



325 MAIN STREET COMMERCIAL BUILDING B

Cambridge, Massachusetts

Design Review Submission
Issued September 06, 2018

PICKARD CHILTON

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1. CORE & SHELL

1.1

PROJECT OVERVIEW

325 MAIN STREET

PROJECT SUMMARY

Located within the Concept Plan area, the project at 325 Main Street (“Commercial Building B” or “325 Main”) is proposed to be a commercial office and retail building meeting the requirements of the amendments to Article 14 in the Zoning Ordinance. 325 Main will replace an existing four-story masonry commercial office and retail building located on the Site which occupies approximately the same footprint as the future Project and contains approximately 117,201 SF of existing gross floor area (“GFA”). Commercial Building B will have a total GFA of approximately 387,187 SF and be up to sixteen floors plus a mechanical penthouse. The total height will be up to 250’-0” to the last occupied floor, as defined under zoning.

325 Main will significantly enhance and enliven the public realm in multiple ways, including a redesigned ground and second floor retail edge along Main Street and the building’s east façade, directly abutting Kendall Plaza, thus enhancing the pedestrian experience at the street level and further enlivening Kendall Plaza. In addition, the Project will create a new pedestrian connection from Kendall Plaza up to the Kendall Square Rooftop Garden through a combination of publicly accessible stairs, a second-level terrace and an elevator, providing an opportunity for multi-level public space and potential programming as well as increased visual interest on Kendall Plaza. Further, 325 Main will provide enhanced access from Pioneer Way through the ground floor retail portion of the building to facilitate pedestrian connection between Ames Street and the Kendall Plaza, enhance neighborhood connectivity and permeability and enliven the proposed ground floor retail.

325 Main will be served by the existing dedicated off-street loading facility for both deliveries and waste management that is shared with 255 Main and the Marriot Hotel, and accessed from Broadway. The loading dock activities will be managed so that service and loading operations do not adversely impact traffic circulation on the adjacent local roadways. Parking for 325 Main will be provided through the existing four garages managed by the Applicant in the area. No parking will be constructed on-site at Commercial Building B. Additionally, 325 Main will provide one hundred and eight (108) long term bike parking spaces within the basement and forty-seven (47) short term bike parking spaces at grade distributed at various entrances to the building.

PROJECT TEAM

Developer



Design Architect



Architect of Record



Landscape Architect



Structural Engineer



MEPFP Engineer



Civil/Traffic Engineer



Code Consultant / Smoke Control



Elevator Consultant



Sustainable Design Consultant

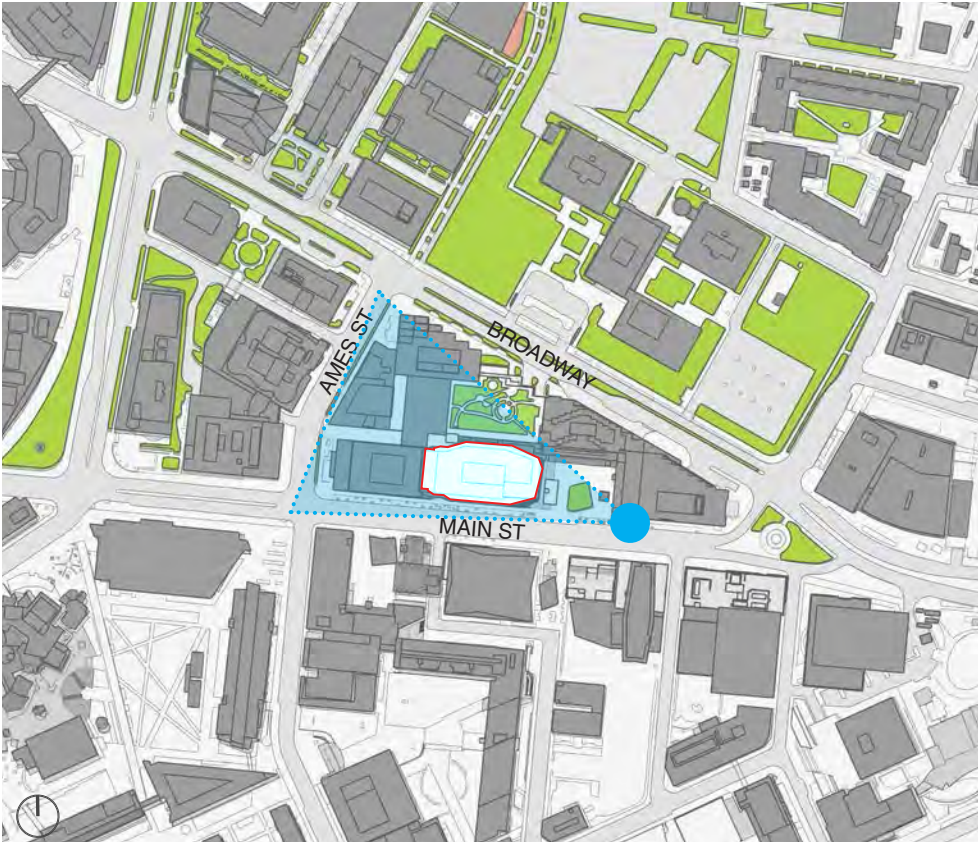


Environmental Scientist

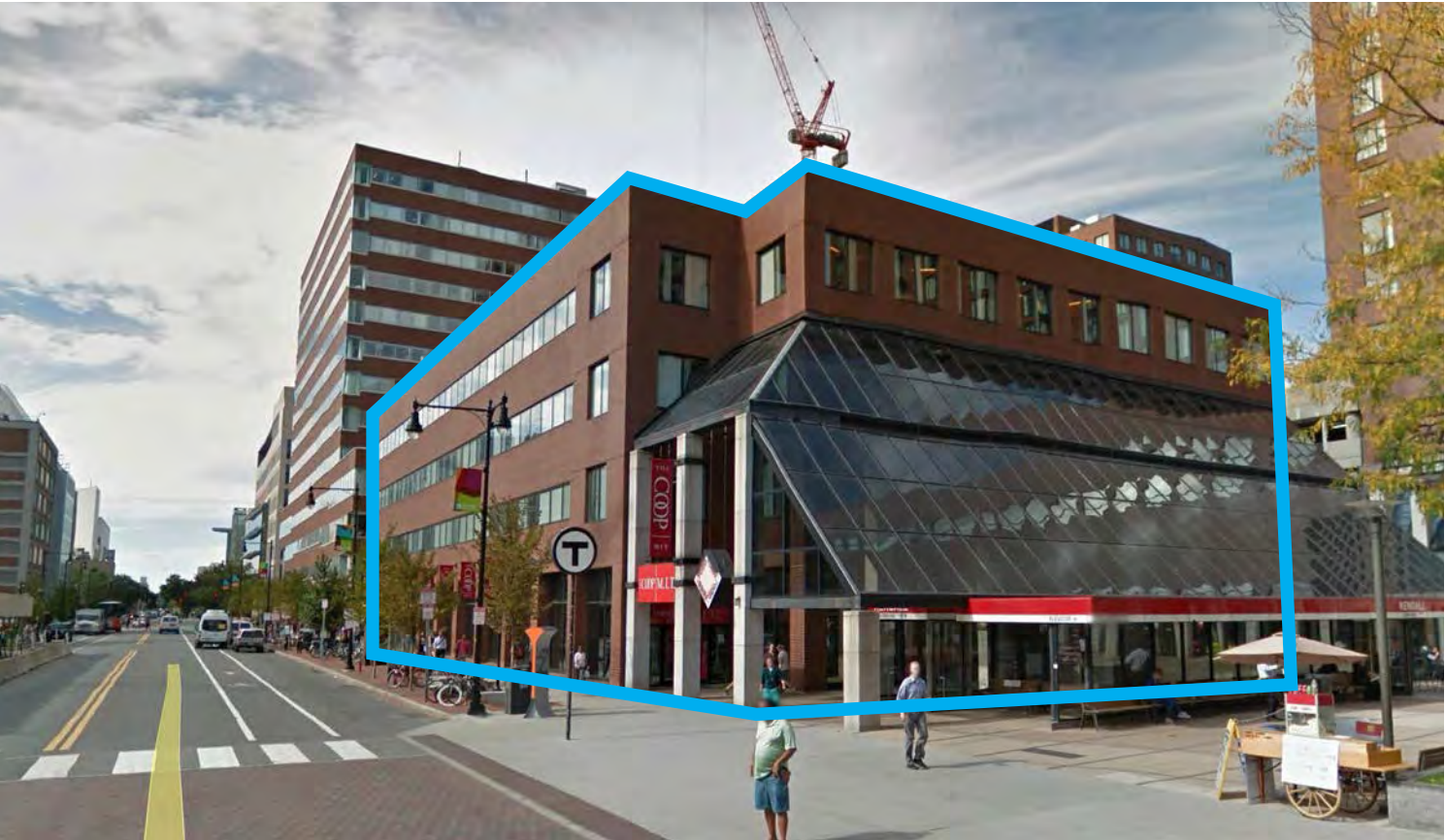
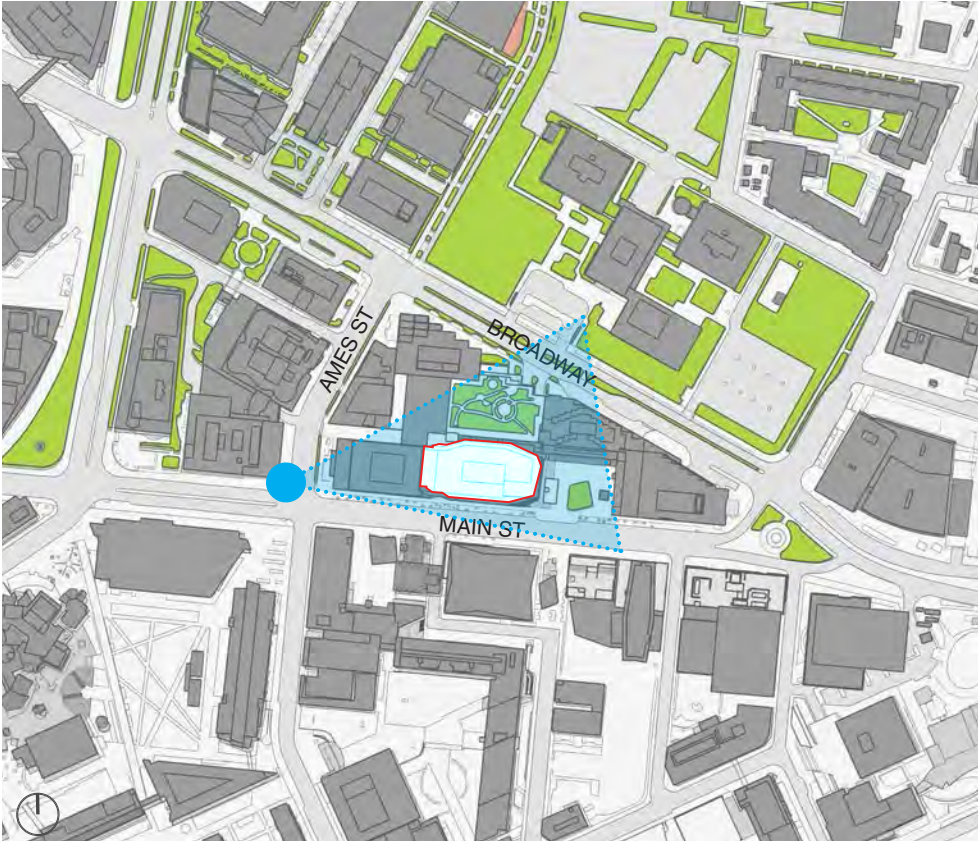


1.2 EXISTING CONDITIONS

KEY PLAN

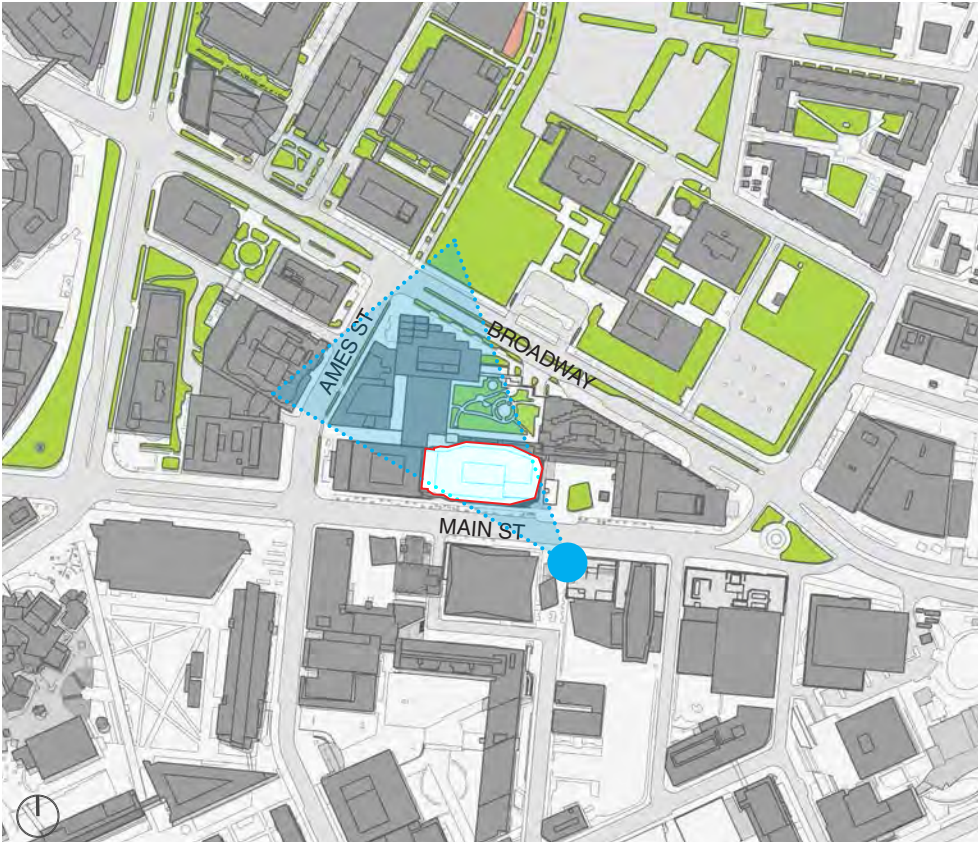


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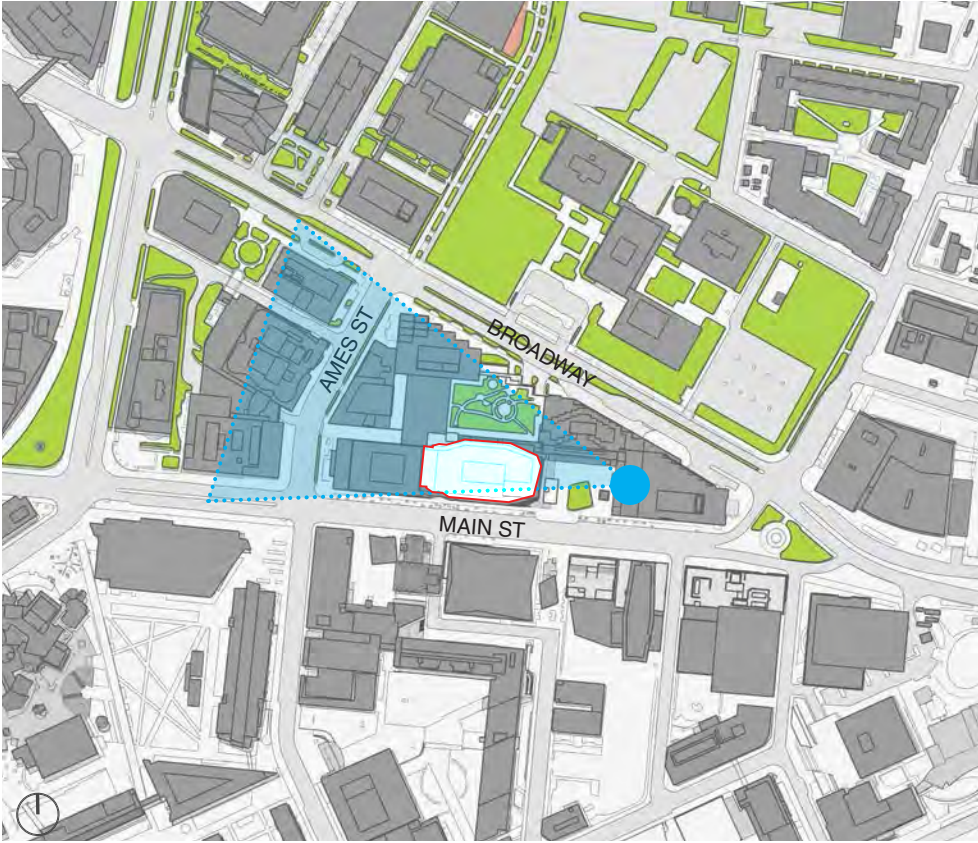


1.2 EXISTING CONDITIONS

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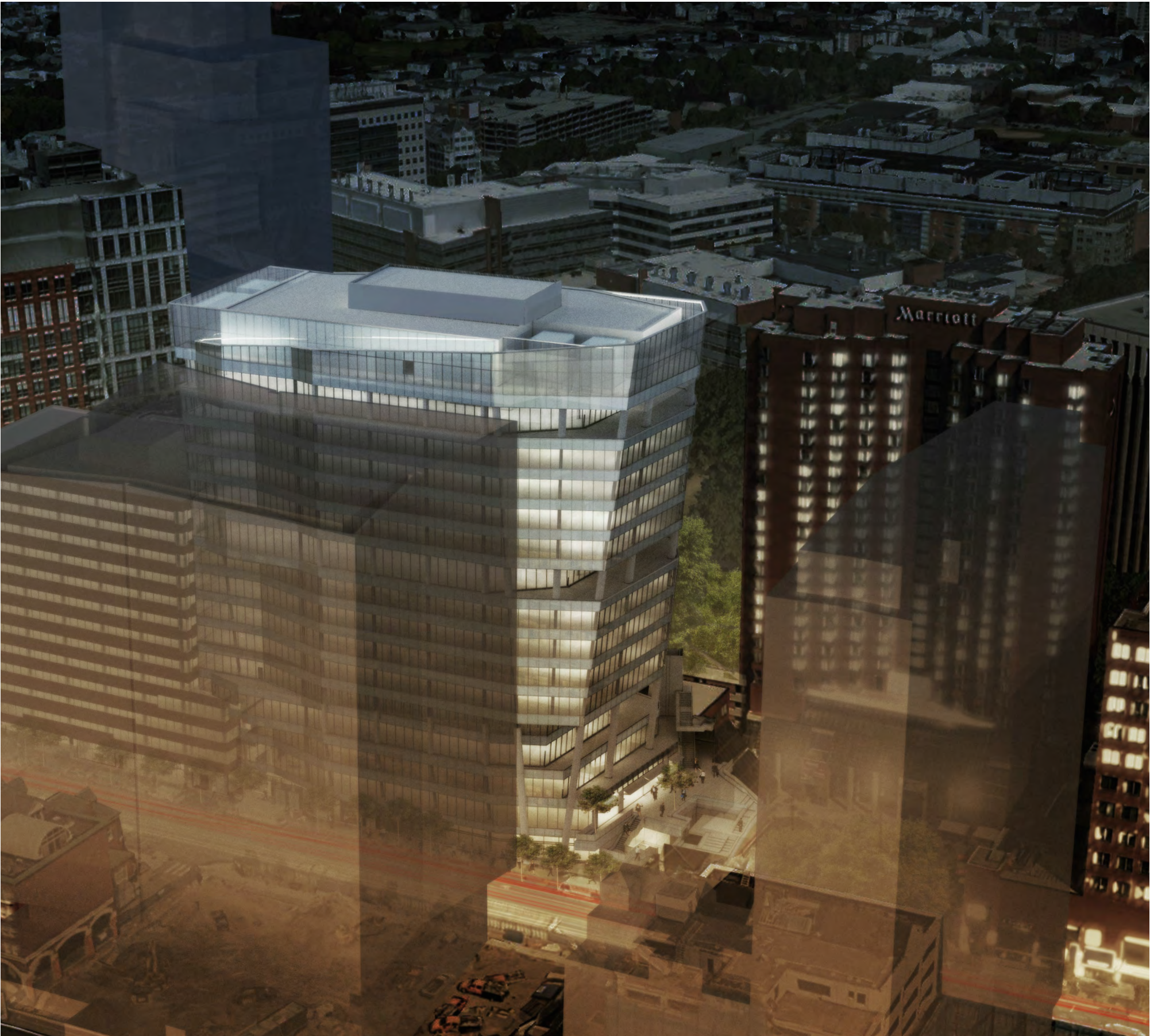
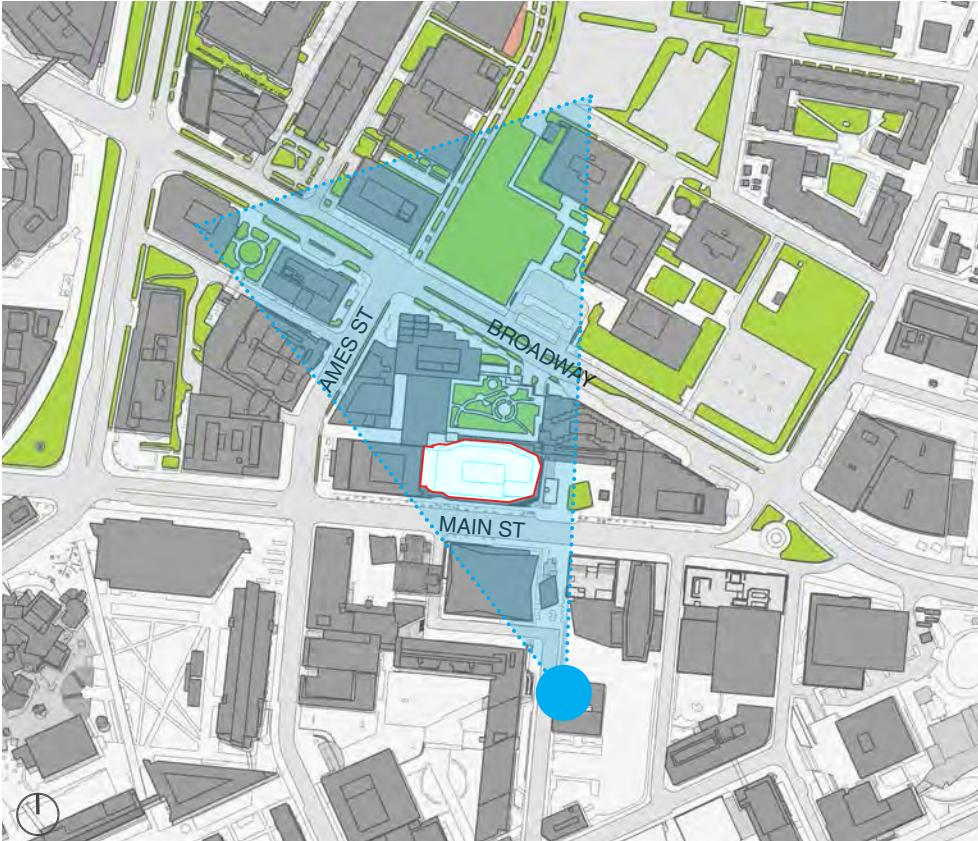
KEY PLAN



1.3.1 DESIGN RENDERINGS

AERIAL VIEW LOOKING NORTH

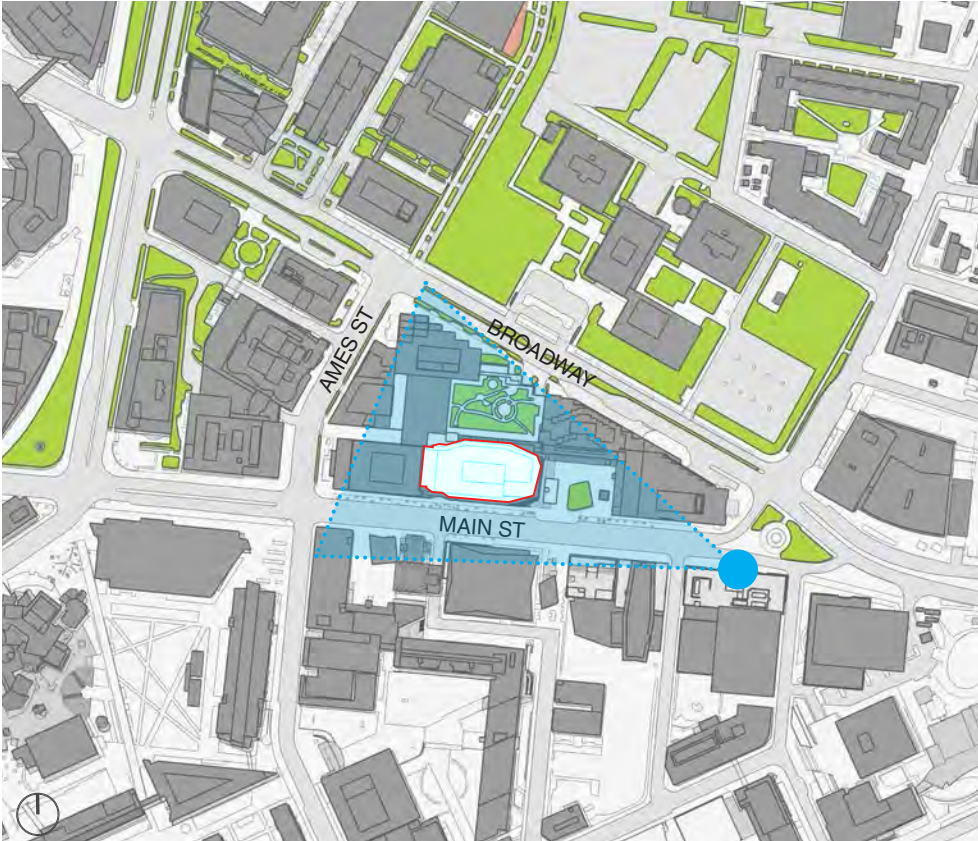
KEY PLAN



1.3.1 DESIGN RENDERINGS

VIEW LOOKING WEST ALONG MAIN STREET

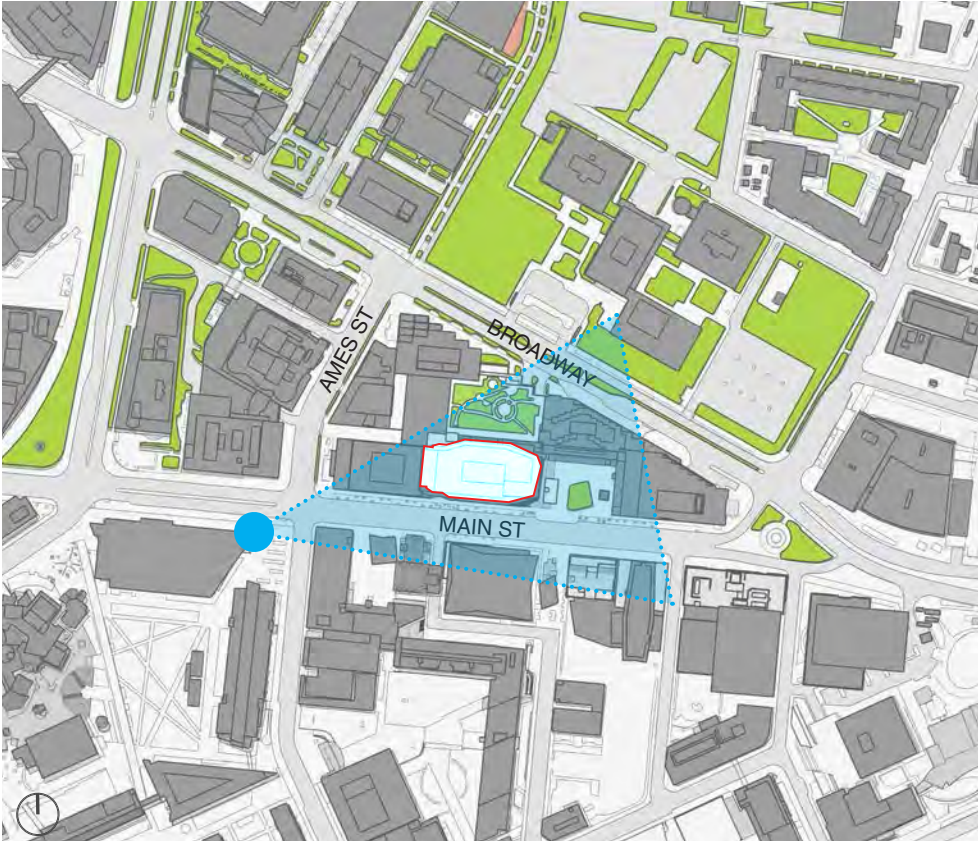
KEY PLAN



1.3.1 DESIGN RENDERINGS

VIEW EAST ALONG MAIN STREET

KEY PLAN



1.3.2 DESIGN MODELS



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST

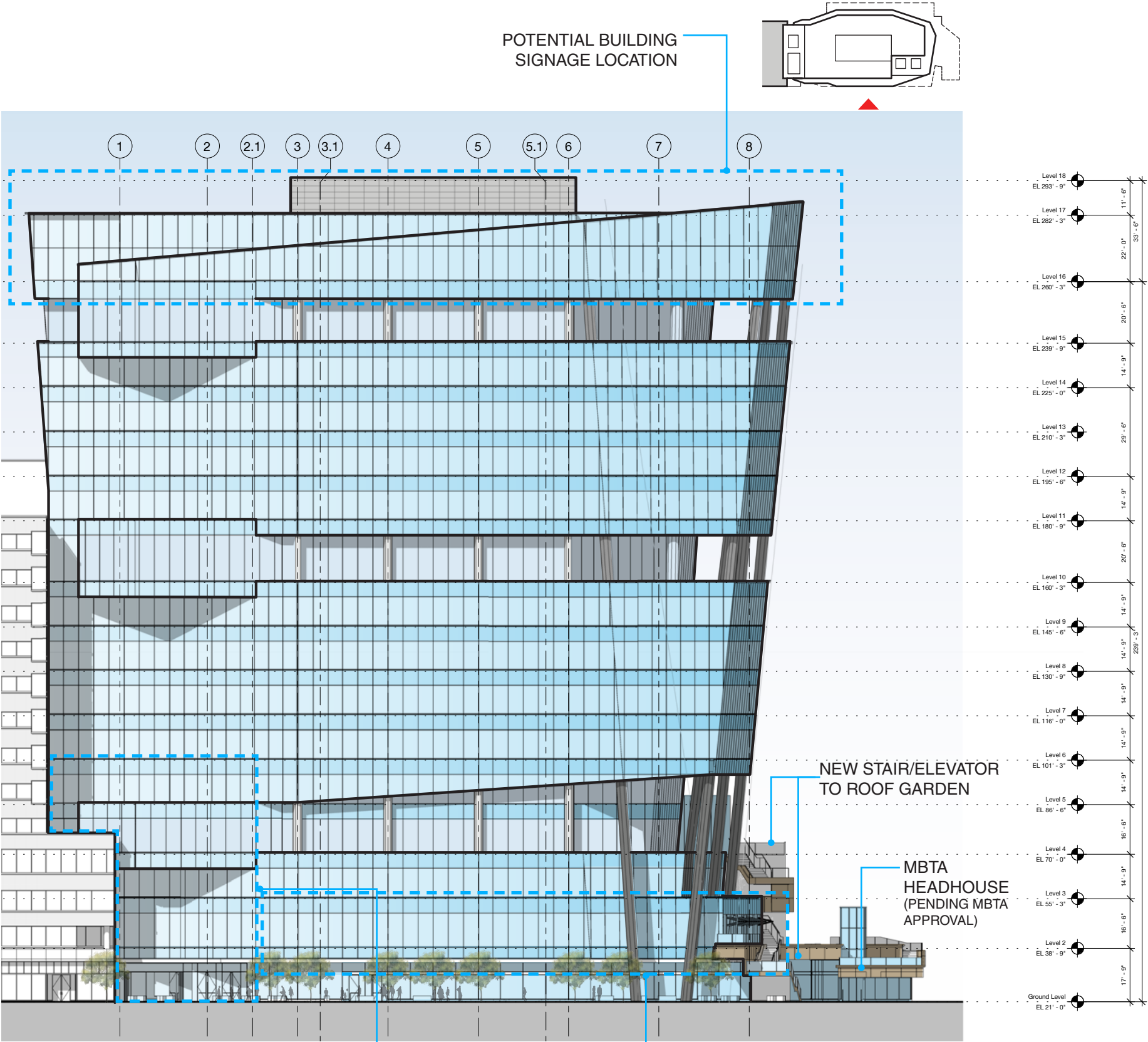


VIEW FROM NORTHWEST



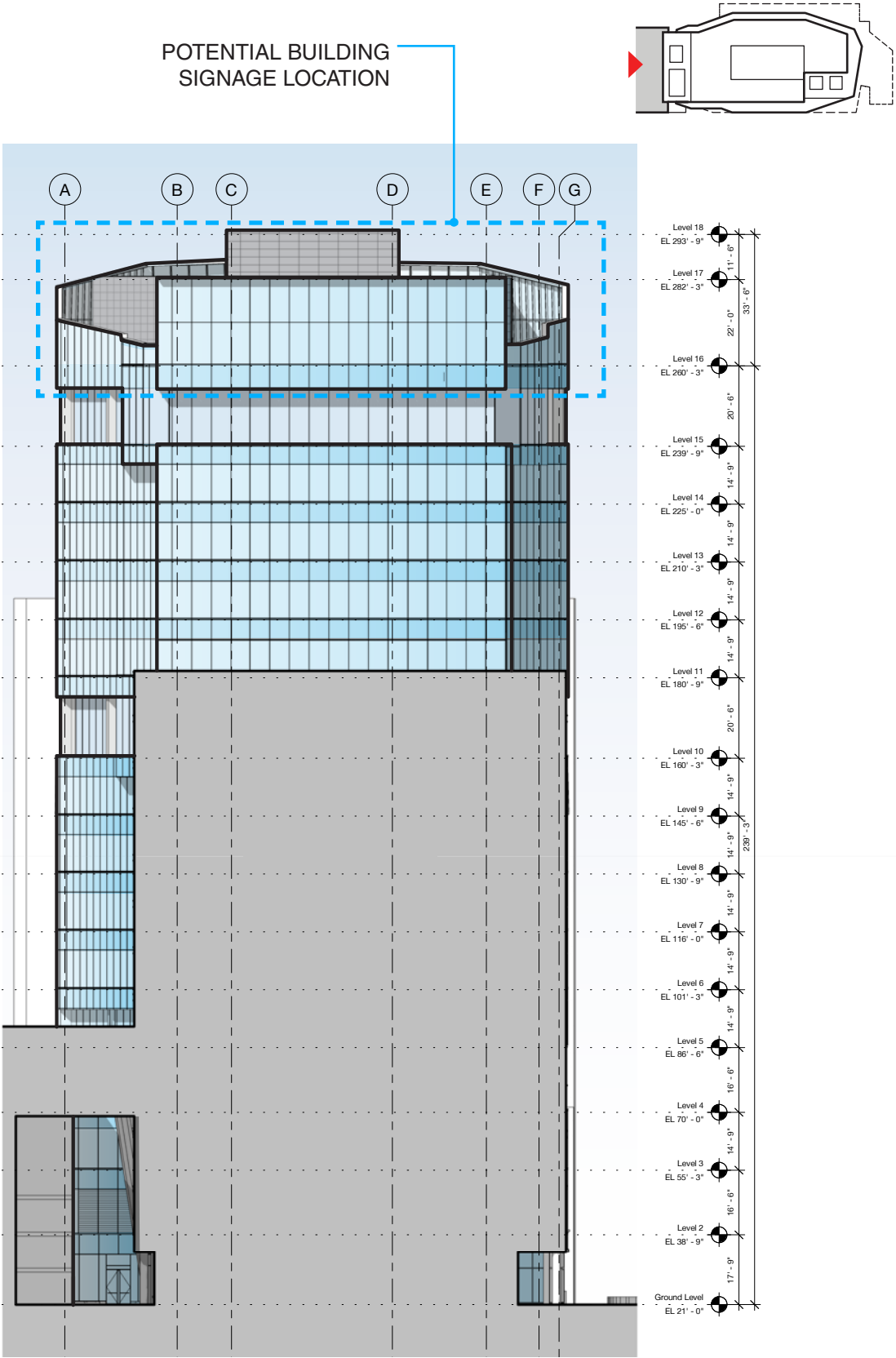
VIEW FROM SOUTHWEST

1.3.3 BUILDING ELEVATIONS



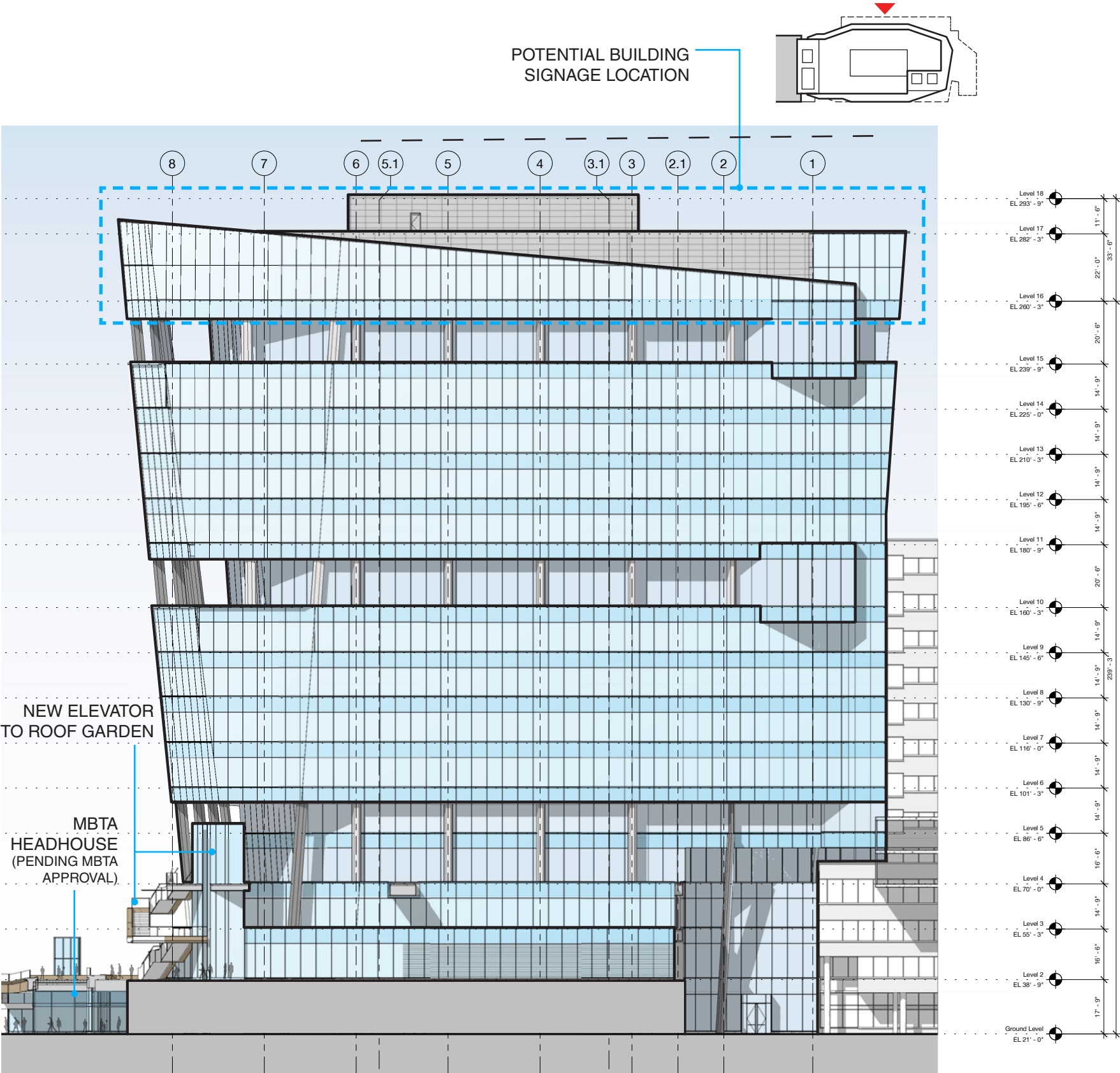
* Floor elevations are measured from sea level

SOUTH ELEVATION



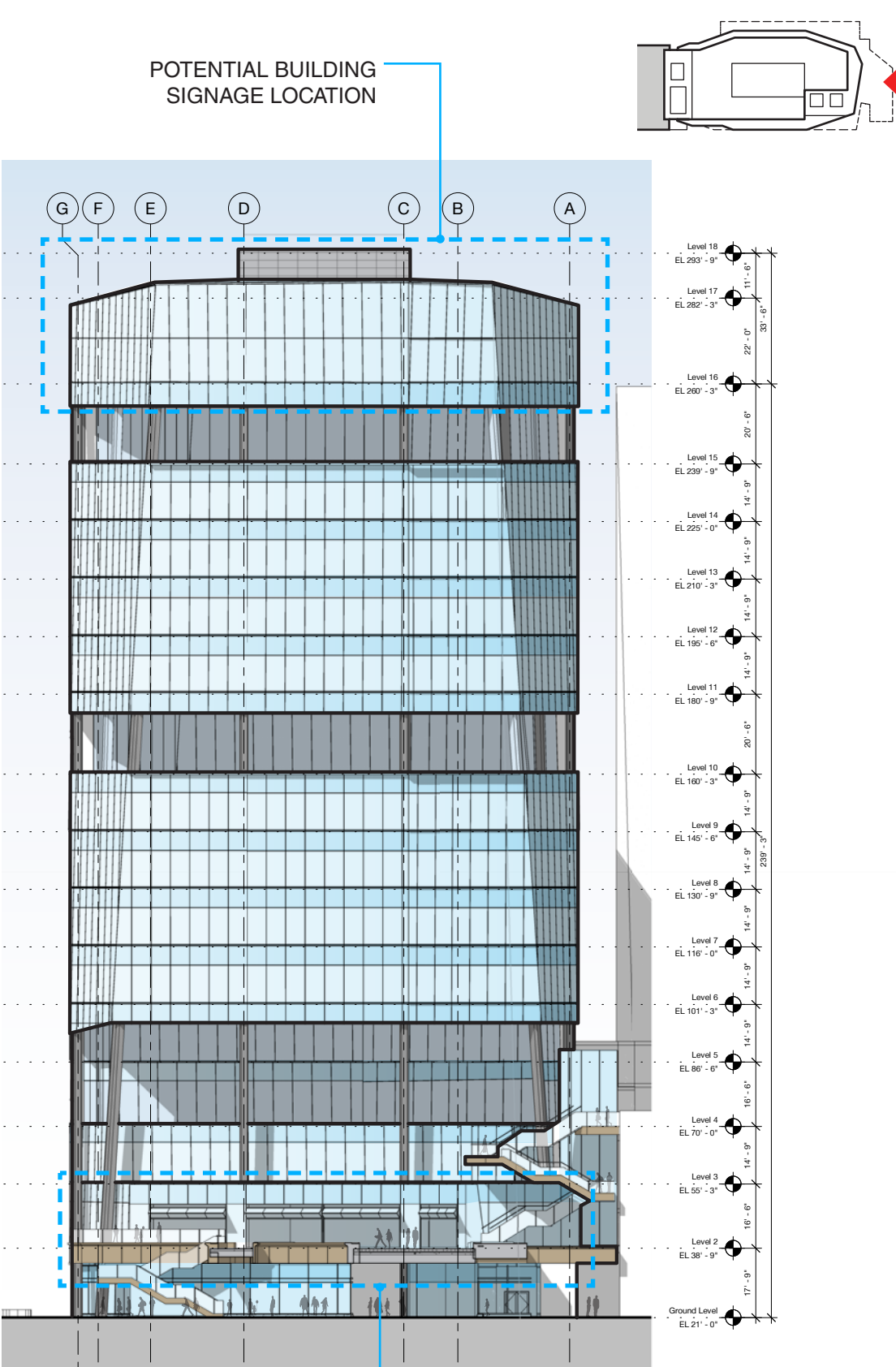
WEST ELEVATION

1.3.3 BUILDING ELEVATIONS



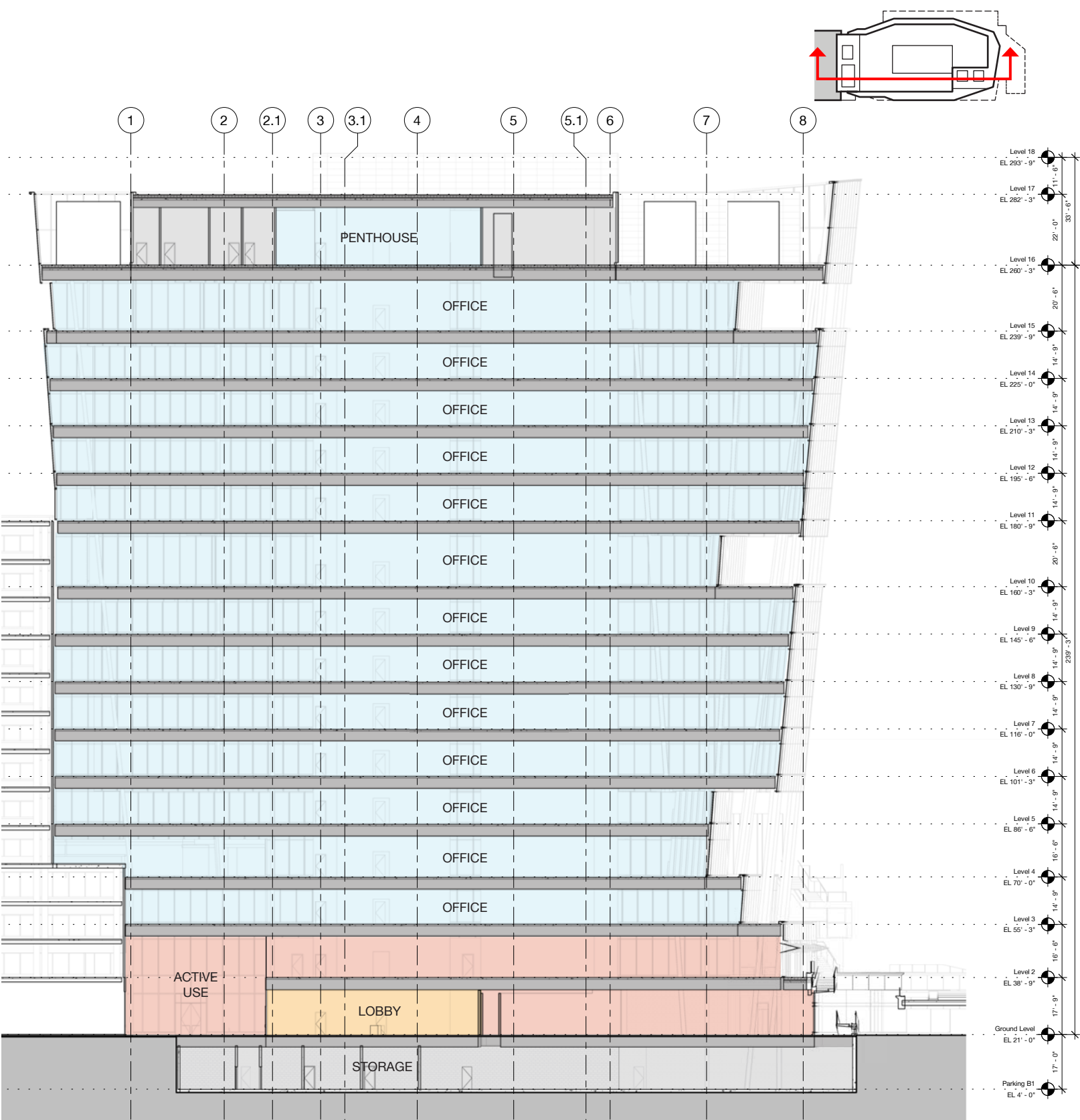
* Floor elevations are measured from sea level

NORTH ELEVATION



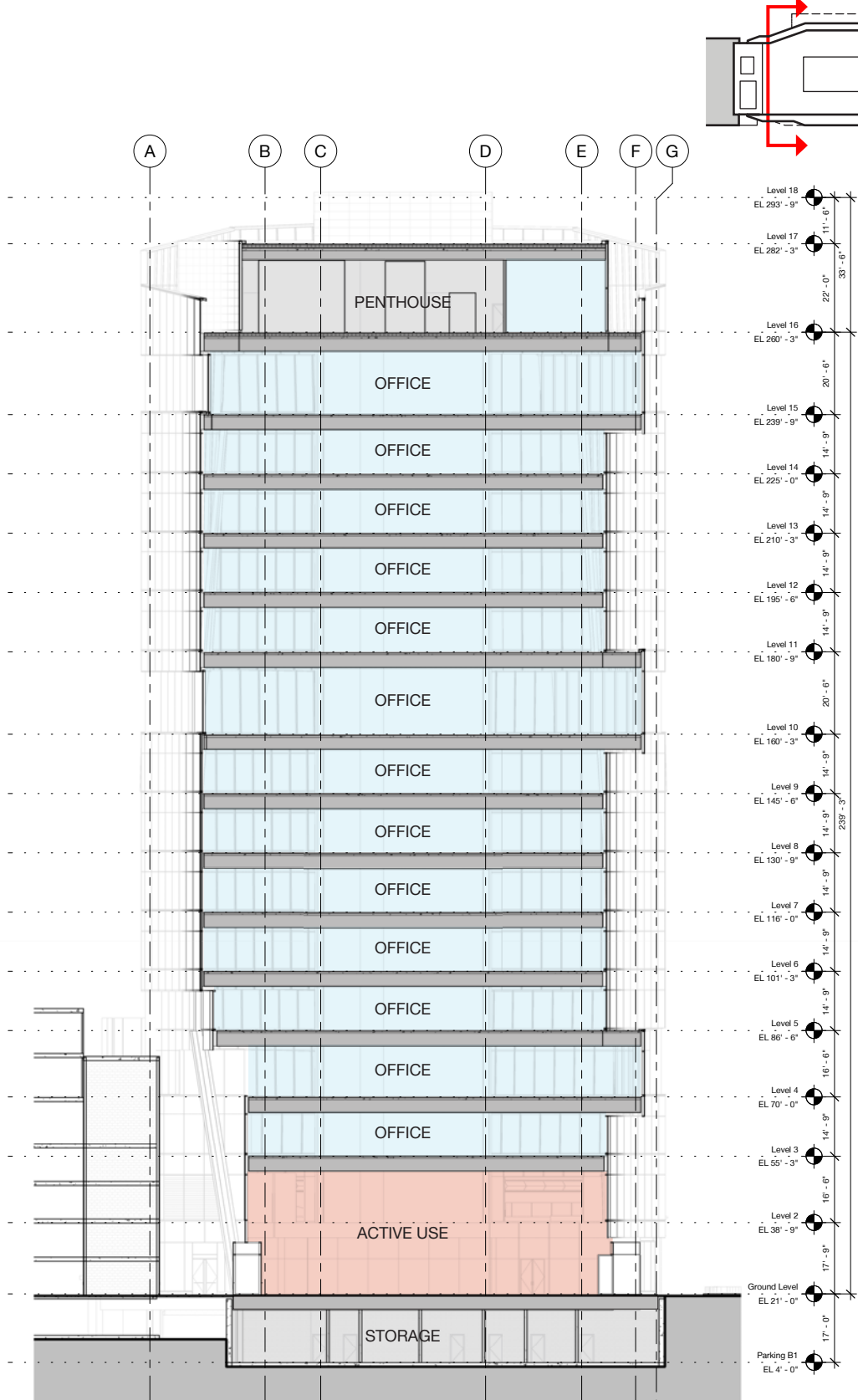
EAST ELEVATION

1.3.4 BUILDING SECTIONS



* Floor elevations are measured from sea level

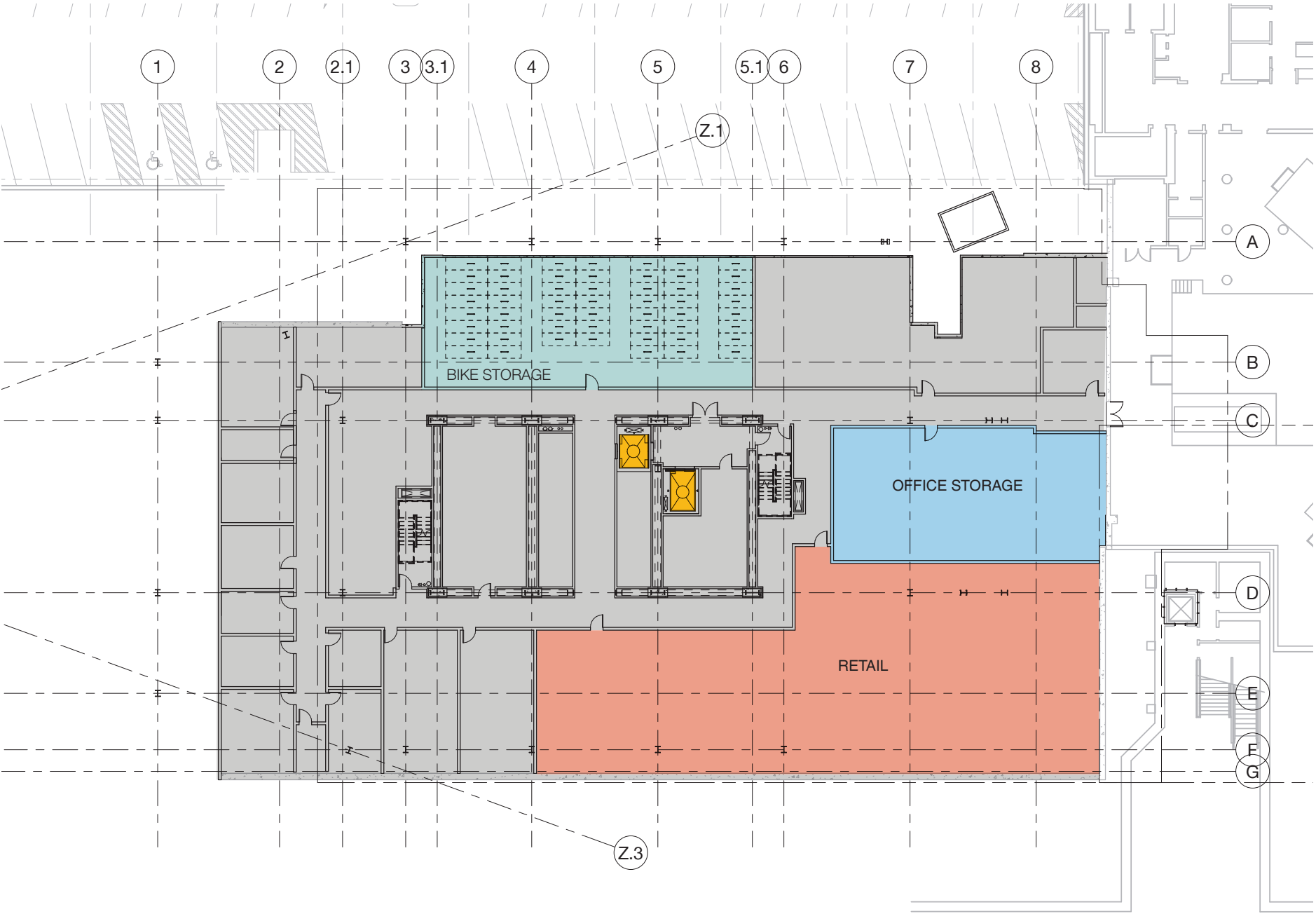
LONGITUDINAL



TRANSVERSE

BELOW GRADE LEVEL B1

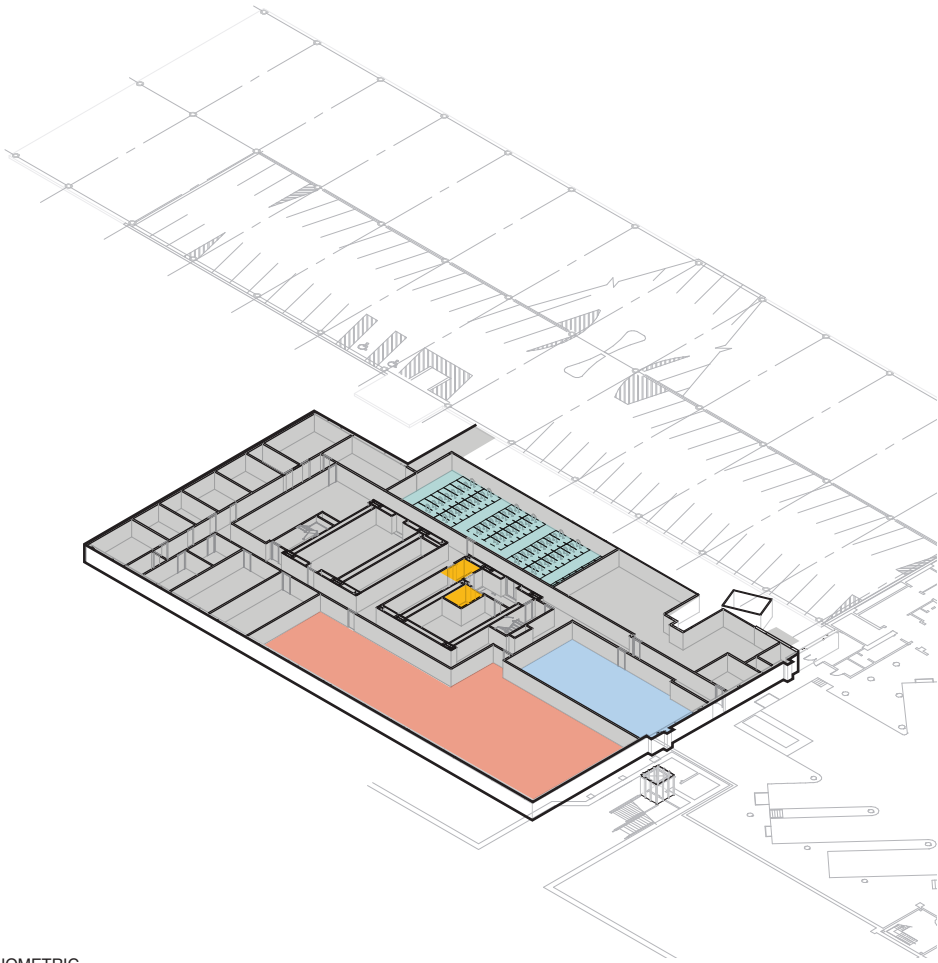
* In all cases 325 Main will meet or exceed the minimum requirements for long term bike parking.



LONG-TERM BIKE PARKING - 108 BIKES / 54 RACKS*

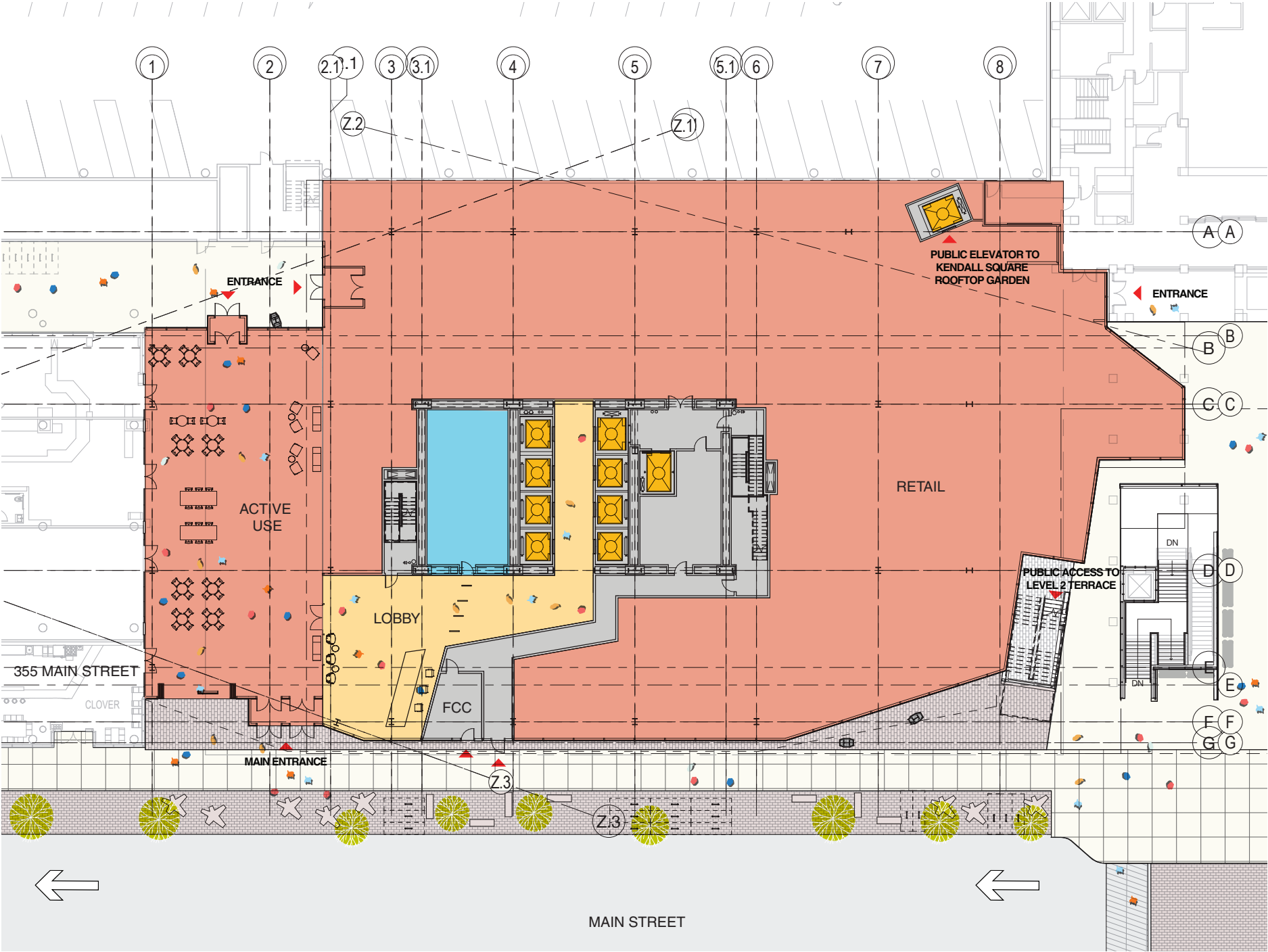
- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical/Storage

AXONOMETRIC

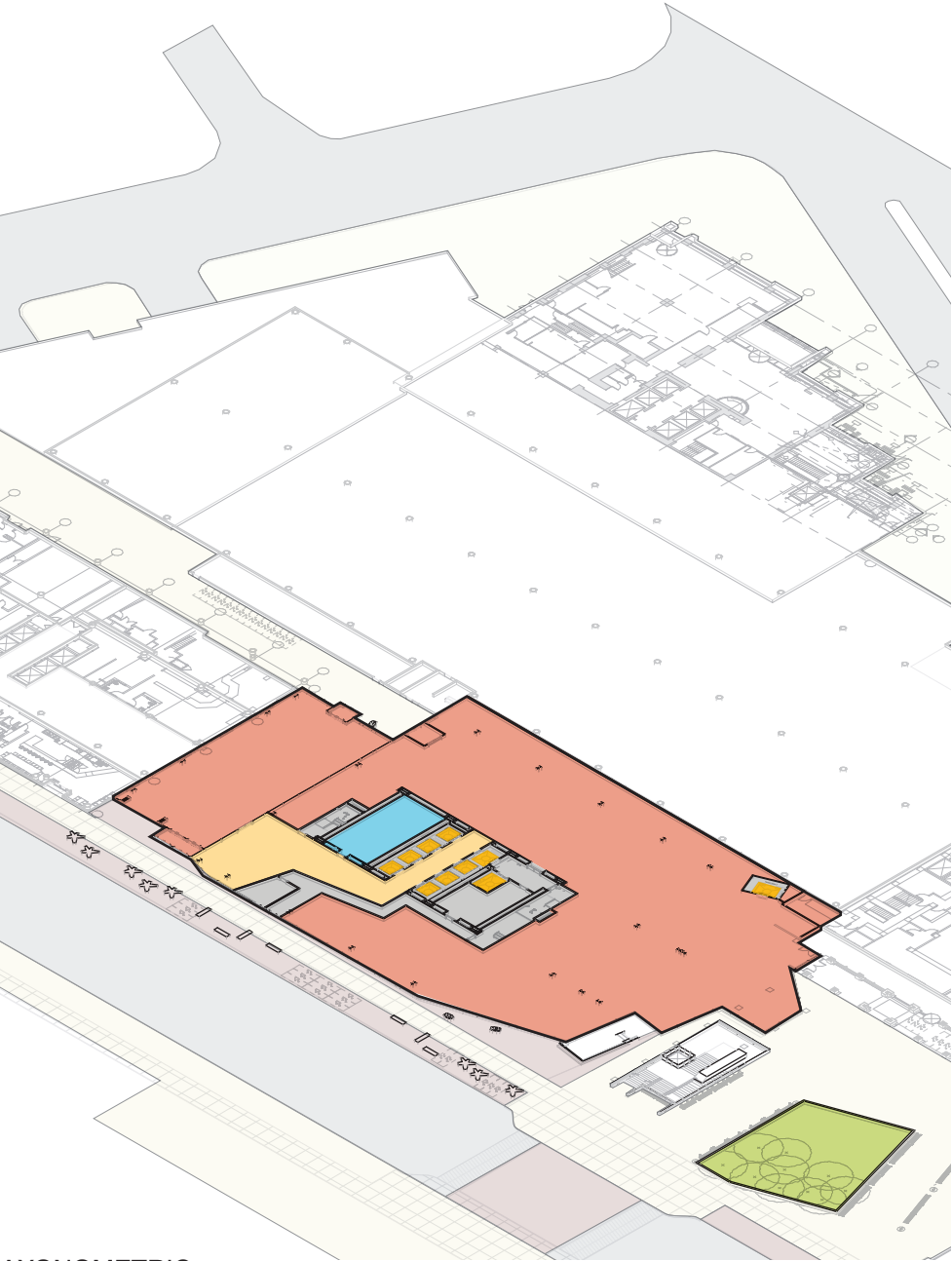


1.3.5 BUILDING PLANS

GROUND LEVEL

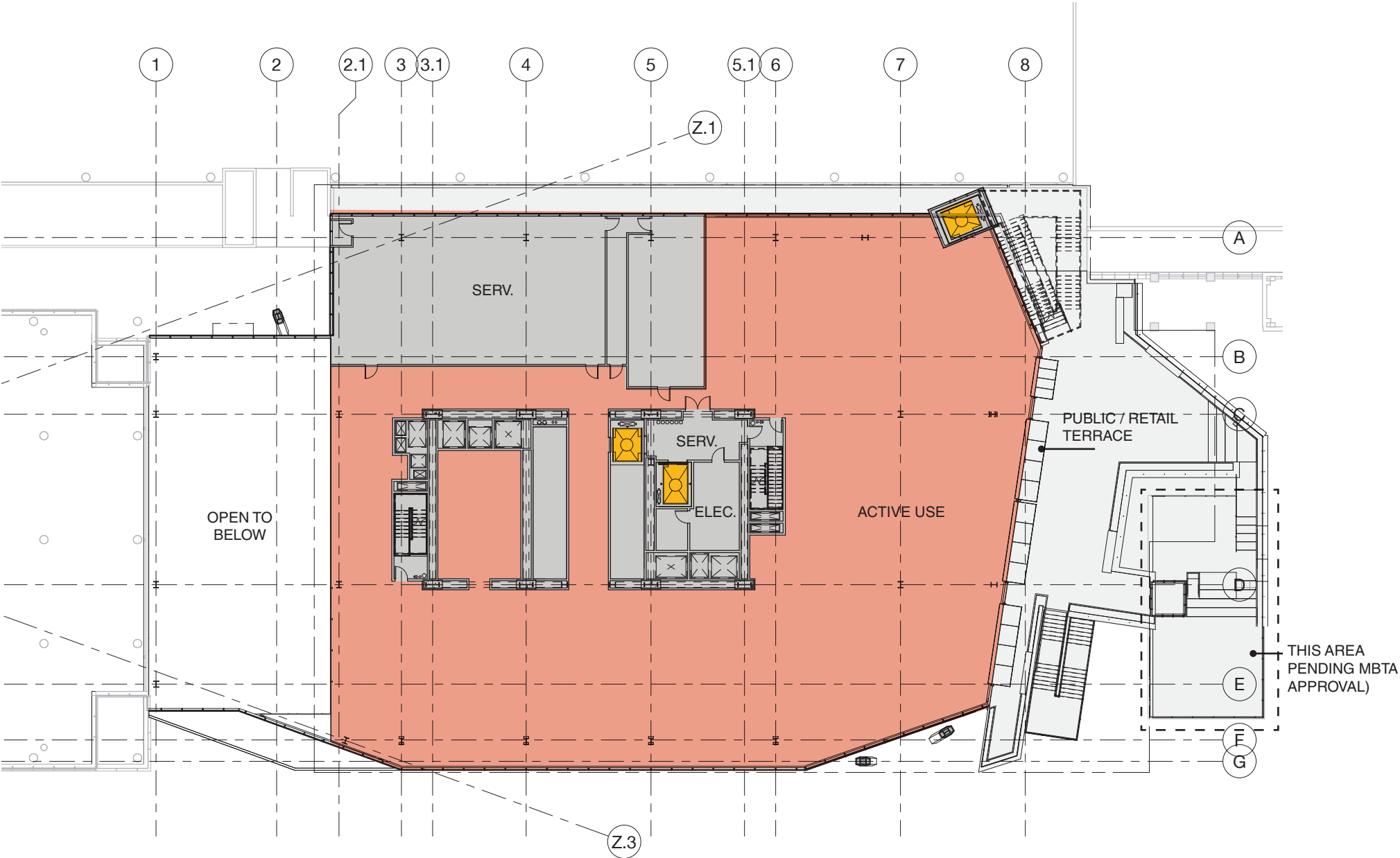


- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical/Storage

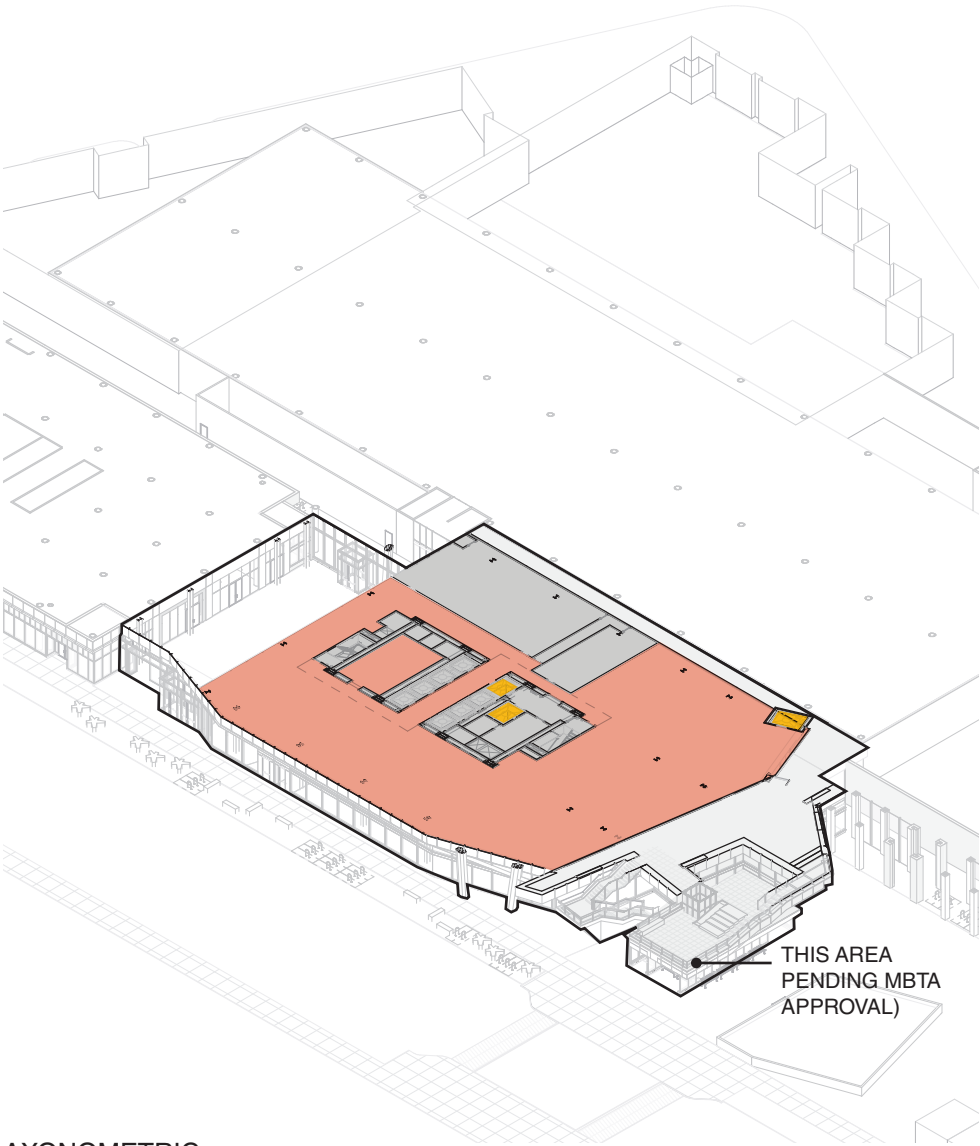


AXONOMETRIC

1.3.5 BUILDING PLANS
LEVEL 2

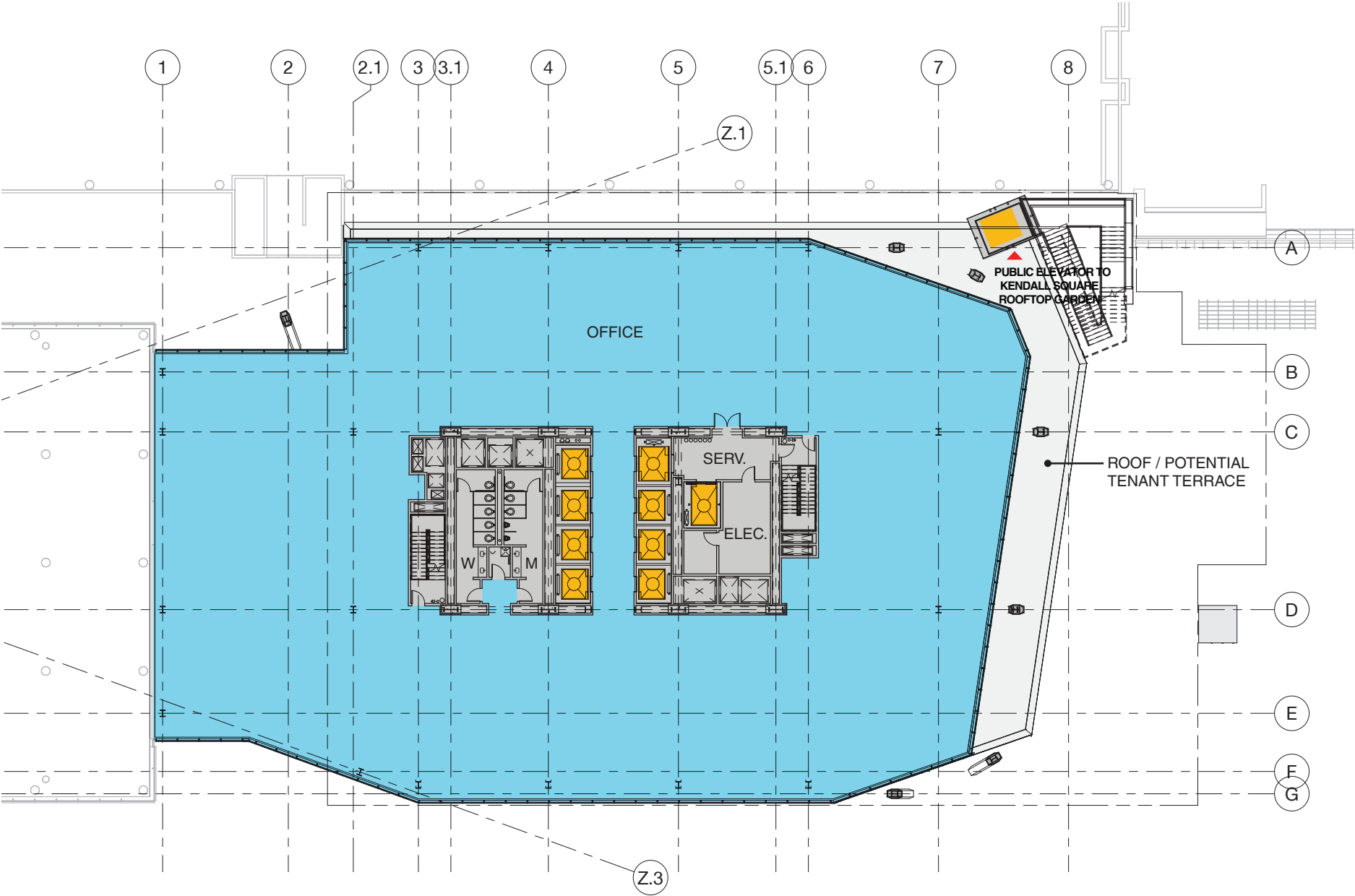


- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical/Storage

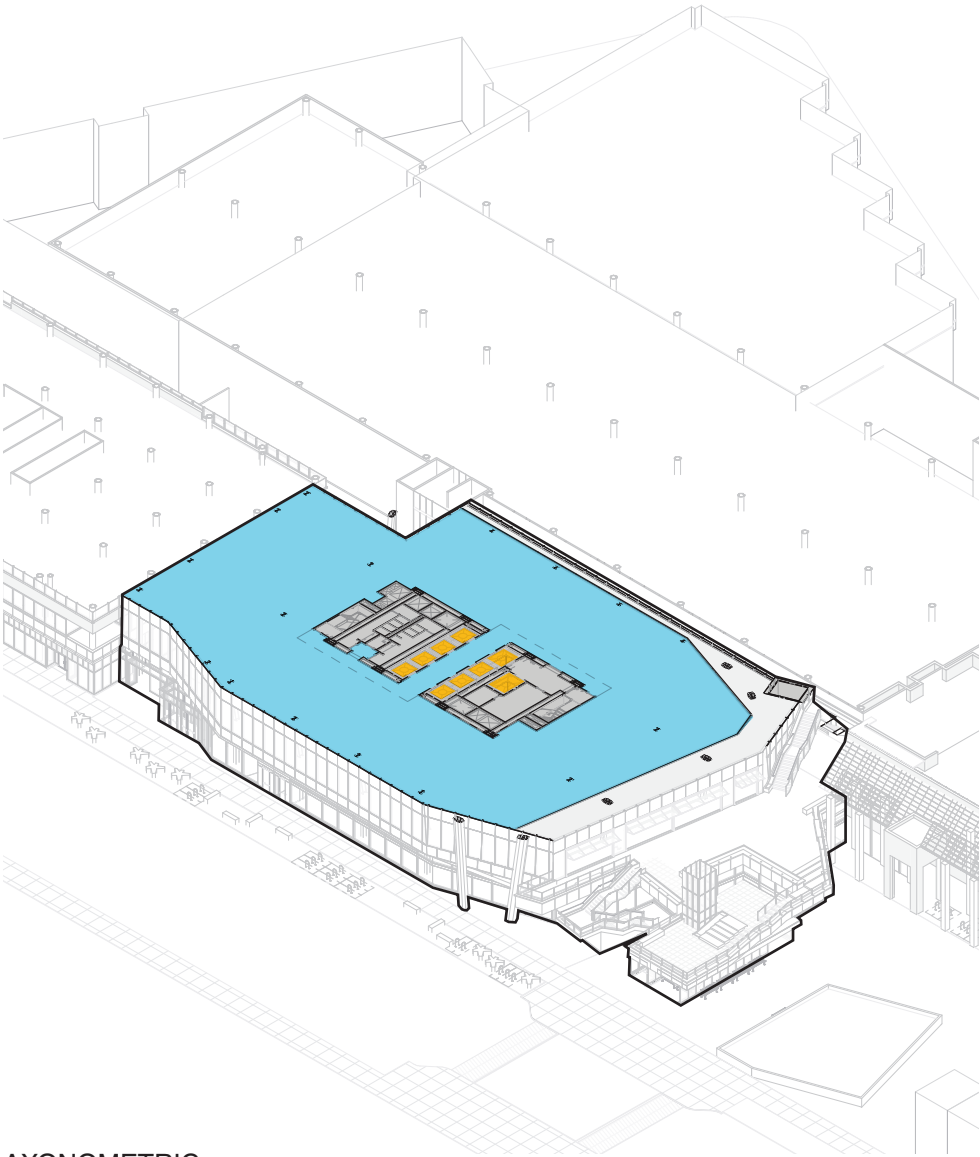


AXONOMETRIC

1.3.5 BUILDING PLANS
LEVEL 3



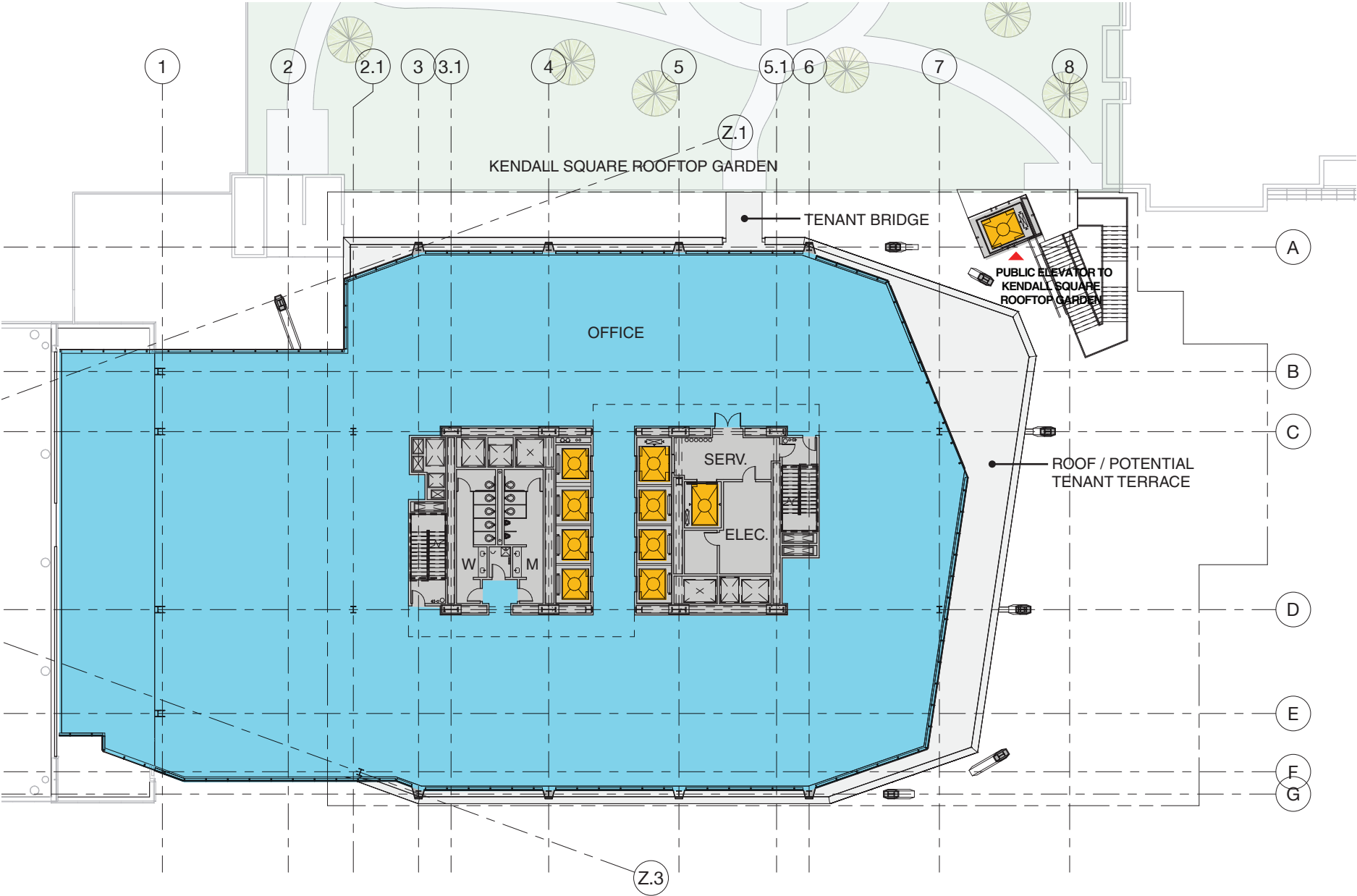
- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical/Storage



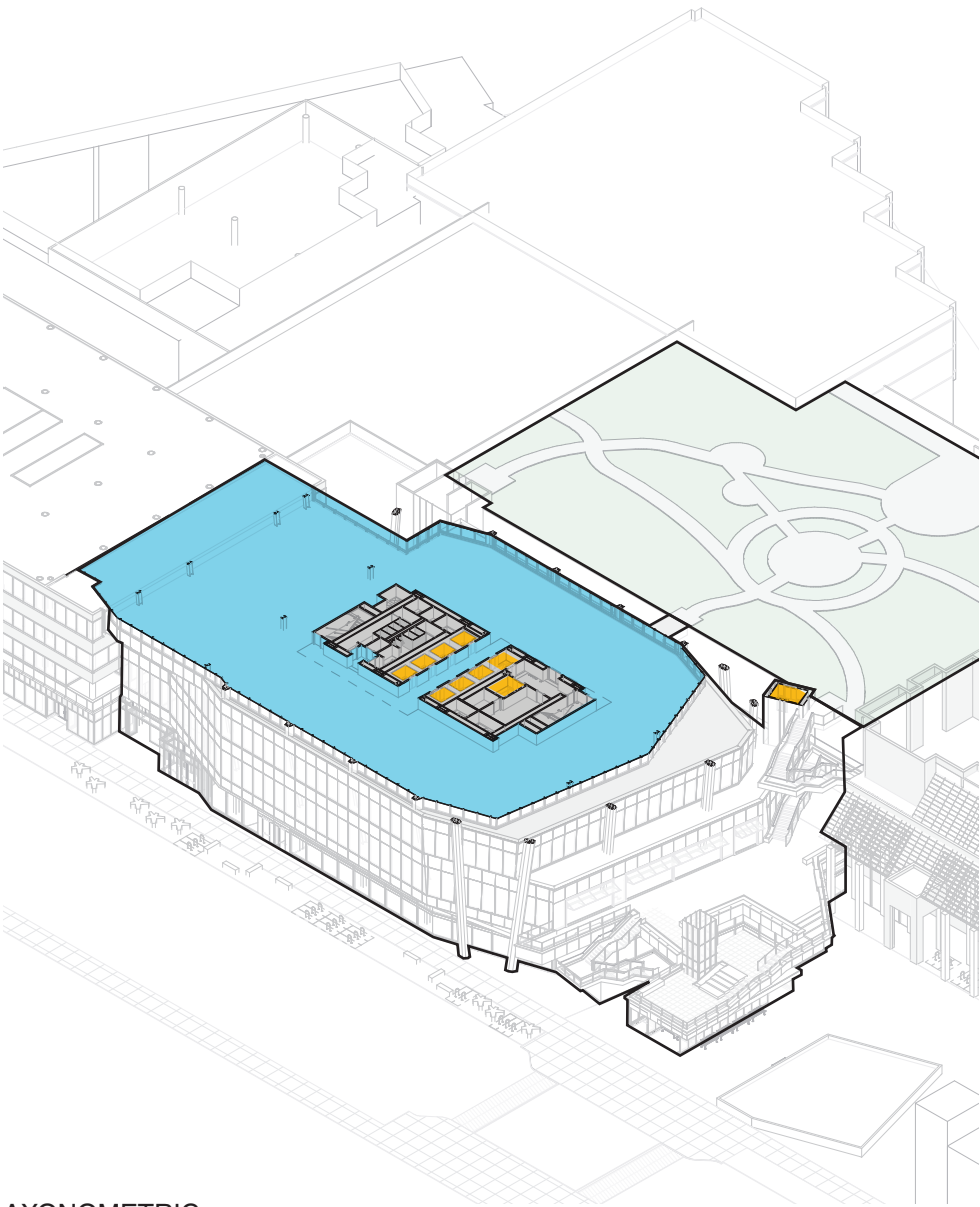
AXONOMETRIC

1.3.5 BUILDING PLANS

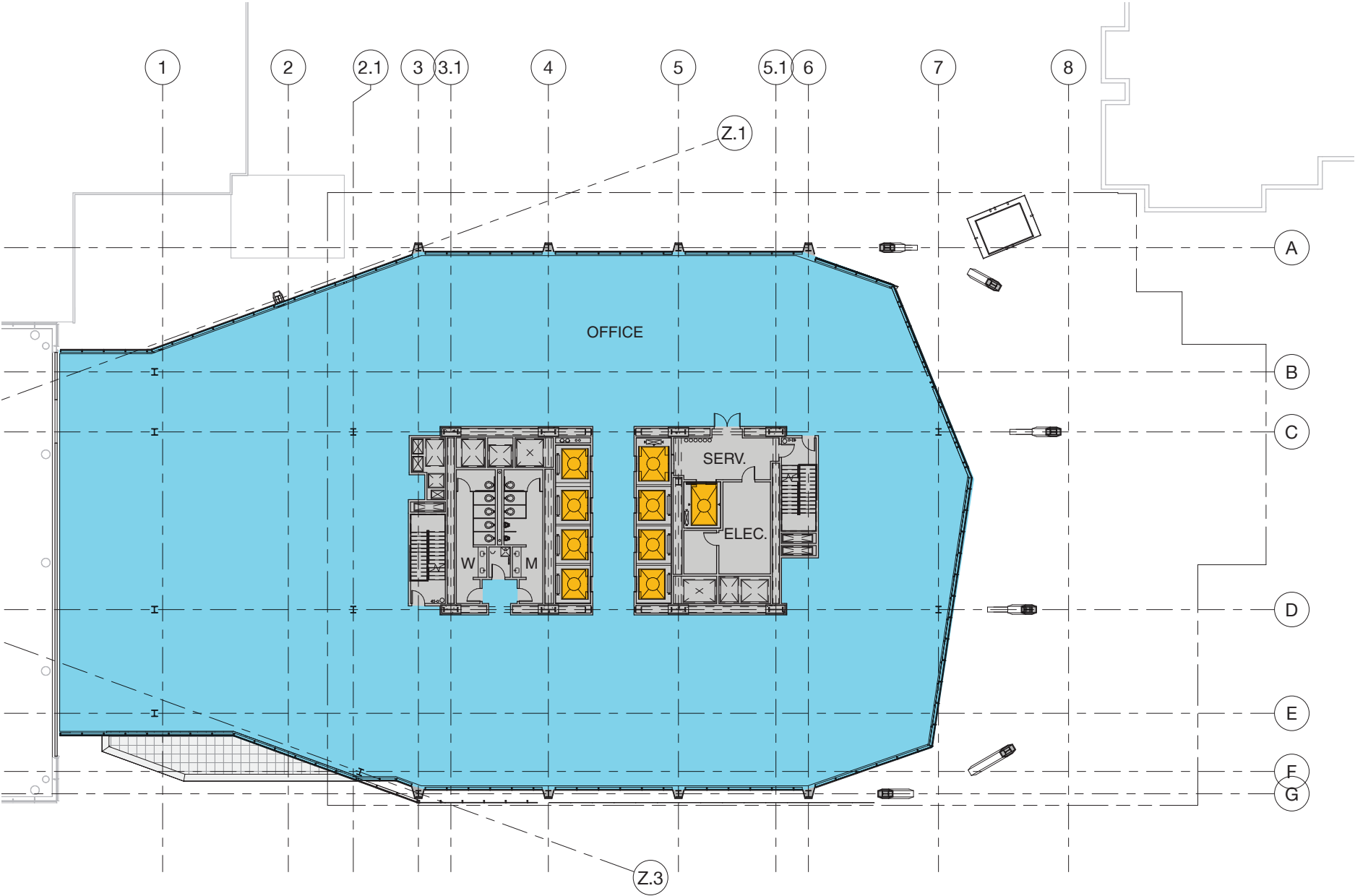
LEVEL 4



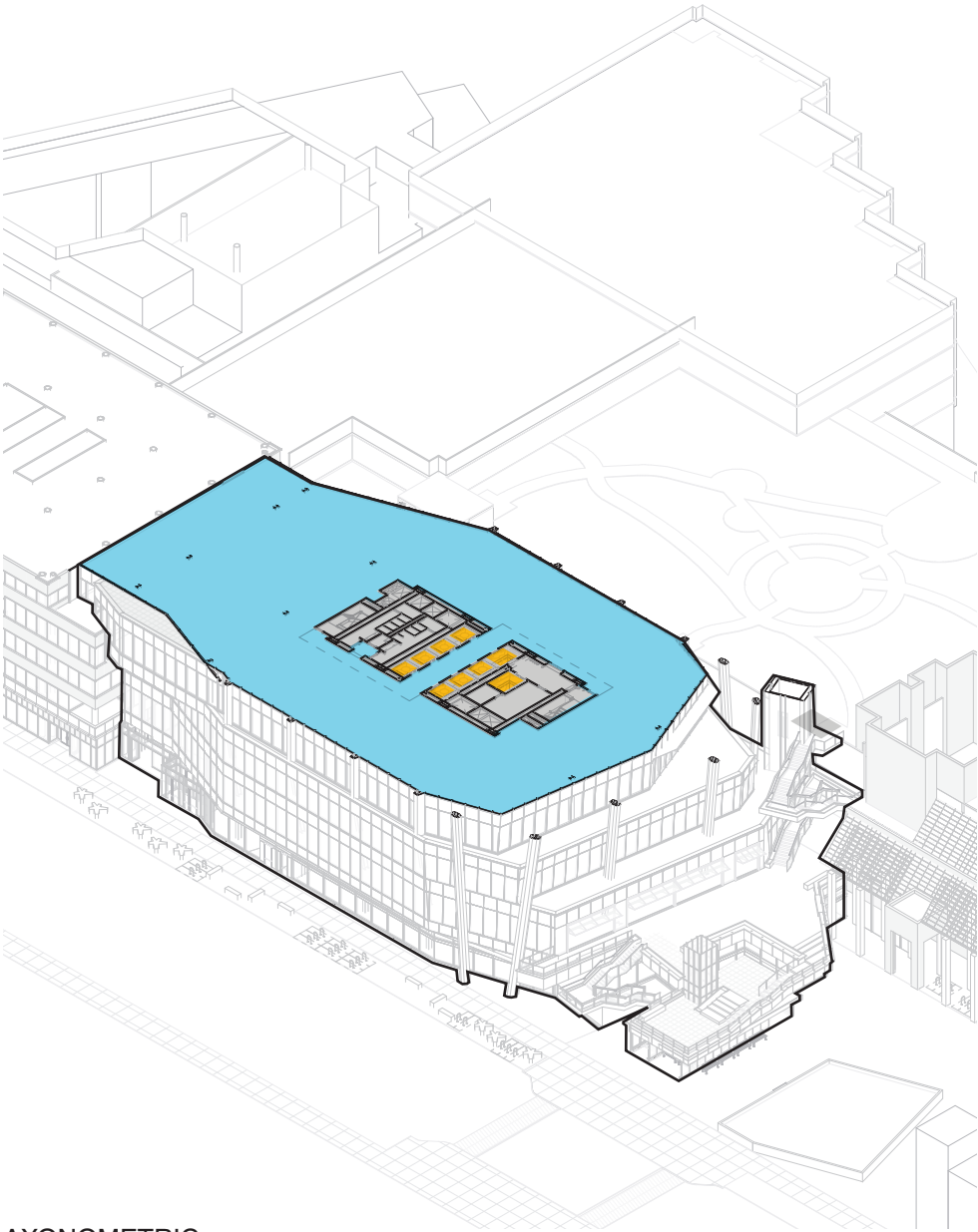
- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical/Storage



1.3.5 BUILDING PLANS
LEVEL 5



- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical/Storage



AXONOMETRIC