



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

IRAM FAROOQ
Acting Assistant City
Manager for Community
Development

To: Planning Board
From: Suzannah Bigolin, Urban Design Planner
Date: July 10, 2015
Re: **PB #243, 100 Binney Street – Continuing Design Review**

At its June 1, 2010 meeting, the Planning Board following the provisions of Special Permit #243 (Alexandria PUD) approved the building design for 100 Binney Street. During its review, the Board expressed satisfaction with the design, and made only one suggestion relating to the vertical shaft on the south elevation and how it might be better expressed. The Planning Board's approval was subject to continuing review by staff and final Board approval of the Building Permit set of plans.

The Applicant has recently selected a tenant for the building, and submitted a set of core and shell construction documents for Building Permit approval. Supporting graphic materials, which compare the 2010 approved plans and renderings with images of the current project, have also been provided. Staff has reviewed the Building Permit plans and graphic materials, and considers them to be generally consistent with the Planning Board's approval. In response to the Board's suggestion regarding the vertical shaft, a colored metal blade has been introduced. Other minor modifications, principally associated with architectural details, have been incorporated into the design and are summarized below:

- The loading dock is slightly reconfigured to accommodate the loading functions of the future tenant.
- The first floor façades on the west and south elevations include minor changes to air vent and louver locations, access and garage doors, and the stone veneer base.
- Other modifications across the façades relate to the coloring of metal accent panels, refinement of curtain wall details, and deletion of horizontal architectural projections on the south and west elevations.
- The articulation of the mechanical penthouse has more vertical emphasis due to durability concerns associated with horizontal slats. The sculptural form, which was strongly supported by the Planning Board, has not changed.