



RAGON INSTITUTE 2.0
600-624 Main St, Cambridge MA 02139

APPLICATION FOR PROJECT REVIEW SPECIAL PERMIT

April 22, 2021

SUPPLEMENTAL FILING

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VOLUME TWO - GRAPHIC MATERIALS



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1.1 - COVER LETTER



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April 22, 2021

Planning Board
City of Cambridge
344 Broadway
Cambridge, MA 02139

Re: 600-624 Main Street

Dear Members of the Planning Board,

On behalf of The Ragon Institute I am pleased to submit the attached supplemental filing in support of our Special Permit application.

We look forward to the Board continuing its review of our application.

Thank you for your attention to this matter.

Sincerely,



Corrie Martin
Chief Operating Officer
Ragon Institute of MGH, MIT and Harvard



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1.2 - INTRODUCTION

The applicant has reviewed the comments provided by the Planning Board and the public at the March 23rd hearing on its Special Permit application. This submittal contains narratives addressing the issues discussed at that time as well as an updated and complete set of graphic materials. Included with the graphic materials is an index indicating what images in the submittal have been modified since the original application. The revisions have been made in direct response to Planning Board member comments, follow up discussion with Community Development staff, and input from a Community Meeting hosted by the applicant on April 15, 2021. In some cases the revisions reflect ongoing design work since the application was originally filed in January.

The first group of revisions are heavily focused on site design issues and are concentrated in Volume 2B. These include revisions to the design of landscape areas, paving and plantings, as well as the incorporation of the necessary infrastructure to support the discussed community vendor and performance spaces.

In most cases, the revisions associated with design progress bring the building plans, elevations, sections, and renderings to a state that is consistent with the design presented at the public hearing on March 23, 2021.

The submittal also includes a report of the above referenced Community Meeting



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1.3 - RESPONSES TO PLANNING BOARD COMMENTS

As a result of comments made by the public and by members of the Planning Board, the Applicant offers the following responses:

- 1. The design of the open space, including the landscaping, needs to be more inviting to draw the public into the space.**
 - a. All open space on the site is designed to be open to the public with the necessary exception of the child-care play area. Earlier in the design process, we had considered designating a small portion of the open space as 'semi-public' in that there would be a partial visual and physical separation to allow for its periodic use for outdoor classes or other functions. That idea has now been eliminated in favor of making the entire site (again, with the exception of the playground associated with the child-care center) open and accessible to the public.
 - b. Due to the nature, use, and program needs as a building dedicated to scientific research to develop cures and vaccines for human diseases, we recognized from the outset that opportunities to invite the public inside the building would be somewhat limited. In response to those limitations, we made a conscious decision to design the site in a way that would provide a significant open space amenity which benefits the neighborhood and the entire community. The project is designed to provide nearly 2/3 of an acre of publicly accessible open space on the site.
 - c. Modifications to the landscape design have been incorporated into the design to enhance both its utility and attractiveness.
 - d. The applicant is exploring the introduction of pop-up style food and related retail uses in the proposed plaza in the northern corner of the site. Attached in this filing are concept images which depict that feature. We anticipate working closely with the City's design staff to further develop this enhancement as the design process moves forward.
 - i. Permanent tables distributed around the site will include integrated chess/checkers boards and potentially other table-top games that may be identified as being of value to the community. Other seating opportunities around the site have been diversified to include flat benches as well as benches with backs to ensure that there are functional, comfortable opportunities to sit down for all visitors.
 - ii. A small performance area has been incorporated into the design to accommodate music or theater events at lunch or in the evening to provide local artists with opportunities to perform for the public.
- 2. Concern was expressed that, despite the two-story high clear glass façade facing virtually the entire streetscape along Main Street, the view into the lobby and the colloquium and the seminar rooms appears to be blocked by trees and other vegetation.**
 - a. Visual exposure is important because these rooms will be utilized and active with classes, lectures, presentations, meetings, and the like nearly all day and often into the evenings. While final plant selection will occur further into the design process and will incorporate input from the city staff, it is our intent to combine ground-cover type plantings which will be very low in height with trees that have a canopy which will begin overhead (+/- 7 feet above grade). Taken together, this design approach will ensure that pedestrian views into the ground floor of the building will be unimpeded by the landscape. We look forward to working with the City design staff regarding plant selection as the design process moves forward.



3. The cantilevers might discourage the public from utilizing the open space on the site and might be dark and uninviting.

- a. We believe the cantilevers will provide a pleasant, unique, and important variety of open space on the site, as follows:
- b. The design of the cantilevers and the space underneath them have been designed provide a dramatic architectural element to the sculptural design of the building, to significantly increase the amount of open space available on the site by narrowing the footprint of the building, and to allow a significant portion of the open space on the site to be intentionally shaded from the sun and sheltered from the rain.
- c. The covered open space under the cantilevered ends of the building are approximately 20 feet high, open on three sides, and will feel open, airy, and welcoming.
- d. The area under the cantilever along Albany Street includes areas of useable green space, including areas open to the sky and protected by the building overhead. Situated adjacent to an active water feature, this will be a unique outdoor space. In the summer, this cooler, shaded area will offer a particularly welcome place of respite – one which will become increasingly valuable to the public as the climate continues to get hotter and places to be outside, but in the shade, will become increasingly desirable. In addition to providing welcome protection from the sun, these covered spaces will allow visitors to enjoy being outside in rainy weather as well.

4. Lighting under the cantilevers will be very important; what is the soffit material?

- a. We agree that lighting the underside of the cantilevers is an important design opportunity that can significantly enhance the visual and experiential quality of the building and the site. We have integrated strategic up-lighting into the design to ensure that the soffits of the cantilevers are a warm, softly lit surface that enhances the appearance of the building and enriches the character of the site.
- b. In addition to its carefully illuminated surface, the soffit of the cantilevers facilitates the incorporation of recessed lighting to provide the proper levels of illumination at the ground plane. In addition to allowing us to target the lighting downward with a minimum of spill-over beyond the property lines or into areas which are better illuminated from lower elevations, recessed lighting is preferable for pedestrians and neighbors as the point-source of each light can concealed from viewers not directly underneath the cantilever.
- c. Shade tolerant planting will be selected for areas underneath the cantilevers to ensure that landscaped areas can thrive
- d. We are exploring a range of possible materials for the soffits under the cantilever, including perforated metal, fiber cement, and cement plaster. In any circumstance, the soffit will be light in color to preserve a sense of openness and reflect light.

5. Can the oculus be increased in size to increase the natural lighting in this area? Will the raised terrace over the building entranceway make this area feel dark?

- a. We have carefully studied the size and geometry of the oculus and agree that enlarging it would allow more natural light to reach the ground plane and enhance the building entrance. As in the updated revised drawings, we have enlarged the oculus by nearly 20% to accomplish this.
- b. Numerous design features will contribute to making the space under the entrance canopy an inviting place to sit and relax on the benches or enjoy a meal at one of the tables while being sheltered from both the sun and the rain. Principal among these features are the large opening in the oculus, the 20' clear dimension to the underside of the canopy, and the two-story high, ultra-clear glass panels which provide unimpeded visibility into the lobby. Importantly, the lobby will be lit from above by a large skylight and beyond through the vertical curtainwall facing onto Portland St, making it a dynamic, brightly lit environment.

6. Provide solar panels now rather than just making the roof “solar ready”

- a. Rather than focus on a single, particular element of the design, we have developed a comprehensive sustainability approach to the overall building and site design that surpasses all local guidelines and requirements. With a predicted Energy Use Intensity (EUI) of 125, the project will exceed the 10% reduction beyond the MA Stretch Energy Code required by the City of Cambridge. Among the significant sustainability features currently included in the design are a high-performance building envelope, rainwater harvesting and re-use, energy recovery systems for both air handlers and chillers, sophisticated lighting control, and high-efficiency equipment for all primary building plant operations. As presented in the Article 22 Green Building Report that was submitted in December, 2020, solar panels were investigated for this project and found to have a minimum expected payback period of 17 years making them a lower priority for investment of project resources. The design team will continue to evaluate the viability of including solar panels as the project progresses.

7. Electric charging stations should be included throughout the garage.

- a. The project includes (8) parking spaces which include electric vehicle charging capability (6.7% of total) which is significantly beyond the requirements of the LEED Green Vehicles credit (which requires only 2% of parking spaces to be provided with charging stations).
- b. We agree that demand for electric vehicle charging is likely to increase over time and that more stations are likely to be desired in the future. In order to allow the anticipated future demand to be met as easily as possible, the project includes the infrastructure necessary to expand electric vehicle charging capacity to 50% of all provided parking spaces.

8. Reduce the height of the fence around the child-care play area and make it more transparent. Could it be a place for public art?

- a. We agree that the fence was higher than it needed to be, and we have reduced it to the minimum required height of 4'-0" relative to the child-care playground (approximately 6'-0" from the sidewalk). We also agree that it should be more transparent, and we will work with the City staff to develop a design which effectively balances the desire for transparency with the need for some degree of privacy and security.
- b. We are exploring the suggestion made at the hearing regarding the possibility of introducing artwork on the child-care fence. We are following up with Community Art, a neighborhood-based art organization about the possibility of their participating in such an effort. We intend to follow up with them as the project moves through the remainder of the design phase.

9. In addition to the landscaped open space for use by the public, what benefits can the Ragon Institute provide to residents of Newtown Court, the Port neighborhood, and the residents of Cambridge at large?

- a. The Ragon Institute has been actively engaged in enhancing science education for high school students both locally and regionally, as well as helping to educate the wider Cambridge community on issues related to the COVID-19 pandemic. Included among those efforts are the following:
 - i. November 10, 2020: Cambridge Rindge and Latin Seminar - Ragon Institute Director Bruce Walker, MD, along with Harvard postdoc Zuri Sullivan, PhD, led a one-hour seminar for five classes, including an epidemiology class, from the Cambridge Rindge and Latin high school. This seminar, attended by approximately 80 students, covered the viral cause, epidemiology, and global spread of COVID-19.
 - ii. January 2021: In early 2021, the Ragon Institute joined the Kendall Square Association.
 - iii. February 24, 2021: Cambridge Public Library Seminar - “Vaccines and the COVID-19 Pandemic: A Primer for the Public,” a one-hour talk, was a joint effort between the Ragon Institute and the

Cambridge Public Library. Ragon Director Bruce Walker, MD; Harvard postdoctoral fellow Zuri Sullivan, PhD; and Josefine Wendel of the Cambridge Public Health Department all spoke on various aspects of the current COVID-19 pandemic to the 115 attendees, from the biology (Zuri) to accessing the vaccines and public health guidelines in Cambridge (Josefine) to answering a broad range of questions from the attendees (Bruce.)

01. Note: Cambridge Public Library draws about 200 people for their “big name” presenters, like well-known artists/authors
- iv. March 25, 2021: One-Day High School Seminar - The Ragon Institute, with support from Cambridge Rindge and Latin, led a one-day (five hour) intensive seminar for students from Cambridge Rindge and Latin, Brockton High School, and Fenway High School. Led by Ragon Director Bruce Walker, MD, and Harvard postdoctoral fellow Zuri Sullivan, PhD, this course drew over 200 students and was entitled “Understanding COVID-19.” The course covered biology and spread of SARS-CoV-2, the virus that causes COVID-19; pandemic response, both in terms of policy and medical treatments; and vaccines and vaccine development. This seminar was specifically targeting URM students to align with the Ragon Institutes Diversity Equity and Inclusion efforts.
 - v. April 20-21, 2021: Two-Day High School Seminar - The Ragon Institute’s first open- enrollment high school course, available to high school students throughout Massachusetts (and the USA), is an intensive study of the current COVID-19 pandemic. Led by Ragon Director Bruce Walker, MD, with Harvard postdoctoral fellow Zuri Sullivan, PhD, this course features academic and industry scientists, public health and policy experts, current STEM graduate and medical students, journalists, and doctors, all speaking on COVID-19. Students will learn about the biology of the disease and the virus that causes it, public health responses and policies, and how medical treatments are developed and tested, students will dive into the development and functions of COVID-19 vaccines. The seminar also includes a career panel, where students can learn and ask questions about a range of STEM careers, from science journalists to scientists.
- b. In addition to activities and events that have taken place over the last 18 months, the Ragon Institute is in various stages of planning for a significant number of additional education and community engagement programs.
- i. Spring 2021: Sessions with Kendall Square Association (KSA) - In partnership with KSA, the Ragon Institute will offer COVID vaccine presentations to spanish speaking restaurant workers in the Kendall Square area. In addition, the Ragon Institute will host a session with restaurant owners and managers to help brainstorm how best to educate/engage their workers on COVID vaccines.
 - ii. Summer 2021: Expanding partnership with the City of Cambridge and the public Library - We will build on the seminar held last fall with the City of Cambridge and the Cambridge Public Library to have a fully structured program where seminars are facilitated for the public four times per year.
 - iii. Fall 2021: Ragon Science Club - The Ragon Institute will soon launch a Science Club for area high school students focused on public schools with a high percent of under-represented minorities throughout Massachusetts. This will be managed internally by the Ragon Institute and sessions will be held monthly (zoom or in-person). The hope is that there will be interest stemming from the high school course seminars in March and April 2021. This Club will also serve as a feeder into our revamped Summer Internship Program.
 - iv. Summer 2022: Summer Undergraduate Internship Program - A structured summer undergraduate internship program will be revised and launched in Summer of 2022. This

program would involve a stipend for our interns to come get hands-on experience at the Ragon Institute, along with training and support from our mentors (professors, postdocs, and grad students.).

- v. Summer 2022: Summer High School Internship Program - We will target under-represented high schools and hire 5-10 summer interns to work at the Ragon. There will be targeted fundraising for this program so that scholarships can be awarded. Post docs and graduate students will manage the interns throughout their summer program. Our hope is that our Cambridge neighbors will join this program.
- vi. Fall 2024: Ragon Open House - Each Fall we will invite the community for an annual tour of the Ragon to share what happens in the building, including demonstrating experiments. A reception will follow with summer Interns presenting the work they did.
- vii. Fall 2024: Colloquium/Shared Space for the public - The colloquium space and seminar rooms will be available for use by the public. We envision our neighbors and partners within Kendall Square and the city of Cambridge to use the space for events and other gatherings on a pre-scheduled basis (City of Cambridge, Newtowne Court, KSA, etc.).
- viii. Fall 2024: Childcare Facility in new building - Upon opening of our Childcare Facility in the new building, five spots will be made available to the public. Applicants will need to meet criteria, but these slots will be subsidized by the Ragon Institute in the same manner as our faculty and staff. We hope to recruit from abutting neighbors and more specifically Newtowne Court.



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1.4 - REPORT FROM COMMUNITY MEETING

The applicant hosted a virtual Community Meeting on Thursday April 15, 2021.

There were approximately 12 participants from the community. Invitations were emailed two weeks in advance to members of the public who attended the Planning Board hearing on Tuesday, March 23 as well as to The Area 4 Neighborhood Coalition, the Port Organizing Group, the Essex Street Neighbors, and the Cambridge Housing Authority. Representatives of the CHA distributed flyers throughout Newtowne Court by inserting them under the door of every apartment.

The meeting began with an introduction of the project by Attorney James Rafferty and a description of the Special Permit process. Dr. Bruce Walker, the founding Director of the Ragon Institute provided participants with the background of the Institute, its mission and its programs.

Architects Kevin Sullivan and Michael Hinchcliffe of Payette Design gave a presentation on the design of the building and the proposed open space.

Corrie Martin, Chief Operating Officer for the Ragon Institute identified the Ragon Institute's outreach initiatives, including its educational offerings for local high schoolers.

The balance of the meeting consisted of questions and comments from members of the public. Seven members of the public asked questions and offered comments. The questions and comments are summarized below.

- Appreciation was expressed for the installation of the bicycle lane on Main Street and the high school programs being offered at CRLS. A question was raised about the proposed lighting at the building, including the overhead streetlights. Project architects explained that the goal of the lighting has been designed to avoid creating any glare upon the residential neighborhood.
- A question was asked about whether the second-floor rooftop garden would be accessible to the public. It was explained that it was only accessible from the second floor of the building and was intended primarily for Ragon staff although it could be accessed during certain events by the public.
- Several questions were asked about the ownership of the land and whether the building would be receiving a real estate tax bill. It was explained that MIT owns the land and that Ragon had executed a long-term ground lease. It was acknowledged that the question of whether the building would be required to pay real estate taxes involved many considerations and that the ultimate determination would be made by the City's Assessing Department.
- There was a request that Ragon increase its commitment to set aside (5) of the (45) child-care spaces for area residents. In response to a question, Ragon agreed that priority for the five daycare slots would be given to Newtowne Court/Washington Elms residents.
- A comment was made that the building should be designed to accommodate the pending green roof zoning amendment currently being considered by the City Council.



- A representative for the Association of Cambridge Tenants indicated that communicating with Newtowne Court residents through the CHA was not adequate and that the proponent should deal directly with ACT representatives who are working with the Resident Council. Ragon agreed to schedule an additional meeting through ACT specifically focused on the residents of Newtowne Court and Washington Elms to discuss outreach programs.
- A question was asked about the adherence of the building's design to the K2 Design Guidelines. The question included a comparison to the massing of the Pfizer building on the opposite corner of Main Street and Portland Street.
- A neighborhood resident and representative of Tutoring Plus stressed the importance of making the open space feel accessible to the public using signage and other measures. It was acknowledged that Ragon representatives are scheduled to meet with Tutoring Plus in the coming weeks to learn how they can become involved with ongoing programs. During this exchange, questions were also raised about Ragon's diversity efforts. Dr. Walker and Ms. Martin explained Ragon's efforts in that area.
- A comment was made that sidewalk, pathway, paving and bench designs of the new open space should be configured to be accessible and inviting to all members of the community
- A question was asked about what Ragon was doing to assist the homeless population in the area.
- A comment was made that BlueBike stations are obstructions when placed on the public sidewalk. It was explained that Ragon had committed to fund a blue bike station as part of its PTDM Plan but that the actual location of the station was being reviewed by CDD and likely to be on the Technology Square side of Main Street.
- A comment was made that the building should not be creating any new parking spaces because of the damage automobile emissions have on the environment.

The meeting began at 7:00pm and concluded at 8:55pm.



1.5 - SUMMARY OF GRAPHIC REVISIONS



Pg. A-TOC-1	EXISTING CONDITIONS PLAN	Table of Contents updated for addition and deletion of pages
Pg. A-2	EXISTING CONDITIONS PHOTOGRAPHS	No change
Pg. A-3	EXISTING CONDITIONS PHOTOGRAPHS	No change
Pg. A-4	EXISTING CONDITIONS PHOTOGRAPHS	No change
Pg. A-5	SITE CONTEXT PLAN	No change
Pg. A-6	ZONING MAP	No change
Pg. A-7	K2C2 STUDY AREA	No change
Pg. A-8	EXISTING SITE BOUNDARY	No change
Pg. A-9	ZONING ANALYSIS – HEIGHT LIMITS	Indication of green roof areas removed from 3d view of building
Pg. A-10	ZONING ANALYSIS – BULK CONTROL PLANE	Indication of green roof areas removed from 3d view of building
Pg. A-11	BULIDING MASSING	Indication of green roof areas removed from 3d view of building
Pg. A-12	AERIAL VIEW – LOOKING SOUTHWEST	Rendering updated to depict current design
Pg. A-13	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-14	VIEW FROM MAIN ST (NORTH SIDE) – LOOKING WEST	Rendering updated to depict current design
Pg. A-15	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-16	VIEW FROM MAIN ST (SOUTH SIDE) – LOOKING WEST	Rendering updated to depict current design
Pg. A-17	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-18	VIEW FROM TECHNOLOGY SQUARE	Rendering updated to depict current design
Pg. A-19	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-20	VIEW FROM MAIN ST – LOOKING SOUTH	Rendering updated to depict current design
Pg. A-21	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-22	AERIAL VIEW – LOOKING SOUTHEAST	Rendering updated to depict current design
Pg. A-23	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-24	VIEW FROM MAIN ST – LOOKING EAST	Rendering updated to depict current design
Pg. A-25	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-26	VIEW FROM ALBANY ST – LOOKING NORTH	Rendering updated to depict current design
Pg. A-27	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-28	VIEW FROM ALBANY STREET – LOOKING NORTHEAST	Rendering updated to depict current design
Pg. A-29	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-30	VIEW OF ALBANY ENTRANCE	Rendering updated to depict current design
Pg. A-31	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-32	VIEW OF PARKING ENTRANCE	Rendering updated to depict current design
Pg. A-33	<i>Same as Above – (TREES REMOVED)</i>	Rendering updated to depict current design
Pg. A-34	GROUND LEVEL PLAN	Site plan and floor plan updated to represent current design.
Pg. A-35	MECHANICAL PLATFORM PLAN	Plan updated to represent current design
Pg. A-36	SECOND LEVEL PLAN	Plan updated to represent current design
Pg. A-37	THIRD LEVEL PLAN	Plan updated to represent current design
Pg. A-38	FOURTH LEVEL PLAN	Plan updated to represent current design
Pg. A-39	FIFTH LEVEL PLAN	Plan updated to represent current design
Pg. A-40	MECHANICAL LEVEL PLAN	Plan updated to represent current design
Pg. A-41	ROOF LEVEL PLAN	Plan updated to remove indication of green roof and represent current design
Pg. A-42	GARAGE LEVEL ONE PLAN	No change
Pg. A-43	GARAGE LEVEL TWO PLAN	No change
Pg. A-44	LONG-TERM BICYCLE PARKING PLAN	Plan updated to represent current design. Table update to indicate provision of (1) additional bike parking space
Pg. A-45	BUILDING SECTIONS	Sections updated to represent current design. Section through Colloquium Room and atrium stair are most significant changes.
Pg. A-46	BUILDING SECTIONS	Sections updated to represent current design. Section through lobby, Colloquium Room and Seminar Rooms are most significant changes. Sculptural column under east cantilever has been removed.
Pg. A-47	STREETWALL ELEVATION	No change
Pg. A-48	MAIN STREET ELEVATION	Elevation updated to represent current design
Pg. A-49	PORTLAND STREET ELEVATION	Elevation updated to represent current design
Pg. A-50	ALBANY STREET ELEVATION	Elevation updated to represent current design
Pg. A-52	CONCEPT MODEL	Photographs updated to represent current design. Previously

Pg. A-53	EXTERIOR ELEVATION WALL TYPES	issued (2) pages of photographs condensed to one page. Exterior wall diagrams updated to reflect current design. Wall type matrix updated to reflect development of exterior wall systems and material selections.
Pg. A-54	DETAILED MAIN STREET ELEVATIONS	Drawing updated to reflect development of exterior wall systems and material selections
Pg. A-55	DETAILED ATRIUM ELEVATION	Drawing updated to reflect development of exterior wall systems and material selections
Pg. A-56	DETAILED PORTLAND STREET ELEVATION	Drawing updated to reflect development of exterior wall systems and material selections
Pg. A-57	DETAILED ALBANY STREET ELEVATION	Drawing updated to reflect development of exterior wall systems and material selections
Pg. A-58	PROPOSED WALL ASSEMBLY	Image updated to reflect further development of exterior wall assembly
Pg. A-59	PROPOSED MATERIALS	Images updated to reflect advancement of proposed material palette
Pg. B-TOC-1	TABLE OF CONTENTS	Table of Contents updated for addition and deletion of pages
Pg. B-61	MAIN STREET SECTION AT URBAN GROVE (EXISTING)	Updated for minor revisions in the depiction of landscape design elements
Pg. B-62	MAIN STREET SECTION AT URBAN GROVE (PROPOSED)	Updated for minor revisions in the depiction of landscape design elements
Pg. B-63	MAIN STREET SECTION AT OCULUS	Updated to reflect revised design of oculus (opening through the roof garden), terrace Edge detail and landscape design elements.
Pg. B-64	MAIN STREET SECTION AT COLLOQUIUM ROOM	Updated to reflect alignment of exterior face of building wall with 600 Main St beyond and revised landscape design elements
Pg. B-65	PORTLAND STREET SECTION AT BUILDING ENTRANCE	Updated to reflect minor adjustment in dimension between property line and exterior face of building wall.
Pg. B-66	PORTLAND STREET SECTION AT CHILD CARE GARDEN	Updated to reflect minor adjustment in dimension between property line and exterior face of building wall and the height of the childcare fence
Pg. B-67	TYPICAL ALBANY STREET SECTION	Updated to reflect minor adjustment in the dimension between the property line and the exterior face of the building wall
Pg. B-68	OVERALL SITE PLAN	Updated to reflect revisions to the landscape design. Substantive revisions include the following: Redesign of paving and landscape element at the corner of Portland & Main Inclusion of a historic / community marker at the corner of Portland & Main Provision of additional bike racks adjacent to the main building entrance Redesign of landscaped area under oculus Inclusion of infrastructure necessary to support performances in the entry area Inclusion of infrastructure necessary to support community vendor zones Elimination of sculptural column at east end of building Redesign of water feature to coordinate with community vendor zones Inclusion of benches with backs Redesign of paving to improve recognition of public access to open space Inclusion of an opportunity for public art at the Portland & Albany St intersection Redesign of paving & landscape at Portland & Albany St to improve circulation Provision of additional bike racks adjacent to Albany St entrance
Pg. B-69	PROPOSED CURB CUTS	Updated to reflect landscape design revisions and minor adjustments to curb cut locations
Pg. B-70	OPEN SPACE / PERMEABLE SPACE PLAN	Updated to reflect landscape design revisions
Pg. B-71	PROPOSED OVERALL TREE PLAN	Updated to reflect landscape design revisions
Pg. B-72	TREE PROTECTION PLAN	No change
Pg. B-73	OVERALL MATERIALS PLAN	Updated to reflect landscape design revisions (see notes from Pg. B-68)
Pg. B-74	OVERALL LAYOUT PLAN	Updated to reflect landscape design revisions (see notes from Pg. B-68)
Pg. B-75	OVERALL GRADING PLAN	Updated to reflect landscape design revisions (see notes from

Pg. B-76	OVERALL PLANTING PLAN	Pg. B-68) Updated to reflect landscape design revisions (see notes from Pg. B-68)
Pg. B-77	LINEAR PARK / OCULUS PLAZA MATERIALS PLAN	Updated to reflect revisions to the landscape design. Substantive revisions include the following: Redesign of paving and landscape element at the corner of Portland & Main Inclusion of a historic / community marker at the corner of Portland & Main Provision of additional bike racks adjacent to the main building entrance Redesign of landscaped area under oculus Inclusion of infrastructure necessary to support performances in the entry area Inclusion of infrastructure necessary to support community vendor zones
Pg. B-78	LINEAR PARK / OCULUS PLAZA PLANTING PLAN	Updated to reflect landscape design revisions (see notes from Pg. B-77)
Pg. B-79	RENDERING OF LINEAR PARK	Updated to represent current design
Pg. B-80	RENDERING OF OCULUS PLAZA	Updated to represent current design
Pg. B-81	RAGON PLAZA / URBAN GROVE MATERIALS PLAN	Updated to reflect revisions to the landscape design. Substantive revisions include the following: Inclusion of infrastructure necessary to support community vendor zones Elimination of sculptural column at east end of building Redesign of water feature to coordinate with community vendor zones Inclusion of benches with backs
Pg. B-82	RAGON PLAZA / URBAN GROVE PLANTING PLAN	Updated to reflect landscape design revisions (see notes from Pg. B-81)
Pg. B-83	RENDERING OF URBAN GROVE	Updated to represent current design
Pg. B-84	RENDERING OF RAGON PLAZA	New image intended to demonstrate the quality of space under the cantilever and depict the community vendor zones
Pg. B-85	EVENING RENDERING OF RAGON PLAZA	New image intended to demonstrate the quality lighting and night-time character of the space under the cantilever
Pg. B-86	SECOND LEVEL TERRACE GARDEN PLAN	Updated to reflect increase in the size of the oculus and other revisions to the design
Pg. B-87	SECOND LEVEL TERRACE GARDEN RENDERING	Updated to reflect increase in the size of the oculus and other revisions to the design
Pg. B-88	ROOF LEVEL GREEN ROOF PLAN	Updated to document the removal of the previously proposed green roof from the project
Pg. B-89	PLAYGROUND SITE CONTEXT	No change
Pg. B-90	PLAYGROUND EQUIPMENT	No change
Pg. B-91	PLAYGROUND SURFACING	No change
Pg. B-92	PLAYGROUND GRADING	Updated to reflect the change in height of the playground fence
Pg. B-93	PLAYGROUND PLANTING	No change
Pg. B-94	SHADOW STUDIES (MARCH & JUNE)	No change
Pg. B-95	SHADOW STUDIES (SEPTEMBER & DECEMBER)	No change
Pg. B-96	SHADOW STUDIES – NET NEW SHADOWS LASTING LONGER THAN 2 HOURS	No change
Pg. B-97	EXISTING CONDITIONS PLAN	No change
Pg. B-98	EXISTING DOMESTIC WATER PLAN	No change
Pg. B-99	PROPOSED DOMESTIC WATER PLAN	No change
Pg. B-100	EXISTING STORM DRAIN PLAN	No change
Pg. B-101	PROPOSED STORM DRAIN PLAN	No change
Pg. B-102	EXISTING SEWER PLAN	No change
Pg. B-103	PROPOSED SEWER PLAN	No change