

BPG / Bluestone Planning Group

Urban Design Planning Architecture

DRAFT

MEETING NOTES / ON-SITE TOUR: Google Connector Buildings Construction Update; Arcade Paving & Ceiling Lighting Review; and Microsoft CC1 Roof Deck Review

March 14, 2013

Attending: Kathy Born (CRA), Barry Zevin (CRA), Susan Glazer (CRA & CCDD), Kevin Sheehan (BP), Mike Cantalupa (BP), David Manfredi (EM), Steve Dube (EM), Ray Paradis (ARC), Tim Posey (ARC), Dena Quinn (Microsoft), Roger Boothe (CCDD), and Larry Bluestone (BPG)

Notes Submitted By: Larry Bluestone, March 14, 2013

On 14 March 2013, the CRA's and the City's design review team met with Boston Properties (BP), Elkus Manfredi (EM), and later a representative from Microsoft and their architect (ARC) for on-site review meetings: 1) Review of construction progress on the two Google Connector Buildings; 2) Review of the concrete floor and lighting scheme for the Google Arcade; and 3) review of Microsoft's proposal for constructing a new roof deck atop the Marriott Hotel meeting rooms at CC#1.

1. Google Connectors Review

The CRA Board's design team, Susan Glazer, and Roger Boothe met with Kevin Sheehan on the garage rooftop to see construction progress of the CC4-CC5 Connector. Unfortunately, the rooftop Connector was wrapped with a tarp so we couldn't see construction progress. Even so, it was evident that the top roof beam sloped downward from CC#4 to CC#5. Kevin assured the CRA team that the slope would be hidden by a level horizontal roof spandrel so the rooftop would appear flat.

Kevin was asked when the CRA could review Google's plans for the rooftop Connector floors. Kevin replied that Google said designs would be available at the beginning of April.

Kevin and Barry both reported that an opening in the second level floor steel decking had in fact been cut to allow for a future connecting stair along the east façade, as had been promised.

The group then toured progress of construction on the CC3-CC5 Arcade Google Connector. From across Main Street, the CRA review team thought the southern glass façade of the Connector looked good. Kevin said that a signage proposal for the exterior of the Connector was being prepared now.

2. CC3 – CC5 Arcade Paving & Lighting Review

The CRA design team met with Steve Dube and David Manfredi to review the poured gray concrete floor for the ground floor of the Google Arcade. The concrete floor was coated with a matte sheen that everyone agreed looked good. David said that the only maintenance required was mopping and occasional buffing. Larry mentioned that because of the gray color, brighter colors would be needed in the Arcade to add more life – either through storefront design and signage, furniture, and /or a graphics system. That discussion for the need for color led to a discussion of the programmable Arcade ceiling lighting.

A mock display of the Arcade's programmable ceiling lighting was on display in the construction office. Kevin, David, and Steve demonstrated how the color lighting would move and shift

throughout the day. The LED lighting grid would be installed above a translucent two-layer ceiling sandwich panel made of a stretched canvas material. The panel would be one piece so that no dividing grid lines would appear from the Arcade. The CRA design review committee approved the lighting plan.

3. Microsoft Roof Deck Review

The CRA design team met with Dena Quinn of Microsoft at their CC#1 offices and her architects - Ray Paradis of ARC, and Tim Posey, also of ARC (by speaker phone) - to review their schematic designs for their proposed roof deck.

After a tour of Microsoft's space at CC#1, Dena presented Microsoft's sketch plans of the proposed roof deck, which the CRA had previously received. Dena said that the unenclosed roof deck, overlooking the plaza, would be used by Microsoft guests and staff in warm weather months. No music would be played on the deck. The deck has an occupancy capacity of 49 people.

The CRA expressed several concerns about the currently proposed design – 1) visually screening rooftop mechanical equipment, 2) the design and extent of the metal siding skirt surrounding the raised roof deck overlooking the plaza, 3) the fact that a proposed acoustic screening wall that protected rooftop deck users from the noise of the mechanical rooftop equipment may be visually turning its back visually to Marriott hotel guests rooms, and 4) that the deck's wood plank flooring would not be allowed by Building Code. Larry also raised the safety question of wind effects on the roof and whether loose items could be blown off the deck.

Concerns 1 & 2: Visual Screening After extended discussion about whether rooftop mechanical equipment and exhaust ductwork could be moved around on the rooftop to better locate the deck to the corner of the roof overlooking Main Street, it was agreed that BP and Microsoft should keep the roof deck where it is now shown, but that the screening skirt should extend the full length of the roof from the Marriott tower to Main Street to screen both the proposed raised deck as well as all rooftop mechanical equipment. Barry also suggested that the screening skirt match or echo the metal on Microsoft's new CC1 entryway facing Point Park),.

Concern 3: Acoustic Screen: Barry expressed his concern that the proposed acoustic screen would not diminish noise sufficiently. Kevin said that they had consulted acoustic consultants and that the screen should prove affective. Barry was also concerned that the screen was visually turning its back to the guest rooms of the Marriott hotel tower overlooking the rooftop. So, even though the design of the screen would appear attractive to Microsoft's deck's users, it would appear unattractive to the hotel guests.

Concern 4: Wood Deck Fire Rating Barry raised the issue that the proposed wood decking might not meet fire code ratings. It was agreed that that was BP's and ARC's responsibility to determine.

Rooftop Wind: BP said they would conduct a quick analysis of rooftop winds to make sure that those winds would not cause a safety hazard of loose materials being blown off the deck onto pedestrians below on the plaza or street. (Larry had raised the issue because winds can be of high velocity at some other places in Cambridge Center as they come down the face of high buildings.)

It was agreed that BP, Microsoft, and ARC would prepare revised designs to reflect the discussions of today and again review them with the CRA. Microsoft hopes to have the construction completed by Memorial Day. Kathy went over the schedule of when the CRA Board meets in March and April so the revised designs could be reviewed and approved. Kevin said that BP hopes to have revised designs available to the Authority for their March Board meeting, even allowing a week in advance for advertising the meeting.

If you have edits or changes to these draft Meeting Notes, please forward them to Larry Bluestone at lbluestone@bluestoneplangroup.com.

Submitted by,
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