Foundry Building
Community Meeting
The City of Cambridge
Cambridge Redevelopment Authority
The Foundry Consortium
2 October 2019
CambridgeSeven
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The Foundry Mission Statement

An adaptive reuse project to build a self-sustaining center for creativity and collaboration for the Cambridge community.

At the intersection of the Kendall Square Innovation District and the East Cambridge neighborhood, the Foundry building will provide space and programs for the visual and performing arts, entrepreneurship, technology and workforce education within its historic, industrial setting.

The Foundry will facilitate access for residents, especially underrepresented communities and adjacent neighborhoods, to the dynamic working and learning environment of Kendall Square.
The Foundry in Cambridge – Project Overview

**Governance Structure:**

- Building Owner – City of Cambridge
- Master Lease – CRA
- Operator – Foundry Consortium (501c3 Board)
- Tenants – Market Rate & Non-Profit Office
- Users – Community Organizations & Individuals

Partners in the building’s redevelopment

Foundry Advisory Committee oversight to City and CRA
The Foundry in Cambridge – Project Overview

Self Sufficient Operating Model:

• Estimated operating budget of $1.5 million
• Office rent covers majority of expenses
• User fees on sliding scale for reserved spaces
• Public space and community programs
• 60% of building’s usable space dedicated to community uses:
  • Arts (visual and performing)
  • Education / workforce development
  • Maker Workshops
  • Meeting / gathering space
  • Non-profit office
Forge new and sustained connections between individuals, families, community organizations and business leaders through shared use of space (accessible to all) and programming that fosters creativity, invention, innovation and the acquisition of workplace competencies.

A New Form of Civic Engagement – Fostered by a Space Like No Other That We Know Of As of This Date.
Outreach and Engagement Through July 1, 2019

• Three makerspace meetings

• Several performance/visual arts meetings to discuss physical design and programming

• March 2019: Foundry Coffee Chat to provide neighborhood residents with an update and to solicit feedback on programming

• Since April, 2018, a total of 213 individual meetings and 63 group meetings!

• Online survey fielded over four-months (February 21, 2019 – June 30, 2019) yielded responses from 89 participants.

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<th>Zip codes reported:</th>
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Top Ranked Pre-Set Choices for Foundry Experiences (in rank order)

1. Cook or take a yoga class
2. Meet a friend at the café
3. Watch a play
4. Rent space for an event
5. Experience an exhibition
6. Tinker in the maker space
7. Learn or share a new job skill
8. Other STEAM related programs
9. Create and display your own artwork
10. Read a book
11. Teach an art or maker class
12. Dance or sing in a performance
13. Enroll your child in an afterschool program
14. Team up on a theater production
15. Explore set design
16. Invent a new product
17. Rehearse a performance
18. Sew a costume
Desired Program Offerings - Categories of Open-Ended Responses from Residents

- Civic, community and cultural engagement (highly cited category)
- Cooking and food
- Health & well-being
- Enjoying theater
- Enjoying or displaying art
- Tinkering in the maker Space
- Pursuing hobbies
- Gaining job skills and employment
- Engaging with technology

- Other educational pursuits
- Reading books
- Enjoying dance
- Enjoying music
- Enjoying films
- Children, families & leisure space
- Ensuring accessibility
- General operations
- General space
Factors That Would Impact Use of Foundry

- Culture and climate (highly cited category)
- No parking
- Mix of space uses
- Time, a job and busy schedule
- Financial issues
- Operations
- Hours of operation
- Public transportation
- Parent responsibilities
- Distance from home
- Safety

- Health issues
- Accessibility
- Bad weather
- Nothing
- Maintenance
- Traffic
- Sustainability
- Demographics
- Lack of information
- Beverages
The Foundry Consortium

• Selected as the Operator in the spring of 2018

• Working with the Cambridge Redevelopment Authority and the City of Cambridge to obtain public input on the design and operations

• Establishing the consortium as a new nonprofit
  - Pro Bono legal services from Kirkland & Ellis LLC
  - Articles of incorporation filed 9/29/19

• Will be starting a search for an Executive Director in new year with hope of getting that person on board by August, 2020

• Seeking funding to support operations until the Foundry opens from sources that do not compete with local nonprofits.
Foundry Consortium: National Rec-to-Tech $5000 Prize Winner!

https://www.digitalharbor.org/rec-to-tech-national-design-challenge/

https://blueprint.digitalharbor.org/workshops/3dprinting/
Fostering Inclusiveness & Meeting Residents’ Needs

• What are your ideas for ways the Foundry Consortium can:
  - ensure a warm and welcoming climate for all?
  - foster inclusiveness?
  - meet residents’ needs?
Landmark Status – Cambridge Historical Commission

Blake and Knowles Foundry - 1890
George Blake - invented and engineered water meters + pumps

Women’s Movement History - 1912
Hours logged by women in the Foundry led to the first Minimum Wage Act for Women in 1912
Building Analysis – Timeline of Uses

1890  Blake and Knowles Foundry
1929  Perrin-Walsh Co Automotive Storage
1951  Lombard Brothers Trucking Company
1968  Ambassador Taxi Company
1982  Exeter Equities Office Space
1988  Rogers Bent Realty Trust
2009  Alexandria Real Estate Equities Inc.
2010  City of Cambridge
Program Summary

Workshops 4,300 sf
Multi-Purpose Rooms 4,000 sf
Performance Space 4,900 sf
Dance Studio 700 sf
Art Studio 2,400 sf
Demonstration Cooking 600 sf
Café 500 sf
Community Hall 5,600 sf
Office Space 19,200 sf
Support 8,200 sf
storage, restrooms, mechanical, circulation

Total GSF 50,400 sf
Foundry View from Rogers Street
Removals Plan

1980’s Entry Foyer

Furnace Building structurally non reinforced
Proposed Site

<table>
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<tr>
<th>Description</th>
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<tr>
<td>New Program</td>
<td>37,100 sf</td>
</tr>
<tr>
<td>New Addition</td>
<td>13,300 sf</td>
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<tr>
<td>Total GSF</td>
<td>50,400 sf</td>
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Section Diagram – Existing
Section Diagram – Floor Removals
Section Diagram – Universal Access
Concept Section
Workshop – Woodwork

TABLE SAW   BELT SANDER   DRILL PRESS   MITER SAW   BAND SAW
Workshop – Jewelry and Light Metals

BRAZING  SOLDERING  ANVIL  BUFFERING  KILN
Workshop – Fiber Arts

TEXTILES   CUTTING TABLES   SEWING MACHINES   IRONING   EMBROIDERY MACHINE
Workshop – Digital Fabrication / STEM Classroom

WORK TABLES    POWER    3D PRINTER    LASER CUTTER    COMPUTERS
Visual and Performing Arts

ART STUDIOS  RESIDENT ARTISTS  SPRUNG WOOD FLOOR  BALLET BAR  MIRRORS  GREEN ROOM  DRESSING ROOM  STORAGE
A jukebox stocked with recordings of community stories will be the public art for The Foundry.

The mission of *Jukebox* is to bring together the Cambridge Community by creating a centerpoint for listening to and connecting with one another’s stories.
Schematic Design - Third Floor Plan

Ground: 24,600 SF
Level 2: 11,800 SF
Level 3: 14,000 SF
Building Cross Section
View from Rogers Street Toward New Addition
Phase 1

PhASE 1:
SEPTEMBER 2019 - MARCH 2021

PROJECT:
THE FOUNDRY
BUILDING
101 ROGERS ST.

DRAWING DATE:
09/11/2019
Phase 2

LEGEND:

- CONSTRUCTION GATE
- 6' FENCE W/ SCREEN
- FRP JERSEY BARRIERS W/ 4' FENCE AND SCREEN
- PEDESTRIAN ACCESS
- GENERAL TRAFFIC FLOW
- CONSTRUCTION TRAFFIC FLOW

ONE WAY STREET (HEADING WEST)

CONSTRUCTION TRAFFIC ONLY

2-WAY TRAFFIC ACCESS TO PARKING GARAGE ONLY

NO PARKING

TEMP POWER POLE (Footing and Bunking Temporarily Removed)

GENT STREET

NO PARKING - NORTH SIDE
0-15M - 2.0M

7

Ninth Engineering

EX-1

EXISTING CONDITIONS SURVEY

101 ROGERS STREET, CAMBRIDGE, MA

PROJECT: THE FOUNDRY BUILDING

101 ROGERS ST.

PHASE 2:

JAN 2020 - MARCH 2021

DRAWING DATE:
09/11/2019
Schedule

**Design Phases**
- Design Development: October 2019 - December 2019
- Construction Documents: January 2020 - March 2020
- Trade Bids: March 2020 - April 2020

**Construction**
- Early Abatement and Demolition: November 2019 - January 2020
- Early Foundation, Steel and Sitework Bidding: February - March 2020
- Trade Bids: April 2020
- Construction Duration: November 2019 – Summer 2021

**Occupancy**
- Summer 2021
Agenda

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Construction Schedule  City of Cambridge | WT Rich

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Discussion Stations  All