

# CAMBRIDGE SIDE



**13 April 2021**  
Cambridge Planning Board



**NEW ENGLAND  
DEVELOPMENT**

**ELKUS | MANFREDI  
ARCHITECTS**





# CAMBRIDGE SIDE

## Tonight



**John Twohig**

NEW ENGLAND DEVELOPMENT

**Introduction**



**David Manfredi**

ELKUS MANFREDI ARCHITECTS

**Architecture**



**Chris Jones**

IBI PLACEMAKING

**Landscape  
Architecture**



NEW ENGLAND  
DEVELOPMENT

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ARCHITECTS





# Tonight's Discussion

- Legend**
- CANAL PARK
  - INITIAL PHASE LANDSCAPE
  - INITIAL PHASE BUILDING



- Introduction
- Canal Park Improvements
- Building Design Review
  - 20 CambridgeSide
  - 60 First Street



# Introduction

## CambridgeSide 2.0 Special Permit (PB #364)

- Issued February 17, 2021
- Contains a condition regarding design review requirements (Special Condition #4)

## Canal Park Improvements Schedule

- To be designed between July 2021 and December 2021 with Advisory Committee input
- To be constructed prior to certificate of occupancy for 20 CambridgeSide

## Design Review applications for 20 CambridgeSide and 60 First Street buildings

- Submitted March 5, 2021
- Previously presented in 2020 PB #364 process
- Consistent with approved Final Development Plan
- Responsive to all PB #364 design review criteria, including:
  - Site and floor plans
  - Elevations and architectural details
  - Landscape plans
  - Parking, access and circulation diagrams
  - Sustainability and resiliency
  - Noise and lighting mitigation measures



# Canal Park Improvements

Design to be informed by the City, public and **Open Space and Retail Advisory Committee**, which Committee which will include members from:

- The East Cambridge neighborhood;
- The Community Development Department; and
- The development team.

## Anticipated Schedule

### April - June 2021

Convene Open Space and Retail Advisory Committee and draft plans for review session.

### July - September 2021

Hold Advisory Committee meetings to solicit feedback on draft Canal Park plans.

### October - December 2021

Return to Planning Board to review the design of the Canal Park improvements.





# Building Design Review

## Legend

- INITIAL PHASE LANDSCAPE
- INITIAL PHASE BUILDING



- Initial Phase includes 20 CambridgeSide and 60 First Street
- Preliminary review during the Zoning and PUD Special Permit process
- Consistent with the approved Final Development Plan
- Complete package of materials submitted March 5, 2021 describing the buildings for review by City departments, with comments received and reviewed over the last month



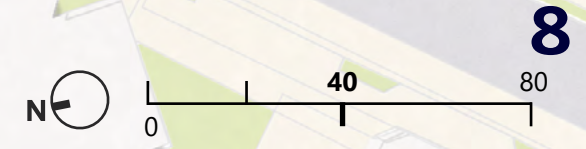
# 20 CambridgeSide





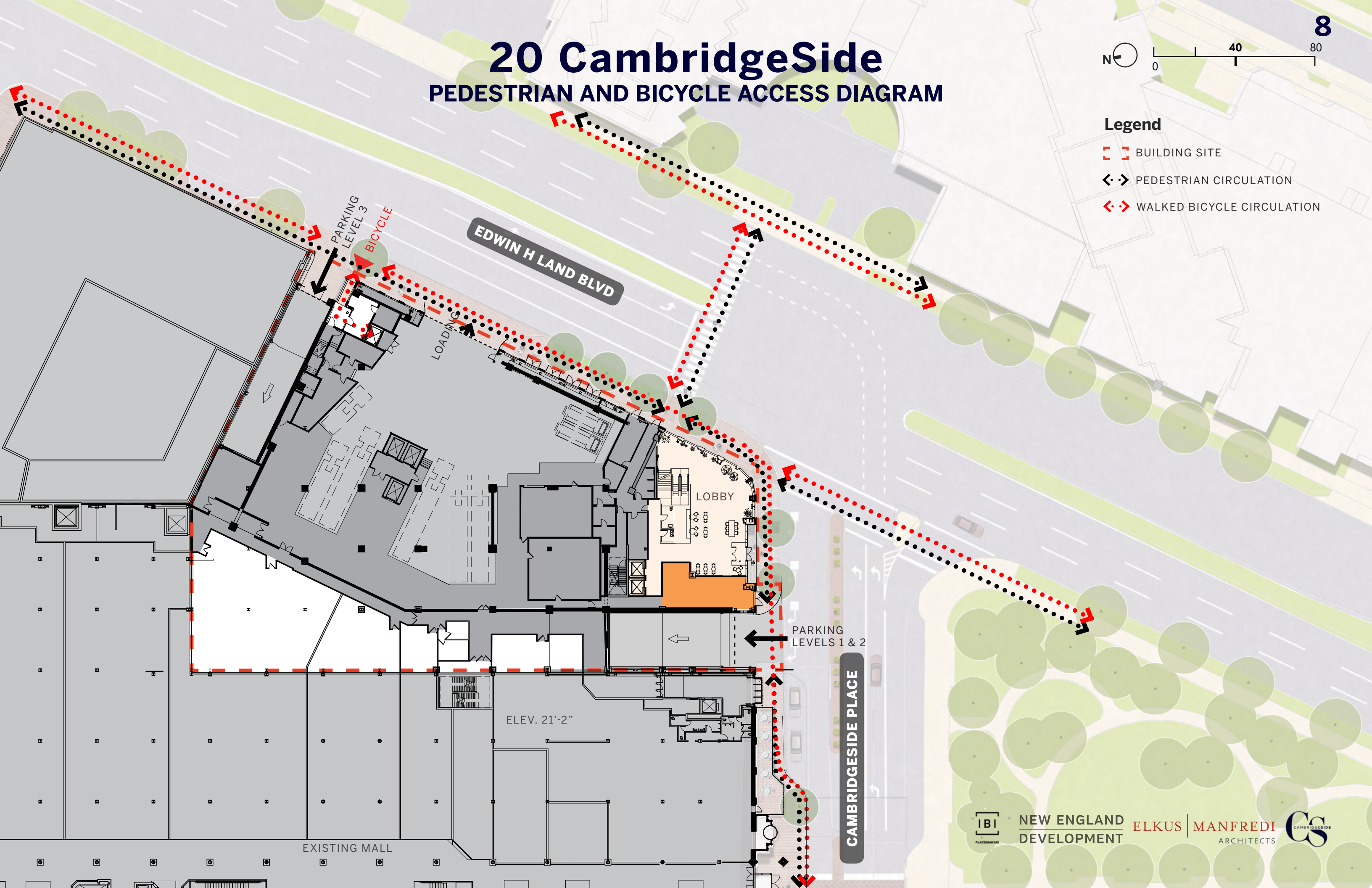
# 20 CambridgeSide

## PEDESTRIAN AND BICYCLE ACCESS DIAGRAM



### Legend

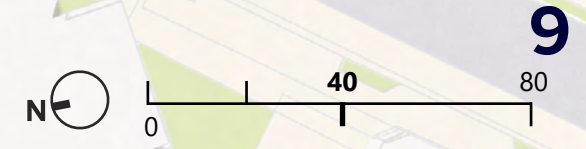
- BUILDING SITE
- PEDESTRIAN CIRCULATION
- WALKED BICYCLE CIRCULATION





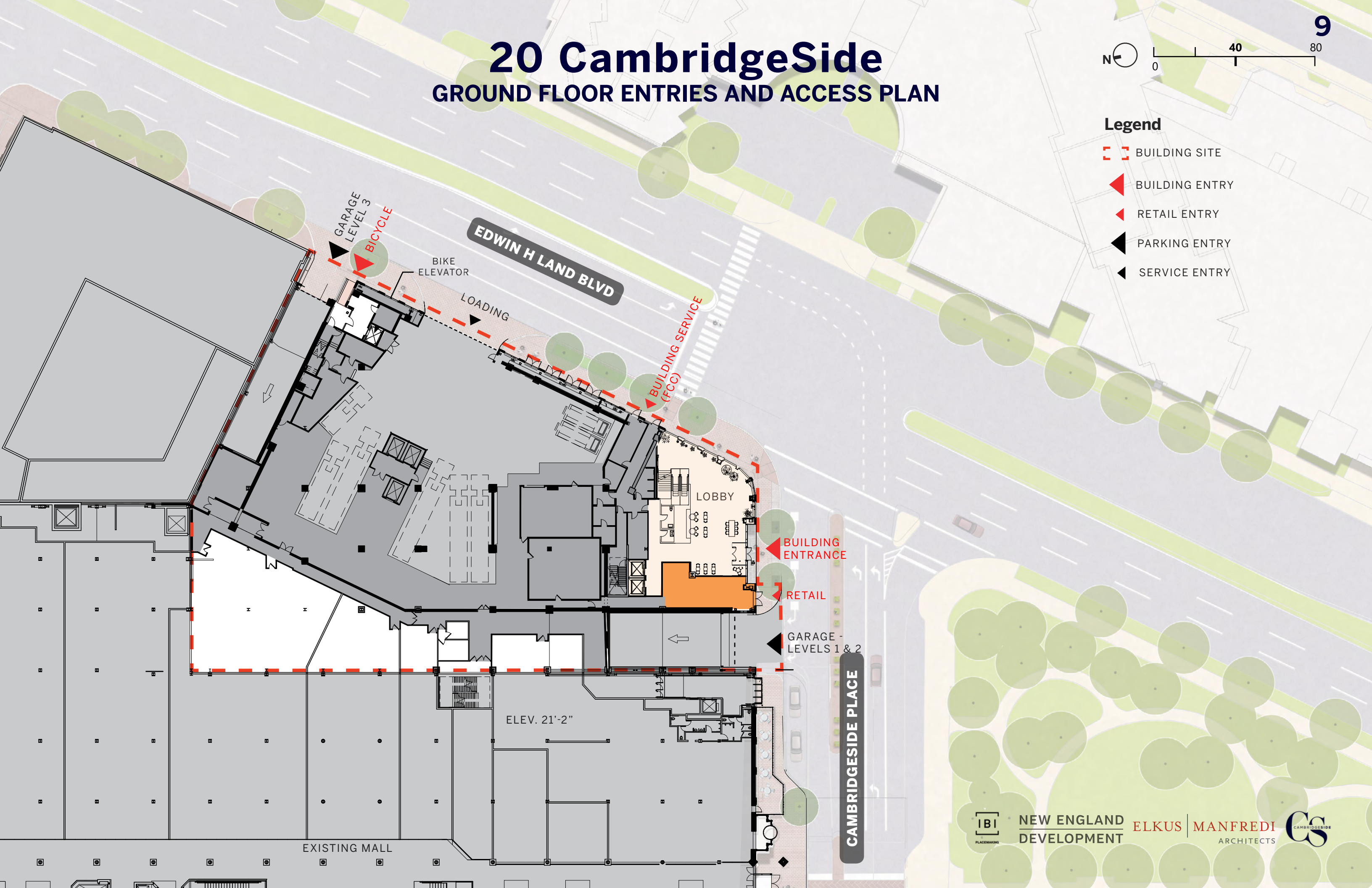
# 20 CambridgeSide

## GROUND FLOOR ENTRIES AND ACCESS PLAN



### Legend

- BUILDING SITE
- BUILDING ENTRY
- RETAIL ENTRY
- PARKING ENTRY
- SERVICE ENTRY



EXISTING MALL

ELEV. 21'-2"

LOBBY

BUILDING ENTRANCE

RETAIL

GARAGE - LEVELS 1 & 2

GARAGE LEVEL 3

BICYCLE

BIKE ELEVATOR

LOADING

BUILDING SERVICE (FCC)

EDWIN H LAND BLVD

CAMBRIDGE SIDE PLACE



NEW ENGLAND DEVELOPMENT

ELKUS

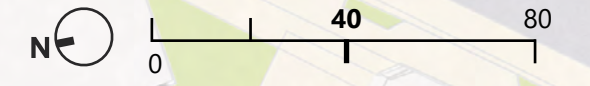
MANFREDI ARCHITECTS





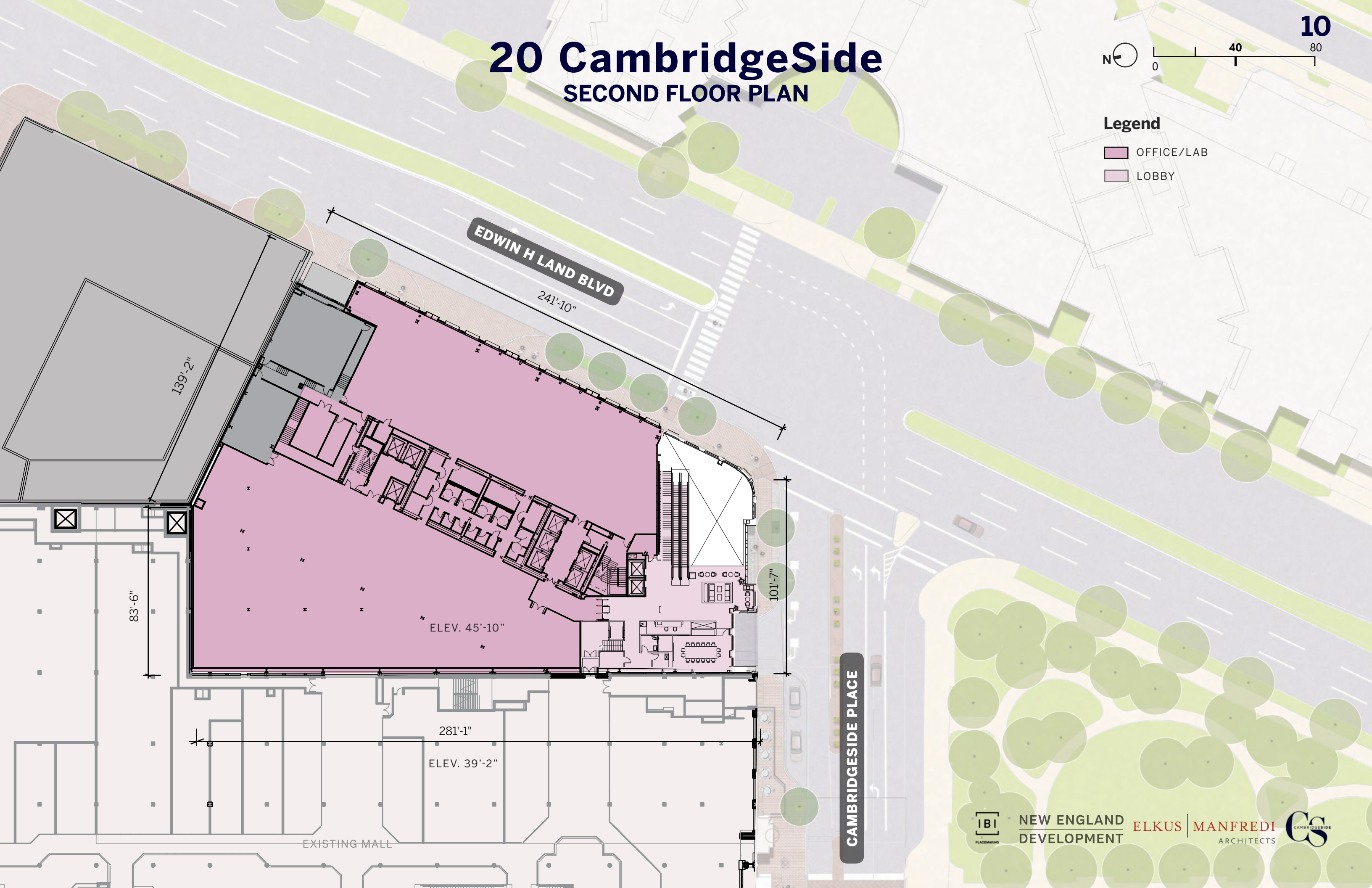
# 20 CambridgeSide

## SECOND FLOOR PLAN



### Legend

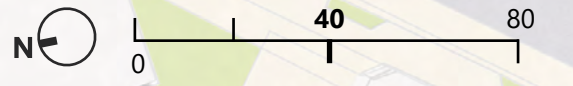
- OFFICE/LAB
- LOBBY





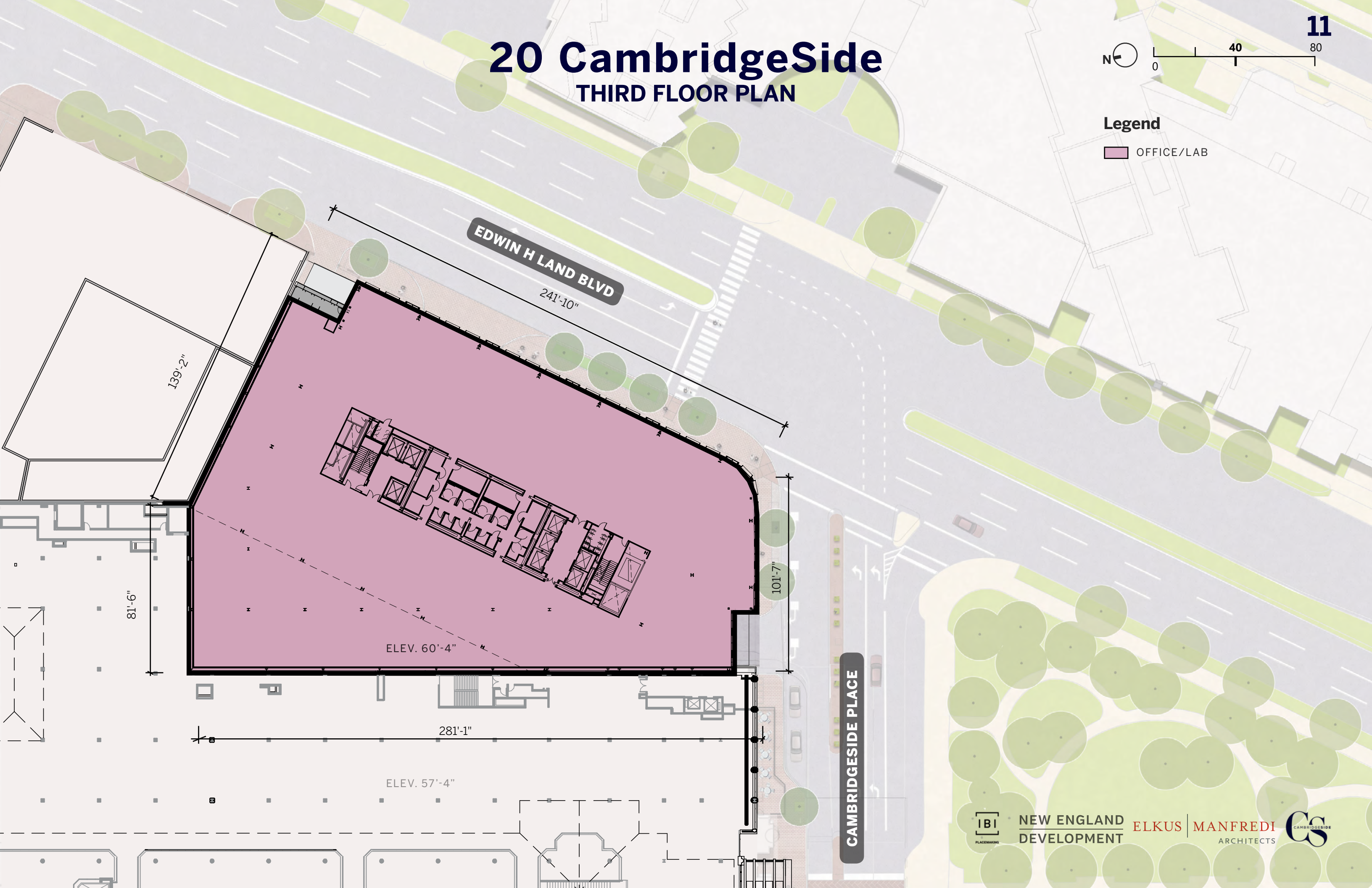
# 20 CambridgeSide

## THIRD FLOOR PLAN



### Legend

OFFICE/LAB



EDWIN H LAND BLVD  
241'-10"

139'-2"

81'-6"

ELEV. 60'-4"

101'-7"

281'-1"

ELEV. 57'-4"

CAMBRIGESIDE PLACE



NEW ENGLAND DEVELOPMENT

ELKUS

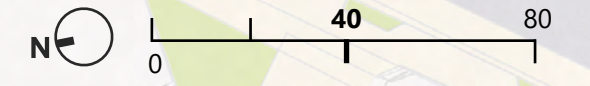
MANFREDI ARCHITECTS





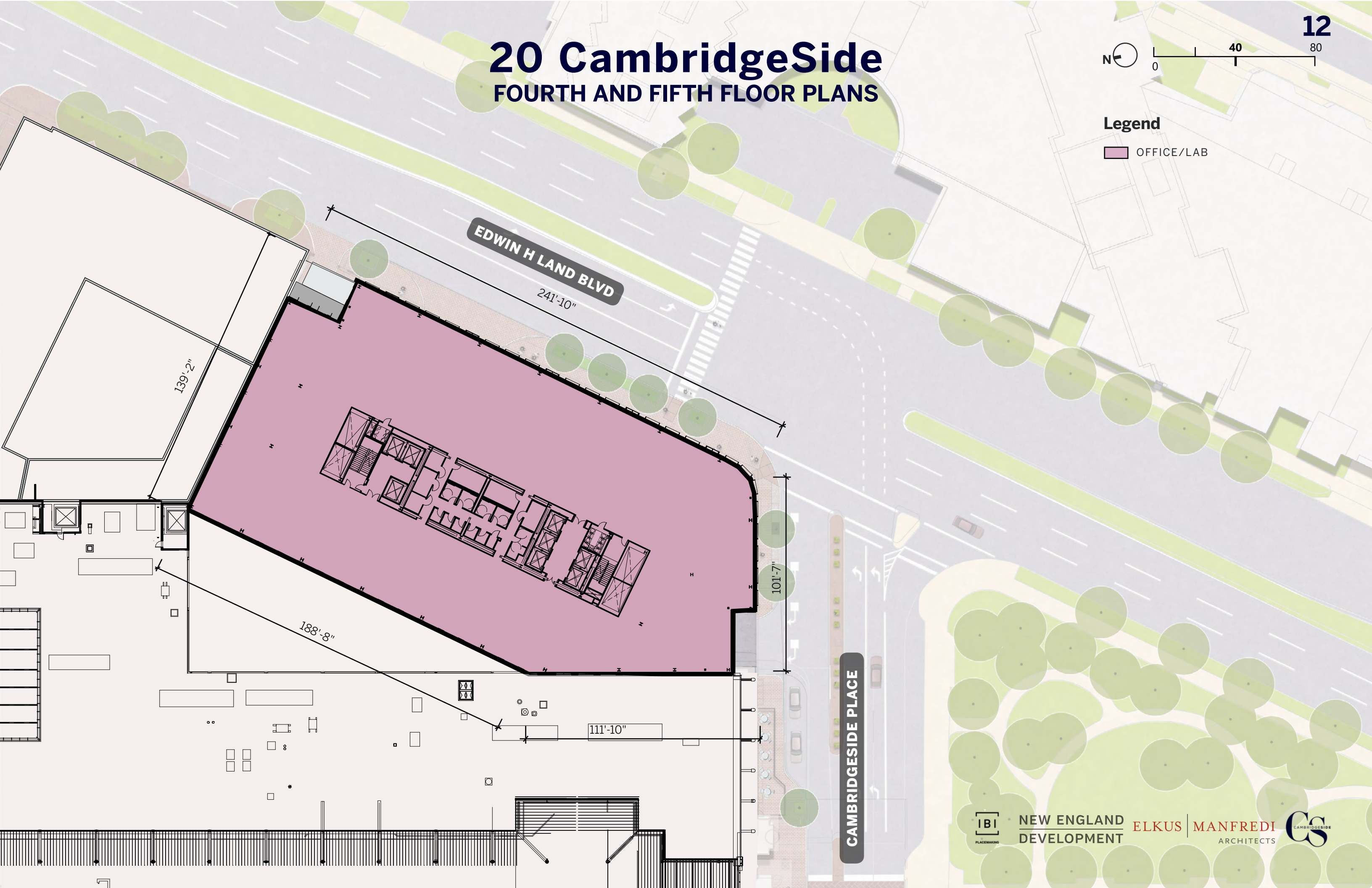
# 20 CambridgeSide

## FOURTH AND FIFTH FLOOR PLANS



### Legend

OFFICE/LAB



CAMBRIGESIDE PLACE



NEW ENGLAND DEVELOPMENT

ELKUS

MANFREDI ARCHITECTS

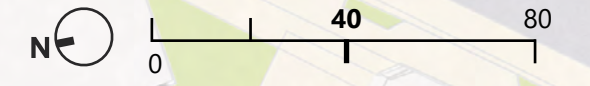




# 20 CambridgeSide

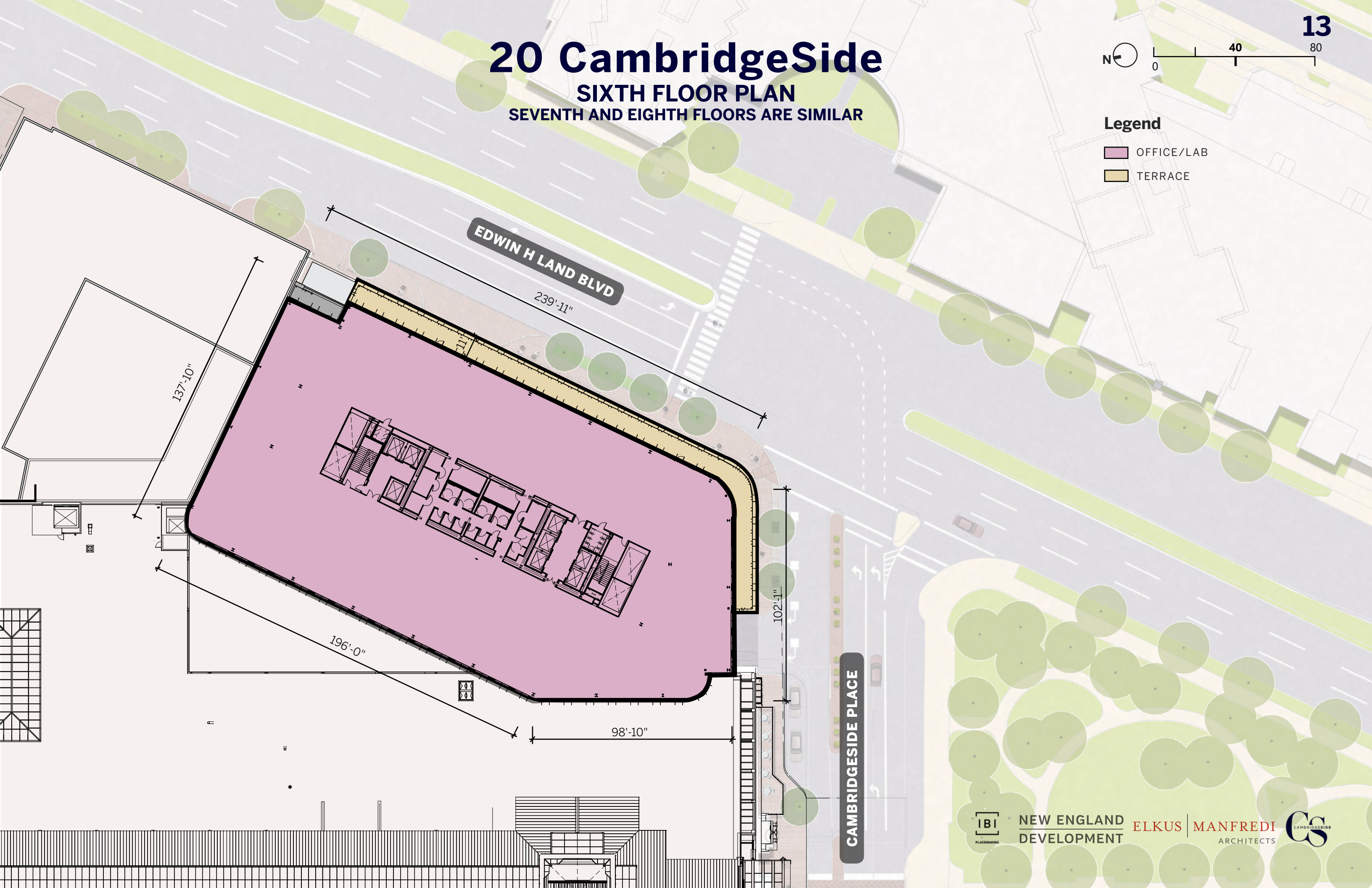
## SIXTH FLOOR PLAN

SEVENTH AND EIGHTH FLOORS ARE SIMILAR



### Legend

- OFFICE/LAB
- TERRACE



CAMBRIGESIDE PLACE



NEW ENGLAND DEVELOPMENT

ELKUS

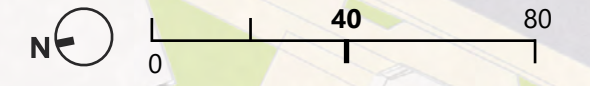
MANFREDI ARCHITECTS





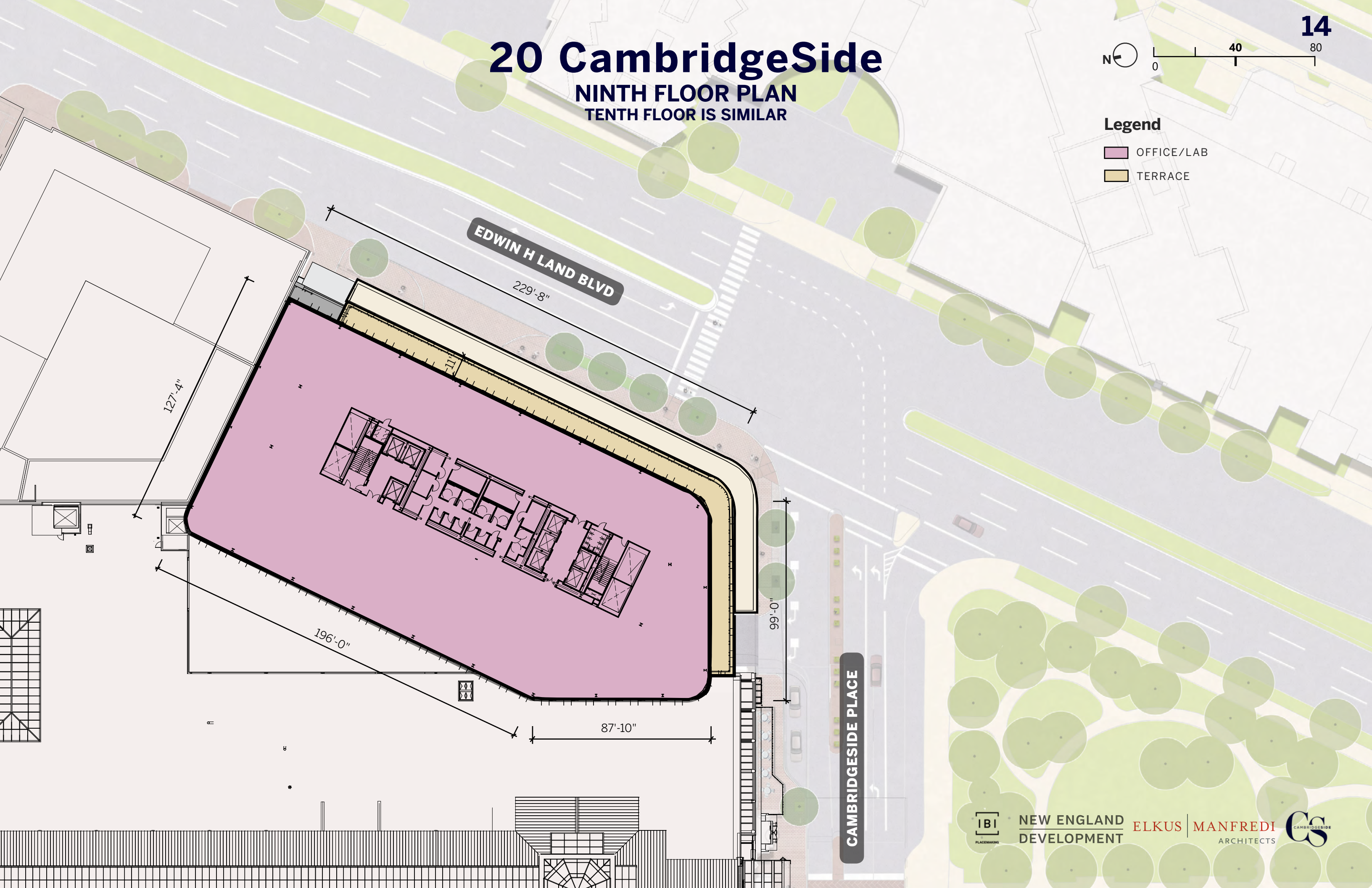
# 20 CambridgeSide

NINTH FLOOR PLAN  
TENTH FLOOR IS SIMILAR



### Legend

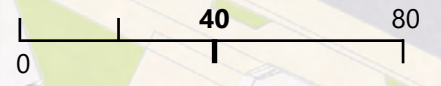
- OFFICE/LAB
- TERRACE





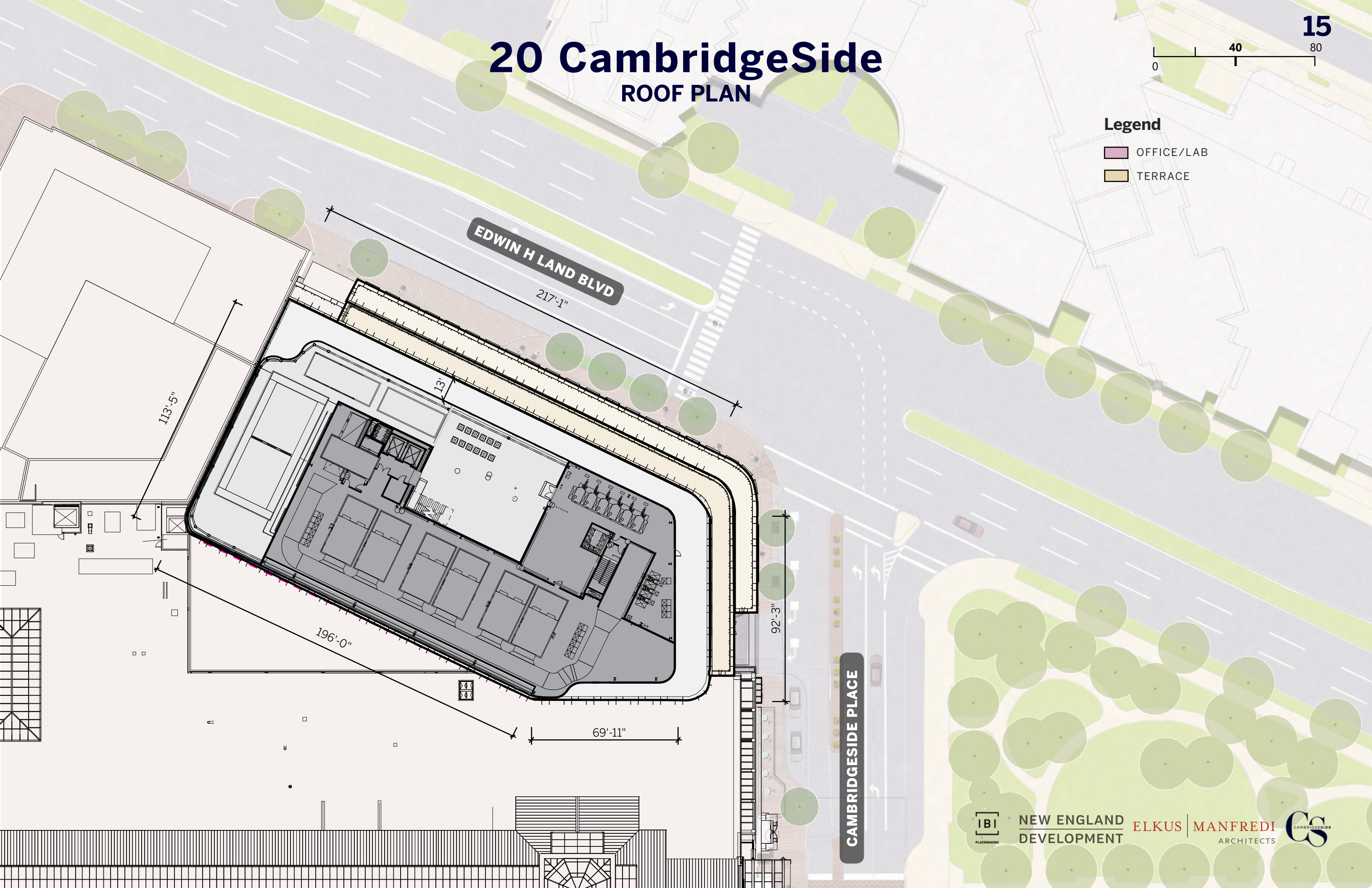
# 20 CambridgeSide

## ROOF PLAN



### Legend

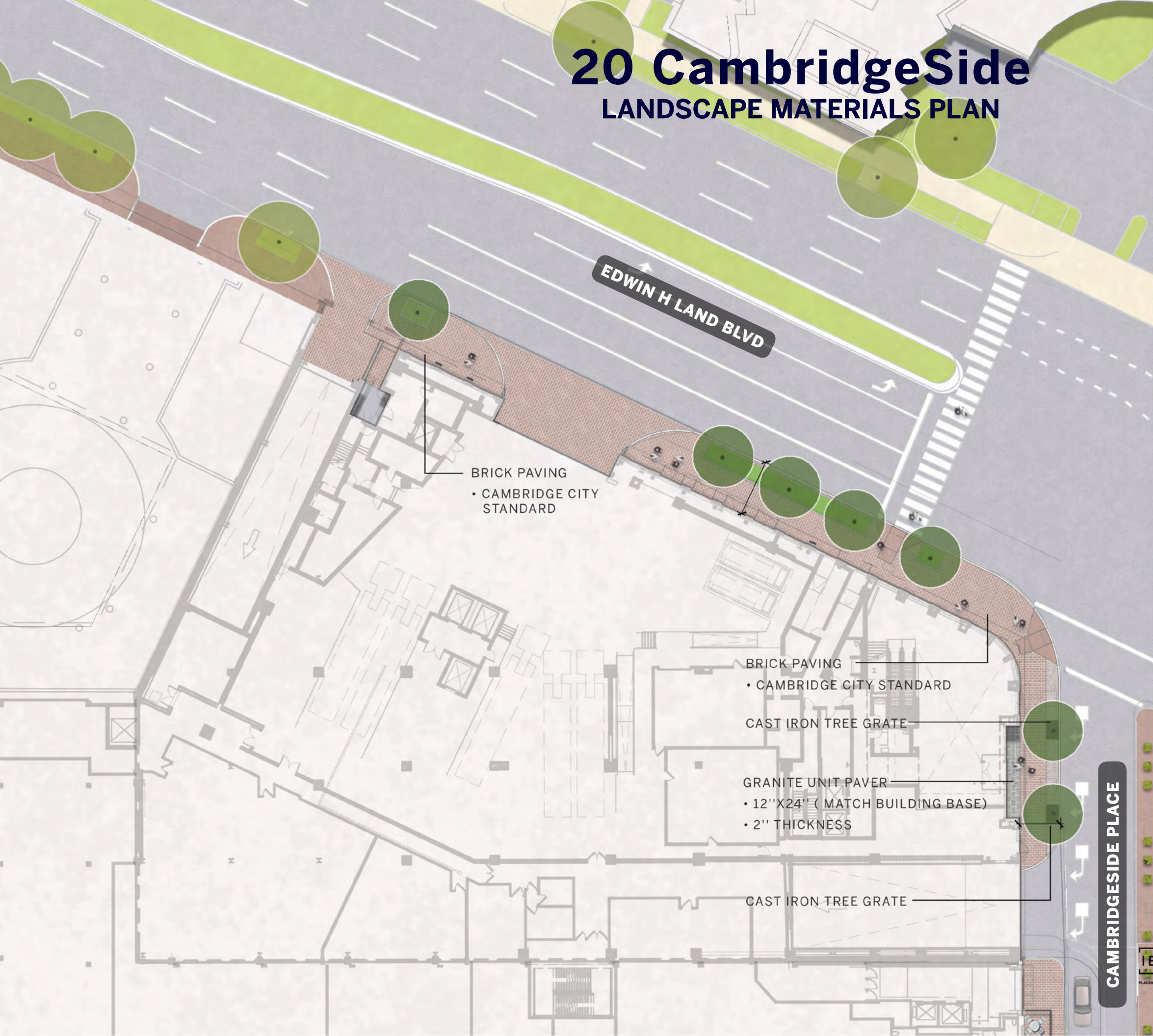
- OFFICE/LAB
- TERRACE





# 20 CambridgeSide

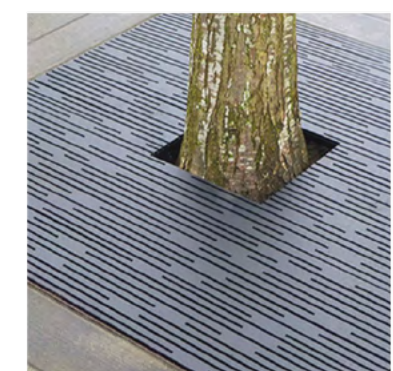
## LANDSCAPE MATERIALS PLAN



CAMBRIDGE CITY  
STANDARD BRICK PAVING



GRANITE ENTRANCE  
PAVING



TREE GRATE



PLANTER POTS



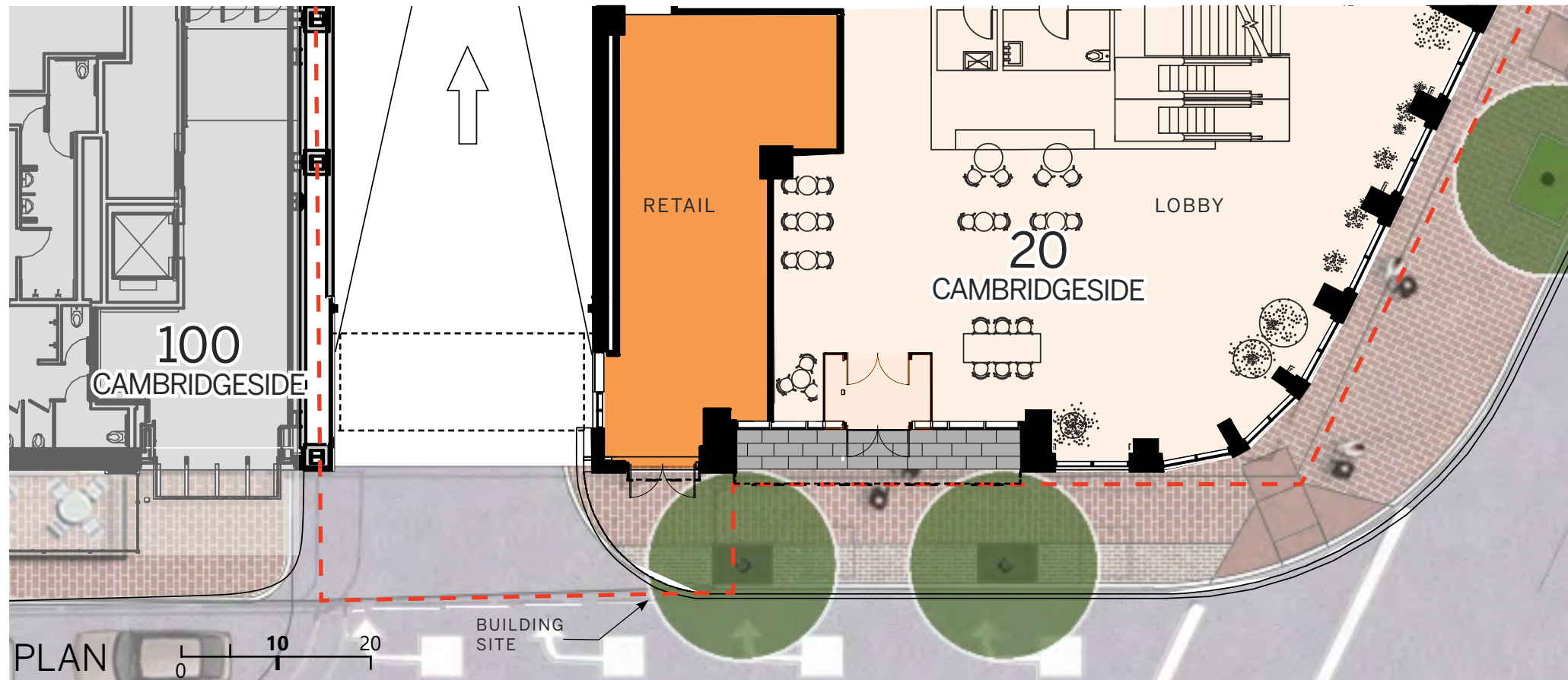


# 20 CambridgeSide

## PEDESTRIAN ZONE | CAMBRIDGESIDE PLACE



ELEVATION



PLAN



# 20 CambridgeSide

GROUND FLOOR LOBBY





# 20 CambridgeSide

## SECOND FLOOR LOBBY





# 20 CambridgeSide

## BUILDING ENTRY





# 20 CambridgeSide

## CORNER ALTERNATIVE



PROPOSED GLAZED OPENINGS



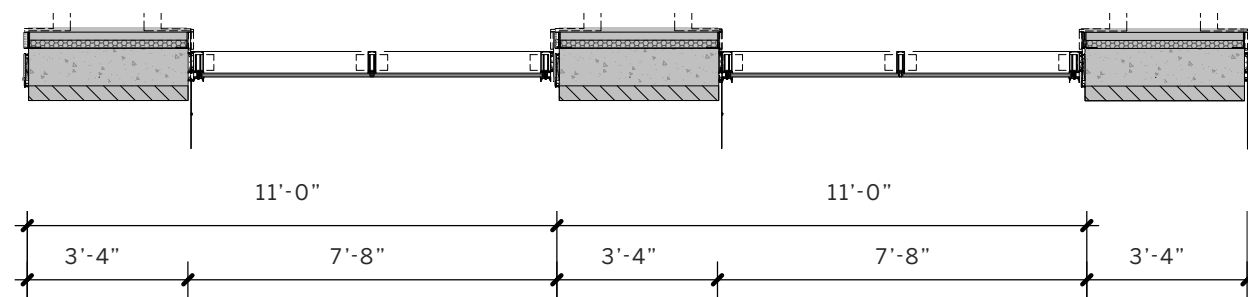
ALTERNATIVE INFILLED OPENINGS



# 20 CambridgeSide

## BASE FACADE | GROUND FLOOR

PLAN

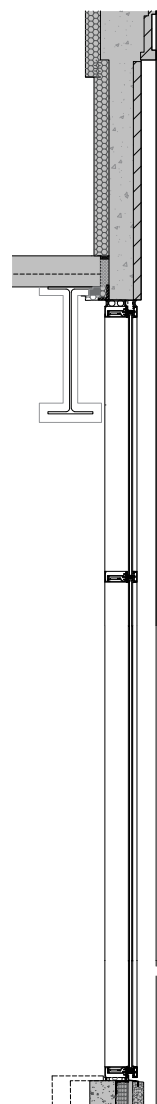
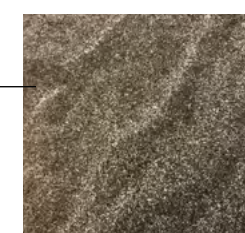
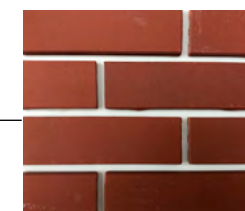
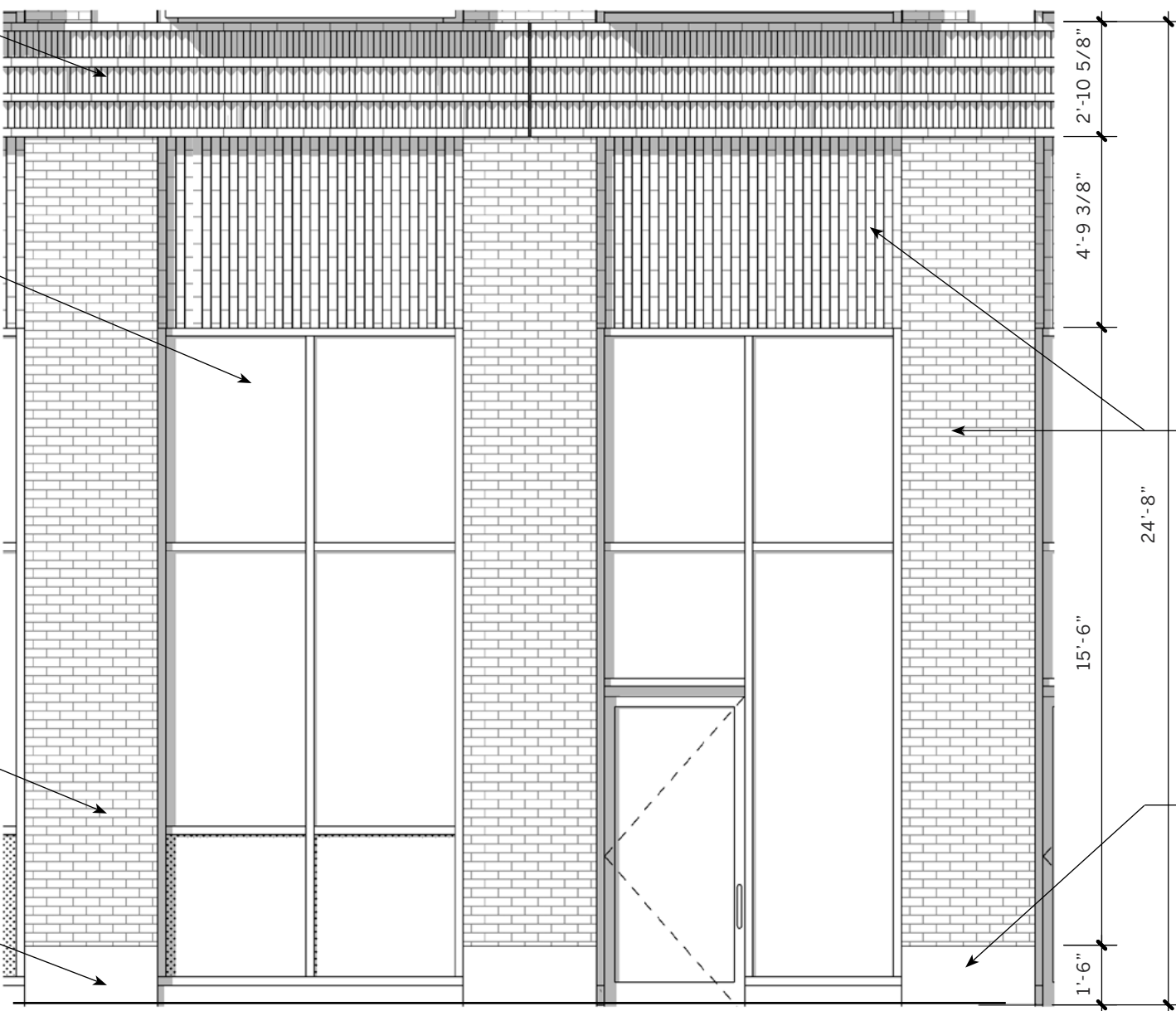


BRICK SAWTOOTH PATTERN

VISION GLASS - GL-1  
TRIPLE GLAZED  
LOW IRON GLAZING  
ASSEMBLY

RUNNING BOND  
BRICK - BR-1

STONE BASE - ST-1



SECTION

ELEVATION



NEW ENGLAND  
DEVELOPMENT

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ARCHITECTS

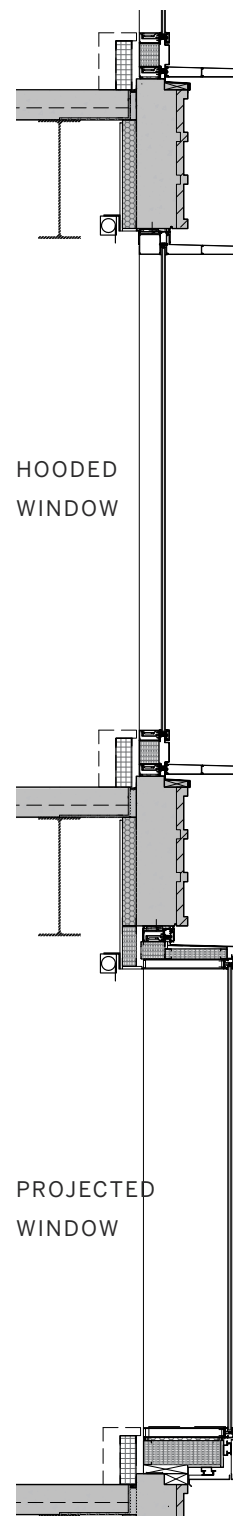
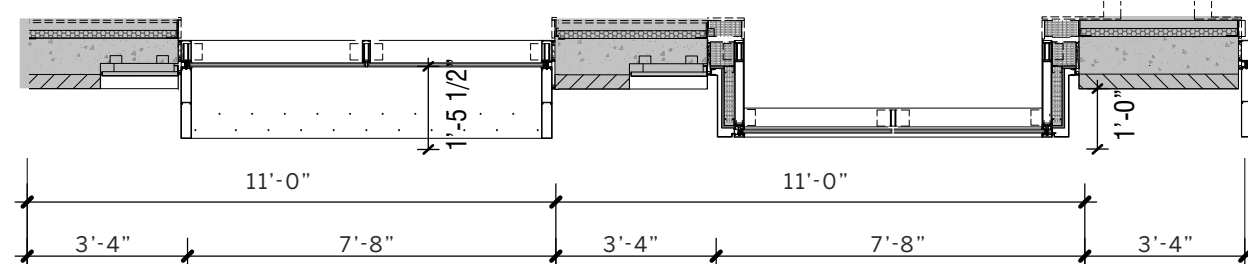




# 20 CambridgeSide

## BASE FACADE | 2 TO 5

PLAN



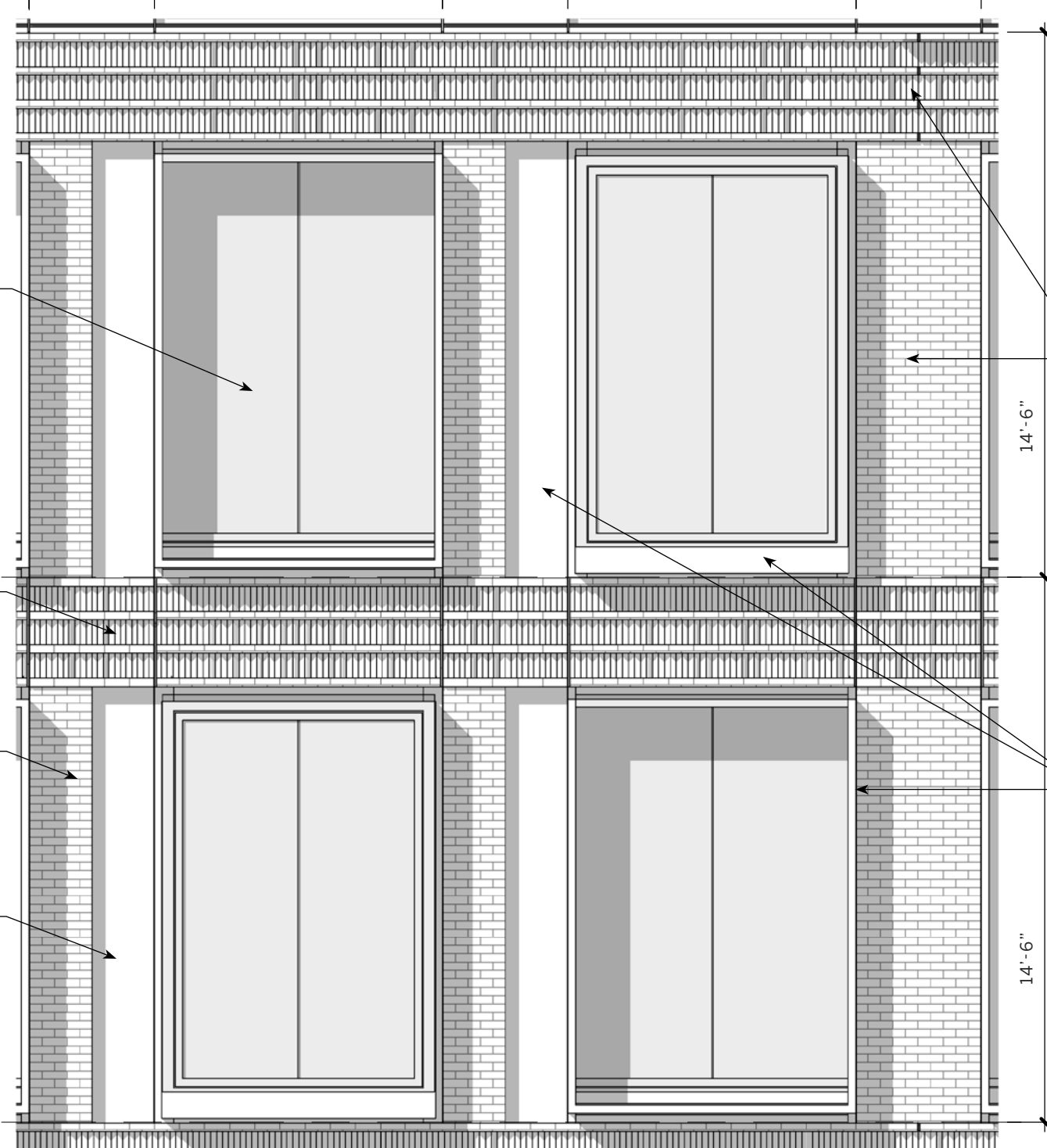
SECTION

VISION GLASS - GL-1  
(TRIPLE GLAZED  
DOUBLE LOW E  
COATING GLAZING  
ASSEMBLY)

BRICK SAWTOOTH  
PATTERN

RUNNING BOND  
BRICK - BR-1

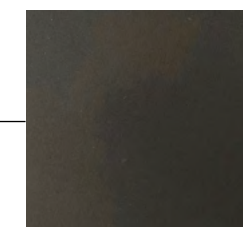
METAL PANEL - MP-1



ELEVATION



BRICK - TYPE 1



METAL PANEL - TYPE 1



NEW ENGLAND  
DEVELOPMENT

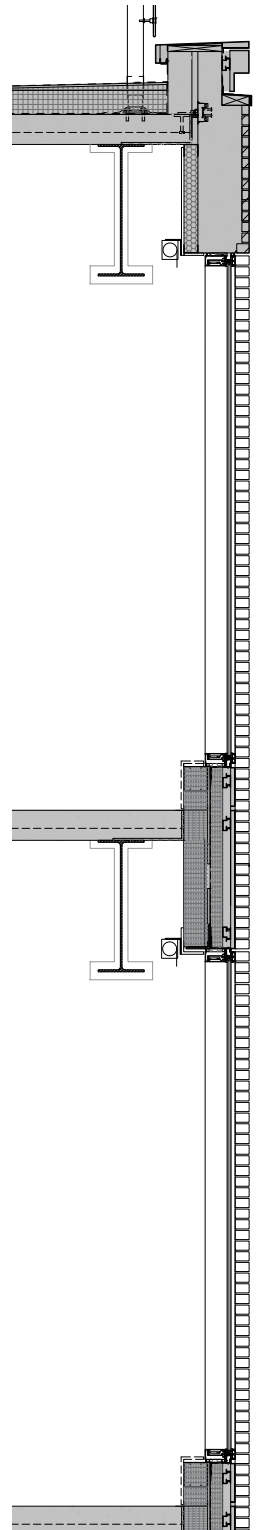
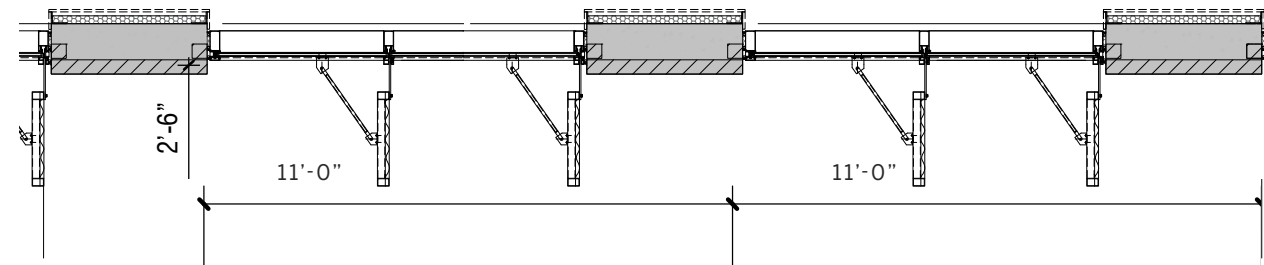
ELKUS | MANFREDI  
ARCHITECTS



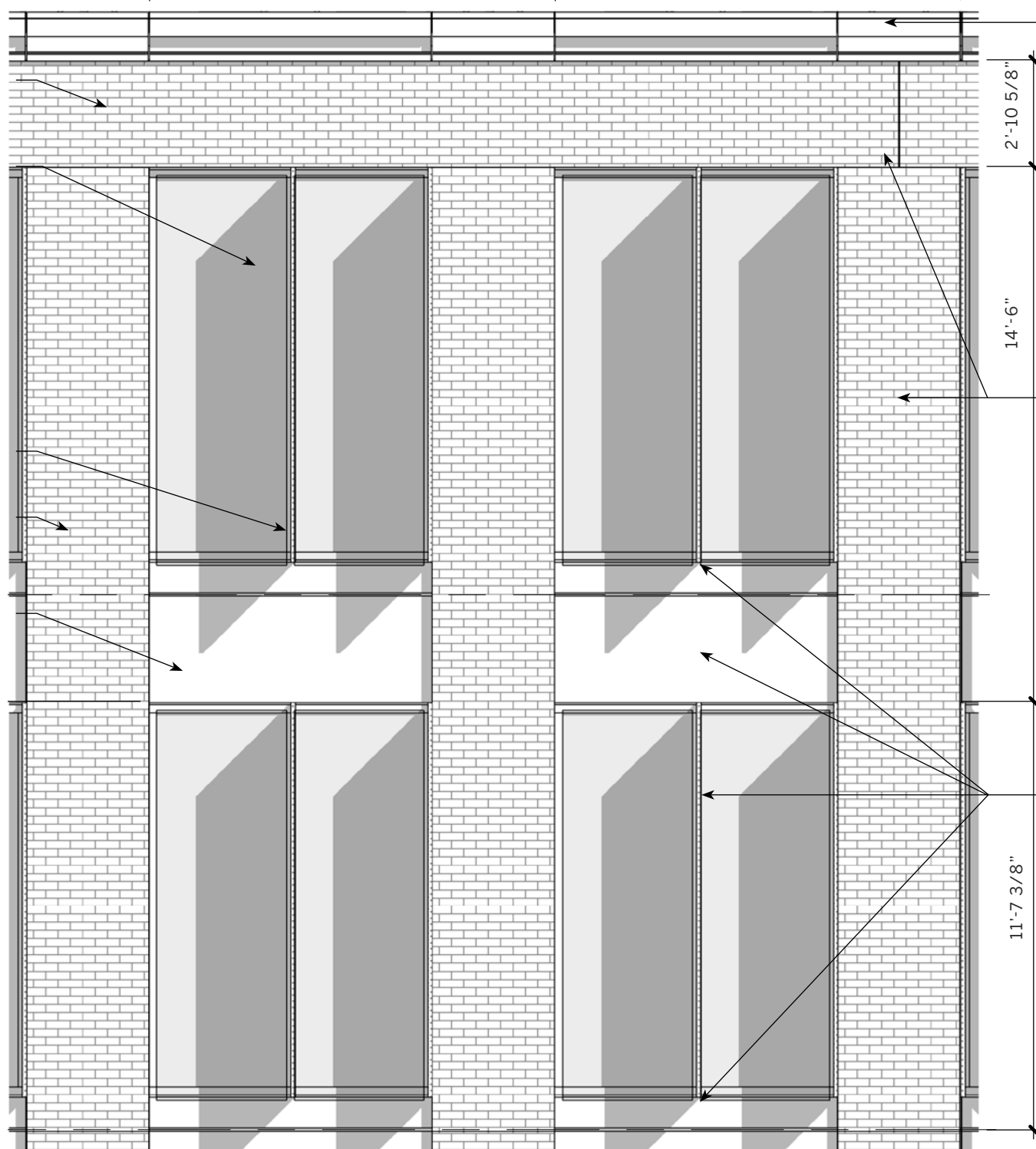


# 20 CambridgeSide MIDDLE FACADE | 6 TO 8

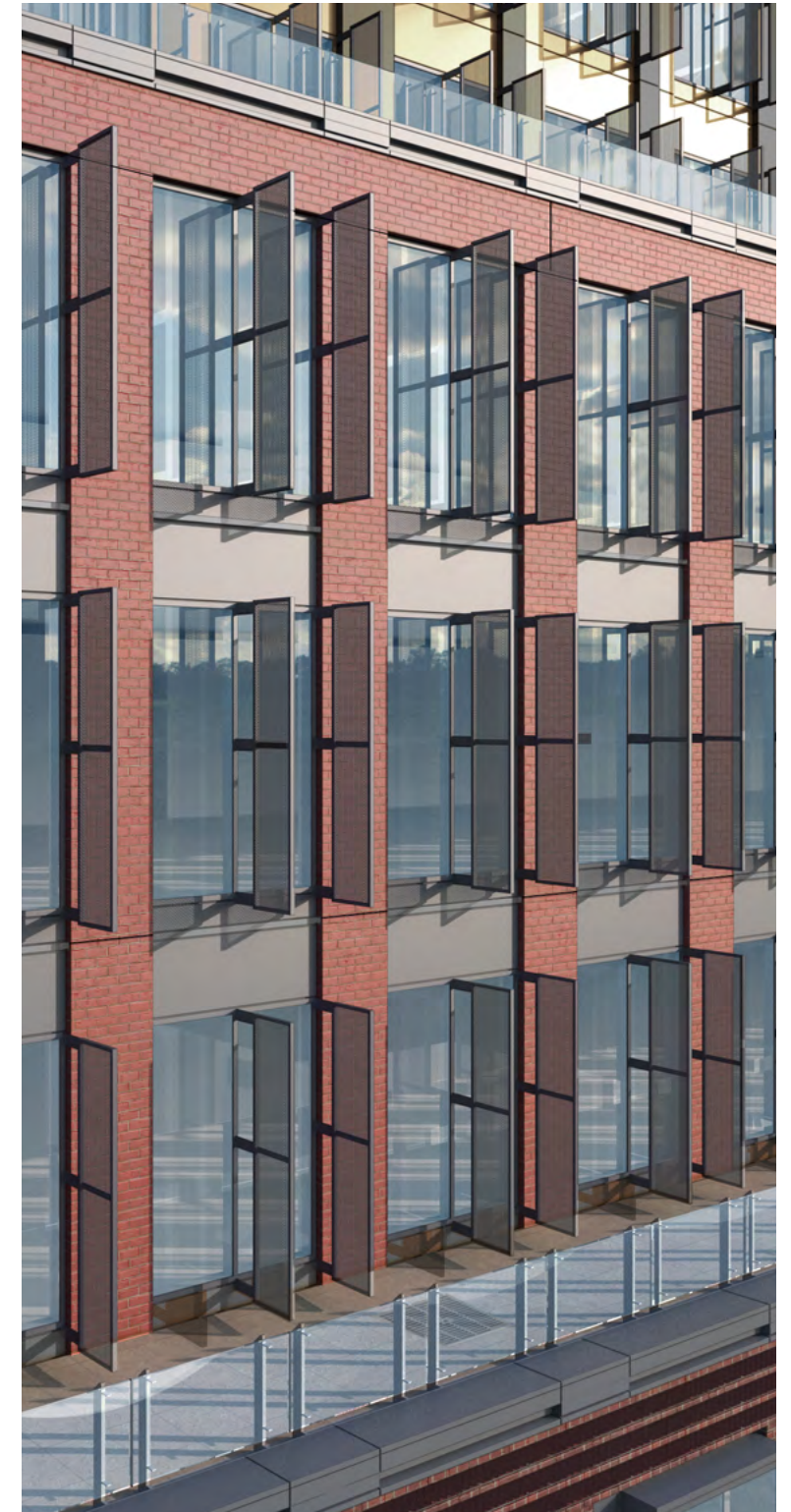
PLAN



SECTION



ELEVATION



NEW ENGLAND  
DEVELOPMENT

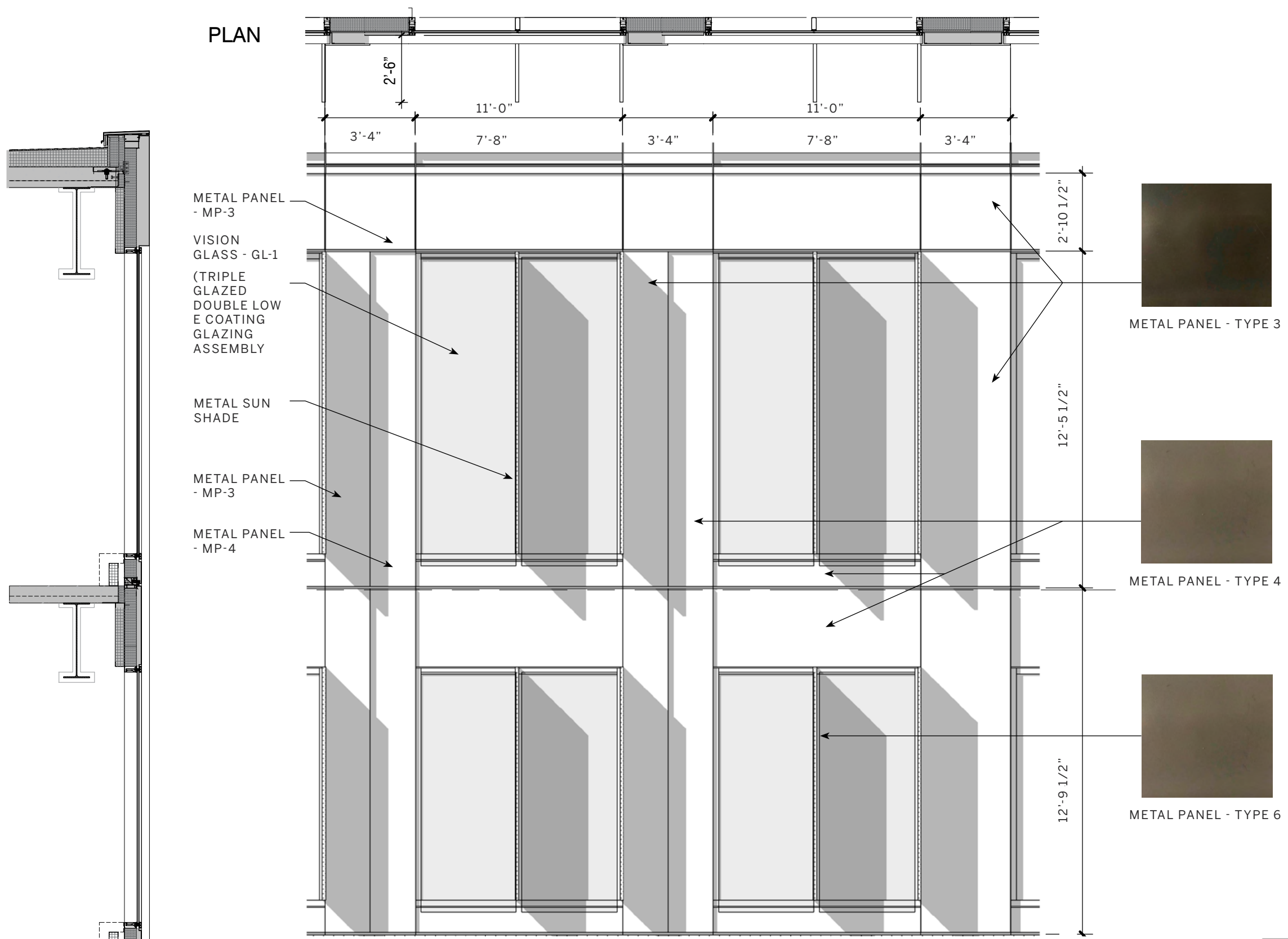
ELKUS | MANFREDI  
ARCHITECTS





# 20 CambridgeSide

## UPPER FACADE | 9 AND 10



SECTION

ELEVATION



NEW ENGLAND  
DEVELOPMENT

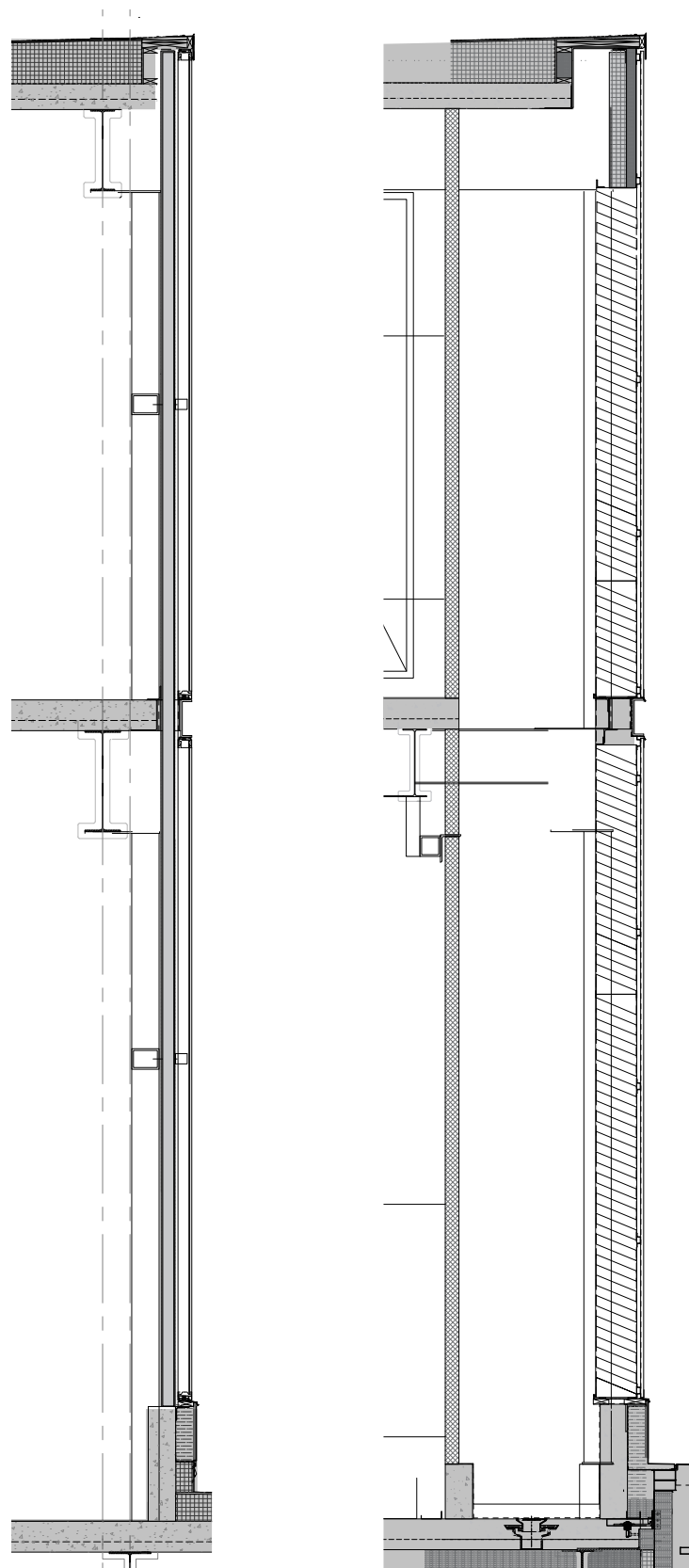
ELKUS

MANFREDI  
ARCHITECTS



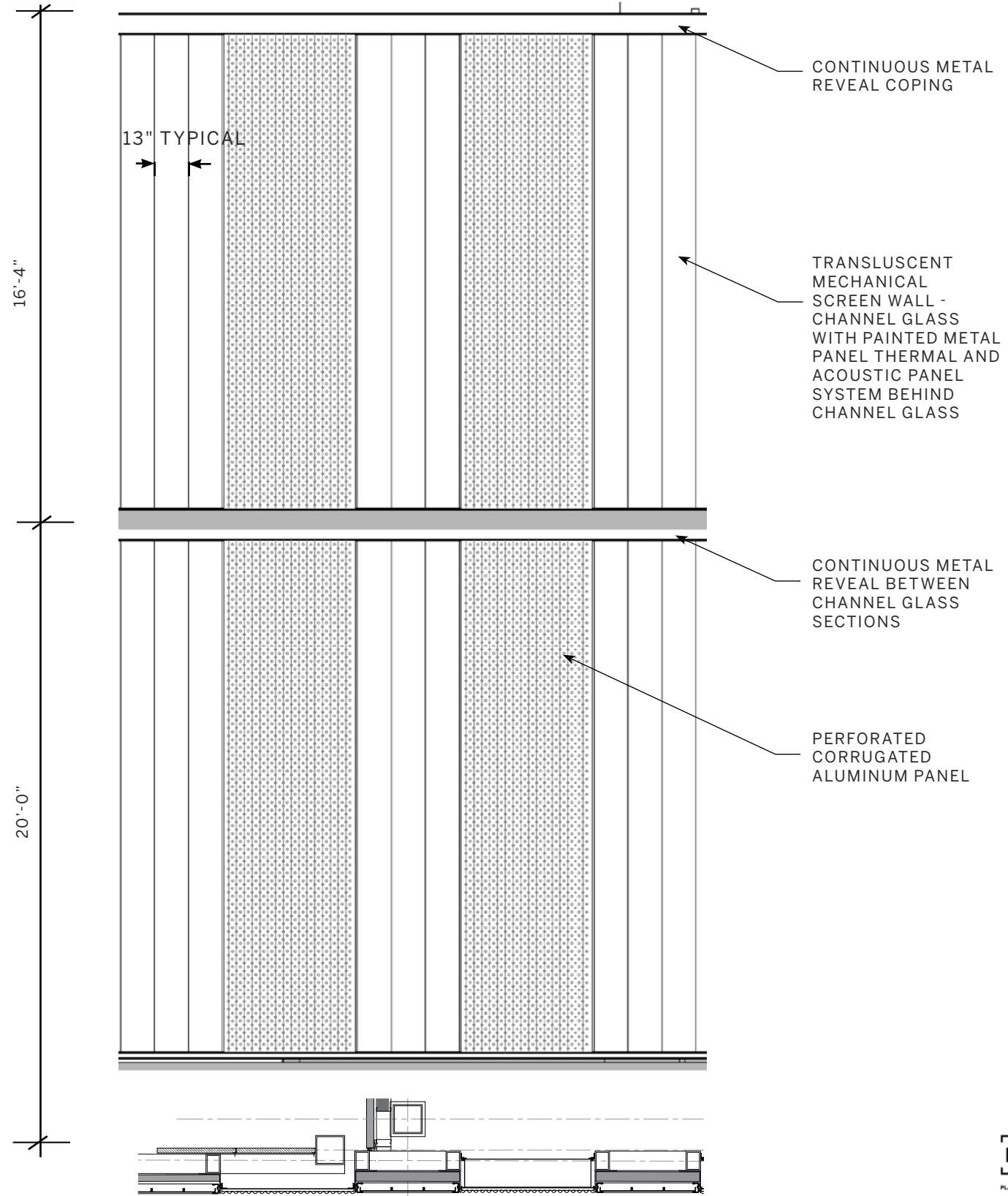


# 20 CambridgeSide MECHANICAL SCREEN

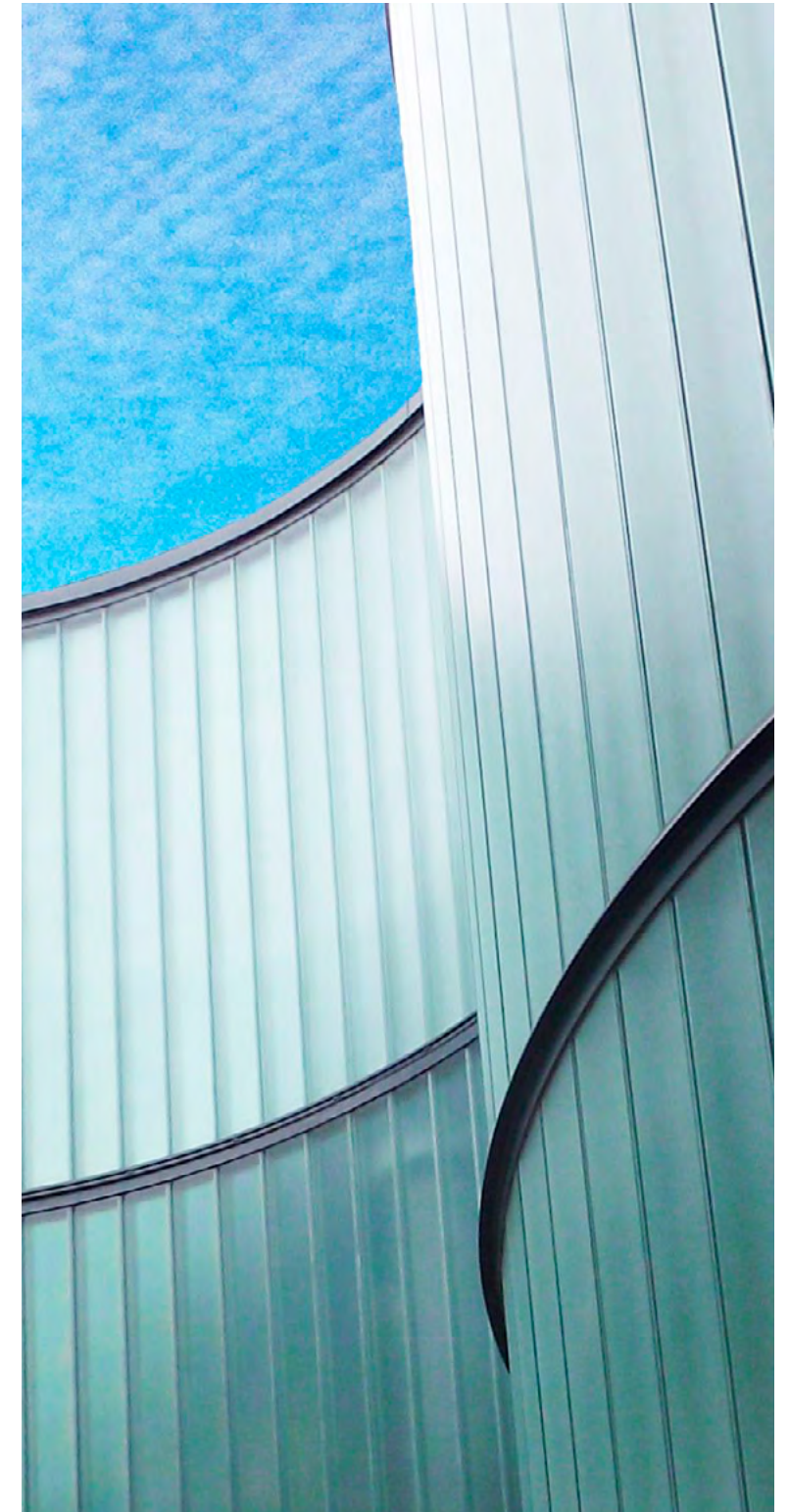


SECTION AT GLASS

SECTION AT LOUVER



ELEVATION | PLAN



NEW ENGLAND  
DEVELOPMENT

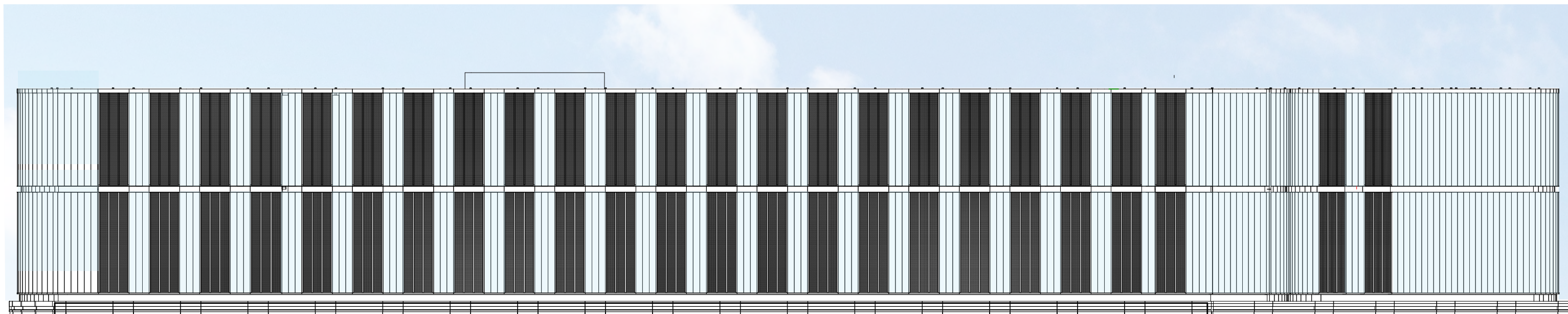
ELKUS | MANFREDI  
ARCHITECTS





# 20 CambridgeSide

## MECHANICAL SCREEN LAYOUT



PENTHOUSE SCREEN WALL AND LOUVER - WEST ELEVATION



PENTHOUSE SCREENWALL AND LOUVER - SOUTH ELEVATION



# 20 CambridgeSide

VIEW OF LAND BOULEVARD AND CAMBRIDGESIDE PLACE





# 20 CambridgeSide

## EXTERIOR LIGHTING





# 20 CambridgeSide

VIEW FROM CANAL PARK





# 20 CambridgeSide

VIEW FROM LAND BOULEVARD BRIDGE OVER LECHMERE CANAL





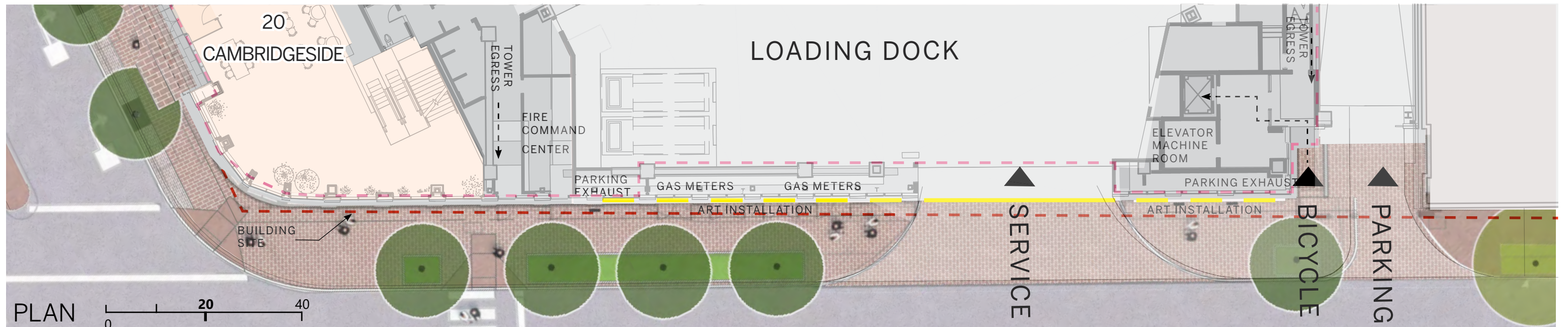
# 20 CambridgeSide

## PEDESTRIAN ZONE | LAND BOULEVARD



ELEVATION

TOWER EGRESS    FCC    PARKING EXHAUST    GAS METERS    LOADING DOCK ENTRY    PARKING EXHAUST    PARKING ENTRY



PLAN

0 20 40



# 20 CambridgeSide

## ARTICLE 22 GREEN BUILDING REPORT | SUSTAINABILITY AND RESILIENCY MEASURES

### LEED BD+C V4 GOLD CORE AND SHELL

70 POINTS

### HIGH PERFORMANCE ENVELOPE

32.6% WWR

TRIPLE GLAZED, DOUBLE LOW E ASSEMBLY

R-19 BRICK ASSEMBLY

R-30 ROOF/ELEVATED SLAB ASSEMBLY

MEET AND EXCEED INFILTRATION RATES

ENVELOPE CONSULTANT INTEGRAL TO TEAM

### GLARE-FREE DAYLIGHTING AND SOLAR CONTROL

FIXED, PERMANENT EXTERIOR SUN SHADING LOUVERS

### ENERGY PERFORMANCE (ANNUAL)

39.3%

SITE ENERGY USE CONSUMPTION REDUCTION

36.7%

REDUCTION IN GREENHOUSE GAS EMISSIONS

22.6%

ENERGY COST SAVINGS

27.6%

SOURCE ENERGY CONSUMPTION REDUCTION

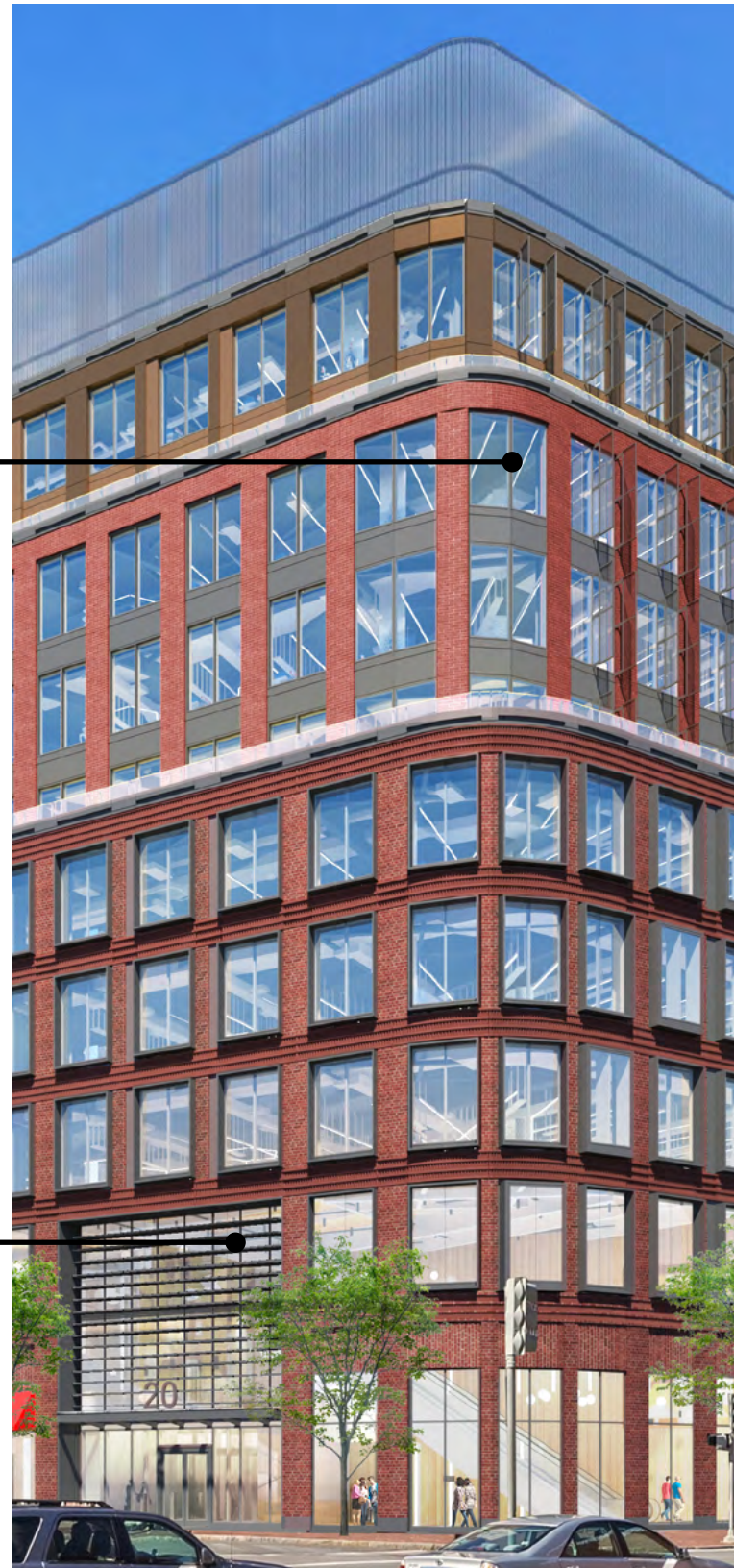
### HIGH EFFICIENCY HVAC

ENERGY RECOVERY

HIGH EFFICIENCY CHILLED WATER AND HOT WATER PLANTS

### COMMISSIONING

FUNDAMENTAL, ENHANCED BUILDING SYSTEMS, MONITOR-BASED



### EMBODIED CARBON

REUSE AND RENOVATION OF EXISTING FOUNDATION AND STRUCTURE UP TO THE SECOND FLOOR

### RESILIENCY

CRITICAL GEAR, LOBBY AND LOADING DOCK APRON ELEVATED ABOVE 2070 FLOOD ELEVATION

DEPLOYABLE BARRIERS AT LOADING DOCK DOOR

### 112 KW PV READY ROOF AREA

APPROXIMATELY 9,060 SF NET AVAILABLE SOLAR-READY ROOF AREA  
ELECTRICAL SWITCHGEAR WITH CAPACITY TO CARRY FUTURE POWER

### EV CHARGING

6 SPACES ASSOCIATED WITH 20 CAMBRIDGESIDE

### BICYCLE STORAGE AND AMENITIES

61 SPACES WITH CHANGING ROOM AND SHOWERS

### HIGH EFFICIENCY LED LIGHTING

### INCREASED VENTILATION

EXCEED ASHRAE 62.1-2010 BY MORE THAN 30%

### HEALTHY INTERIOR AIR QUALITY

LOW-EMITTING INTERIOR FINISHES

INGREDIENT DISCLOSURE LABELS SELECTED WHEN POSSIBLE

### INDOOR WATER USE REDUCTION

36% REDUCTION IN INDOOR WATER USE

WATERSENSE LABEL WATER CLOSETS AND SHOWERHEADS

### ACCESS TO OPEN SPACE

PUBLIC PARKS, BIKE PATHS AND AMENITIES

PRIVATE TERRACES



NEW ENGLAND DEVELOPMENT

ELKUS | MANFREDI ARCHITECTS





# 60 First Street



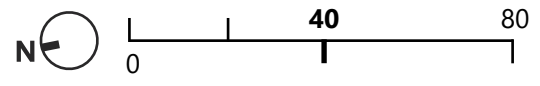
**ANCHOR&LINE**  
PARTNERS

**NORTHWOOD**  
INVESTORS

**ELKUS | MANFREDI**  
ARCHITECTS 



# 60 First Street LIMITS OF WORK DIAGRAM



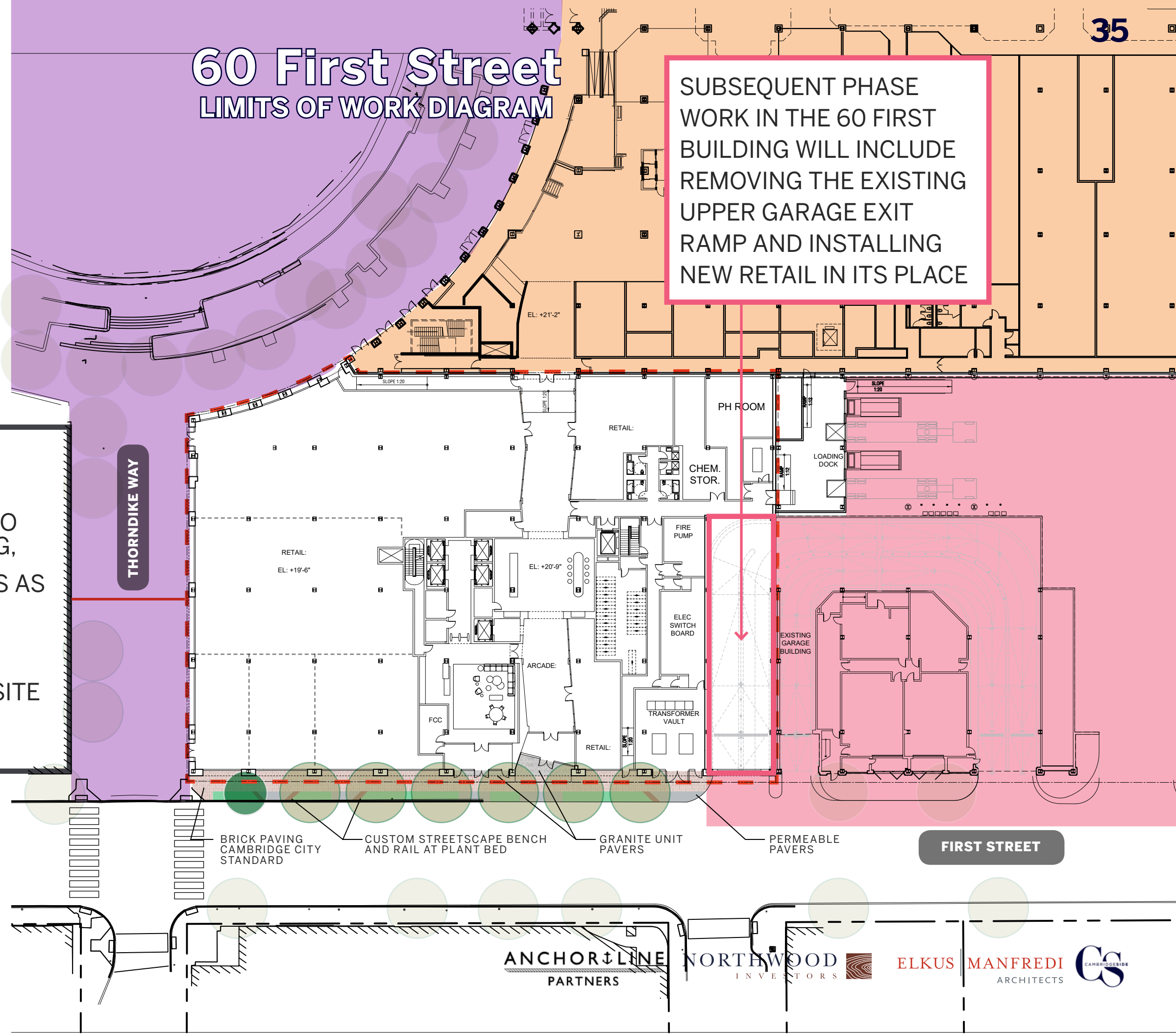
### Legend

- BUILDING SITE
- BRICK PAVING
- GRANITE UNIT PAVER
- PERMEABLE PAVER
- NEW TREE
- EXISTING TREE
- EXISTING MALL (NO WORK)
- FUTURE CANAL PARK WORK
- SUBSEQUENT PHASE WORK

SUBSEQUENT PHASE WORK IN THE 60 FIRST BUILDING WILL INCLUDE REMOVING THE EXISTING UPPER GARAGE EXIT RAMP AND INSTALLING NEW RETAIL IN ITS PLACE

LIMITS OF WORK INCLUDES:

- RENOVATION AND ADDITION TO THE FORMER SEARS BUILDING,
- FIRST STREET IMPROVEMENTS AS NOTED, AND
- REPAIR OF EXISTING PAVING WITHIN AND IMMEDIATELY ADJACENT TO THE BUILDING SITE AS OUTLINED.



THORNDIKE WAY

FIRST STREET

BRICK PAVING  
CAMBRIDGE CITY  
STANDARD

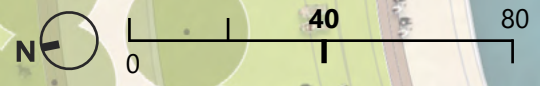
CUSTOM STREETSCAPE BENCH  
AND RAIL AT PLANT BED

GRANITE UNIT  
PAVERS

PERMEABLE  
PAVERS

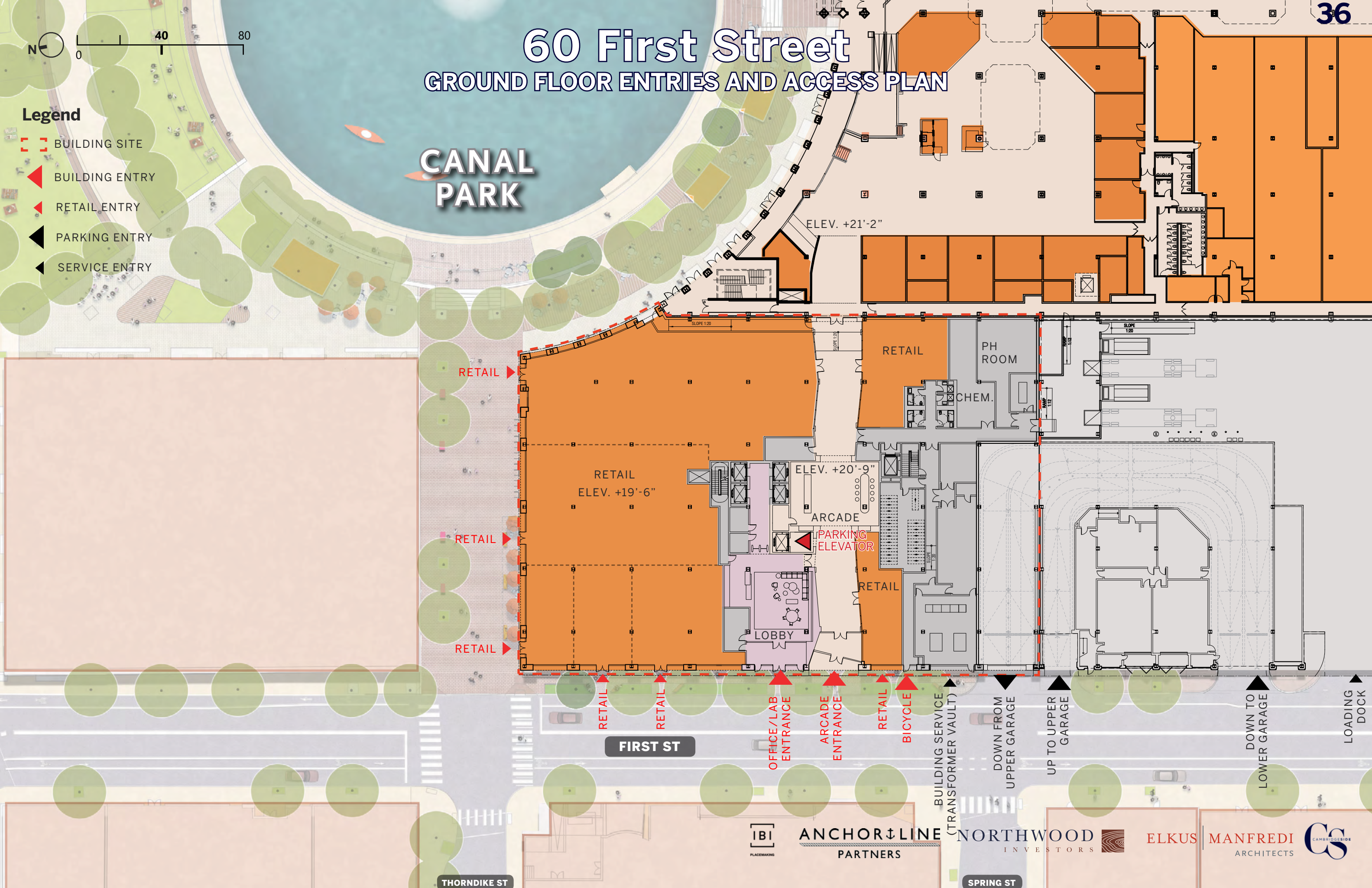


# 60 First Street GROUND FLOOR ENTRIES AND ACCESS PLAN



- Legend**
- ▬ BUILDING SITE
  - ▶ BUILDING ENTRY
  - ▶ RETAIL ENTRY
  - ▶ PARKING ENTRY
  - ▶ SERVICE ENTRY

## CANAL PARK



FIRST ST

THORNDIKE ST

SPRING ST

IBI PLACEMAKING | ANCHOR & LINE PARTNERS | NORTHWOOD INVESTORS | ELKUS | MANFREDI ARCHITECTS | CAMBRIDGESIDE CS

BUILDING SERVICE (TRANSFORMER VAULT)

DOWN FROM UPPER GARAGE

UP TO UPPER GARAGE

DOWN TO LOWER GARAGE

LOADING DOCK

OFFICE/LAB ENTRANCE

ARCADE ENTRANCE

RETAIL

BICYCLE

RETAIL

RETAIL

RETAIL

RETAIL  
ELEV. +19'-6"

ELEV. +20'-9"

ARCAD

LOBBY

RETAIL

PH ROOM

CHEM.

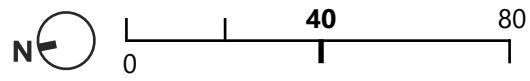
ELEV. +21'-2"

SLOPE 1:20

SLOPE 1:20

SLOPE 1:20



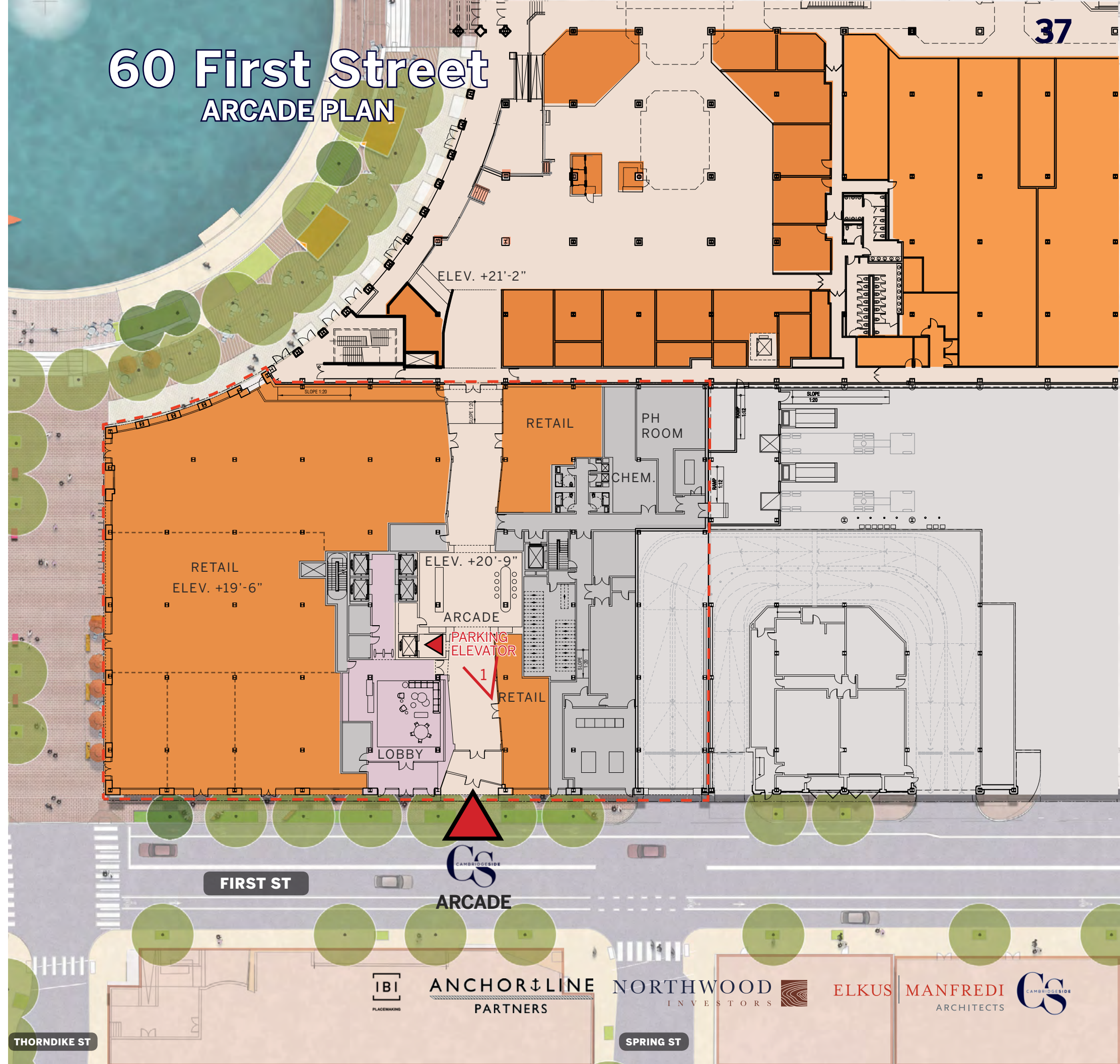


**Legend**

BUILDING SITE



**View of Arcade  
looking toward Food Court**



37

**60 First Street  
ARCADE PLAN**

ELEV. +21'-2"

RETAIL  
ELEV. +19'-6"

ELEV. +20'-9"

ARC  
PARKING  
ELEVATOR

LOBBY

RETAIL

RETAIL

PH ROOM

CHEM.

FIRST ST

**CS**  
CAMBRIDGE  
ARC  
ARC

THORNDIKE ST

SPRING ST

**IBI**  
PLACEMAKING

**ANCHOR & LINE**  
PARTNERS

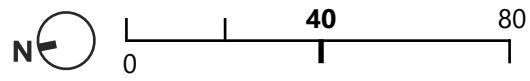
**NORTHWOOD**  
INVESTORS

**ELKUS**

**MANFREDI**  
ARCHITECTS

**CS**  
CAMBRIDGE





**Legend**

BUILDING SITE



**NEW TENANT  
STOREFRONT**

**Infill former Upper Garage  
exit ramp with new retail**



**FIRST ST**

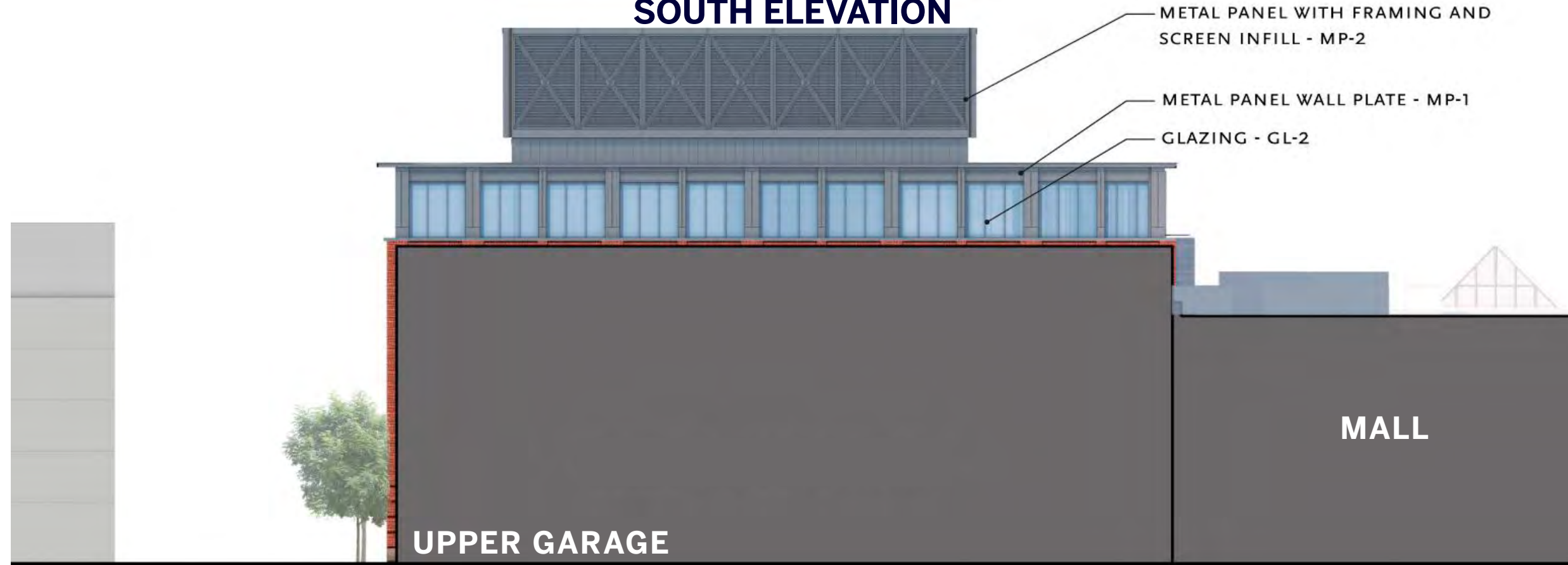
**THORNDIKE ST**

**SPRING ST**



# 60 First Street

## SOUTH ELEVATION



### INITIAL PHASE



### SUBSEQUENT PHASE



ANCHOR LINE PARTNERS

NORTHWOOD INVESTORS

ELKUS MANFREDI ARCHITECTS





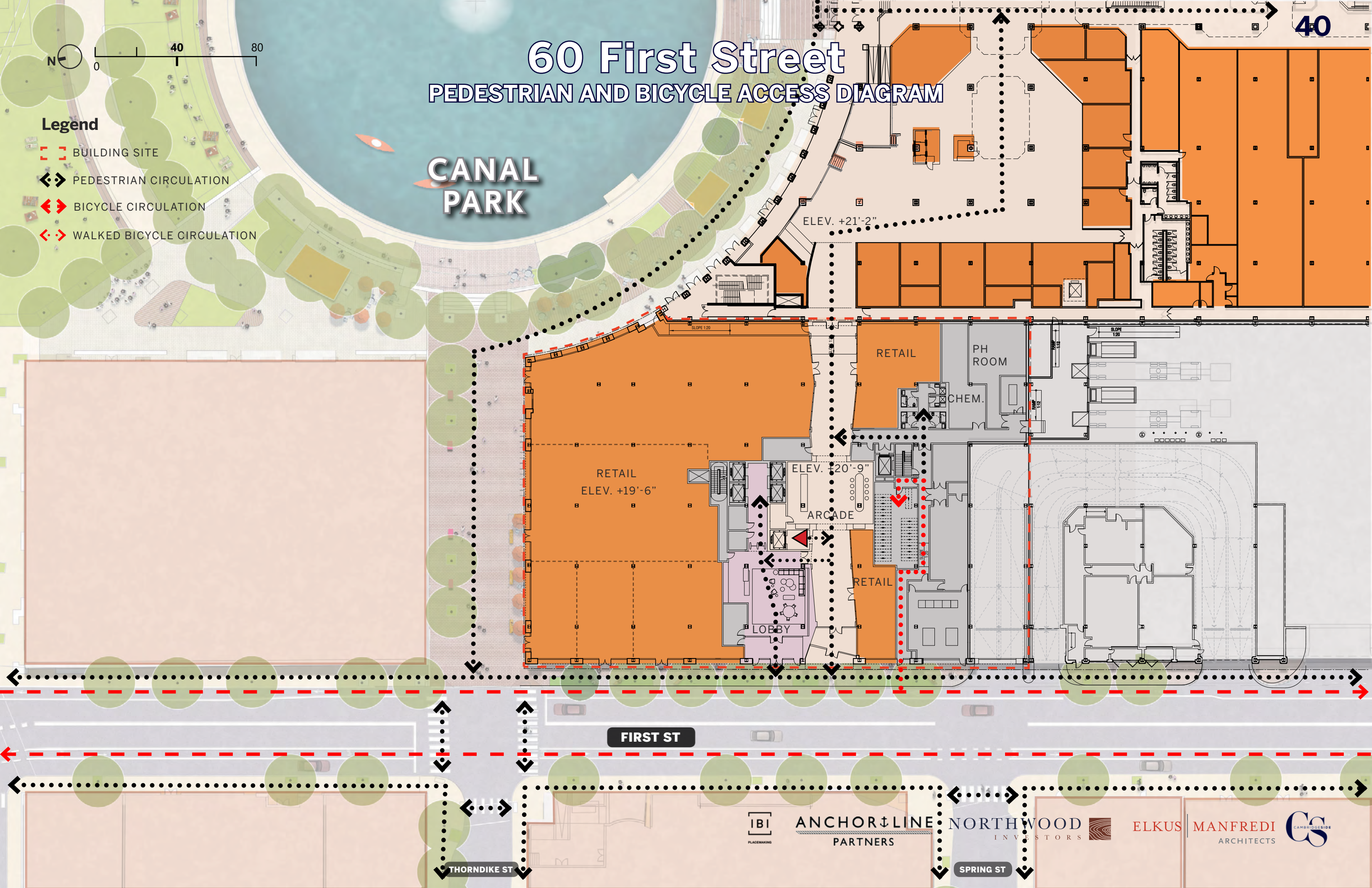
# 60 First Street

## PEDESTRIAN AND BICYCLE ACCESS DIAGRAM

### CANAL PARK

#### Legend

-  BUILDING SITE
-  PEDESTRIAN CIRCULATION
-  BICYCLE CIRCULATION
-  WALKED BICYCLE CIRCULATION



FIRST ST

THORNDIKE ST

SPRING ST



ANCHOR & LINE PARTNERS

NORTHWOOD INVESTORS

ELKUS MANFREDI ARCHITECTS



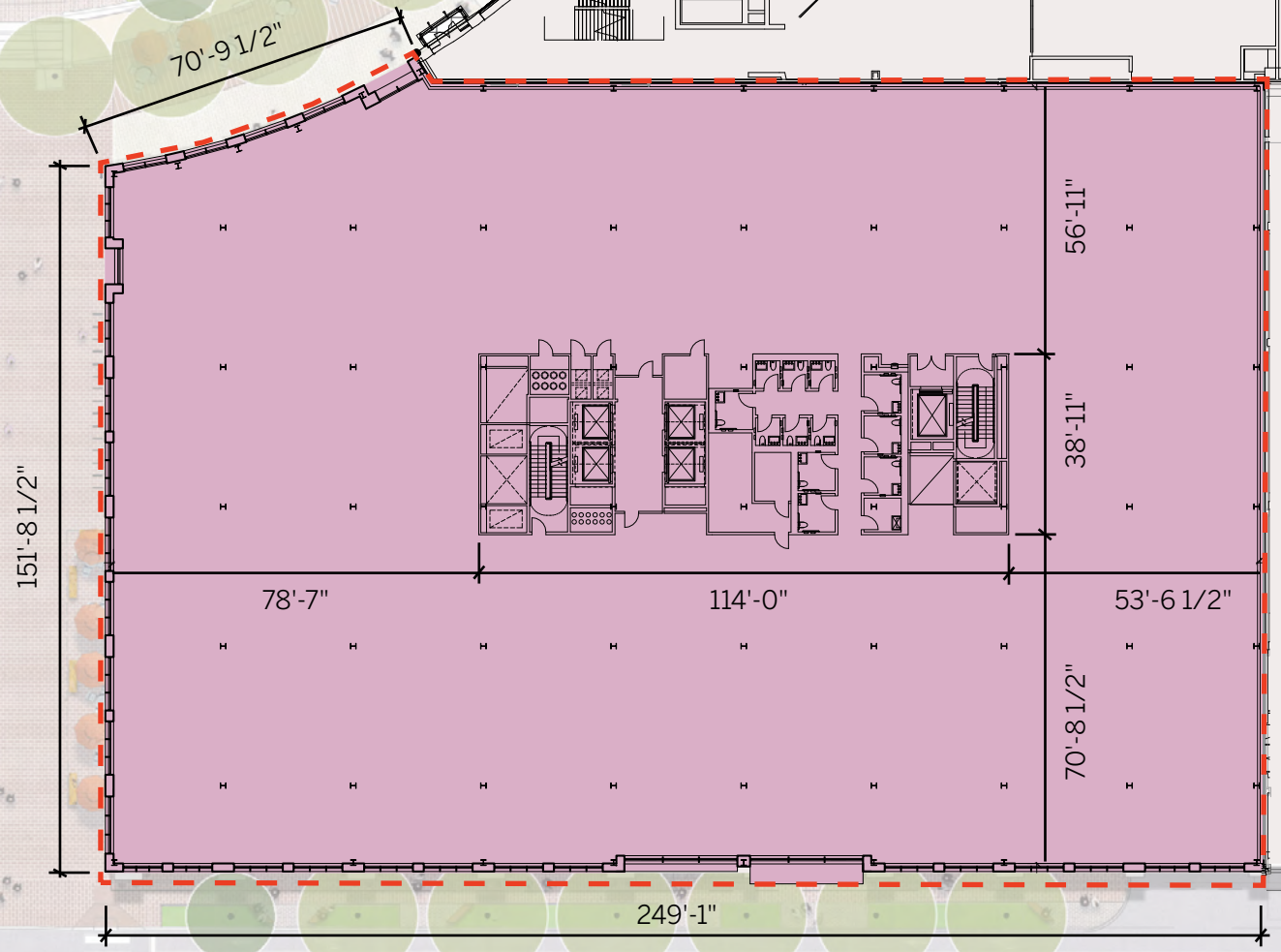


# 60 First Street SECOND TO FOURTH FLOOR PLANS



- Legend**
- BUILDING SITE
  - OFFICE/LAB

## CANAL PARK



FIRST ST

THORNDIKE ST

SPRING ST





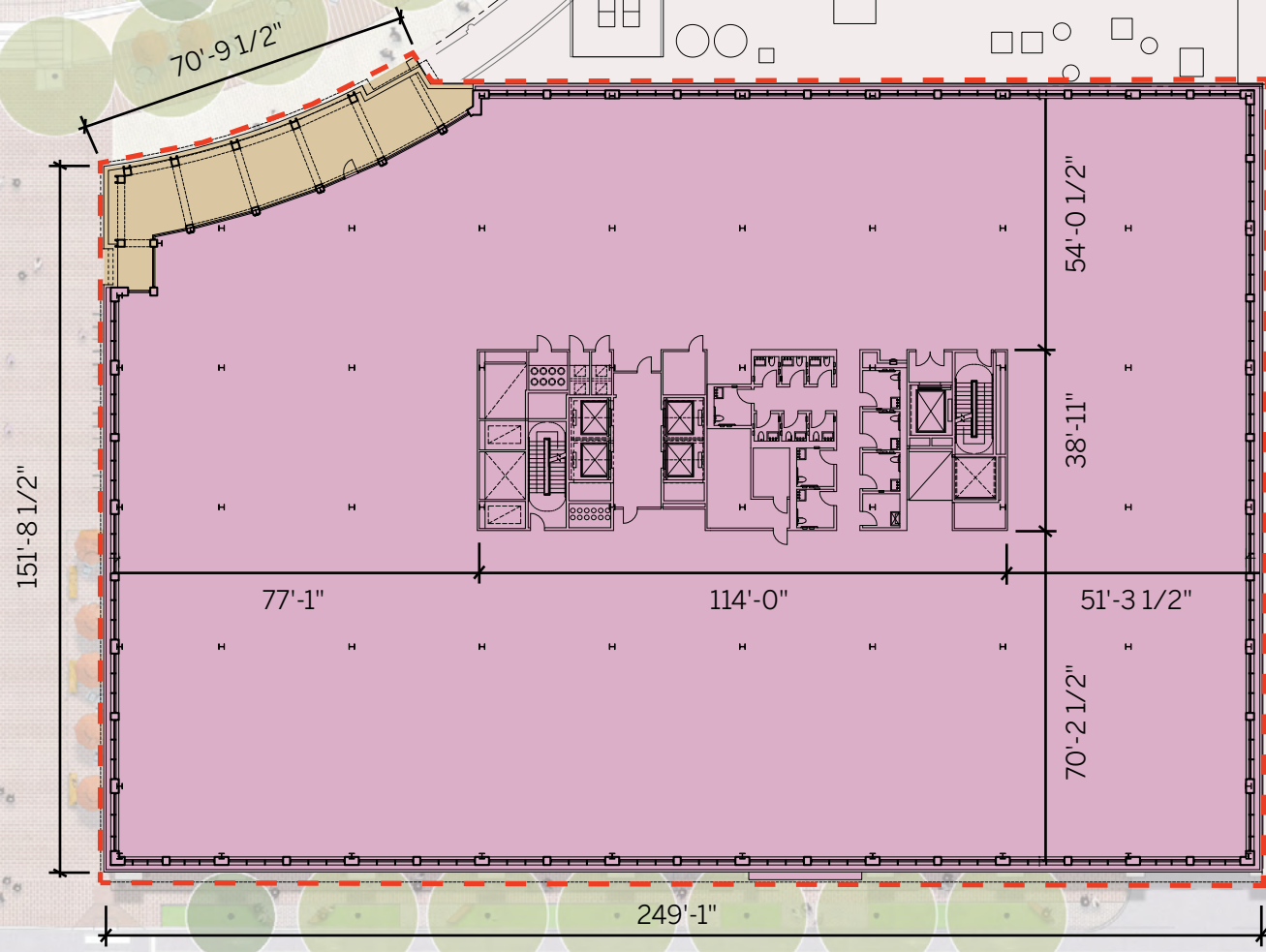
# 60 First Street FIFTH FLOOR PLAN



### Legend

- BUILDING SITE
- OFFICE/LAB
- TERRACE

## CANAL PARK



FIRST ST

THORNDIKE ST

SPRING ST





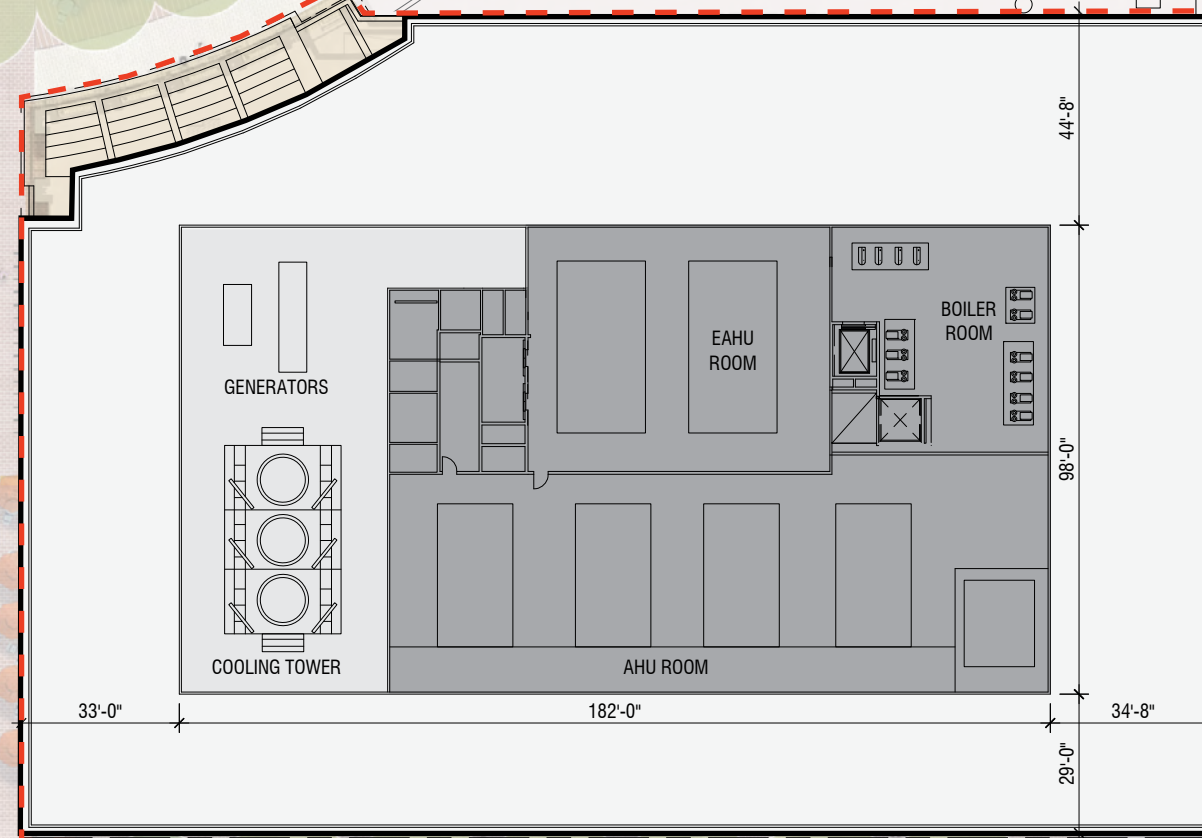
# 60 First Street ROOF PLAN

## CANAL PARK



### Legend

- BUILDING SITE
- OFFICE/LAB
- TERRACE



FIRST ST

THORNDIKE ST

SPRING ST



**ANCHOR & LINE**  
PARTNERS

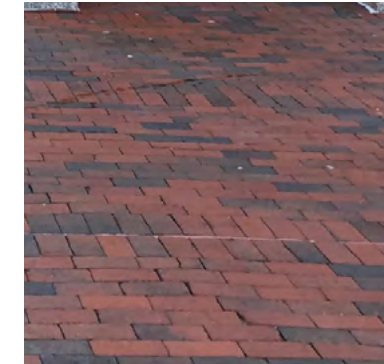
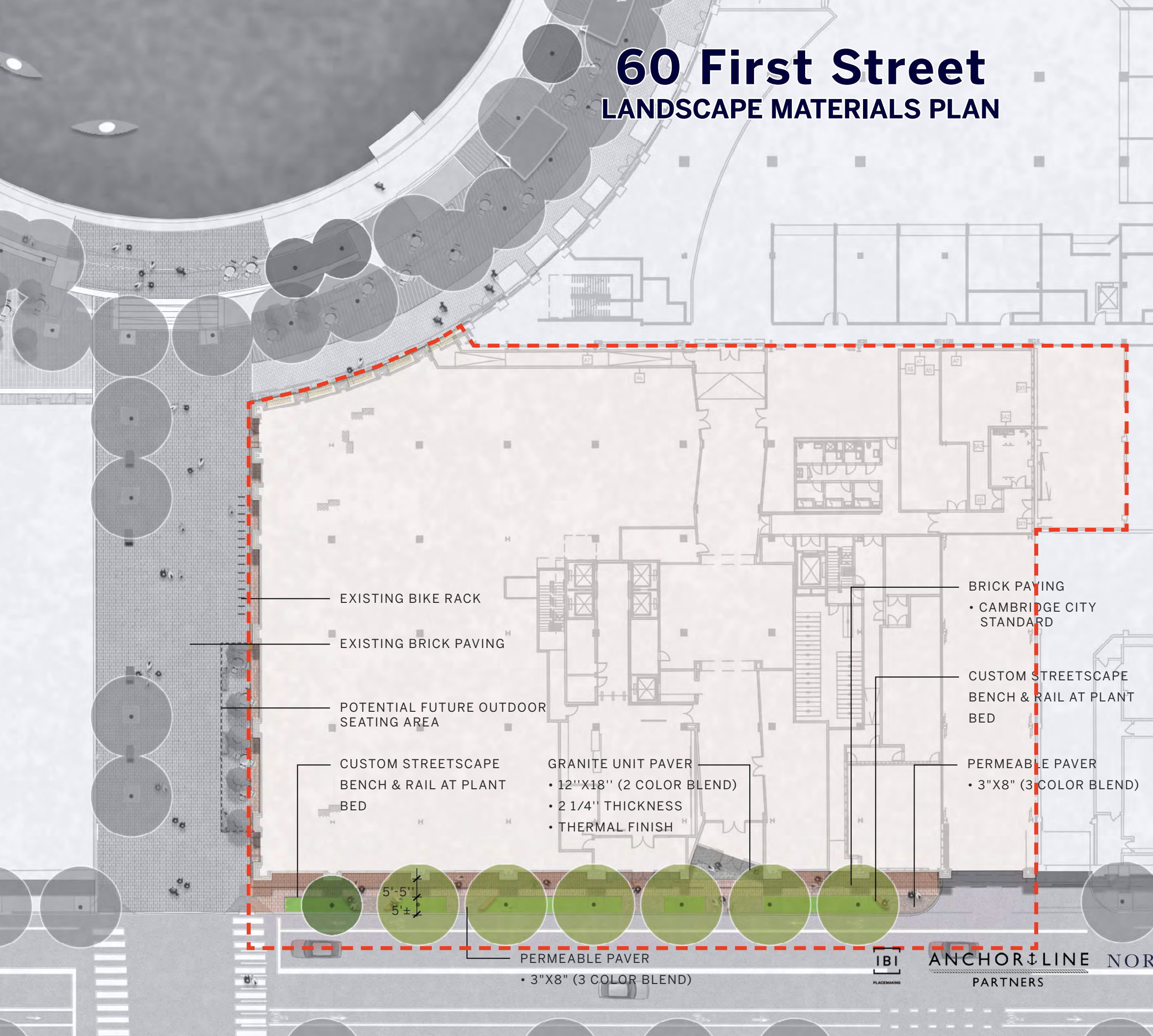
**NORTHWOOD**  
INVESTORS

**ELKUS** | **MANFREDI**  
ARCHITECTS





# 60 First Street LANDSCAPE MATERIALS PLAN



CAMBRIDGE CITY  
STANDARD BRICK PAVING



GRANITE ENTRANCE  
PAVING



SEATING



OUTDOOR SEATING



ANCHOR LINE PARTNERS

NORTHWOOD INVESTORS

ELKUS | MANFREDI ARCHITECTS





# 60 First Street

PROPOSED BUILDING ENTRY



ANCHOR & LINE  
PARTNERS

NORTHWOOD  
INVESTORS

ELKUS | MANFREDI  
ARCHITECTS





# 60 First Street

PROPOSED BUILDING ENTRY



ANCHOR&LINE  
PARTNERS

NORTHWOOD  
INVESTORS

ELKUS | MANFREDI  
ARCHITECTS





# 60 First Street

## ALTERNATIVE MALL ENTRY



ANCHOR & LINE  
PARTNERS

NORTHWOOD  
INVESTORS

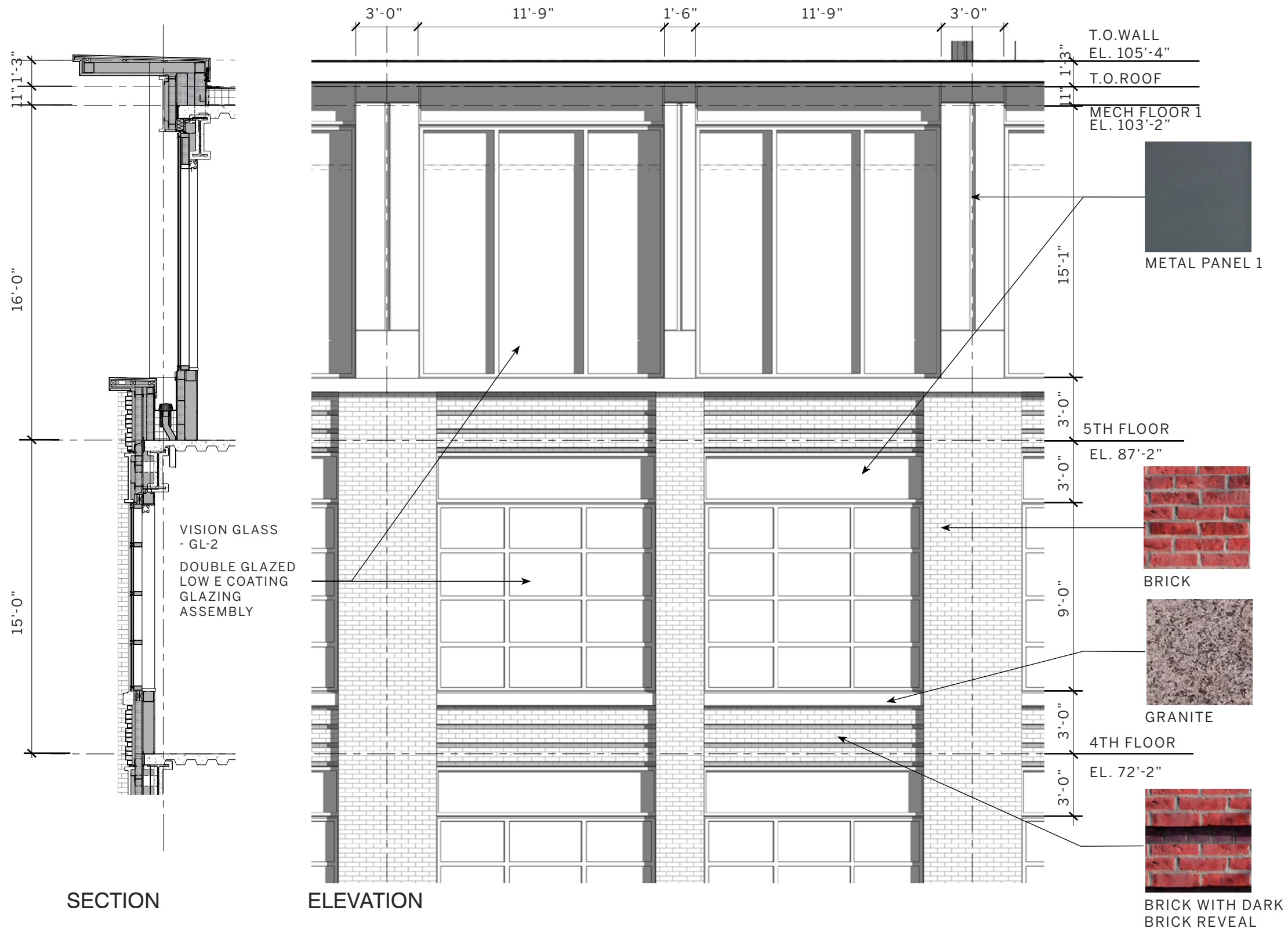
ELKUS | MANFREDI  
ARCHITECTS





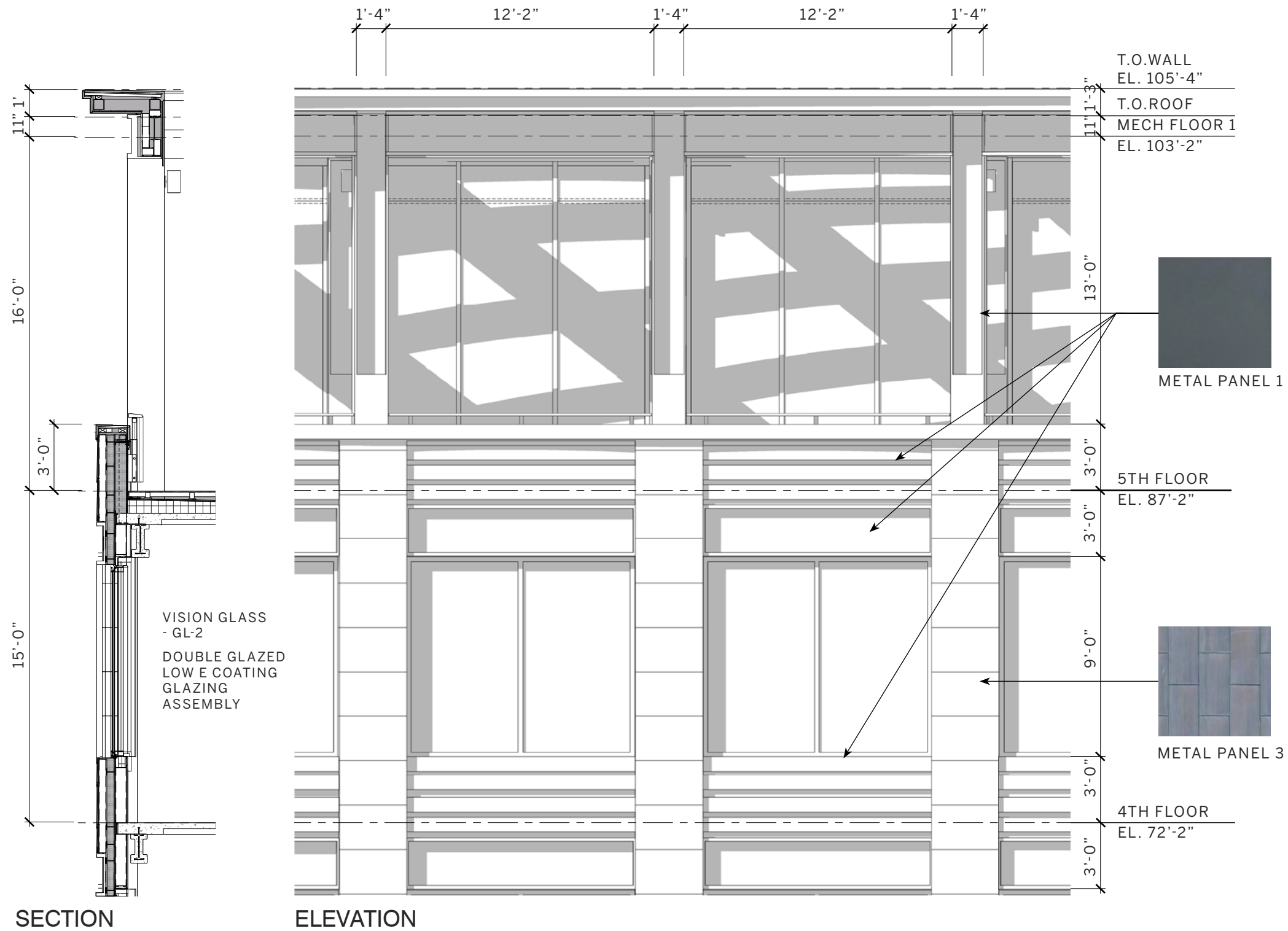
# 60 First Street

## BRICK AND METAL FACADE DETAIL



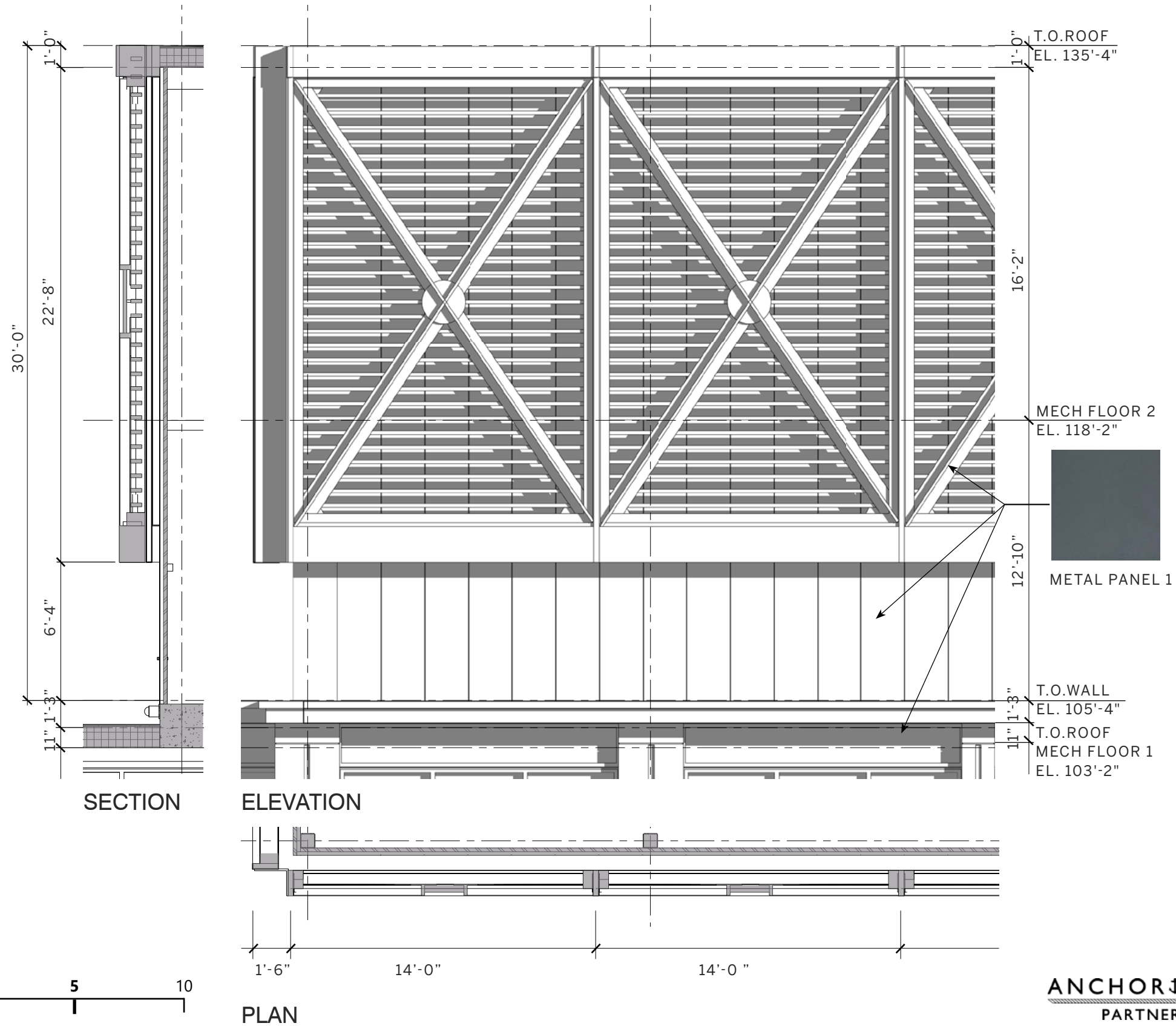


# 60 First Street METAL FACADE DETAIL





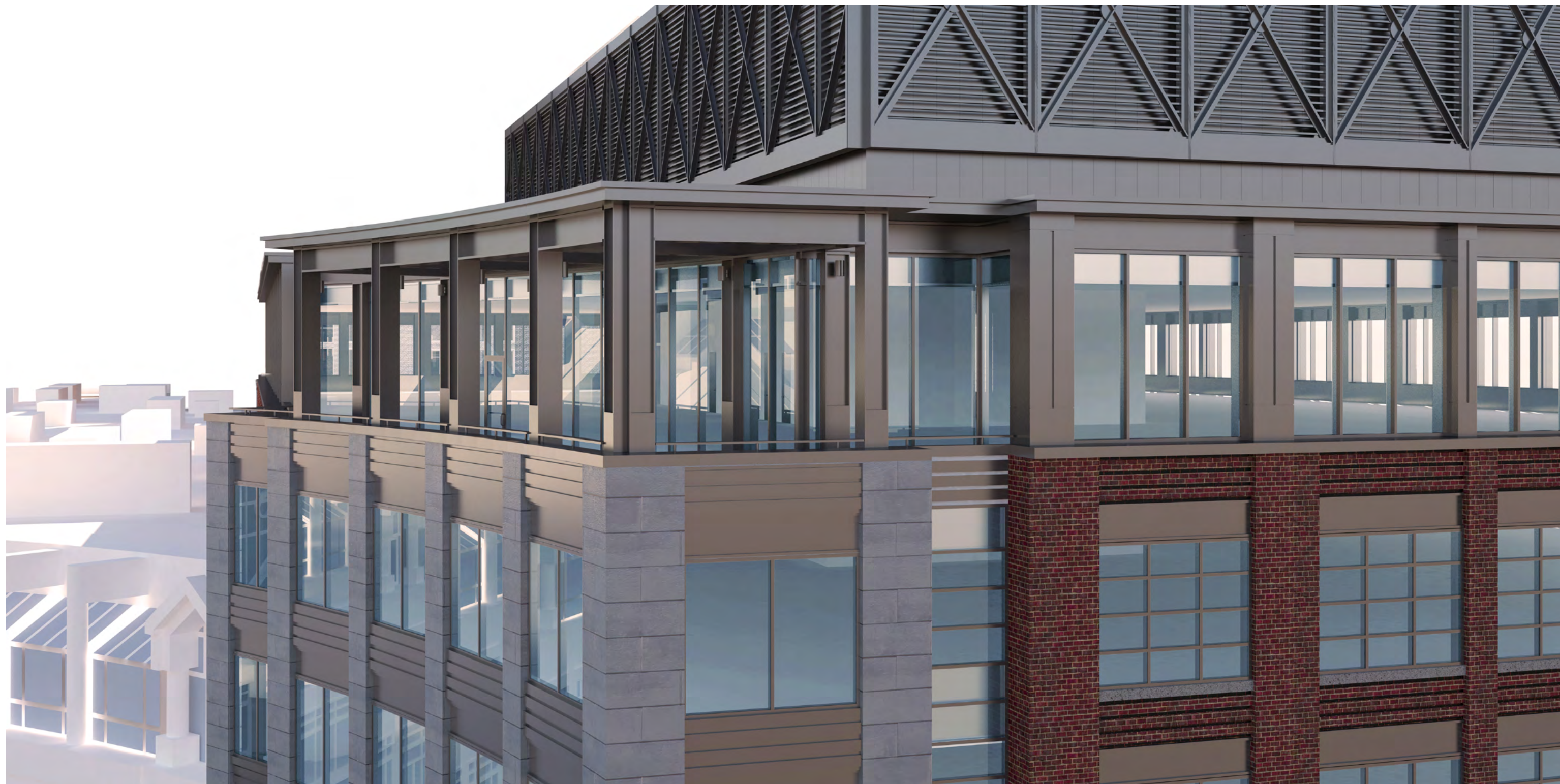
# 60 First Street MECHANICAL SCREEN





# 60 First Street

## MATERIAL PALETTE



**ANCHOR & LINE**  
PARTNERS

**NORTHWOOD**  
INVESTORS

**ELKUS | MANFREDI**  
ARCHITECTS





# 60 First Street

VIEW FROM CANAL PARK



ANCHOR&LINE  
PARTNERS

NORTHWOOD  
INVESTORS

ELKUS | MANFREDI  
ARCHITECTS





# 60 First Street

VIEW OF FIRST STREET AND THORNDIKE WAY



ANCHOR&LINE  
PARTNERS

NORTHWOOD  
INVESTORS

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ARCHITECTS





# 60 FIRST STREET

## EXTERIOR LIGHTING



**ANCHOR&LINE**  
PARTNERS

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INVESTORS

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ARCHITECTS





# 60 First Street

## ARTICLE 22 GREEN BUILDING REPORT | SUSTAINABILITY AND RESILIENCY MEASURES

### LEED BD+C V4 GOLD CORE AND SHELL

73 POINTS

### HIGH PERFORMANCE ENVELOPE

30% WWR

DOUBLE GLAZED, LOW E ASSEMBLY

R-17 BRICK ASSEMBLY

R-30 ROOF/ELEVATED SLAB ASSEMBLY

MEET AND EXCEED INFILTRATION RATES

ENVELOPE CONSULTANT INTEGRAL TO TEAM

### ENERGY PERFORMANCE (ANNUAL)

40.3%

SITE ENERGY USE CONSUMPTION REDUCTION

37.6%

REDUCTION IN GREENHOUSE GAS EMISSIONS

28.3%

ENERGY COST SAVINGS

31.3%

SOURCE ENERGY CONSUMPTION REDUCTION

### HIGH EFFICIENCY HVAC

ENERGY RECOVERY

HIGH EFFICIENCY CHILLED WATER AND HOT WATER PLANTS

### COMMISSIONING

FUNDAMENTAL, ENHANCED BUILDING SYSTEMS, MONITOR-BASED



### EMBODIED CARBON

REUSE AND RENOVATION OF EXISTING FOUNDATION AND STRUCTURE UP TO THE THIRD FLOOR

### RESILIENCY

CRITICAL GEAR, LOBBY AND LOADING DOCK ELEVATED ABOVE 2070 FLOOD ELEVATION

DEPLOYABLE BARRIERS AS REQUIRED

### 145 KW PV READY ROOF AREA

APPROXIMATELY 11,630 SF NET AVAILABLE SOLAR-READY ROOF AREA  
ELECTRICAL SWITCHGEAR WITH CAPACITY TO CARRY FUTURE POWER

### EV CHARGING

4 SPACES ASSOCIATED WITH 60 FIRST STREET

### BICYCLE STORAGE AND AMENITIES

36 SPACES WITH CHANGING ROOM AND SHOWERS

### HIGH EFFICIENCY LED LIGHTING

### INCREASED VENTILATION

EXCEED ASHRAE 62.1-2010 BY MORE THAN 30%

### HEALTHY INTERIOR AIR QUALITY

LOW-EMITTING INTERIOR FINISHES

INGREDIENT DISCLOSURE LABELS SELECTED WHEN POSSIBLE

### INDOOR WATER USE REDUCTION

36% REDUCTION IN INDOOR WATER USE

WATERSENSE LABEL WATER CLOSETS AND SHOWERHEADS

### PUBLIC PASSAGEWAY

1ST FLOOR CONNECTION TO MALL AND

CORE ATRIUM PUBLICLY BENEFICIAL OPEN SPACE





# Conclusion

- Following input from members of the public and the City, Planning Board review of Canal Park improvements anticipated by the end of 2021
- 20 CambridgeSide and 60 First Street Buildings
  - Consistent with the approved Final Development Plan
  - Responsive to the PB #364 design review requirements
- Anticipated building permits for 20 CambridgeSide and 60 First Street in Summer 2021, with completion anticipated by Fall 2023





# THANK YOU

[cambridgesidevision.com](http://cambridgesidevision.com)