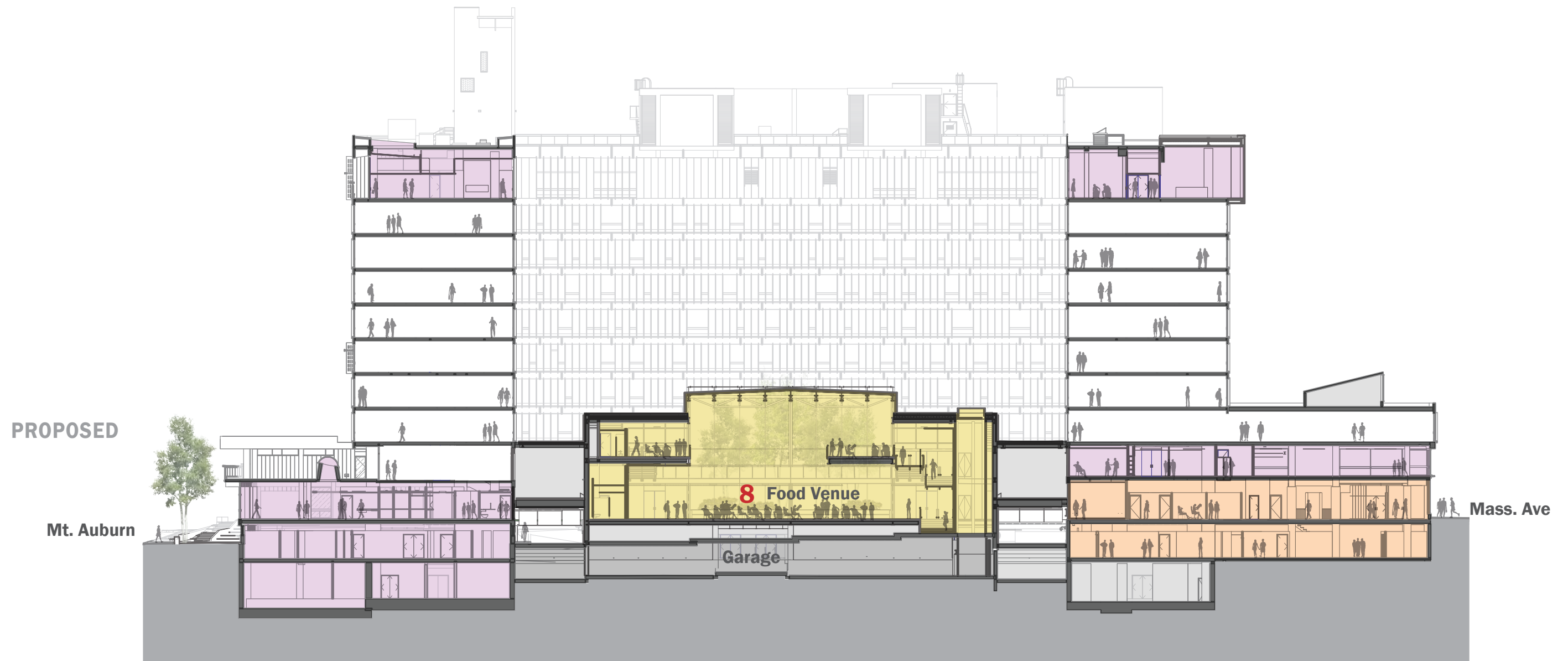


# D. Longitudinal Section B: Proposed



- |                                                                                                                                                                                   |                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> Welcome Area                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> Commercial Non-Food       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Common Spaces                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black; margin-right: 5px;"></span> Other Institutional Space |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFACD; border: 1px solid black; margin-right: 5px;"></span> Stand Alone Commercial Food Venue* | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> Other Support             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></span> <b>1-8</b> Commercial Food Venue   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Landscape                 |
| <small>* Separate entrance and not integrated with other uses</small>                                                                                                             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #696969; border: 1px solid black; margin-right: 5px;"></span> Parking Garage            |

# E. Elevations

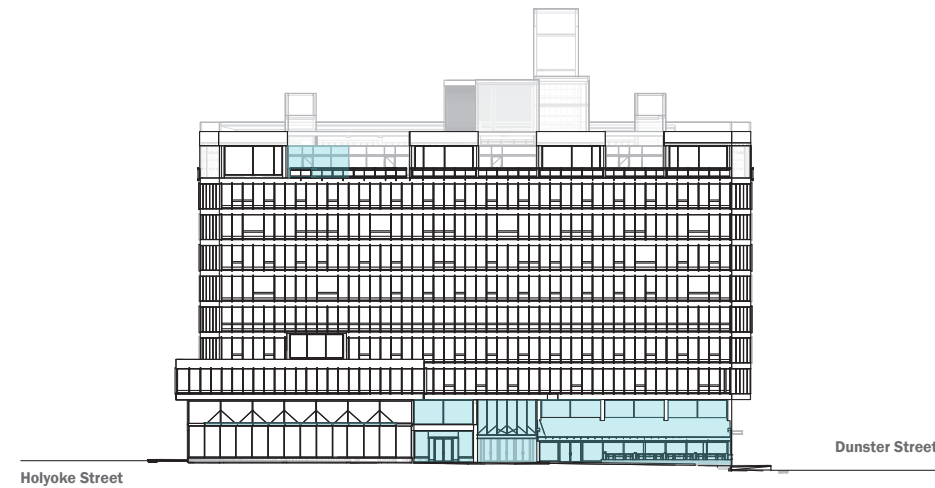
The following existing and proposed elevation drawings show the changes on each facade of the building.

## Massachusetts Avenue



Existing View from Massachusetts Avenue

### EXISTING



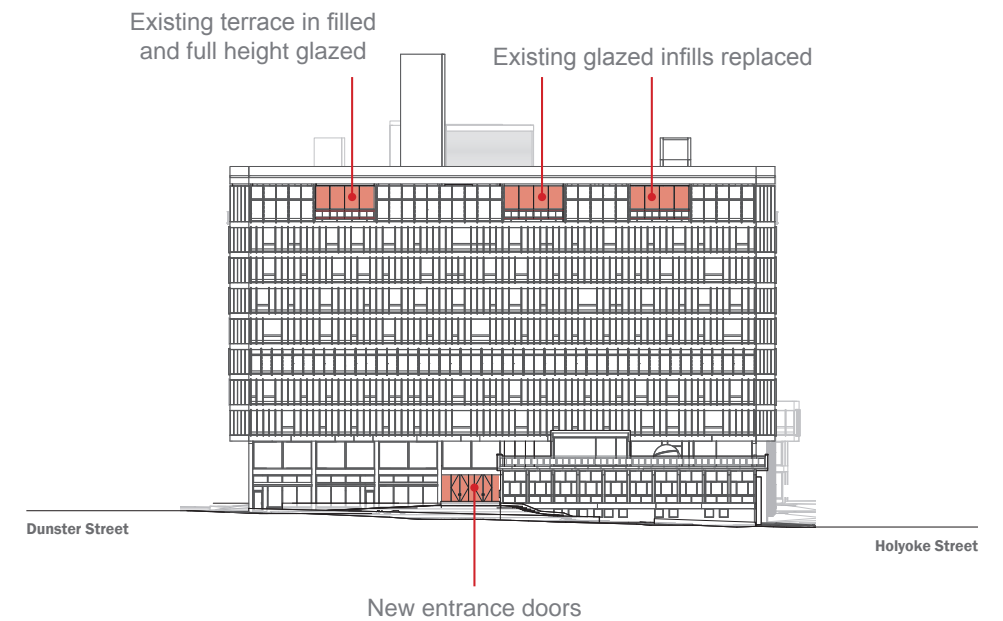
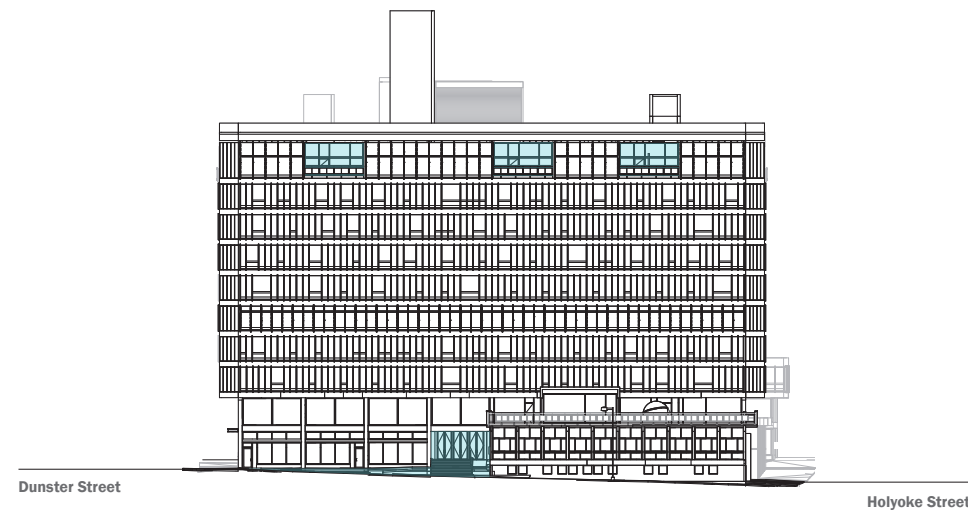
### PROPOSED



## Mount Auburn Street



Existing View from Mt. Auburn Street



- = Campus Center Proposals
- = Area of Work

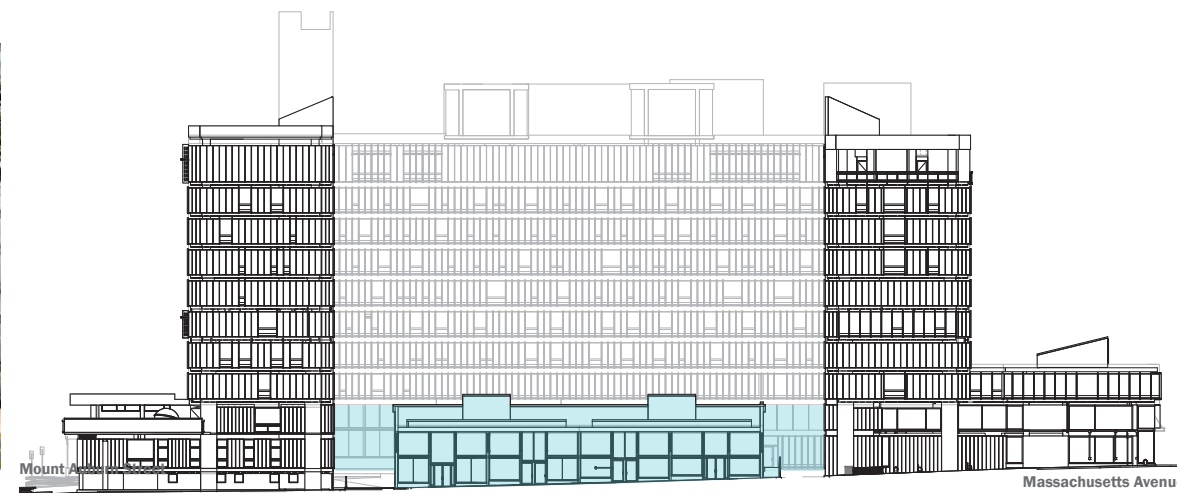
E. Elevations (continued)

Holyoke Street

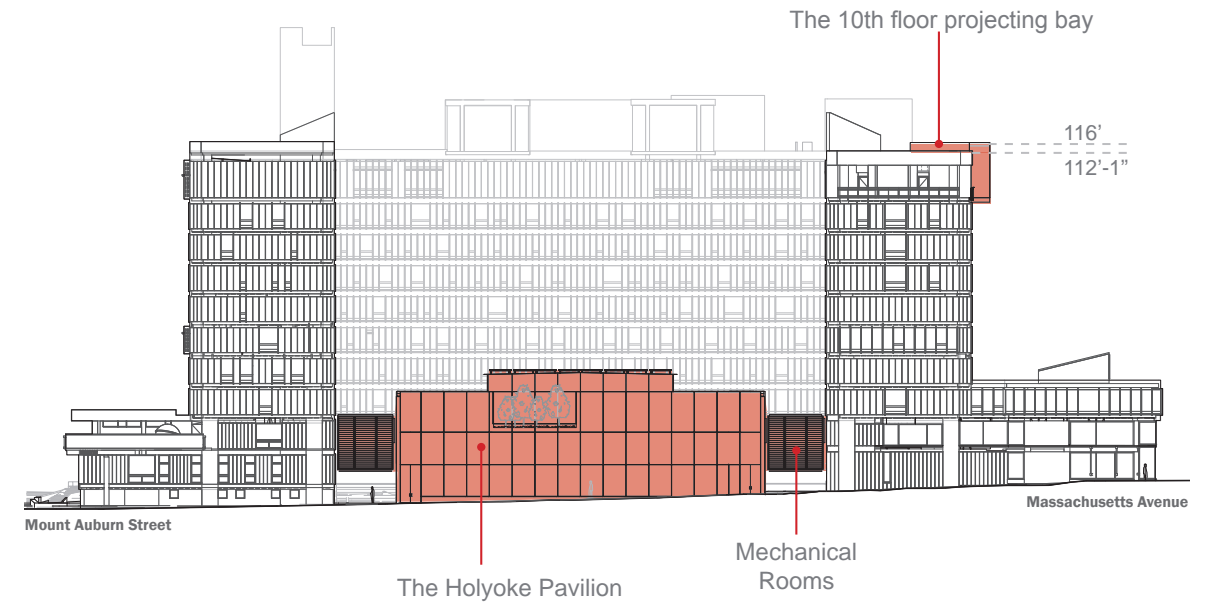


Existing View from Holyoke Street

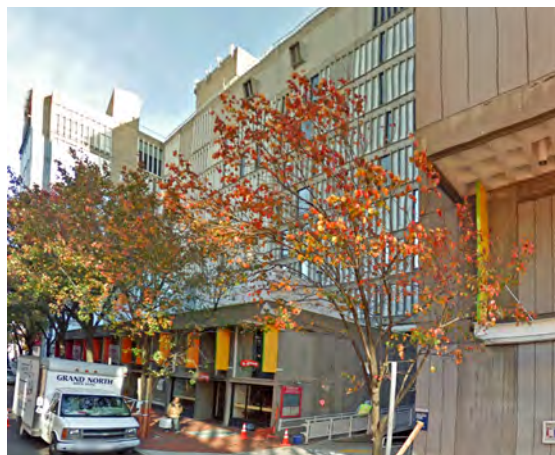
EXISTING



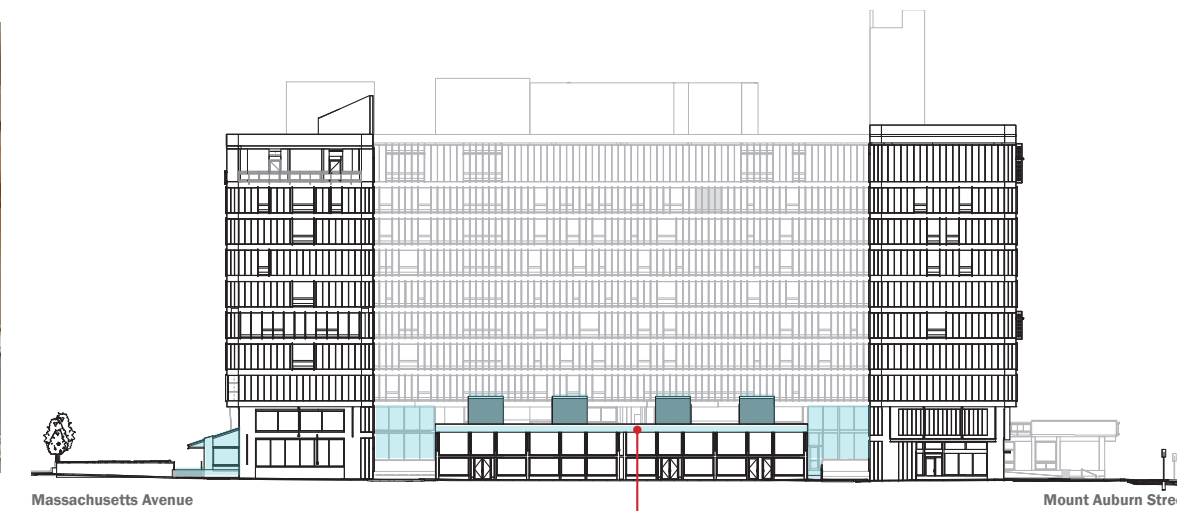
PROPOSED



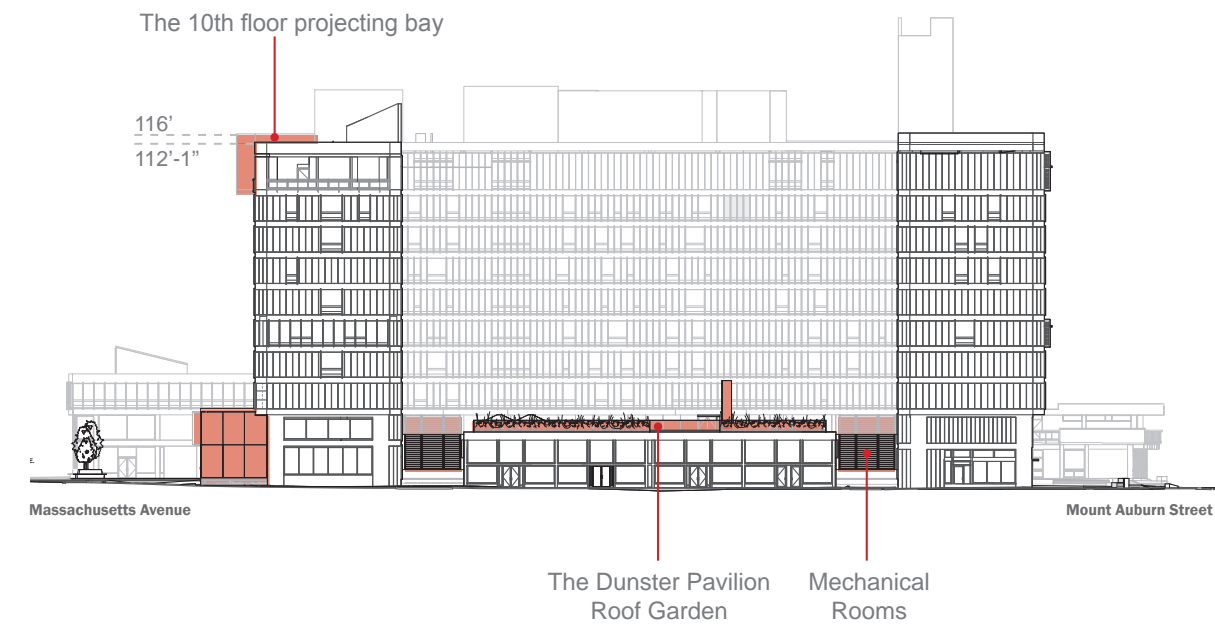
Dunster Street



Existing View from Dunster Street



Existing roof slab behind facade demolished and replaced



- = Campus Center Proposals
- = Area of Work



### **III. DETAILED PROJECT AREAS**

<b>A. MASSACHUSETTS AVENUE</b>	<b>38</b>
<b>B. THE ARCADE</b>	<b>46</b>
<b>C. HOLYOKE STREET</b>	<b>50</b>
<b>D. MT. AUBURN STREET</b>	<b>56</b>
<b>E. DUNSTER STREET</b>	<b>60</b>

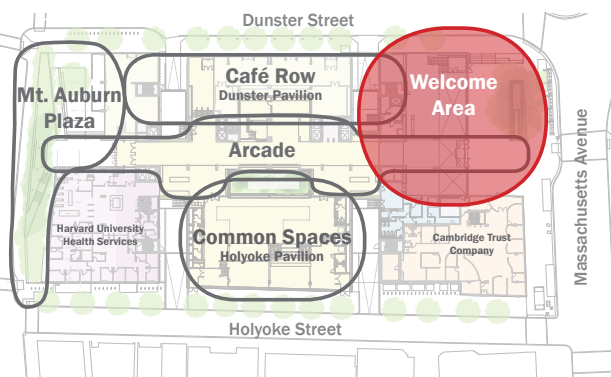


# A. Massachusetts Avenue

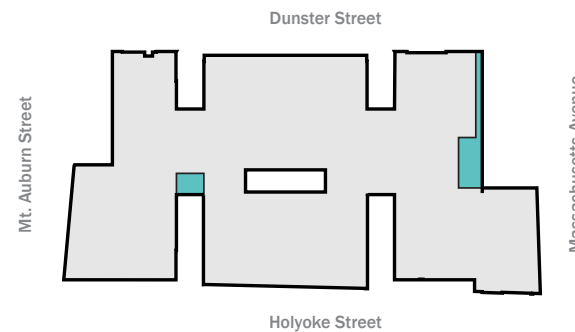
## Welcome Area: Welcome Pavilion and Forbes Plaza

Sert's original design for the Forbes Plaza area, including the entrance to the central arcade and the plaza's relationship with the building's first floor uses, hasn't reached its full potential. Incremental changes have been made over time resulting in a somewhat piecemeal design that presents a number of significant opportunities for improvement. The proposed Welcome Area seizes these opportunities by reconceiving the Forbes Plaza area as a highly transparent indoor/outdoor space - both a welcoming and vibrant entrance and gathering area.

- **Transparency.** Transparency at the lower levels of the building is greatly increased with the addition of a new highly transparent double-height glazed pavilion, which is grounded in Sert's own approach to adding pavilions at the base of a tower. The entrance to the existing central arcade is clearly expressed in the architecture of the new glazed pavilion and marked with a recess in the façade and a projecting glazed canopy. The new double-height pavilion replaces the existing greenhouse extension.



1<sup>st</sup> Floor Project Area



1<sup>st</sup> Floor Net New GFA

EXISTING



PROPOSED



- **Indoor/Outdoor Connection.** A direct connection is made between the indoor and outdoor uses by extending seating and gathering areas from the interior to the exterior through a transparent glazed wall that can be opened in nice weather.
- **Visibility.** Existing program elements that are currently hidden and scattered throughout the first floor of the building are consolidated and more visibly located in the Welcome Area. These consolidated uses for visitors include; an Information Desk, Events Information, Ticketing Services, indoor and outdoor seating and gathering areas, and a café with a second floor that provides dramatic views of Harvard Square. Public restrooms are also improved and in a more accessible location.
- **Year Round Use.** As a north facing and heavily shaded exterior space, the plaza is inhospitable for many months of the year and interior seating in the existing food venue is limited. The proposal provides for more interior seating that can be used in all seasons.
- **Barrier Removal.** The current plaza is separated from its surroundings by a wall and fence and the main seating area is inaccessible. The proposal provides for Forbes Plaza to be reconstructed as an active, welcoming, accessible open plaza to serve as a flexible gathering space well-integrated with its context.

The proposed design requires the demolition of the first floor greenhouse and the reconstruction of the first and second floor Welcome Area Pavilion. The first floor has ~1,000 net new SF which extends ~10' from the existing greenhouse and allows an integrated, indoor open plan Welcome Area that increases seating to be used for all seasons. The second floor is approximately 2,900 net new SF which is double height, an important feature of Sert's design.