the plans), approximately 4000 square feet in total

Within this document: Photos: show the main auditorium, glass gallery, light grid, projector screen, main entrance

For BioMed Realty:

Andrea Windhausen

Andrea.Windhausen@biomedrealty.com


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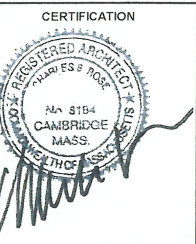


KENDALL SQUARE ARTSPACE

650 East Kendall Street, Cambridge, MA 02142

12/5/19 *mbo*

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 WWW.CHARLESROSEARCHITECTS.COM



Kendall Square ArtSpace
650 E Kendall Street

DRAWING ISSUE
 CONSTRUCTION DOCUMENTS 2018-12-21

REVISION HISTORY

NO.	DESCRIPTION	DATE

TITLE
 COVER SHEET

SHEET
 A0.0

PROJECT #: 2018-1

ARCHITECT

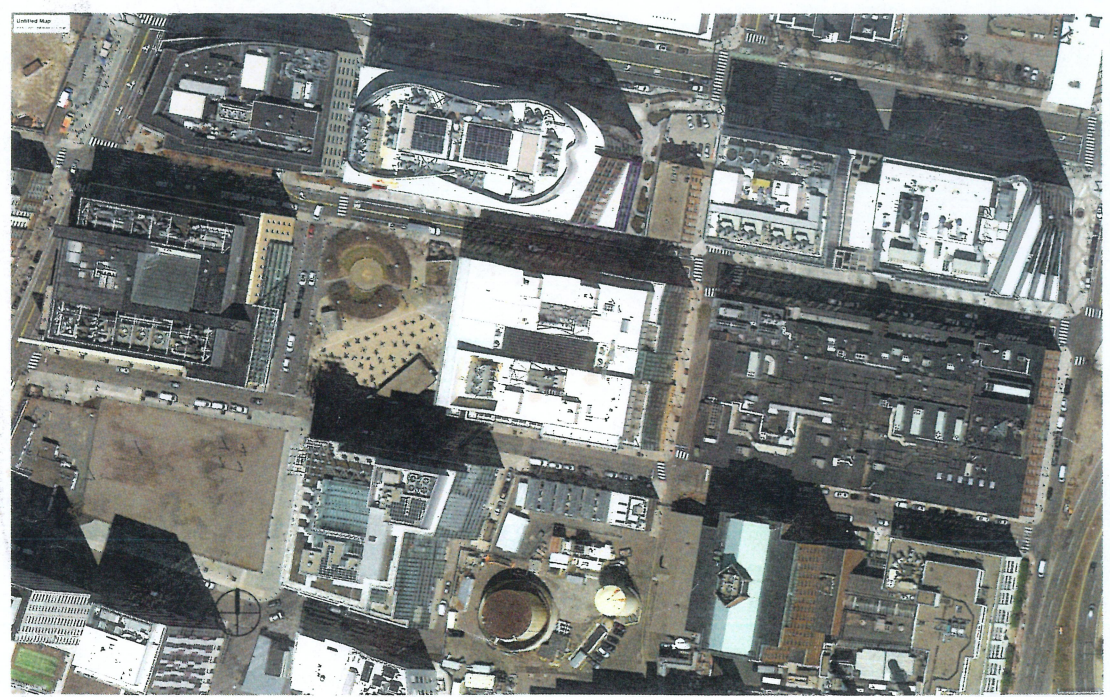
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 SOMERVILLE, MA 02144
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 FAX: 617.628.7033

MEP ENGINEERS

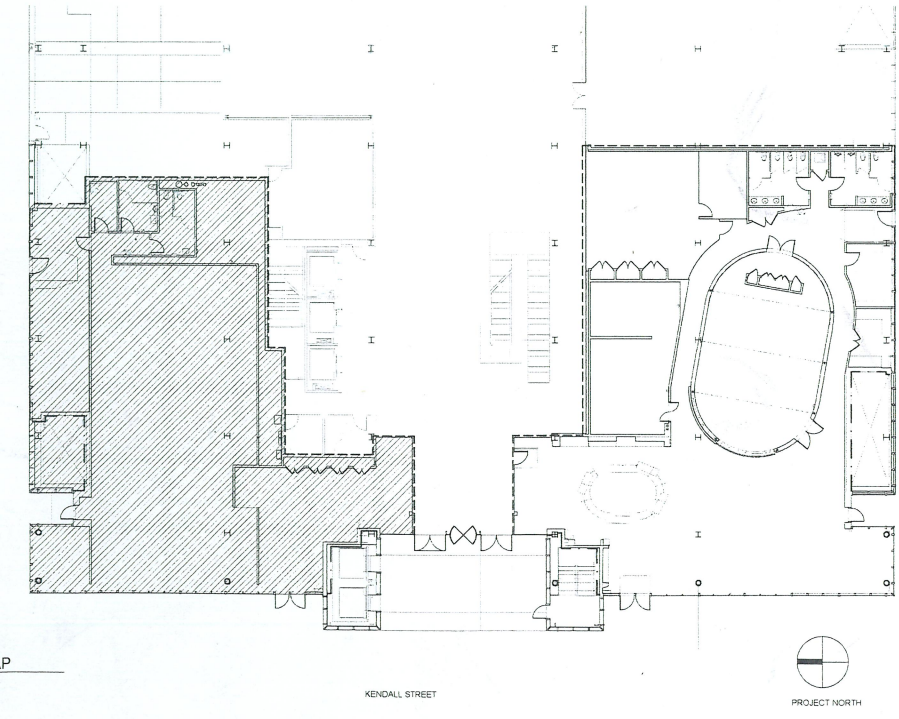
KEYES NORTH ATLANTIC, INC.
 459 WATERTOWN STREET
 NEWTON, MA 02460
 TEL. 617.964.6180

DRAWING LIST

Sheet Number	Sheet Name	Current Revision
A0.0	COVER SHEET	
A0.1	GENERAL NOTES	
A1.0	DEMOLITION PLAN	
A2.0	FLOOR PLAN	
A3.0	REFLECTED CEILING PLAN	
A5.0	INTERIOR ELEVATIONS	
A6.0	PARTITION TYPES, SCHEDULES & DETAILS	
A7.0	DOOR AND WINDOW TYPES & DOOR SCHEDULE	



LOCATION MAP



KEY MAP

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GENERAL NOTES: POWER

- 1. CONTACT ARCHITECT OR OWNER WHERE OUTLETS CAN NOT BE INSTALLED AS SHOWN ON DRAWINGS DUE TO CONFLICTS WITH BUILDING STRUCTURAL, MECHANICAL, OR ELECTRICAL ELEMENTS. DO NOT PROCEED WITH WORK IN THESE AREAS UNTIL CLARIFICATION IS OBTAINED.

DEMOLITION NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE EXISTING BUILDING AND GROUNDS ARISING FROM DEMOLITION OPERATIONS.

GLAZING NOTES

- 1. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS.

GENERAL NOTES: TRANSITIONS

- 1. TILES ADJACENT TO TRANSITION STRIPS ARE TO BE FULL SIZED.

DOOR NOTES

- 1. VERIFY THAT ALL DOORS AND DOOR HARDWARE MEET THE REQUIREMENTS OF ALL GOVERNING CODES AND STANDARDS. NOTIFY THE ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCY.

GENERAL NOTES: REFLECTED CEILING PLAN

- 1. INFORM ARCHITECT IMMEDIATELY OF CONFLICTS DISCOVERED ON SITE BETWEEN DRAWINGS AND FIELD CONDITIONS. OBTAIN CLARIFICATION OR RESOLUTION OF CONFLICTS PRIOR TO PROCEEDING WITH WORK IN QUESTION.

DRAWING NOTES

- 1. THE INSIDE FACE OF ALL DOOR JAMBS ARE TO BE LOCATED 4 INCHES FROM AN INSIDE CORNER UNLESS NOTED OR SHOWN OTHERWISE.

JOB SITE NOTES

- 1. WHERE EXISTING TENANT/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE - EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.

FIRE AUTHORITY NOTES

- 1. FINAL INSPECTION BY THE FIRE DEPARTMENT IS REQUIRED - SCHEDULED 72 HOURS IN ADVANCE.

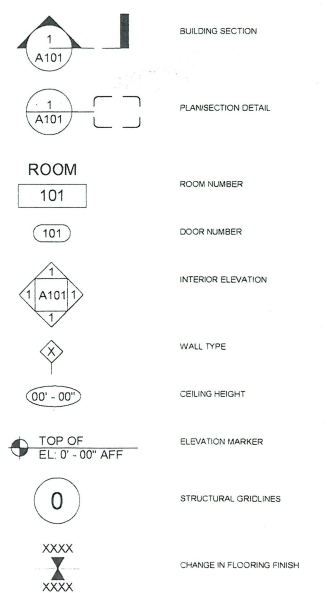
GENERAL PROJECT NOTES

- 1. THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

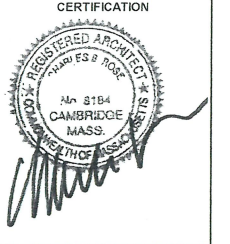
ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, and Material. Includes terms like AIE, AIB, ACQUIS, ACS, PNL, AP, etc.

GENERAL SYMBOLS



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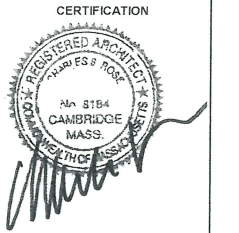
Kendall Square ArtSpace 650 E Kendall Street

DRAWING ISSUE CONSTRUCTION DOCUMENTS 2018-12-21

REVISION HISTORY table with columns for revision number, description, and date.

TITLE GENERAL NOTES SHEET

A0.1 PROJECT #: 2018-1



Kendall Square ArtSpace
 650 E Kendall Street

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 CONSTRUCTION DOCUMENTS 2018-12-21

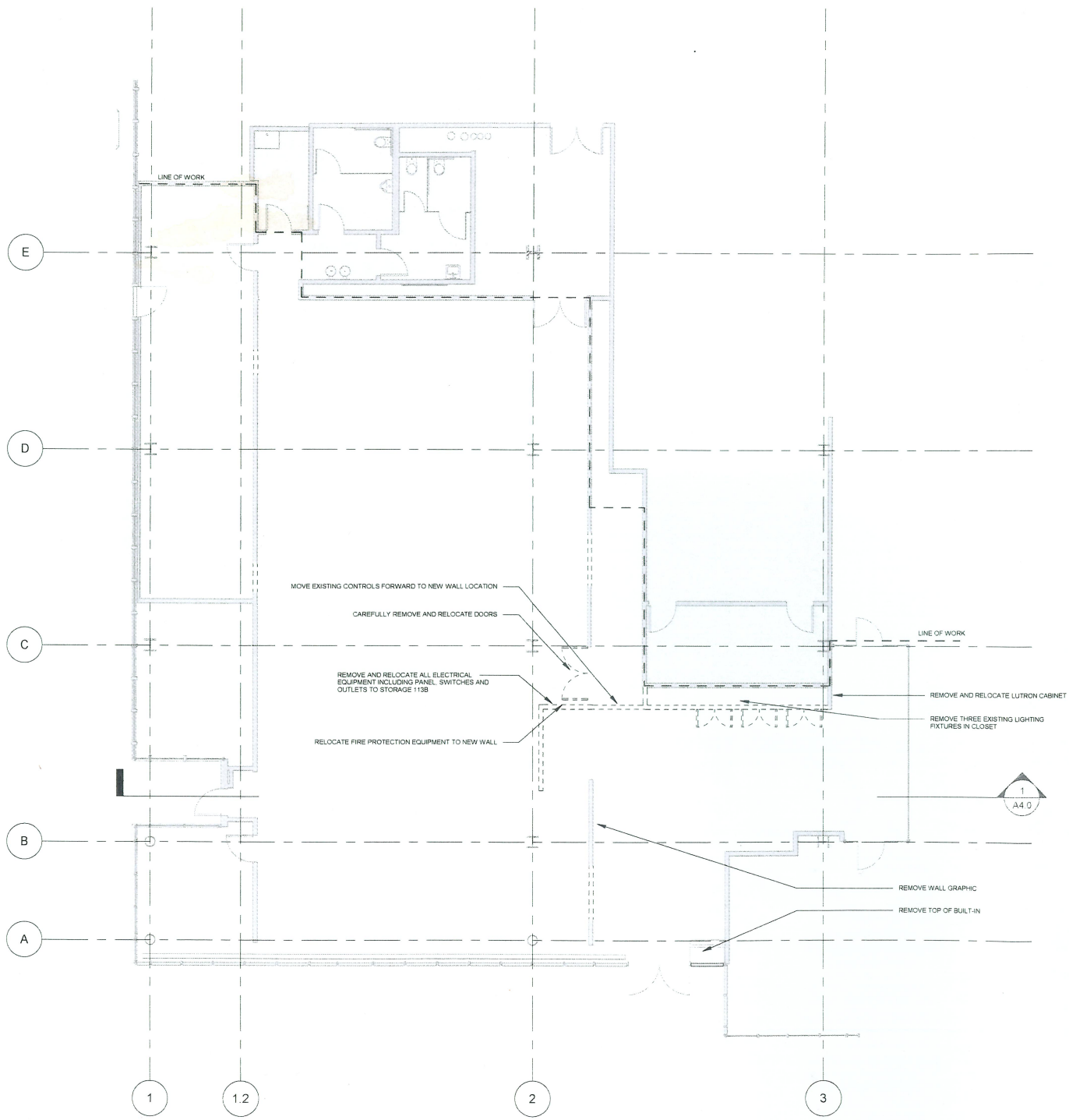
REVISION HISTORY

NO.	DESCRIPTION

TITLE
 DEMOLITION PLAN

SHEET
 A1.0

PROJECT #: 2018-1



DEMO PLAN LEGEND

	TO BE DEMOLISHED
	TO REMAIN
	NOT IN SCOPE - EXISTING TO REMAIN

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1 FLOOR PLAN - DEMO
 1/8" = 1'-0"

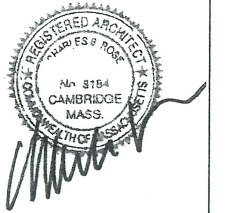
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CERTIFICATION



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650 E Kendall Street

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REVISION HISTORY

NO.	DESCRIPTION

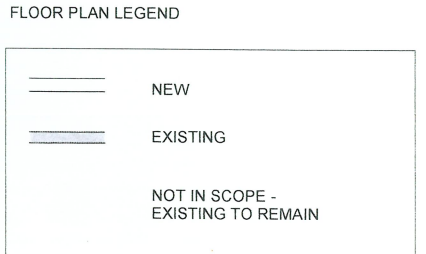
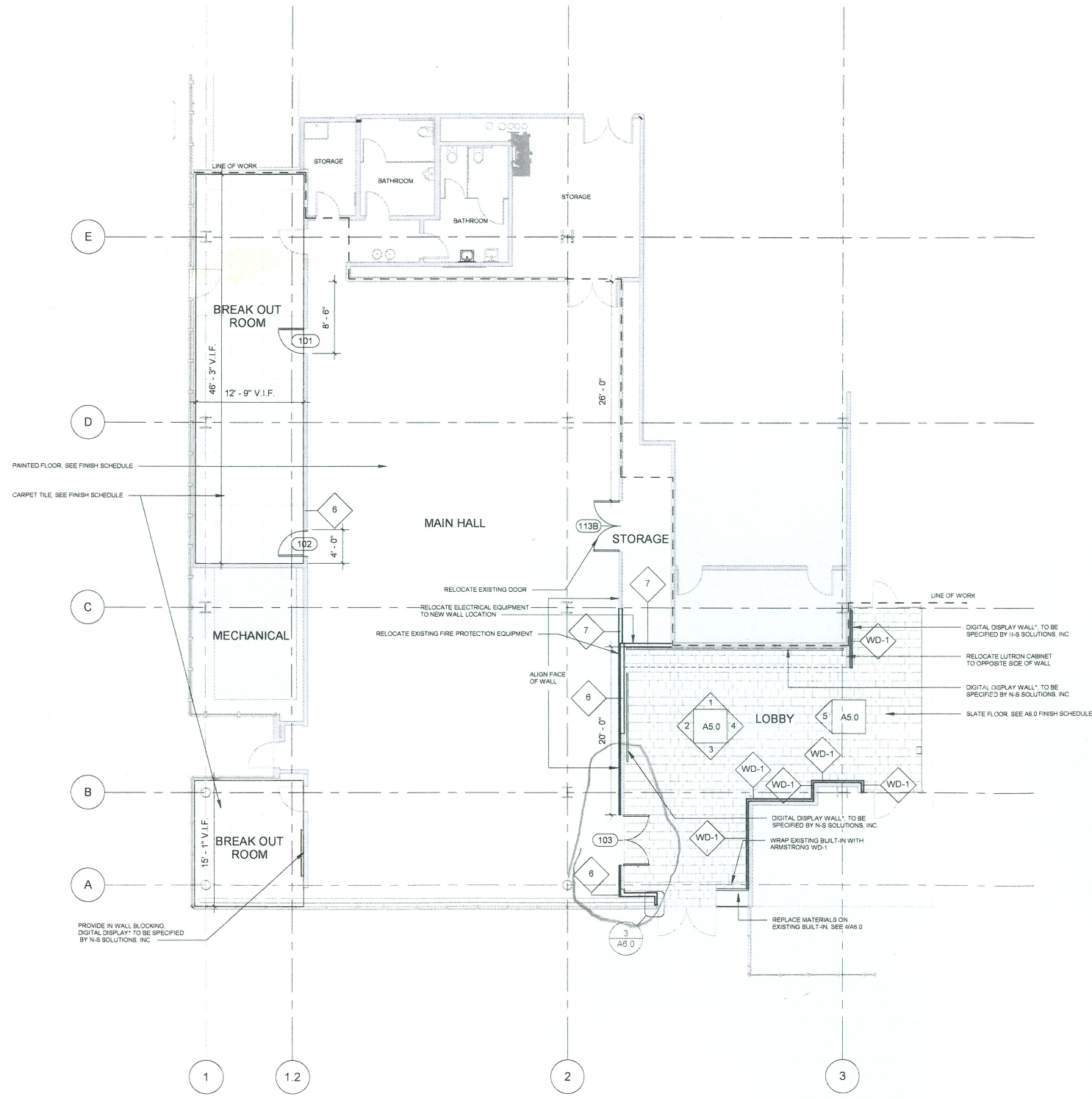
TITLE

FLOOR PLAN

SHEET

A2.0

PROJECT #: 2018-1



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

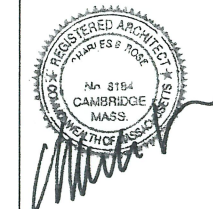
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NO.	DESCRIPTION

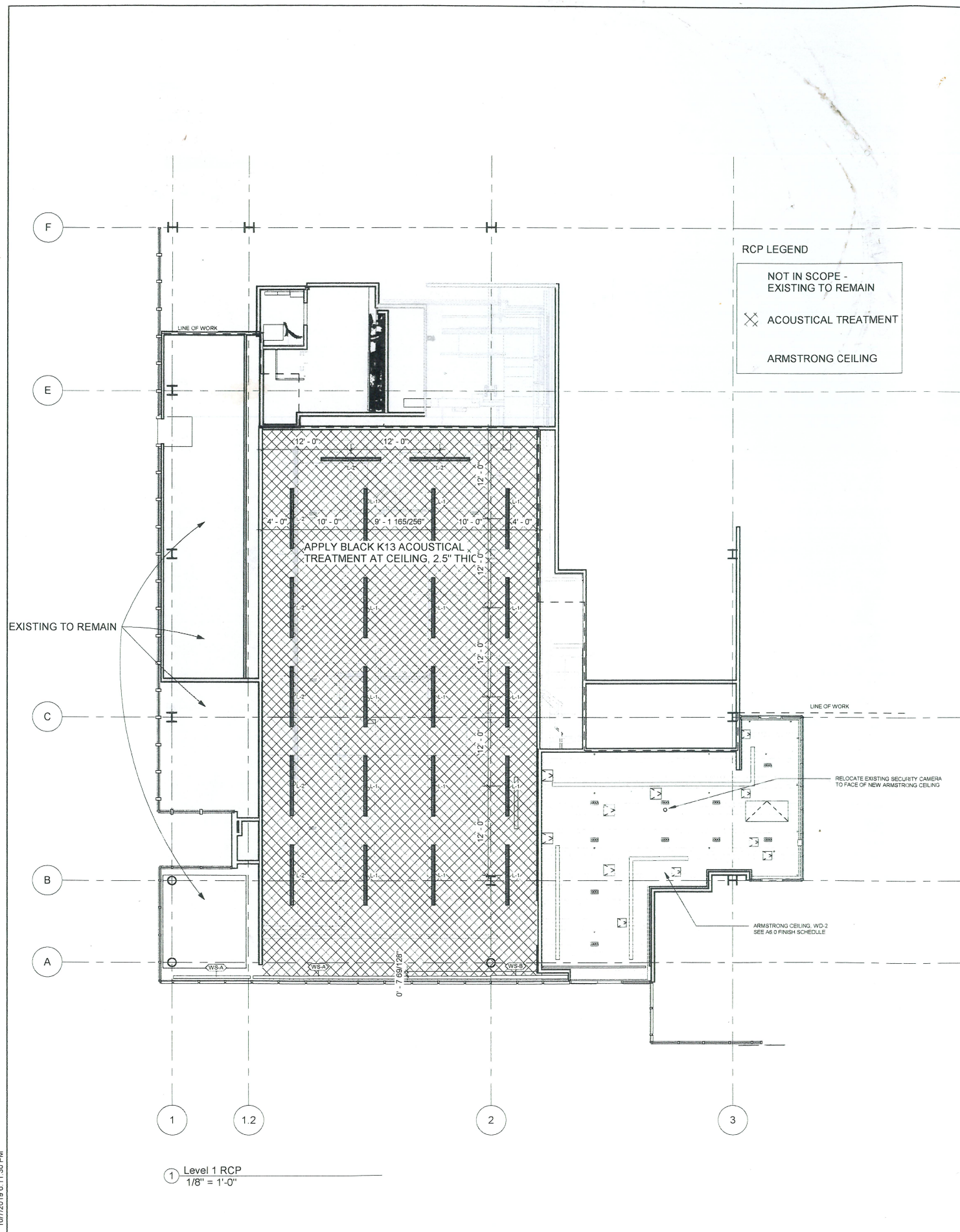
TITLE

**REFLECTED
CEILING PLAN**

SHEET

A3.0

PROJECT #: 2018-1

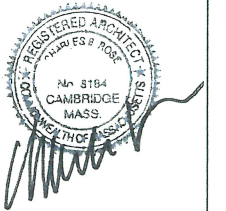


RCP LEGEND
 NOT IN SCOPE - EXISTING TO REMAIN
 X ACOUSTICAL TREATMENT
 ARMSTRONG CEILING

① Level 1 RCP
1/8" = 1'-0"

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CERTIFICATION



Kendall Square ArtSpace

650 E Kendall Street

DRAWING ISSUE

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REVISION HISTORY

NO.	DATE	DESCRIPTION

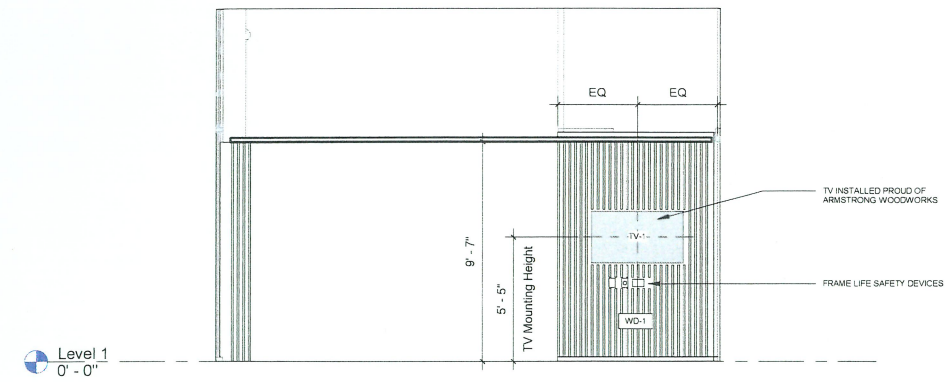
TITLE

INTERIOR ELEVATIONS

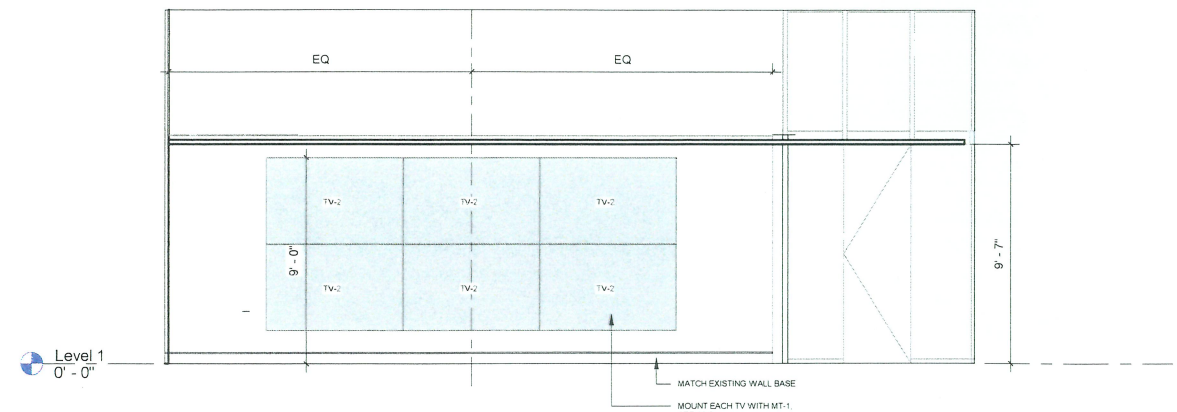
SHEET

A5.0

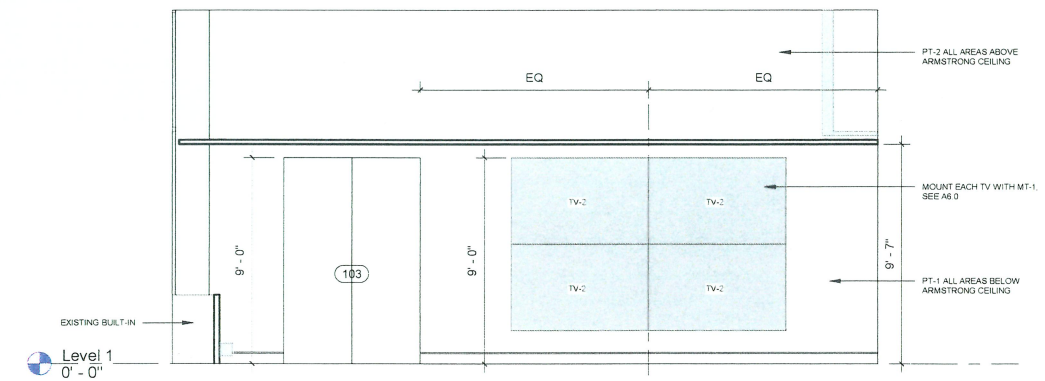
PROJECT #: 2018-1



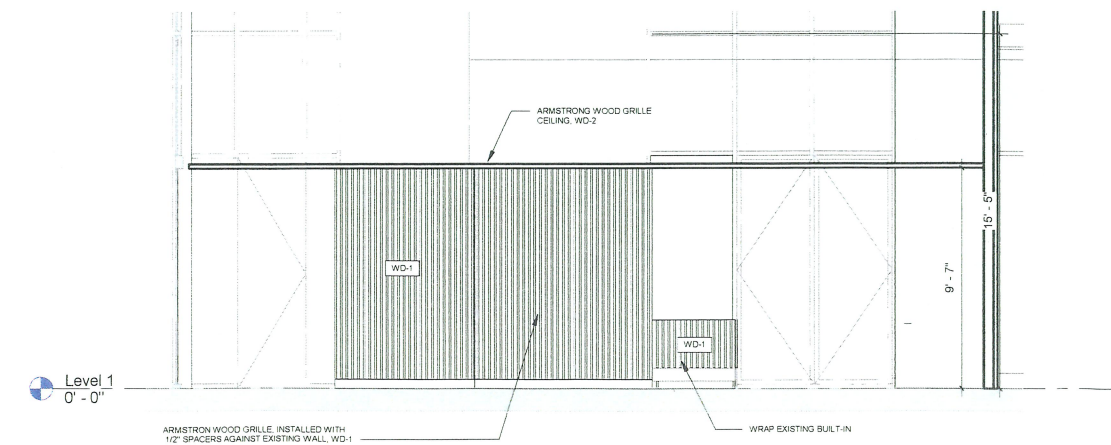
⑤ LOBBY - FACING ATRIUM
1/4" = 1'-0"



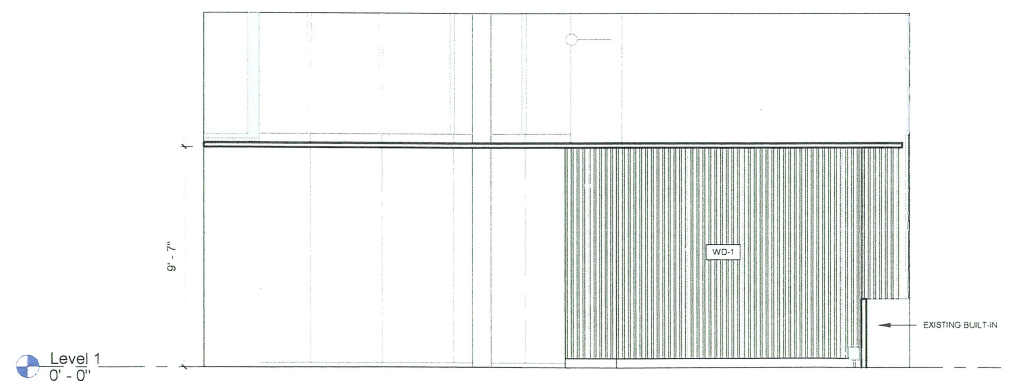
① LOBBY NORTH
1/4" = 1'-0"



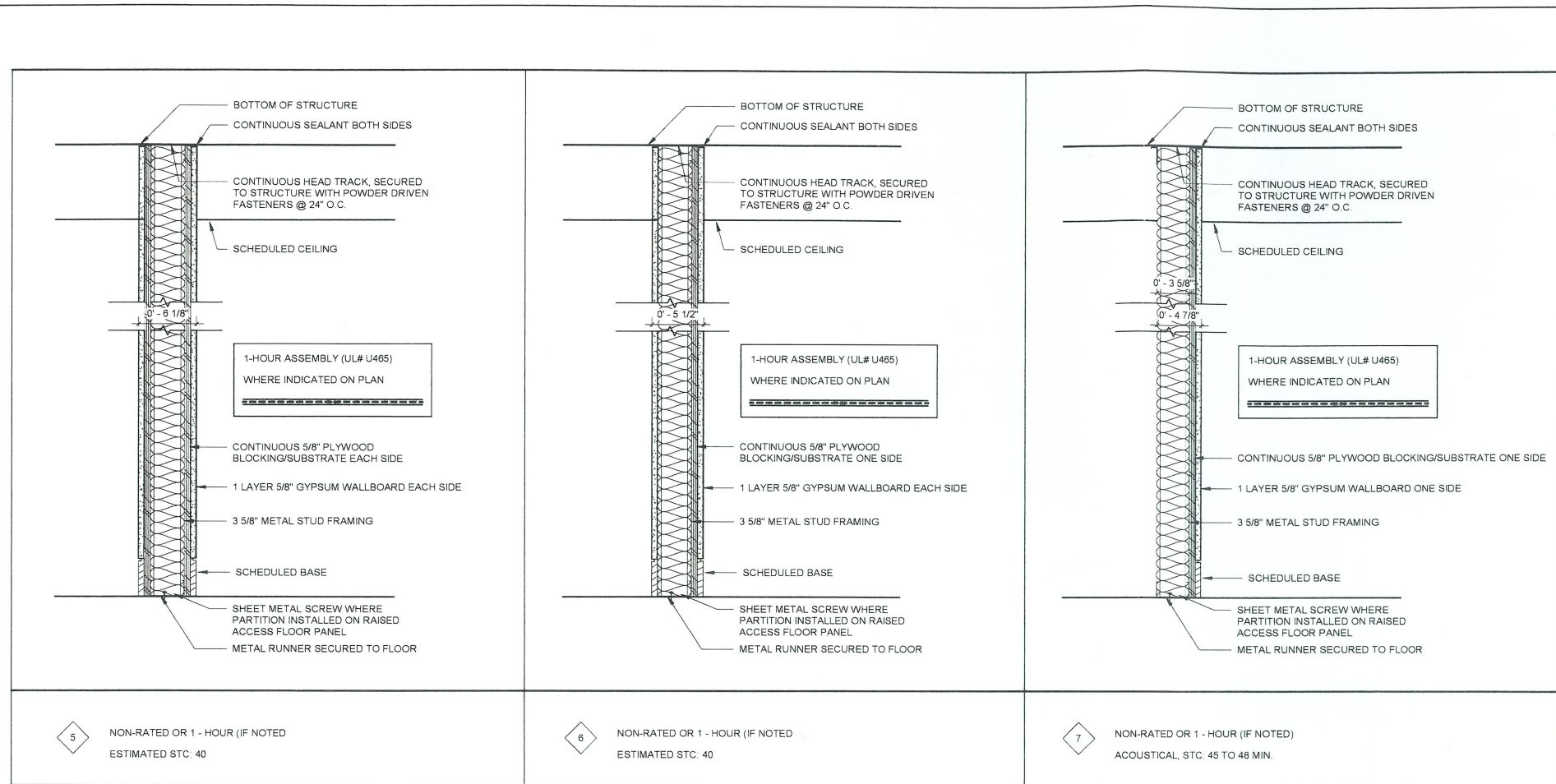
② LOBBY WEST
1/4" = 1'-0"



③ LOBBY SOUTH
1/4" = 1'-0"



④ LOBBY EAST
1/4" = 1'-0"

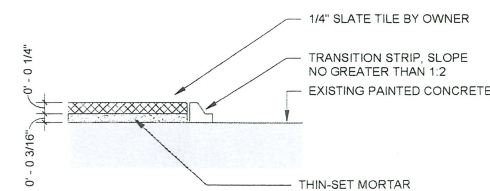


5 NON-RATED OR 1 - HOUR (IF NOTED)
ESTIMATED STC: 40

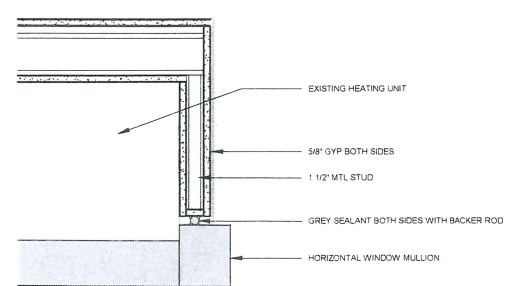
6 NON-RATED OR 1 - HOUR (IF NOTED)
ESTIMATED STC: 40

7 NON-RATED OR 1 - HOUR (IF NOTED)
ACOUSTICAL, STC: 45 TO 48 MIN.

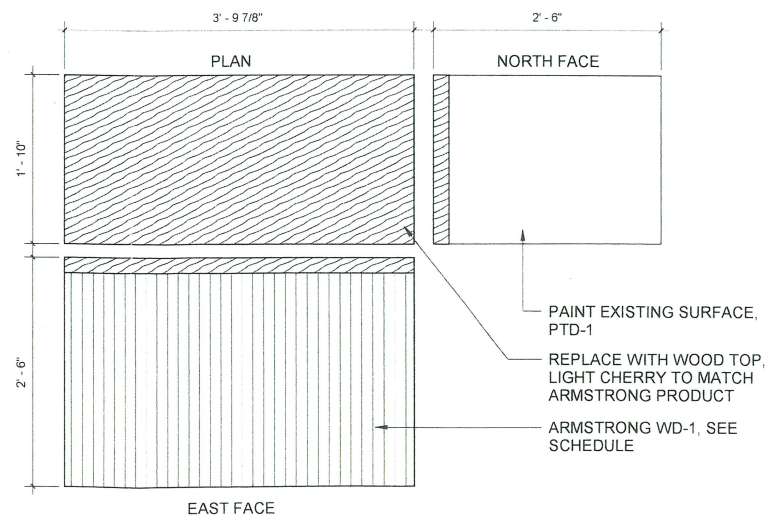
PARTITION TYPES



1 FLOOR TRANSITION
6" = 1'-0"



3 ACOUSTICAL SEALANT AT LOBBY MULLION
1 1/2" = 1'-0"



4 BUILT-IN DETAILS
1" = 1'-0"

FLOOR FINISHES

ROOM NAME	MANUFACTURER	SIZE	THICKNESS	NOTES
Lobby	Evergreen Slate Co.	12" x 12"	1/4"	Sealed prior to and after installation. Rocksolid Elite Sealer. Dark Grout
Break Out Rooms	TBD	TBD	TBD	Carpet Tile, By Owner
Main Hall	Benjamin Moore	N/A	N/A	Graphite, 1603

WALL FINISHES

ROOM NAME	FINISH TAG	MANUFACTURER	PRODUCT	NOTES
Lobby	WD-1	Armstrong	Woodworks Grille	Light Cherry, Blade Width = 0.5", Blade Height = 1.5", Spacing to match Regular #663112
Lobby	PTD-1	Benjamin Moore	HC-81, Manchester Tan	
Lobby	PTD-2	Benjamin Moore	CC-30, Oxford White	All areas above top of Armstrong Ceiling
Main Hall	PTD-2	Benjamin Moore	CC-30, Oxford White	
Break Out Rooms	PTD-2	Benjamin Moore	CC-30, Oxford White	

CEILING FINISHES

ROOM NAME	FINISH TAG	MANUFACTURER	PRODUCT	NOTES
Lobby	WD-2	Armstrong	Woodworks Grille, Regular #663112	12 Vertical Slats, 24 x 48 x 2", Light Cherry Finish
Main Hall	K-13	By Owner	Black K-13 Acoustical Finish	2.5" Thick

NOTE: All finishes as specified or equivalent.

MEDIA SCHEDULE

MEDIA TAG	MANUFACTURER	PRODUCT	NOTES
TV-1	Samsung	55" Q8DR	
TV-2	Samsung	82" Q9D	
MT-1	Chief	ConnexSys Landscape Mounting System	

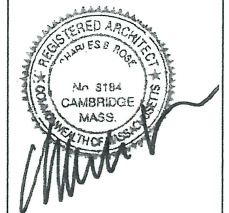
LIGHTING SCHEDULE

LIGHTING TAG	MANUFACTURER	PRODUCT	NOTES
L-1	Finelite	FL_HPL_Direct_TW_TS	
L-2	Finelite	FL_HPL_WW_D_TS	

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REVISION HISTORY

NO.	DESCRIPTION

TITLE

PARTITION TYPES, SCHEDULES & DETAILS

SHEET

A6.0

PROJECT #: 2018-1

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