## 1. CORE & SHELL

1.1 Project Overview
1.2 Existing Site Conditions
   - Existing Site and Context Photographs
1.3 Tower Design
   - 1.3.1 Design Renderings
   - 1.3.2 Design Model
   - 1.3.3 Elevations
   - 1.3.4 Sections
   - 1.3.5 Plans
   - 1.3.6 Enclosure Renderings
   - 1.3.7 Enclosure Typology / Finishes
1.4 Ground Level Design
   - 1.4.1 Enlarged Elevations / Renderings
   - 1.4.2 Pedestrian / Vehicular Circulation
1.5 Architectural Lighting

## 2. SUSTAINABILITY PLAN

2.1 Narrative
2.2 Draft LEED Scorecard
2.3 Solar Ready Plan / Green Roof

## 3. ENVIRONMENTAL IMPACTS

3.1 Pedestrian Wind Assessment
3.2 Shadow Study

## 4. LANDSCAPE

4.1 Open Space Overview
4.2 Landscape Design
   - 4.2.1 Site Plan and Context
   - 4.2.2 Enlarged Site Plan
   - 4.2.3 Concept Grading
   - 4.2.4 Furnishings
   - 4.2.5 Paving
   - 4.2.6 Lighting
4.3 Softscape Design
   - 4.3.1 Planting
   - 4.3.2 Tree Species List

## 5. DESIGN GUIDELINES

5.1 Built Form
   - 5.1.1 Architectural Identity
   - 5.1.2 Scale and Massing
   - 5.1.3 Park Edges
   - 5.1.4 Visual Interest
   - 5.1.5 Tall Buildings
   - 5.1.6 Roof Tops
5.2 Ground Floor
   - 5.2.1 Retail or Mixed-Use Ground Floors
   - 5.2.2 Setbacks
   - 5.2.3 Facades
   - 5.2.4 Entrances
1. CORE & SHELL
1.1 PROJECT OVERVIEW

145 BROADWAY STREET

PROJECT SUMMARY

Located at the intersection of Broadway & Galileo Galilei Way within the MXD area, the project at 145 Broadway Street (the “145 Building”) is proposed to be a commercial building under the provisions outlined in the City of Cambridge’s recently enacted Article 14 Zoning Ordinance. The 145 Building will replace an existing four-story masonry structure currently located on the site which occupies approximately the same footprint as the future project and totals approximately 78,636 SF of gross floor area (“GFA”). The proposed core and shell 145 Building will have a total GFA of approximately 453,768 SF and be up to nineteen floors plus a mechanical penthouse.

The total height of the 145 Building will be up to 250'-0” to the last occupied floor, as defined under zoning. The 145 Building is designed with a +/-12'-8” floor to floor height on typical floors above ground level in order to accommodate commercial office program, ensuring the building’s longevity in a rapidly evolving commercial office market.

The ground floor plan is designed to activate the adjacent public realm to the greatest extent possible, with a public plaza providing direct and open access to the lobby and active use spaces, which extends along Broadway and wraps the corner of Galileo Galilei Way. Ground-level pedestrian circulation along Broadway and the West Service Road allows direct access and views to the existing open park space. Service and loading is accessed along the northern side of the site, with a dedicated off street loading facility for both deliveries and waste management provided at the northeast corner of the building off the western internal drive. Access to vehicular and underground long term bike parking are also located in this area.

The 145 Building will accommodate up to approximately three hundred seventy four (374) vehicular parking spaces and one hundred and fifty-one (151) bike parking spaces in a five (5) story below grade garage, allowing it to serve not only the 145 Building, but also other projects identified as part of this Infill Development Concept Plan.

PROJECT TEAM

Developer
Design Architect
Architect of Record
Structure Engineer
Mechanical Engineer
Landscape Architect
Sustainability
Civil / Traffic
Environmental Scientist

145 BROADWAY
DESIGN REVIEW SUBMISSION AUGUST 09, 2016
1.2 EXISTING CONDITIONS

KEY PLAN

145 BROADWAY
DESIGN REVIEW SUBMISSION AUGUST 09, 2016

PICKARD CHILTON
1.2 EXISTING CONDITIONS

KEY PLAN
1.3.1 DESIGN RENDERINGS

VIEW LOOKING WEST ALONG BROADWAY

KEY PLAN

145 BROADWAY
DESIGN REVIEW SUBMISSION  AUGUST 09, 2016
1.3.1 DESIGN RENDERINGS
VIEW LOOKING NORTH ALONG GALILEO GALILEI WAY
1.3.1 DESIGN RENDERINGS
VIEW LOOKING WEST ALONG BROADWAY
1.3.1 DESIGN RENDERINGS
VIEW LOOKING SOUTH ALONG GALILEO GALILEI WAY
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

HORIZONTAL BAND FOR FLEXIBLE ACTIVE USE SIGNAGE

POTENTIAL BUILDING SIGNAGE LOCATION

POTENTIAL BUILDING SIGNAGE LOCATION

145 BROADWAY

DESIGN REVIEW SUBMISSION AUGUST 09, 2016

PICKARD CHILTON
* Floor elevations are measured from sea level

**NORTH ELEVATION**

**EAST ELEVATION**

**HORIZONTAL BAND FOR FLEXIBLE ACTIVE USE SIGNAGE**
Floor elevations are measured from sea level.

LONGITUDINAL

TRANSVERSE
1.3.5 BUILDING PLANS
BELOW GRADE PARKING LEVELS B2-B5

PARKING STALLS - 78 PER TYPICAL FLOOR
374 STALLS TOTAL

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

AXONOMETRIC
1.3.5 BUILDING PLANS
BELOW GRADE PARKING LEVEL B1

* Long term bike parking facilities exceed the requirements under zoning to accommodate future potential changes to garage infrastructure. In all cases 145 Broadway will meet or exceed the minimum requirements for long term bike parking.
1.3.5 BUILDING PLANS
GROUND LEVEL

AXONOMETRIC

Office
Lobby
Active Use
Elevator Car

Bike Storage
Mechanical
Parking

145 BROADWAY
PICKARD CHILTON
1.3.5 BUILDING PLANS
LEVEL 6

AXONOMETRIC

Office
Bike Storage
Lobby
Mechanical
Active Use
Parking
Elevator Car
1.3.5 BUILDING PLANS

LEVEL 9

AXONOMETRIC

OFFICE

1 2 3 4 5 6 7 8 9 10 11 12 13 14

A B C D E F

B 3W C 3W D 2W E 2W D 1W E 1W

ELEC MECH SERV

AXONOMETRIC

Office
Lobby
Active Use
Elevator Car
Bike Storage
Mechanical
Parking

145 BROADWAY

PICKARD CHILTON

DESIGN REVIEW SUBMISSION
AUGUST 09, 2016
1.3.5 BUILDING PLANS

LEVEL 10

AXONOMETRIC

OFFICE

1.  Office
2.  Bike Storage
3.  Lobby
4.  Mechanical
5.  Active Use
6.  Parking
7.  Elevator Car

145 BROADWAY

DESIGN REVIEW SUBMISSION AUGUST 09, 2016

PICKARD CHILTON

21
1.3.5 BUILDING PLANS

LEVEL 17

- Office
- Bike Storage
- Mechanical
- Active Use Parking
- Elevator Car

AXONOMETRIC
1.3.5 BUILDING PLANS
LEVEL 19

AXONOMETRIC

Office
Bike Storage
Lobby
Mechanical
Active Use
Parking
Elevator Car

145 BROADWAY
DESIGN REVIEW SUBMISSION A U G U S T 09, 2016
PICKARD CHILTON
1.3.5 BUILDING PLANS
PENTHOUSE LEVEL

Office - Bike Storage - Mechanical - Active Use - Parking

145 BROADWAY
AUGUST 09, 2016
1.3.5 BUILDING PLANS

ROOF PLAN

- Office
- Bike Storage
- Mechanical
- Active Use
- Parking

145 BROADWAY

DESIGN REVIEW SUBMISSION  AUGUST 09, 2016
1.3.6 ENCLOSURE

RENDERING / TYPE A

KEY
NORTHWEST
SOUTHEAST

145 BROADWAY
DESIGN REVIEW SUBMISSION
AUGUST 09, 2016

PICKARD CHILTON
1.3.6 ENCLOSURE

RENDERING / TYPE B
1.3.6 ENCLOSURE

RENDERING / TYPE C
1.3.7 ENCLOSURE
TYPOLOGY / FINISHES

a) High Performance Vision Glass (VNE1-53 or similar)
b) Painted Metal Panels (PPG Autumnwood)
c) Painted Aluminum Caps (PPG Mocha-Ccino)

MATERIAL PALETTE / FINISH OPTIONS

*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn’t be considered final.
1.3.7 ENCLOSURE
TYPOLOGY / FINISHES

a) High Performance Vision Glass (VNE1-53 or similar)
b) Painted Metal Panels (PPG Autumnwood)
c) Painted Aluminum Caps (PPG Mocha-Ccino)

MATERIAL PALETTE / FINISH OPTIONS

*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn’t be considered final.
a) High Performance Vision Glass (VNE1-53 or similar)
b) Painted Metal Panels (PPG Autumnwood)
c) Painted Aluminum Caps (PPG Mocha-Ccino)

MATERIAL PALETTE / FINISH OPTIONS

*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn’t be considered final.
1.4.1 GROUND LEVEL
ALONG BROADWAY

ENLARGED ELEVATION

MATERIAL PALETTE / FINISH OPTIONS

a) Low Iron Vision Glass (VE24-88)
b) Painted Aluminum (PPG Autumnwood)
c) Painted Aluminum (PPG Mocha-Cino)
d) Terra cotta Panel (Titan Grey)
e) Terra cotta Panel (Pebble)
f) Terra cotta Panel (Mesa)
g) Terra cotta Panel (Cinnamo)
h) Linear Brush Stainless Steel
i) Exterior Plaster Soffit
j) Engineered Wood Soffit (Alternate)

*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn’t be considered final.
1.4.1 GROUND LEVEL
MAIN ENTRY AT BROADWAY PARK / WEST SERVICE ROAD

ENLARGED ELEVATION

MATERIAL PALETTE / FINISH OPTIONS

- a) Low Iron Vision Glass (VE24-88)
- b) Painted Aluminum (PPG Autumnwood)
- c) Painted Aluminum (PPG Mocha-Cino)
- d) Teacotla Panel (Titan Grey)
- e) Teacotla Panel (Pebble)
- f) Teacotla Panel (Cinnamon)
- g) Teacotla Panel (Mesas)
- h) Linear Brush Stainless Steel
- i) Exterior Plaster Soffit
- j) Engineered Wood Soffit (Alternate)

GROUND LEVEL PERSPECTIVE

*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn’t be considered final.*
1.4.2 PEDESTRIAN AND VEHICULAR CIRCULATION
1.5 ARCHITECTURAL LIGHTING

LIGHTING OPPORTUNITIES

a. Amble amount of warm and soft interior light spill from Active Use & Lobby Spaces help to energize the ground level during dusk and evening hours. Special attention to the bottom 20' of the building provides a clearly defined base at night.

b. Emphasize setbacks & vertical breaks to create visual interest and highlight variation that is appropriate to the urban context.

c. Softly graze soffits to emphasize variations in height and architectural elements, which break down the scale and mass of a tall building along a park edge.

d. Expressed Crown at the corner of Broadway and Galileo Way to reinforce a distinct identity for 145 Broadway which is legible from adjacent streets, critical viewpoints, and along the skyline both day and night.
1.5 ARCHITECTURAL LIGHTING

PRECEDENT IMAGES