



CITY OF CAMBRIDGE

Community Development Department

To: Planning Board

From: CDD Staff

Date: 1/19/2022

Re: Special Permit **PB-383, 330 Third Street and 585 Third Street**

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Overview

Submission Type:	Special Permit Application
Applicant:	BMR – Third LLC
Zoning District(s):	Office 3A (O-3A); PUD-CDK; PUD-3
Proposal Summary:	Construct a 16-story mixed-use building of 500,000 square feet gross floor area to include laboratory space, office space, art performance center, and indoor-outdoor public space.
Special Permits Requested:	Sections Planned Unit Development Canal District Kendall (13.202); Project Review Special Permit (19.20); Reduction of Green Roofs requirement (22.35.3); and Minor Amendment to existing Planned Unit Development 3 special permit PB-141 (12.37.2).
Other City Permits Needed:	PB-141 PTDM plan amendment approved on 1/19/2022
Planning Board Action:	Grant or deny special permit approving PUD Final Development Plan
Memo Contents:	CDD Zoning Report & Urban Design Report
Other Staff Reports:	Parking and Transportation Dept. (TP+T), in separate document.

The complete set of findings for issuance of a special permit to be made at the public hearing on Final Development Plan are summarized below:

Requested Special Permits	Required Planning Board Findings <i>(Summary - see appendix for zoning text excerpts)</i>
Approval of a PUD Final Development Plan (Section 12.36.4)	The PUD Final Development Plan: <ul style="list-style-type: none"> • Continues to conform to the criteria for approval of a Development Proposal. • Contains revisions to the Development Proposal in response to the Preliminary Determination.
Special Permit to Reduce Green Roof Area (Section 22.35.3)	The Planning Board may grant a special permit to reduce the required Green Roof Area, Biosolar Green Roof Area, or Solar Energy System below the area required by Section 22.35.2, provided that each square foot so reduced be compensated by a unit price contribution to the Cambridge Affordable Housing Trust.
Project Review Special Permit (Section 19.20)	The project is consistent with the urban design objectives of the City as set forth in Section 19.30 (see appendix).
Minor Amendment to PB-141 (Section 12.37.2)	The proposed change does not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of elements of the development.
General Special Permit Criteria (Section 10.43)	Special permits will be normally granted if the zoning requirements are met, unless it is found not to be in the public interest due to one of the criteria enumerated in Section 10.43: <ol style="list-style-type: none"> (a) It appears that requirements of this Ordinance cannot or will not be met, or (b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or (c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or (d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or (e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and (f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.



CITY OF CAMBRIDGE

Community Development Department

Date: 1/19/2022

Zoning Report: **PB-383, 330 Third Street and 585 Third Street**

Overview

On October 19, 2021, the Planning Board issued a Preliminary Determination approving a development proposal for BioMed Realty's (the "Applicant") Planned Unit Development (PUD) special permit application for development of approximately 525,000 square feet of office and laboratory uses, arts and cultural space, and interior public open space uses (the "Application"). Per Section 12.35.2 of the Zoning Ordinance, the Preliminary Determination authorized the Applicant to prepare and submit a Final Development Plan to the Planning Board for review at a future public hearing and for consideration of requested special permits, subject to additional requests for modification and information.

Since that time, the Applicant's team has met with Community Development Department (CDD) staff, including zoning, urban design, environmental and transportation planning staff. The intent of these meetings was to further discuss the set of issues raised by staff and the Board at the 10/19/2021 hearing. In December, the Applicant provided a Final Development Plan and Supplement with revised plans and a summary of efforts they have made to address the points raised by the Planning Board.

The following topics are covered in this memo:

- Summary of the findings that are required of the Planning Board in granting the requested special permits (in the first section of this memo);
- Summary of the issues raised at the prior hearing and staff comments on the additional materials provided by the Applicant;
- Summary of standard conditions recommended to be applied to a development of this type if the Planning Board decides to grant the requested special permits.

The complete set of findings for issuance of a special permit to be made at the public hearing on the Final Development Plan are summarized in a separate criteria document, submitted with this memo and provided previously to the Planning Board.

Comments from Preliminary Determination

In the Preliminary Determination provided to the Applicant, it was observed that the proposal generally conforms to the provisions of the PUD-CDK zoning and is broadly consistent with the City's plans that are referenced in Section 13.202.4 of the Zoning Ordinance. Board members raised several specific issues and also referred to issues that were raised in written comments by staff. Below is a summary of some of the higher-level issues that were raised, as well as requests for additional information from the

Applicant. In addition to these issues, there were many comments related to specific elements of the Development Proposal.

Site & Building Design

- Request for a more comprehensive response to the Design Guidelines in the Application Narrative.
- Inclusion of additional measured drawings and perspective renderings, including those from more distanced vantage points, and further detail on the proposed façade materials and color palette.
- Request to explore opportunities to increase the size, visibility and permeability of the Ground Floor Public Commons.

Traffic & Transportation

- Request to explore opportunities to add weather protection, air pumps and bike repair tools to short-term bicycle parking areas.
- Additional information related to opportunities to condense loading and delivery operations for the building.
- Information related to the proposal's relationship to the existing PB-141, and whether both special permits will remain compliant with the applicable zoning requirements and approval criteria.

Ground Floor Public Commons

- Request for additional information related to public amenities offered, anticipated hours of operation, and sureties to guarantee public access to the space.
- A description of the full range of uses anticipated in the space.
- Request to explore opportunities to maximize the visibility, permeability, and flexibility of the space depending on the programming planned.

Arts & Cultural Center

- Information related to the logistics and operation of the center during event times.
- Request for additional information related to service needs of the center, and how these needs will be managed alongside the other, more regular service needs of the commercial office/lab use.
- Information on planned mitigation measures for anticipated sound, light, and other impacts to surrounding areas during event times.

Open Space & Connectivity

- Request for additional information related to the site’s proposed landscaping, including an exploration for additional engagement and recreation elements in order to activate the space.
- Inclusion of landscape plans for the upper story terraces.

Site & Building Sustainability

- Explore opportunities to improve building façade performance through additional sun-shading devices or architectural elements.
- More information related to anticipated wind impacts and planned mitigation measures.
- Request for information related to the building’s anticipated embodied carbon, and opportunities to reduce its impact.
- Explore opportunities to preserve and/or relocate existing trees on the site.
- More information on the proposed building mechanicals and a more detailed explanation of the requested special permit to reduce green roof area.

Comments on PB-383 Final Development Plan

The Final Development Plan submission supplements the Development Proposal by focusing on the issues raised by the Planning Board and staff at the initial stage of review. The Board’s approval of a Final Development Plan, which would grant the requested PUD special permit and other special permits being sought, takes into account whether the proposal continues to conform to the area plans and zoning requirements as well as the extent to which it addresses the issues identified in the Preliminary Determination.

As discussed in the first CDD memo, in cases where the Final Development Plan contains only a single building site, the Planning Board’s approval of the Final Development Plan will often include approval of the building design as well.

Planning and Zoning Comments

Development Program

The Final Development Plan illustrates a development program that has not substantially changed since the Development Proposal approved by the Planning Board in the fall. The Final Development Plan contemplates the construction of a single, 16-story building consisting of primarily technical office and laboratory uses. A 15,000 square foot interior public space is proposed from Third Street to the rear of the building at Kendall Street, which would consist of smaller retail kiosk spaces, a public lobby and restrooms, and a Winter Garden performance space. A 30,000 square foot, 2-story Arts and Culture

Center is proposed for the rear of the building, consisting of an approximately 300-seat performing arts theater, classrooms and rehearsal space, and back-of-house functions.

The new development will be in place of development that was previously permitted on “Parcel C” as part of Planning Board Special Permit PB-141, also known as Cambridge Research Park, which requires the Planning Board to amend PB-141 (further discussed at the end of this memo).

The Final Development Plan remains compliant with the zoning standards set forth in Section 13.200 of the Zoning Ordinance, and as further detailed below.

Open Space

The Final Development Plan illustrates 23% of the lot area dedicated to Open Space on the site, organized into various activity nodes that include new trees, movable and permanent seating, recreational programming, and landscaped areas. This exceeds the PUD-CDK standard of 20% open space.

More qualitative discussion of the open space changes incorporated in the Final Development Plan is included in the memorandum from Urban Design staff.

Ground Floor Public Commons

The Final Development Plan includes a 15,000 square foot interior public space called the “Ground Floor Public Commons”, which shares frontage along Third Street with the office/lab lobby and extends along the southern side of the building to the rear at Kendall Street.

The Planning Board discussed the Ground Floor Public Commons in detail, and sought additional information on a number of elements:

- Extent of public amenities offered, as well as general limitations or stipulations on the public’s access and use of the space (and how these limitations or stipulations will be communicated).
- Additional information regarding the planned programming of the space, and how the space will be utilized to draw in visitors during non-event times.
- Design opportunities to draw in the public from the street, including signage and lighting, increase porosity with the Kendall Street landscape, and improving its presence along Third Street.

The Ground Floor Public Commons will include, at a minimum, public Wi-Fi, publicly-accessible restrooms, hard and soft seating elements, and free charging stations. The space is anticipated to be made publicly accessible Monday through Friday from 8 a.m. to 8 p.m., and extended during periods of event programming. Prior to a Certificate of Occupancy for the project, the Applicant will develop a wayfinding and signage program for the space, which will include multiple measures to provide additional information regarding programming and accessibility of the space.

In approving the Final Development Plan, the Planning Board could consider these additional conditions to the special permit:

- Because they constitute public benefits that are central to the Planning Board’s PUD special permit findings, the proposed hours of operation and minimum public amenities should be memorialized as part of the special permit, with modifications subject to review and approval by the Planning Board as a Minor Amendment.
- The special permit should reflect that all retail and consumer service establishment uses in Section 4.35 and 4.36 of the CZO would be permitted to use this space, with the exception of automobile-related retail and consumer service uses. Temporary and pop-up retail uses will also be permitted. Any additional uses will require a written determination of the Planning Board that such uses are consistent with the goals of the PUD-CDK zoning district.
- Prior to the issuance of a Certificate of Occupancy for the Project, the Applicant should coordinate with the Economic Development Division (EDD) on plans for tenancing, marketing, and programming.
- The Applicant should work with CDD to ensure that signage aligns with the City’s “POPS” (Privately-owned Public Space) signage effort, which is intended to create consistent messaging across various types of privately-owned spaces that are open for public use.

Arts & Culture Center

The Final Development Plan includes a 30,000 square foot Arts and Cultural Center that includes a 300-seat performing arts space, box office, classroom and rehearsal space, and associated back-of-house functions. At the initial hearing, the Planning Board sought additional information related to the logistics and service functions of the space, including how events would generally be managed to avoid conflicts among vehicles, cyclists and pedestrians. In response, a logistics plan during event times has been included in the Final Development Plan as Exhibit 3.23B. The logistics of traffic and loading are discussed further in the memo from TP+T.

The Planning Board, in its approval of the Final Development Plan, could consider the following:

- In the Final Development Plan, the Applicant noted that they have retained a theater and lighting consultant to review the ultimate design of the space. Design changes that alter the façade or exterior of the space may require administrative approval; or, in the event of more substantial alterations, may require additional review by the Planning Board if the plans are not in substantial conformance with what the Planning Board approves.

Traffic & Transportation

The proposed Project does not include the construction of new off-street parking, and instead will utilize existing parking in two nearby parking structures at 350 Kendall and 650 E. Kendall, built as part of the special permit for Cambridge Research Park (PB-141). At the first hearing on this Project, the Planning Board requested additional information regarding how vehicles will be discouraged from dropping visitors off on the west side of Third Street instead of along Kendall Street. Further, Planning Board

members inquired about opportunities to reduce and condense the number of loading bays proposed for the project. With regards to bicycles, Planning Board members asked the Applicant to explore opportunities to provide weather protection to short-term bike parking areas, and provide air pumps and bike repair tools on-site.

The Applicant has responded to these requests in the Final Development Plan. The proposed plans include a drop-off zone along Kendall Street directly in front of the theater's main entrance, which will encourage people to drive into the site in order to facilitate pick-ups and drop-offs.

The Applicant has submitted a new Appendix which analyzes the service needs of the building and concludes that the number of proposed loading bays is the lowest number of bays to sufficiently serve the needs of the building. To enliven the look and feel of the loading bay doors when closed, the Applicant has committed to implementing a mural program that will add a street art element to the Athenaeum Street side of the building.

The Applicant has committed to providing a bicycle repair station next to the short-term bike parking along the north side of the side, but did not add weather protection to the short-term bicycle parking area in order to retain visibility of the transparent ground floors of the building from the public realm.

The Planning Board, in its approval of the Final Development Plan, could consider the following:

- As with other PUD special permits, TP+T has worked with the Applicant to develop a Transportation Mitigation Program to address the exceedances identified in the Applicant's Transportation Impact Study (TIS). Such a program will be appended to the special permit as a condition of approval. Please see the TP+T memo for additional details.

These existing parking structures had an approved PTDM plan prior to this application. On January 19, 2022, the City's PTDM Officer approved the amended PTDM plan.

Sitewide & Building Sustainability

The Project is subject to the Green Building Requirements in Article 22 of the CZO, as well as specific sustainability standards set forth in Section 13.206.2 of the PUD-CDK zoning. The Applicant has committed to a number of sustainability initiatives for the building, including committing to steam for the building's energy source, LEED Gold certification, and stormwater capture and reuse strategies. A qualitative discussion on the Planning Board's initial comments, and new materials in the Final Development Plan, are provided in more detail in the memo from Urban Design.

At its initial hearing on the Project, the Planning Board sought additional information related to the building's embodied carbon usage, and opportunities to increase daylight penetration into the building. The Planning Board also inquired about opportunities to improve the façade performance through additional horizontal sunshades, vertical fins, or other design elements.

The Applicant has provided additional information on these topics in the Final Development Plan. The Applicant is exploring embodied carbon use reductions through increased concrete SCM content, material selection for façade panels, and reducing the amount of steel within the structure. A daylight analysis is underway and will be included as part of the building's Green Building Report submission. The building's window to wall ratio is 35%, and the Applicant is concerned that additional sunshades and/or fins would further minimize daylight penetration into the building.

The Applicant seeks a special permit to reduce the required Green Roof Area of the building below the 80% requirement as set forth in Section 22.30 of the CZO. Of a total roof area of 43,756 square feet, the Applicant has stated that 16,974 square feet is non-exempt and subject to the Green Roofs Ordinance, for a total Green Roofs requirement of 13,579 square feet (80%). The Applicant is proposing 7,537 square feet of Green Roof Area, and thereby requests a reduction of 6,042 square feet.

Special Permit Conditions

As a single-phase PUD development, if the Planning Board decides to grant a special permit approving the Final Development Plan, the conditions would be typical for large buildings that require a Project Review Special Permit. Some of the more complex conditions associated with other PUD developments would not be necessary, because there would not be the need for ongoing conditions that would guide a phased development plan.

The following list summarizes the general categories of conditions recommended for a development of this type:

1. **Approved Development:** Authorized development would need to conform with the Final Development Plan, with certification by CDD staff prior to issuance of a building permit. Key elements of the development program would be attached as an Appendix for reference.
2. **Permitted Uses:** With reference to the Zoning Ordinance, the permitted uses would be Office and Laboratory Uses (Section 4.34), all Retail or Consumer Services Establishments and Outdoor Retail or Consumer Service Establishments (Sections 4.35 and 4.36) except for automobile-related services, and Arts and Culture Uses (Section 13.203(d)), in the respective locations indicated in the Final Development Plan. The Planning Board must approve any additional uses per Section 12.203(g).
3. **Design Review:** CDD staff would review and approve design details at the construction documents phase, prior to issuance of a building permit. Specific areas of focus for detailed review could be identified in the Urban Design Report or by Planning Board members.
4. **Transportation and Infrastructure:** Development would be conditioned on transportation and infrastructure mitigation measures identified in the TP+T and DPW memos, where applicable. Development would also be conditioned on ongoing compliance with the approved PTDM plan. These conditions will be certified by the relevant City staff at either the building permit or certificate of occupancy stage, as specified.
5. **Sustainability:** Development will be subject to the Green Building Requirements in Section 22.20, Section 13.206.2, and the sustainability measures in the approved Final Development Plan. This will be certified by CDD staff at the building permit and certificate of occupancy stages.
6. **Housing:** Development will be subject to the Incentive Zoning requirements, which will require a contribution to the Cambridge Affordable Housing Trust to be calculated at the time of building permit and paid before issuance of a certificate of occupancy. This will be certified by the CDD Housing staff.

7. Public Commons: Public amenities will be provided as described earlier in this memo, and retail marketing, tenanting, and programming activities will be coordinated with the CDD Economic Development Division. CDD will certify that appropriate plans are in place at the certificate of occupancy stage.
8. Construction Management Program: Per Section 18.20, a Construction Management Program will need to be provided and approved by TP+T, DPW, and other applicable City departments before issuance of a building permit. This program would also include a community outreach program designating a point of contact to provide information to the public during the construction process and notification panels posted on the site with project information.
9. Timing: Per Section 12.41, construction must commence on a PUD special permit within 12 months of granting the special permit. However, the developer may seek a one year extension with Planning Board approval.
10. Letter of Commitment: Per Section 13.206.3, development will be subject to the items set forth in the Letter of Commitment from the property owner that was incorporated into the zoning adopted by the City Council in 2020.
11. Amendments: As a PUD special permit, future amendments to the Final Development Plan may be approved as Major Amendments or Minor Amendments per the standards of Section 12.37. This memo recommends some specific changes that may be authorized as Minor Amendments subject to Planning Board approval.

Comments on PB-141 Amendment

Concurrently with the application for a new PUD-CDK special permit, the applicant is seeking a minor amendment to the existing PUD-3 Special Permit (PB-141). The effect of the proposed minor amendment would be to effectively “carve out” Parcel C from PB-141 while clarifying that the other, completed development sites within the remaining PB-141 Development Parcel would remain subject to the approvals and conditions previously granted through PB-141.

The need for such an amendment was anticipated at the time of the 2020 zoning amendment and language to enable such an amendment was included in the PUD-CDK zoning (see below). The practical benefit of this change is to avoid future confusion about which special permit conditions apply to which sites within the district.

The findings for a PUD Minor Amendment are summarized below:

Requested Actions	Summarized Findings (see appendix for zoning text excerpts)
Minor Amendment to PUD Special Permit (Section 12.37.2)	The proposed amendment to the PUD do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of elements of the development.
Special Provisions for Minor Amendment in	Upon approving a Final Development Plan pursuant to the provisions of the PUD- CDK District, the Planning Board may concurrently approve

PUD-CDK District (Section 13.206.1)	modifications to previously issued special permits as Minor Amendments if the Board finds that such modifications are for the purpose of clarifying the applicability of previously issued and newly issued special permits and do not constitute major amendments, as that term is defined by Section 12.37.3, to the previously issued special permit(s).
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The requested minor amendment should be adopted at the time of Final Development Plan approval for the new development, when any new special permit conditions will be established. As part of the Preliminary Determination for this Project, the Planning Board sought additional information related to the requested minor amendment and whether additional amendments would need to be made (e.g., related to off-street parking) to PB-141 in order for it to remain in conformance with the existing PB-141 Decision. The Applicant has indicated that no additional amendments would be required at this time. Included herein is an updated dimensional form which illustrates the development program of PB-141 with Parcel C removed.

DIMENSIONAL FORM

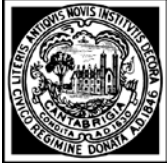
Project Address: Cambridge Research Park

Application Date: Sept. 3, 2021

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	425,320	2 acres	425,320	
Lot Width (ft)	600	N/A	600	
Total Gross Floor Area (sq ft)	1,291,000	1,376,000	1,291,000	
Residential Base	357,530	357,530	357,530	
Non-Residential Base	833,470	918,470	833,470	
Inclusionary Housing Bonus	100,000	100,000	100,000	
Total Floor Area Ratio	~3.24	3.0/3.24 (with inclusionary housing bonus)	~3.01	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	479	479	479	
Base Units	439	439	439	
Inclusionary Bonus Units	40	40	40	
Base Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Total Lot Area / Unit (sq ft)	887	300	887	
Building Height(s) (ft)	85-230 feet	120 (with 13.6% up to 200 ft and 4.3% up to 230 feet)	120 (with 13.6% up to 200 ft and 4.3% up to 230 feet)	
Front Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Rear Yard Setback (ft)	N/A	N/A	N/A	
Open Space (% of Lot Area)	22.46	22.5%	22.46%	
Private Open Space	N/A	N/A	N/A	
Permeable Open Space	N/A	N/A	N/A	
Other Open Space (Specify)	N/A	N/A	N/A	
Off-Street Parking Spaces	2,238	2,238	2,238	
Long-Term Bicycle Parking	500	500	500	
Short-Term Bicycle Parking	N/A	N/A	N/A	
Loading Bays	14	14	14	

Use space below and/or attached pages for additional notes:

(1) Based on PUD-3 zoning overlay, as affected by Special Permit 141



CITY OF CAMBRIDGE

Community Development Department

Date: 1/19/2022

Urban Design Report: **PB-383, 330 Third Street and 585 Third Street**

Urban Design Comments

The applicant met with staff to review the design as it was developed in response to Planning Board and staff comments at the first hearing. Many of the ground floor and open space design changes recommended by the Board have been incorporated into the revised materials, and staff are generally pleased with the revisions. Additional materials, perspective views and details have also been provided in response to staff requests for further information.

Massing & Architectural Character

At the first hearing, staff suggested studying alternative massing approaches, and both the Planning Board and staff recommended exploring opportunities to further differentiate the building's façades to better respond to the site context.

- According to the response to comments document, massing changes have not been adopted because of the building's unique design, which allows for better solar access at the ground level and more public open space to support the program. Additionally, the Applicant's façade and fenestration strategy relies on variations in coloration and a gradient pattern that shifts across each façade to reflect the surrounding context depending on the vantage point and time of day. New sheets 2.34A, 2.34B and 2.40 demonstrate these details. The potential to add sunshades was also not adopted by the Applicant since it would further impact daylighting.
- Given the Applicant's commitment to a conceptually pure facade and massing concept that treats the building as a unique object, staff appreciate that such changes would be difficult to accommodate. Furthermore, additional information regarding the details of the metal panel façade and the fluted profile of the pilasters has been provided. The proposed 10-20" extrusions will provide enough depth, texture and variety.

Materials, colors, and details

New materials and details have been provided in response to Planning Board and staff comments about the proposed façade materials and color palette.

- As suggested by the Planning Board, the façade colors have been modified to reflect the New England landscape at dusk. This results in greater emphasis on warmer hues, and the gradient of colors is intended to celebrate the project's special arts and cultural program. Staff consider these changes improvements and look forward to reviewing the materials and colors in a mock-up. It will be important to ensure that the color selection at either end of the gradient is not too bright, and that the proposed metal gloss finish is not overwhelming. As such, a two-stage mock-up process,

involving a smaller scale mock-up of the façade metal panels prior to the full-scale wall mock-up, is recommended.

- The metal panel is proposed to be finished with a three-coat metallic custom color Polyvinylidene Fluoride (PVDF). As glare impacts may be a concern, staff suggest review of the reflective properties of this coating during the mock-up process.
- Sheet 2.41 includes material selections. For the lower levels of the building, the low iron, Interpane glass option is preferred by staff. Its higher Visible Light Transmittance is consistent with the concept of achieving seamlessness between the interior and exterior. Low iron glass at the ground floor is also consistent with most major projects being developed across the City.
- The commitment to use structural glass on the lower levels of the building is also greatly appreciated by staff for its ability increase transparency and lightness of the important Public Commons.

Ground Floor, Public Commons Design

In response to the Planning Board’s comments, several ground floor changes and clarifications have been included in the revised materials.

- Most notably, the size of the Public Commons has been increased by relocating the egress stair that previously separated the office/lab lobby from the public space. This results in a stronger retail/public presence on Third Street.
- Glass pivot doors have been added to the building’s southern side, which increases the connection between the indoor public space and associated outdoor public space.
- Staff do note that the first and second floor façades on Third Street remain unchanged, other than for the addition of building identification signage and two separate canopies. The Applicant has confirmed that the floor-to-floor height of the Public Commons is twenty (20) feet, which is quite generous, and the use of structural glass will also help to enhance the presence of the Public Commons. However, the second-floor office space appears to remain dominant in the perspective views of the entrance. While the need for consistency across the façades is understood, opportunities to further differentiate the ground floor façade should continue to be explored.
- The interior design concept for the Public Commons has been refined. Sheets 4.9 - 4.16 show a lively, warm, and inviting interior with diverse seating and layout options that can accommodate various activities and events. Design features on the interior also relate to the landscape design, which helps tie the two spaces together and furthers the idea of seamlessness between interior and exterior.

Arts and Cultural Center

The Planning Board inquired about the specific design features that will be included in the space to help achieve the goal of a state-of-the-art space within a traditional office and laboratory building. The Final Development Plan includes additional information related to these topics, including incorporation of the following design elements:

- Acoustically isolated floors, ceilings and walls to minimize sound transmission outside of the space
- Triple-glazed curtain walls in the Winter Garden to control noise transmission

- Utilizing a lighting consultant and theater consultant to design the lighting systems to facilitate the needs of performance venues while being sensitive to adjacent properties

Open space

At the initial hearing, the Planning Board sought additional information about the overall character of the landscape/open space “zones”, including opportunities to integrate public art and play in order to activate the landscaping as a public space. The Final Development Plan includes a description of these zones and their overall intended function, as follows:

- Third Street – New separated cycle track, movable seating to support future retail in the Ground Floor Public Commons, and an exterior kiosk to help announce events happening at 585 Arts.
 - Kendall Street – Emphasizes porosity with the Public Commons, with café tables and chairs and high-canopied trees. New play areas including a mirror maze that will connect with interior exhibition space.
 - Box Office Plaza – Fixed and movable seating to accommodate larger crowds during events, a large wooden platform for passive recreation/lounging, and interactive musical play pieces that encourage play.
 - Athenaeum Street – Reconnect this through-street with the surrounding urban fabric with new street trees, and areas for murals to create opportunities for street art.
- The attention given to these comments is most appreciated. Overall, the open space design has evolved into a richly textured, interactive environment that will serve to enhance the building’s role within the surrounding community. Staff are excited to see the changes proposed, particularly the introduction of play and interactive musical and artistic elements. Such refinements are very much in line with the City’s play and activation policies, and will help to foster a sense of liveliness, exploration and draw people to the site. A range of seating options will also be provided, which will enhance the public use of the space.

The Planning Board also inquired about the proposed raised oval planting beds, and asked the Applicant to explore opportunities to redesign them to avoid creating a physical and visual barrier between the public realm and the ground floor of the building.

- The Applicant provided additional information related to the planting beds, noting that they are limited in number (three are proposed along Kendall Street), and are raised primarily to provide additional seating and act as windbreaks for the building at its corners. Additionally, the planting bed at the corner of Third Street and Kendall Street has been re-oriented to open up views to the building’s corner from the sidewalk, rather than conceal it.

The Planning Board also asked that the landscape renderings be updated to more accurately represent the proposed landscaping scheme, and to include landscaping plans for the upper story terraces. The Applicant has provided these requested items in the Final Development Plan.

- The landscape design now shows an Anode Well Cabinet with Mirror on Kendall Street. This was not previously shown in the initial materials, so staff request further information regarding the scale and appearance of this element.

- A series of Gingkoes is proposed for the Kendall Street open space. Staff have received comments from the Public Planting Committee about Gingko health being poor in this area and suggest further review.
- Other landscaping details will be reviewed as part of the continuing review process, including the continuity of sidewalk treatments and the public realm design.

Loading and back-of-house

The extent of loading and back of house functions on Athenaeum Street was identified by the Planning Board as a concern.

- The Applicant has advised that due to the complexities of the building program a reduction in loading size is not possible. In response to the Board's comments, murals are proposed to be installed on the four coiling doors, and a decorative screen will cover the remaining blank façade to achieve a consistent look. The result is an engaging and colorful pedestrian experience as shown in the images on Sheets 3.25A, B and C. To further enliven the façade and mitigate what is a very long blank wall, the addition of glazing to highlight some of the building's services could potentially be explored. Such an approach has been successfully utilized in nearby projects.

Mechanicals

The Planning Board also asked about proposed mitigation measures for the building's rooftop mechanical equipment.

- Additional details, clearer imagery and justification for the exposed lab stacks has been provided. According to the response to comments document, the National Fire Protection Association's Standard 45 on Fire Protection for Laboratories Using Chemicals, requires laboratory stacks to be 10-feet above the façade maintenance platform. That platform is located just below the parapet to assist workers with cleaning and maintenance.
- Staff had hoped that the façade could be extended to help mitigate the stack exposure, but the Applicant has advised that this would not be beneficial as the platform and stacks would also need to rise. Thus, the lab stacks and parapet height remain unchanged from the initial hearing. Nevertheless, the views of the building from Longfellow Bridge and Third Street do not show significant visual interruptions of the roofline. A view from farther afield in the East Cambridge neighborhood looking south would also help with understanding the visual impacts of the rooftop mechanicals.
- As is customary for rooftop mechanicals, sound attenuators will be deployed, and the cooling tower well will be lined with an acoustic barrier.

Lighting

Planning Board members asked about the use of motorized window blinds or glass treatments on the south and west facades to address light trespass concerns.

- To help minimize light trespass from within the building, fixtures that are near the perimeter of the building will be selected and located in a sensitive manner to prevent the peak candle power of that fixture from lighting directly through any perimeter glazing; but no motorized window blinds or special glass is being contemplated.

- The building will also utilize motion sensors that turn lights off when space is unoccupied.

Wind

At the initial hearing, the Planning Board inquired about wind mitigation strategies.

- The Applicant has advised that building's overall design and inclusion of roof terraces have improved wind effects at the ground level, and ground-level trees will help to mitigate any wind acceleration. The raised planting beds at the building's corners and the interactive play elements (e.g. the kaleidoscope) also act as windbreaks to help improve pedestrian wind conditions.
- Staff will continue to review the anticipated pedestrian wind conditions and mitigation measures during the continuing review process.

Continuing Review

The following is a summary of issues that staff recommends as conditions for ongoing design review by staff if the Board decides to grant the special permit:

- Further information about the anode well cabinet.
- Review of a perspective view of the project taken from the East Cambridge to determine if the rooftop mechanicals are highly visible from the neighborhood, and if any additional mitigation strategies are possible.
- The street section on Third Street, including the separated bicycle lane, street trees, plant beds, curb locations, crosswalk locations, benches and other details, including continuity of sidewalk pavement treatment.
- Landscape design details of the publicly accessible open space and setback areas, including species and planting standards for trees and other vegetation, locations of trees, bicycle racks, and details of hardscape, benches, play features and interactive art, etc.
- Review of expected pedestrian wind conditions and mitigation measures associated with the landscape design, including tree species selection.
- Participation in the city's ongoing program to provide signage to convey that the public open space around and within the building is open to the public.
- Review of exterior lighting.
- Review of all exterior materials, colors, and details, including a small-scale mock-up of metal panel colors and profiles prior to a full-scale materials wall mock-up. Mock-ups should be installed on the site, and be reviewed by staff and the Planning Board, prior to any exterior materials being ordered.