325 MAIN STREET
COMMERCIAL BUILDING B
Cambridge, Massachusetts
Design Review Submission
Issued September 06, 2018
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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 Marriott 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 eighty (180) 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

325 MAIN
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PI CK AR D CH IL T O N

KEY PLAN

EXISTING CONDITIONS

BROADWAY
GALILEO GALILEI WAY
MAIN ST
AMES ST

BROADWAY
GALILEO GALILEI WAY
MAIN ST
AMES ST
1.2 EXISTING CONDITIONS

EXISTING CONDITIONS

325 MAIN

KEY PLAN

EXISTING CONDITIONS

325 MAIN

KEY PLAN

EXISTING CONDITIONS
1.3.1 DESIGN RENDERINGS

AERIAL VIEW LOOKING NORTH
1.3.1 DESIGN RENDERINGS
VIEW LOOKING WEST ALONG MAIN STREET
1.3.1 DESIGN RENDERINGS

VIEW EAST ALONG MAIN STREET
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

NEW STAIR/ELEVATOR TO ROOF GARDEN

MBTA HEADHOUSE (PENDING MBTA APPROVAL)

HORIZONTAL BAND FOR FLEXIBLE ACTIVE USE SIGNAGE

POTENTIAL BUILDING SIGNAGE LOCATION

POTENTIAL BUILDING SIGNAGE LOCATION
1.3.3 BUILDING ELEVATIONS

* Floor elevations are measured from sea level

NORTH ELEVATION

EAST ELEVATION

NEW ELEVATOR TO ROOF GARDEN

MBTA HEADHOUSE (PENDING MBTA APPROVAL)

POTENTIAL BUILDING SIGNAGE LOCATION

HORIZONTAL BAND FOR FLEXIBLE ACTIVE USE SIGNAGE

325 MAIN

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1.3.4 BUILDING SECTIONS

* Floor elevations are measured from sea level

LONGITUDINAL

TRANSVERSE

* Floor elevations are measured from sea level
* In all cases 325 Main will meet or exceed the minimum requirements for long term bike parking.
1.3.5 BUILDING PLANS

LEVEL 4