



WHERE CONNECTIONS FLOW

June 3, 2021

585 THIRD STREET

www.CanalDistrictKendall.com



@CanalDistrictKS



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@CanalDistrictKendall

PROJECT TEAM

Greenberg
Consultants
Inc.

MASTER PLANNER

cbt

URBAN DESIGN & ARCHITECTURE

vhb

TRANSPORTATION PLANNING

MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC

LANDSCAPE ARCHITECTS

BG | Belfort
Group

COMMUNICATIONS & OUTREACH

CASNER & EDWARDS

LEGAL

DLA PIPER

LEGAL

REDGATE™

PROJECT MANAGEMENT

BioMed Realty
Discover here™

OWNER

BRA+

MEP + SUSTAINABILITY

BURO HAPPOLD

SUSTAINABILITY

Open House Format

6:00-6:30PM Presentation

Public Process to Date

Site Context

Project Vision

Public Realm and Theater

Building Massing and Exterior Design

6:30-7:00PM Breakout Sessions

Room 1 - Ground Floor Design and Activation

Room 2 - Arts and Culture

Room 3 - "Ask the Developer"

Breakout Session Rooms

Room 1 Ground Floor Design and Activation

Kishore Varanasi, CBT

Ken Greenberg, Greenberg
Consulting

Emily Mueller De Celis, MVVA

Amanda Keefe, Redgate

Room 2 Arts and Culture

Andrea Windhausen, BioMed

Malia Lazu, The Urban Labs

Maure Aronson, Global Arts
Live

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Sal Zinno, BioMed

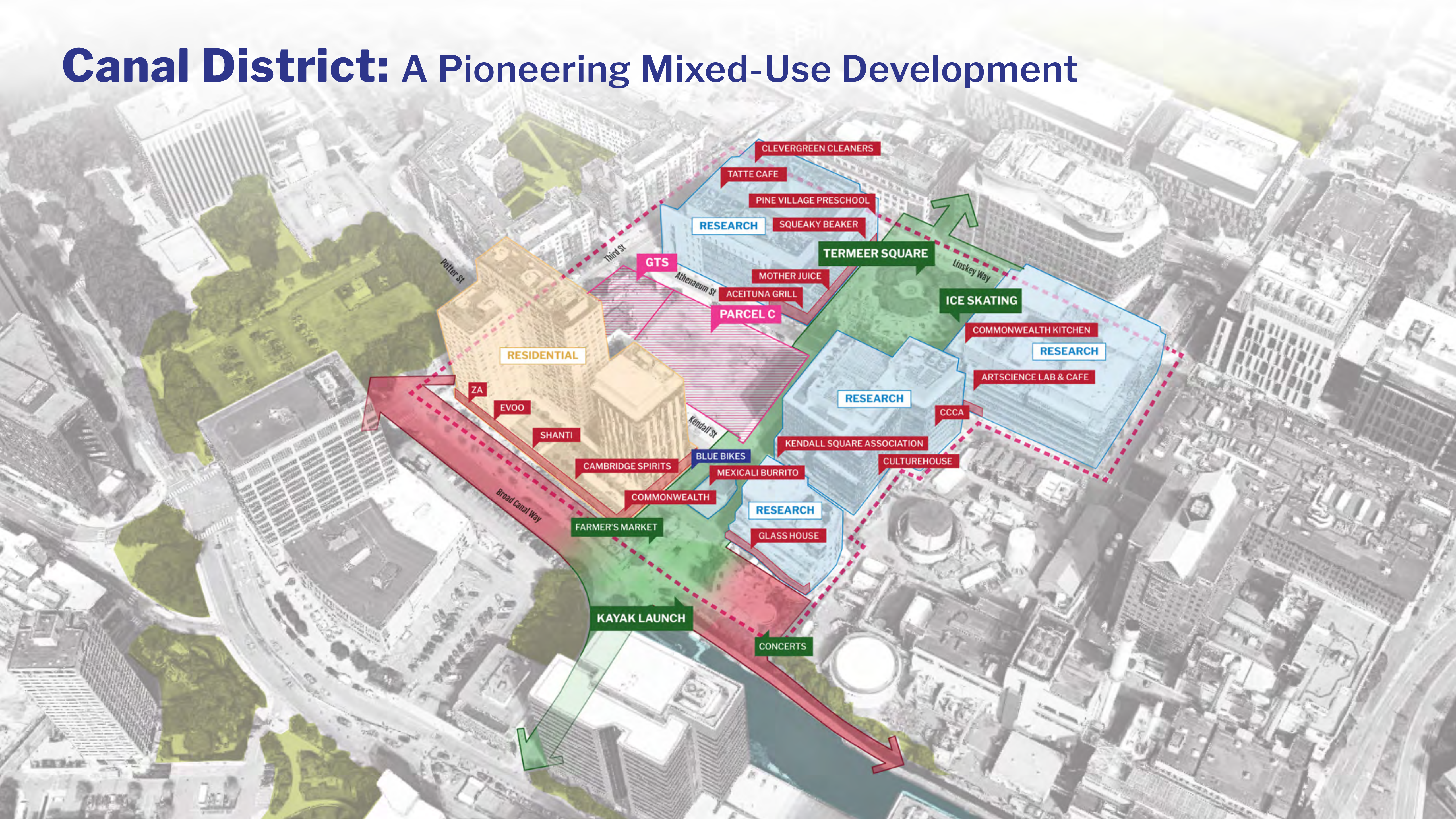
Sean Manning, VHB

Tyler Morandi, Redgate

Robin Fitzgerald-Green, CBT

Mike Sherry, The Belfort Group

Canal District: A Pioneering Mixed-Use Development



CLEVERGREEN CLEANERS

TATTE CAFE

PINE VILLAGE PRESCHOOL

RESEARCH

SQUEAKY BEAKER

TERMEER SQUARE

MOTHER JUICE

ACEITUNA GRILL

ICE SKATING

RESIDENTIAL

PARCEL C

COMMONWEALTH KITCHEN

RESEARCH

ARTSCIENCE LAB & CAFE

ZA

EVOO

SHANTI

RESEARCH

CCCA

CAMBRIDGE SPIRITS

BLUE BIKES

KENDALL SQUARE ASSOCIATION

CULTUREHOUSE

Broad Canal Way

COMMONWEALTH

MEXICALI BURRITO

RESEARCH

FARMER'S MARKET

GLASS HOUSE

KAYAK LAUNCH

CONCERTS

Potter St

Third St

Athenaeum St

Kendall St

Linskey Way

585 Third St: Inaccessible for decades



PARCEL C

GTS

Athenaeum St

Kendall St

Third St

Linskey Way

Community Outreach

32

Months of **Public Outreach**

200+
Open House **Attendees**

12
Meetings with **Mayor's Arts Task Force**

3
Open Houses (Kendall & The Port)

200+
Arts and Community **Stakeholder Conversations**

170+
Comments posted on presentation boards

7
Meetings with BioMed established **Arts Advisory Group**

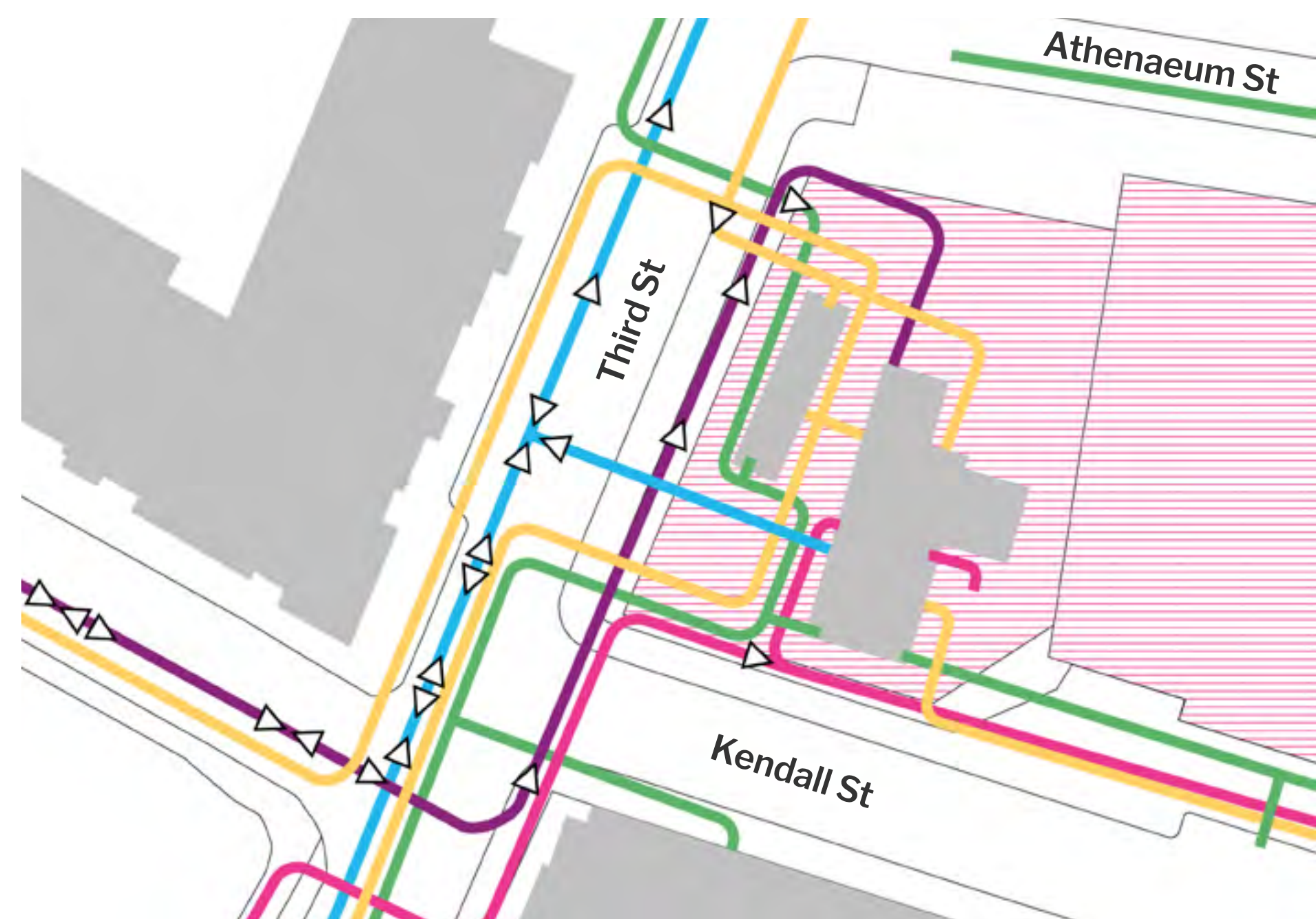
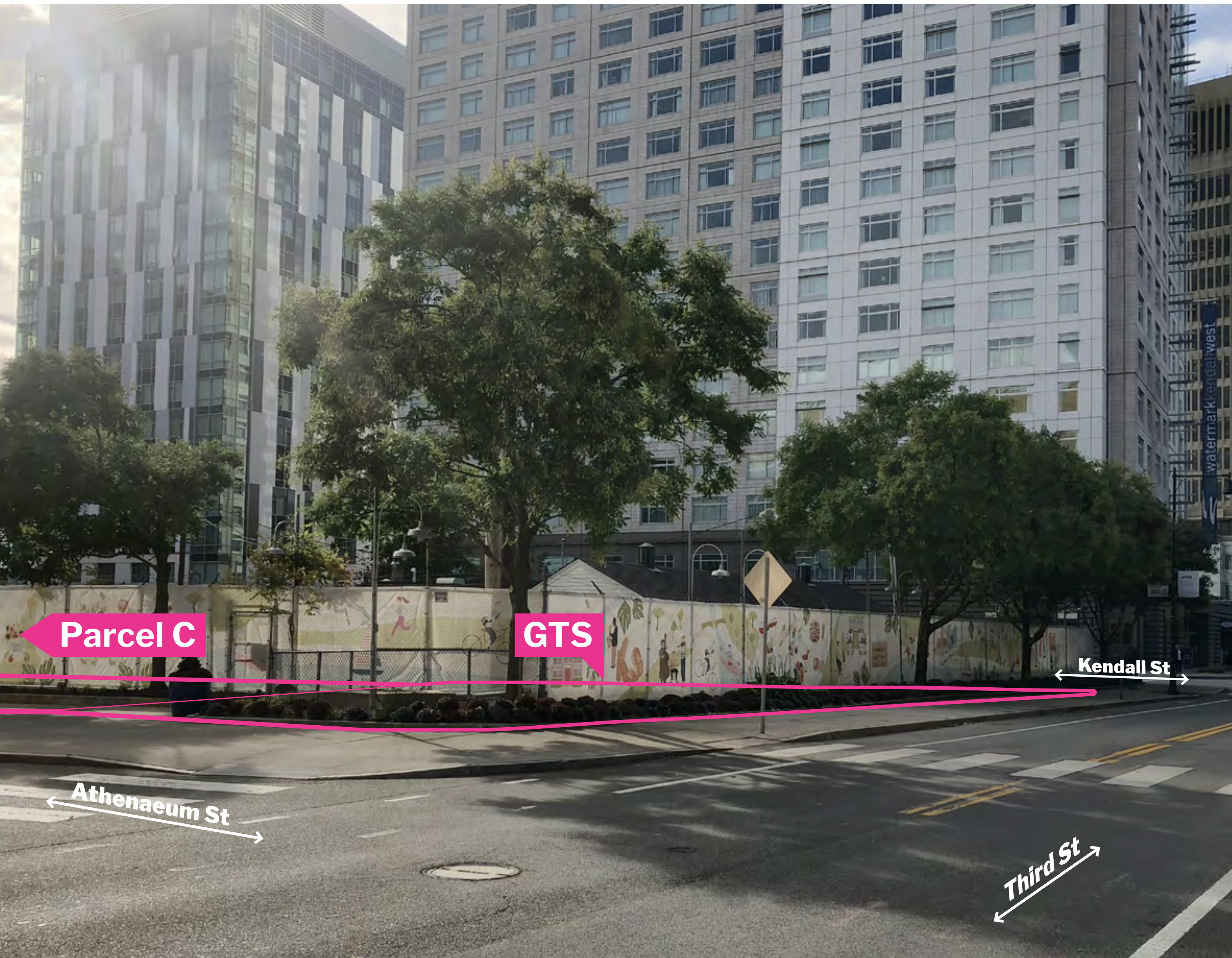
200+
Programming Data Points from CultureHouse & existing site activities

1
METRIS Cultural **Venue Inventory/ Needs Assessment**

170+

People have filled out on-line **survey** (and counting)

Relocation of GTS Facility in Progress



Moving GTS is a complex financial & operational endeavor
Eversource Gas Transfer Station (GTS)

Project Benefits



- **10,000 SF All-Season Indoor Public Space**
- **Seamless Indoor Outdoor Public Realm**
- **~300 Seat Theater/Performance Space**
- **Exhibit Area**
- **Diversity and Inclusion Outreach Program for the Performance Spaces and Public Space**
- **Kayak Launch**
- **Winter Market**
- **Public Arts on the Vent Shaft along Broad Canal Way**
- **Adoption of Energy Conservation Strategies**
- **Reduction of Carbon Emissions**
- **Contribution to Margaret Fuller House**
- **Operational Support to Encourage a Diverse, Inclusive, and Sustainable Operating Model for the Applicable Arts Programs**
- **Setbacks/Stepbacks**
- **No New Parking**
- **Relocating GTS Facilities and Related Utility Infrastructure**

PROJECT VISION

Project Vision



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- **Seamless Indoor Outdoor Public Realm**
- **~300 Seat Theater/Performance Space**
- **Exhibit Area**
- **Diversity and Inclusion Outreach Program for the Performance Spaces and Public Space**

View from Termeer Square



Arts & Culture Center: Summer, Spring, Fall



Arts & Culture Center: Winter Evening



View From Third Street Looking North - Existing



View From Third Street Looking North - Proposed



View From Third Street Looking South - Existing



View From Third Street Looking South - Proposed



View From Third Street Looking East - Existing



View From Third Street Looking East - Proposed



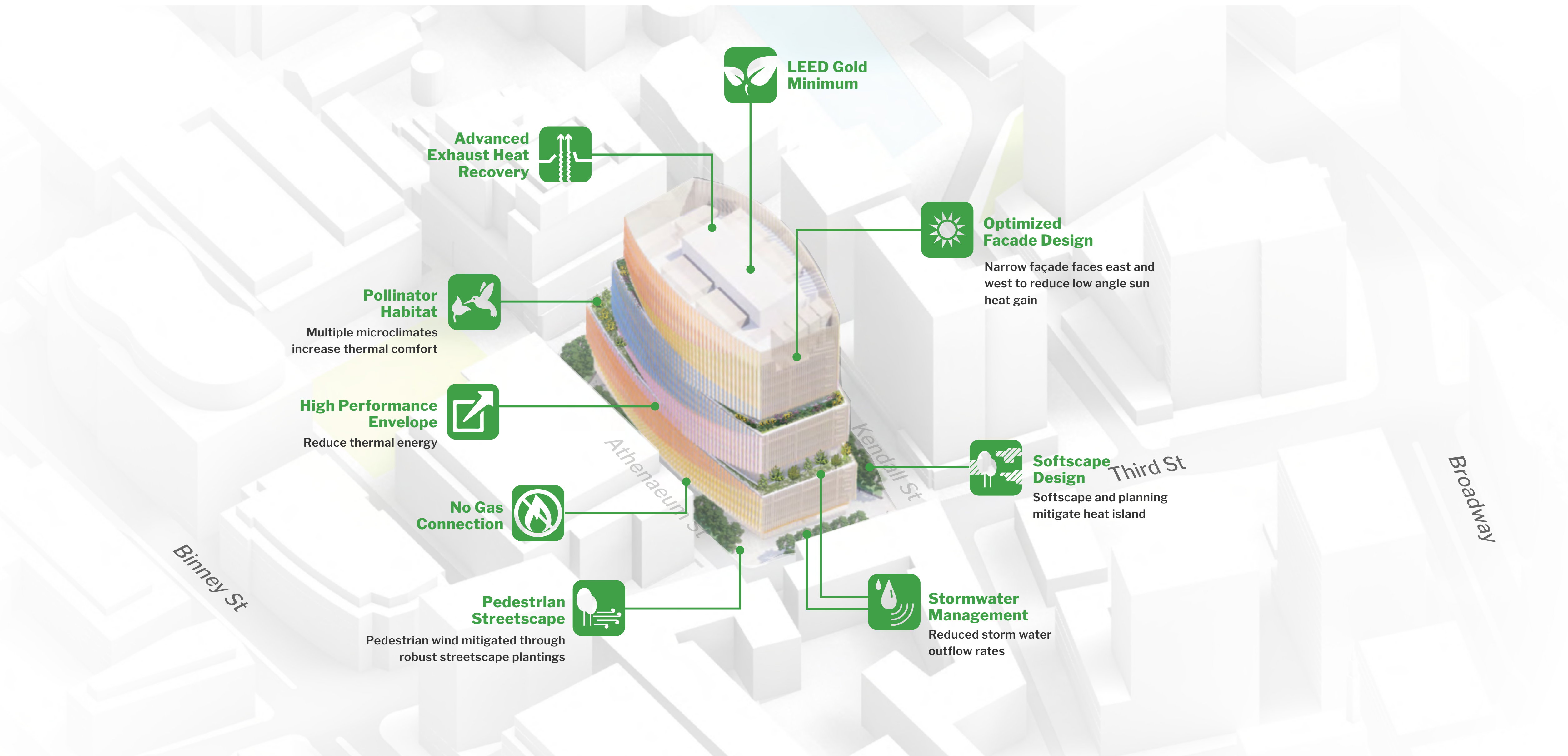
View From Canal - Existing



View From Canal - Proposed



Sustainability: Innovative Building Solutions




 **LEED Gold Minimum**

Advanced Exhaust Heat Recovery


 **Optimized Facade Design**
Narrow façade faces east and west to reduce low angle sun heat gain

Pollinator Habitat
Multiple microclimates increase thermal comfort


High Performance Envelope
Reduce thermal energy


No Gas Connection


Softscape Design
Softscape and planning mitigate heat island

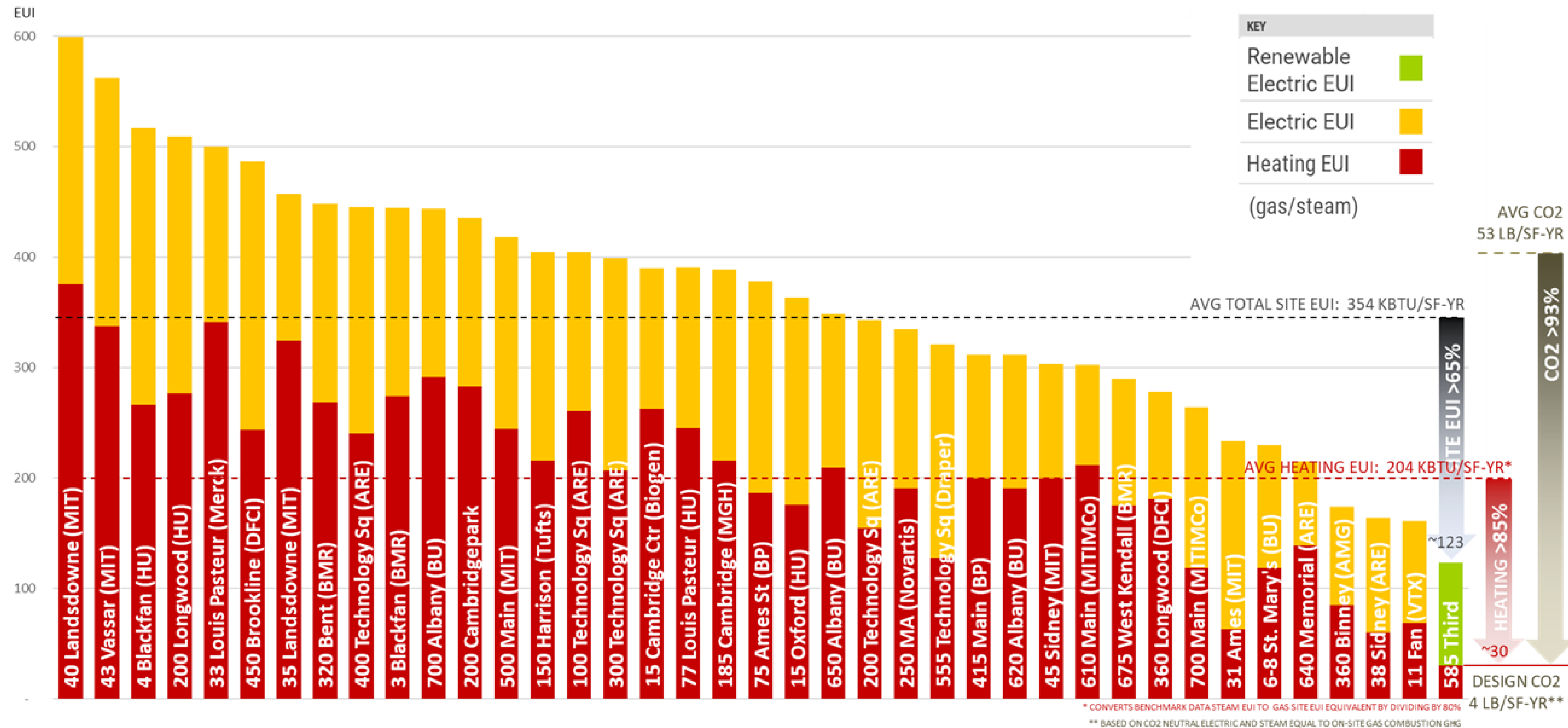

Pedestrian Streetscape
Pedestrian wind mitigated through robust streetscape plantings


Stormwater Management
Reduced storm water outflow rates


Sustainability: Energy Story

BENCHMARK ANALYSIS: 585 THIRD vs. BOSTON + CAMBRIDGE LABS

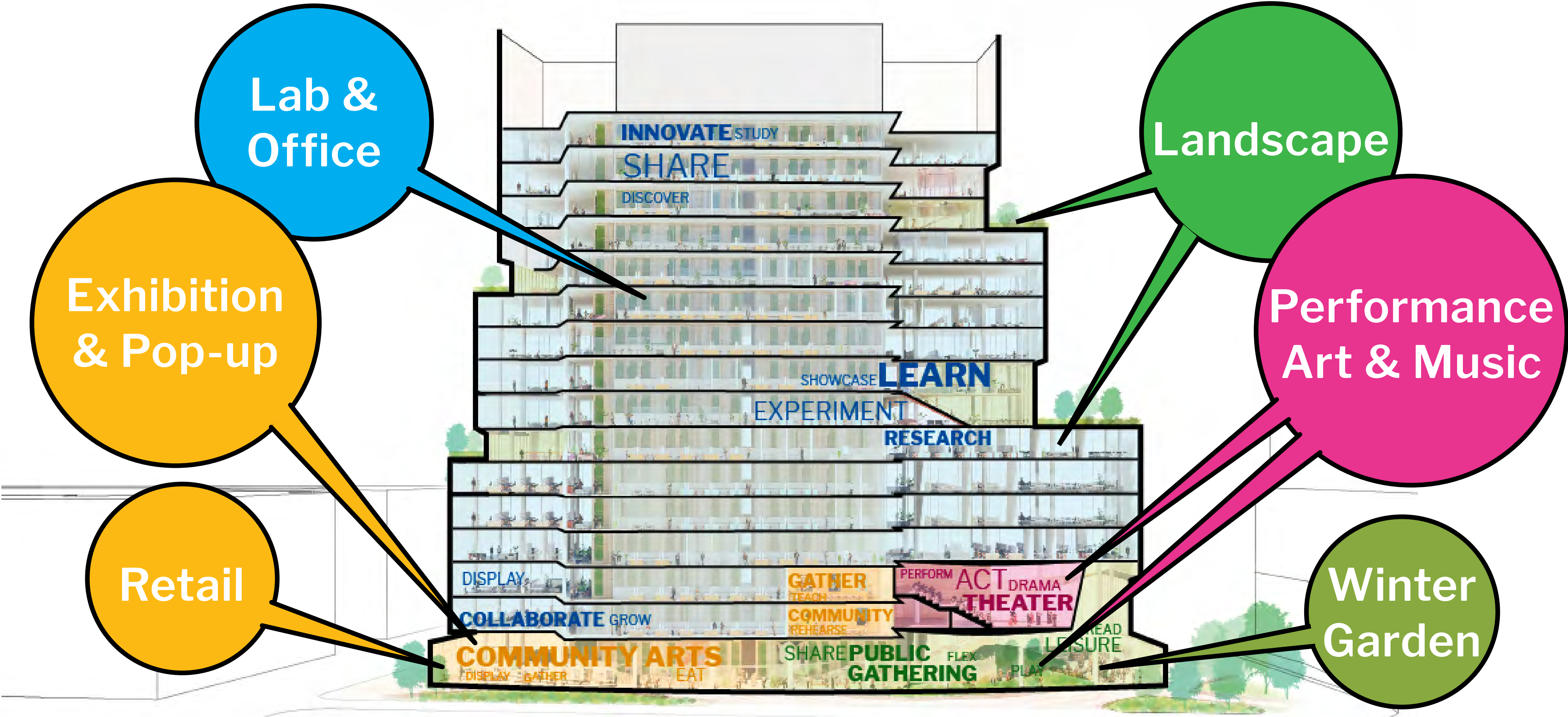
(2015-2017 average BERDO & 2016 BEUDO data for Labs >150,000 SF and built after 1985)



585 Third St is expected to consume 65% less energy and 85% less fossil fuels than the benchmark average.

PUBLIC REALM AND THEATER

Program Convergence



Public Realm

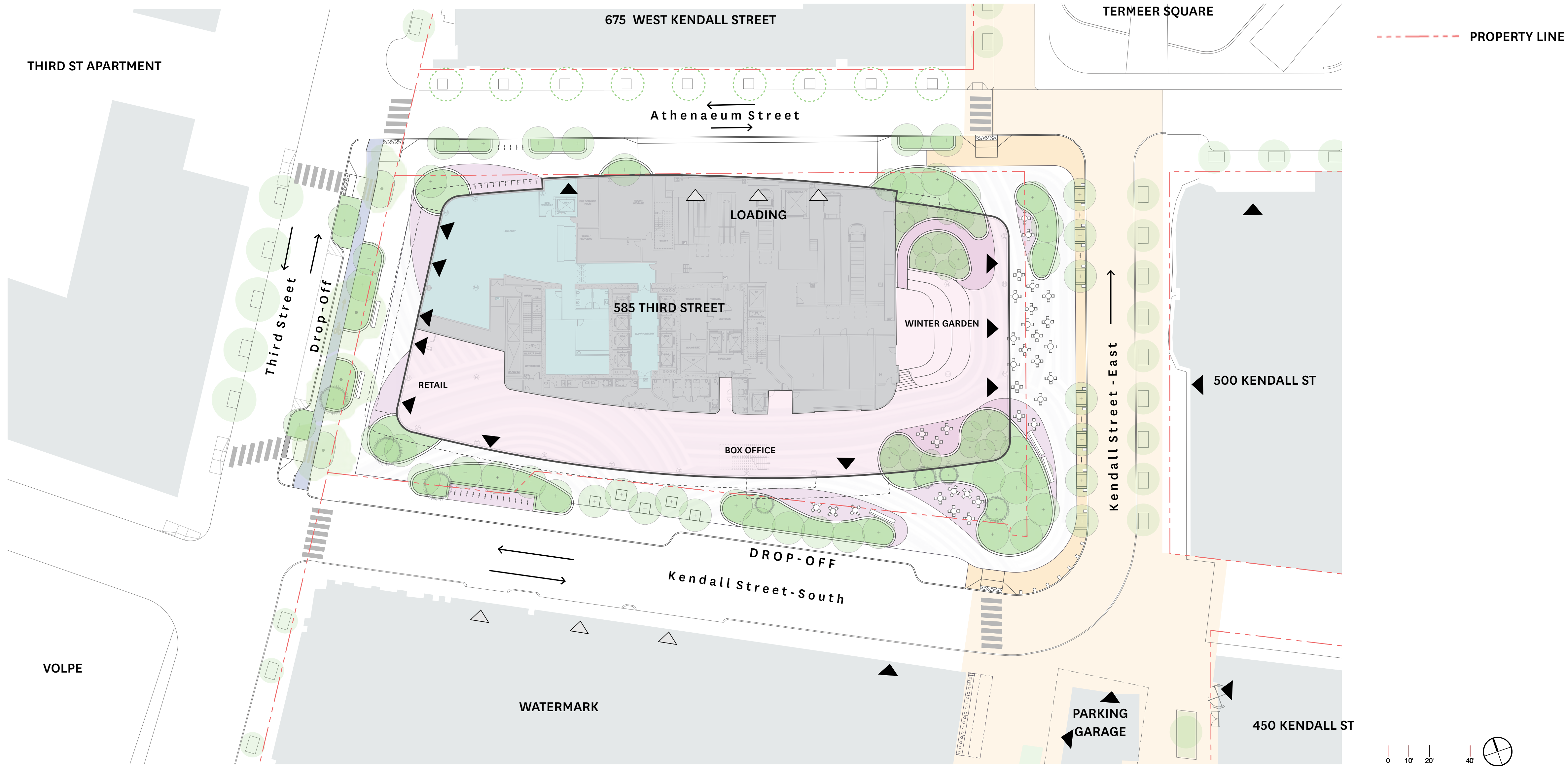


Third Street

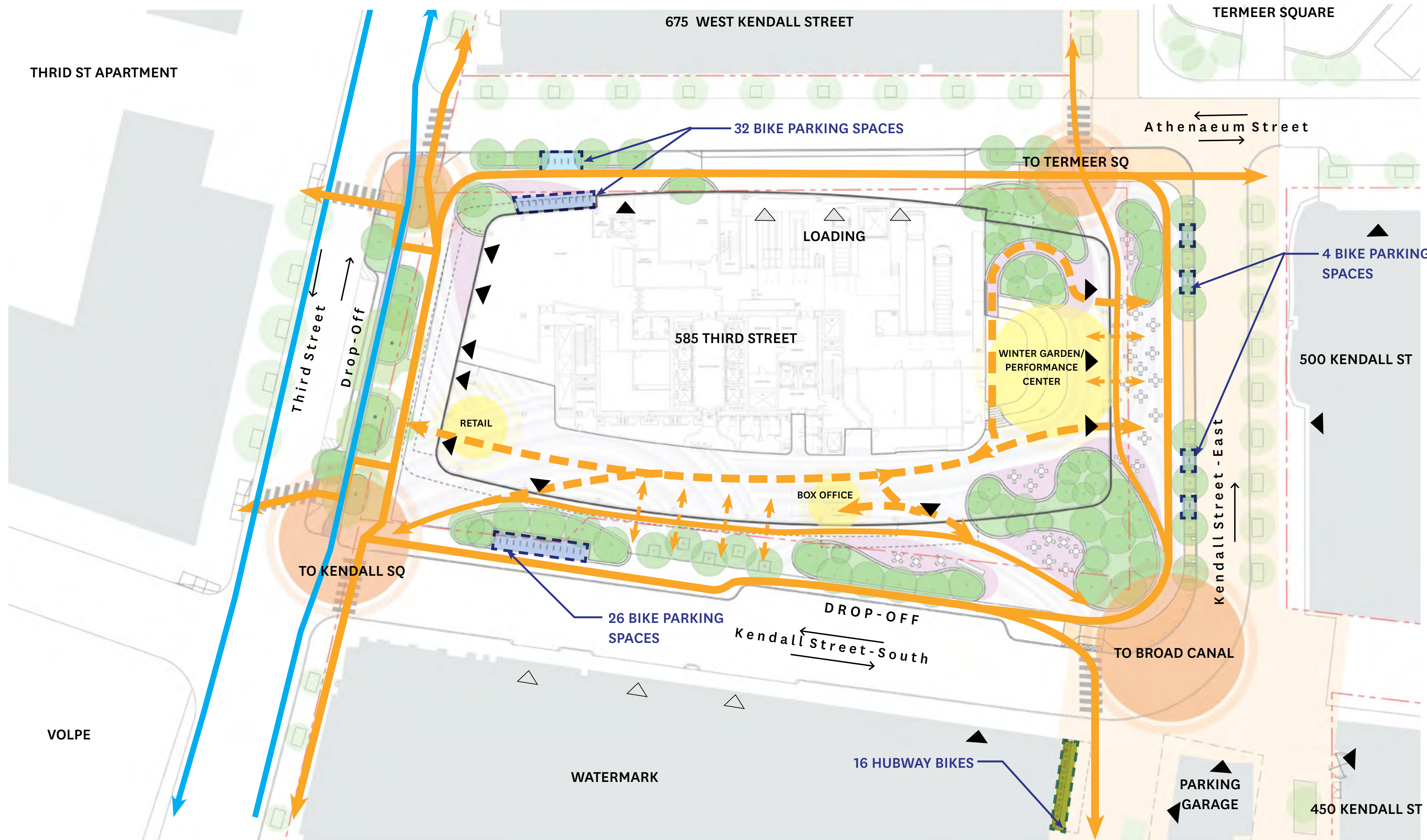
Athenaeum Street

Kendall Street South

Public Realm Plan



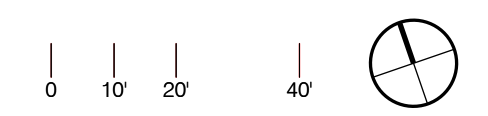
Site Plan & Circulation



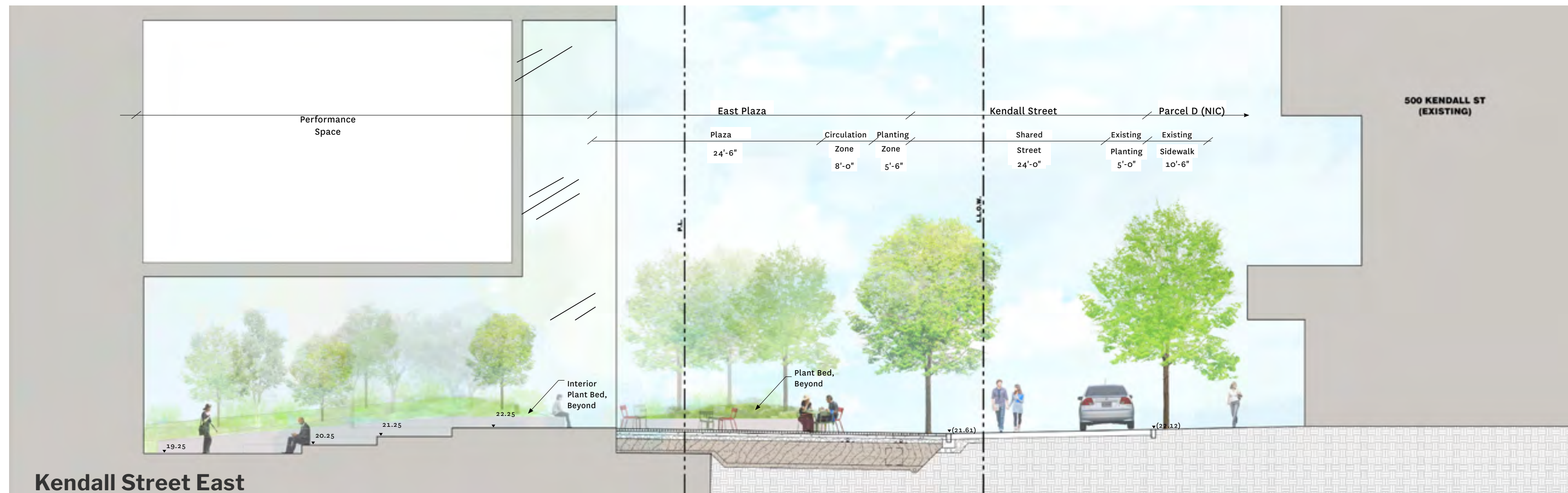
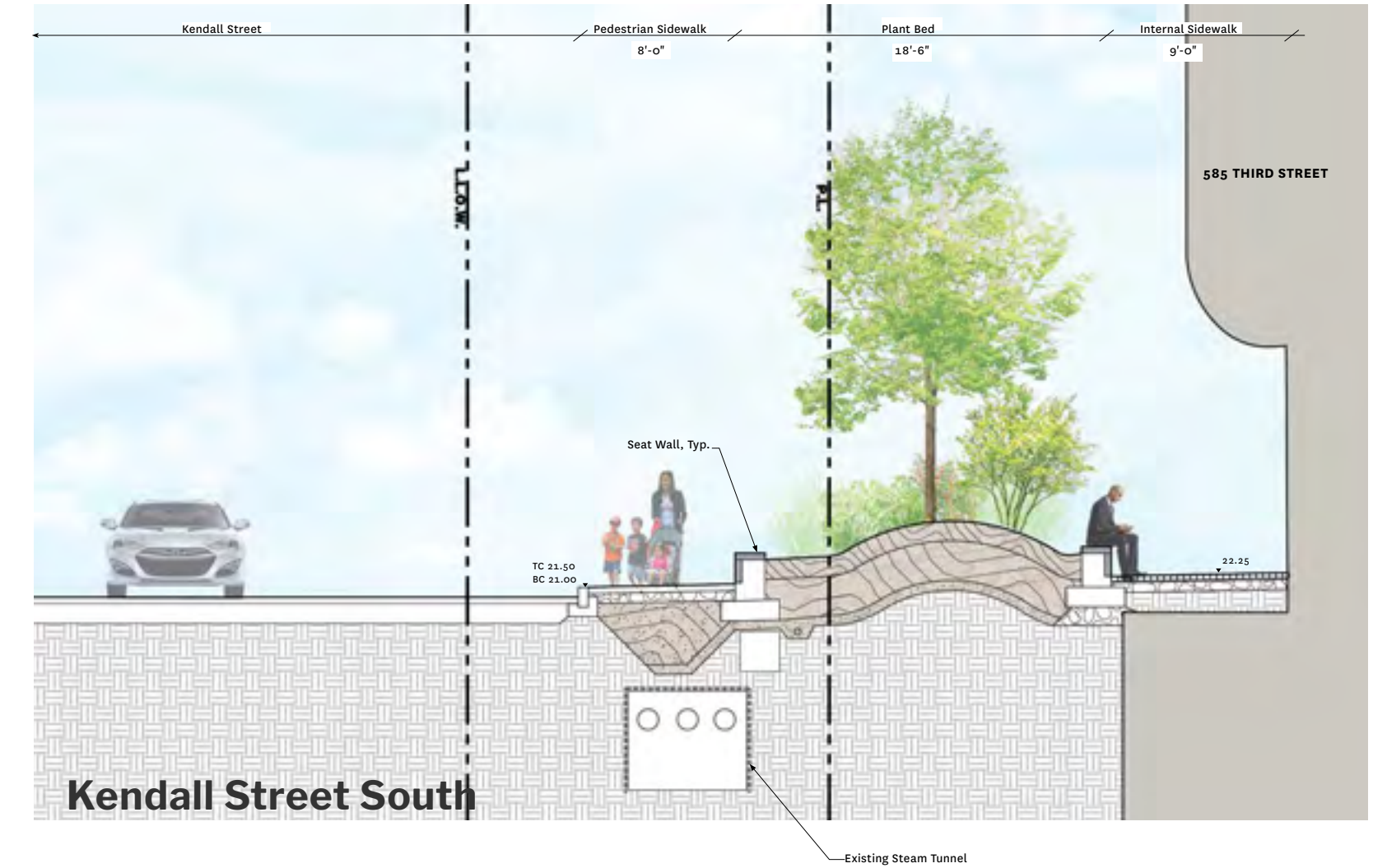
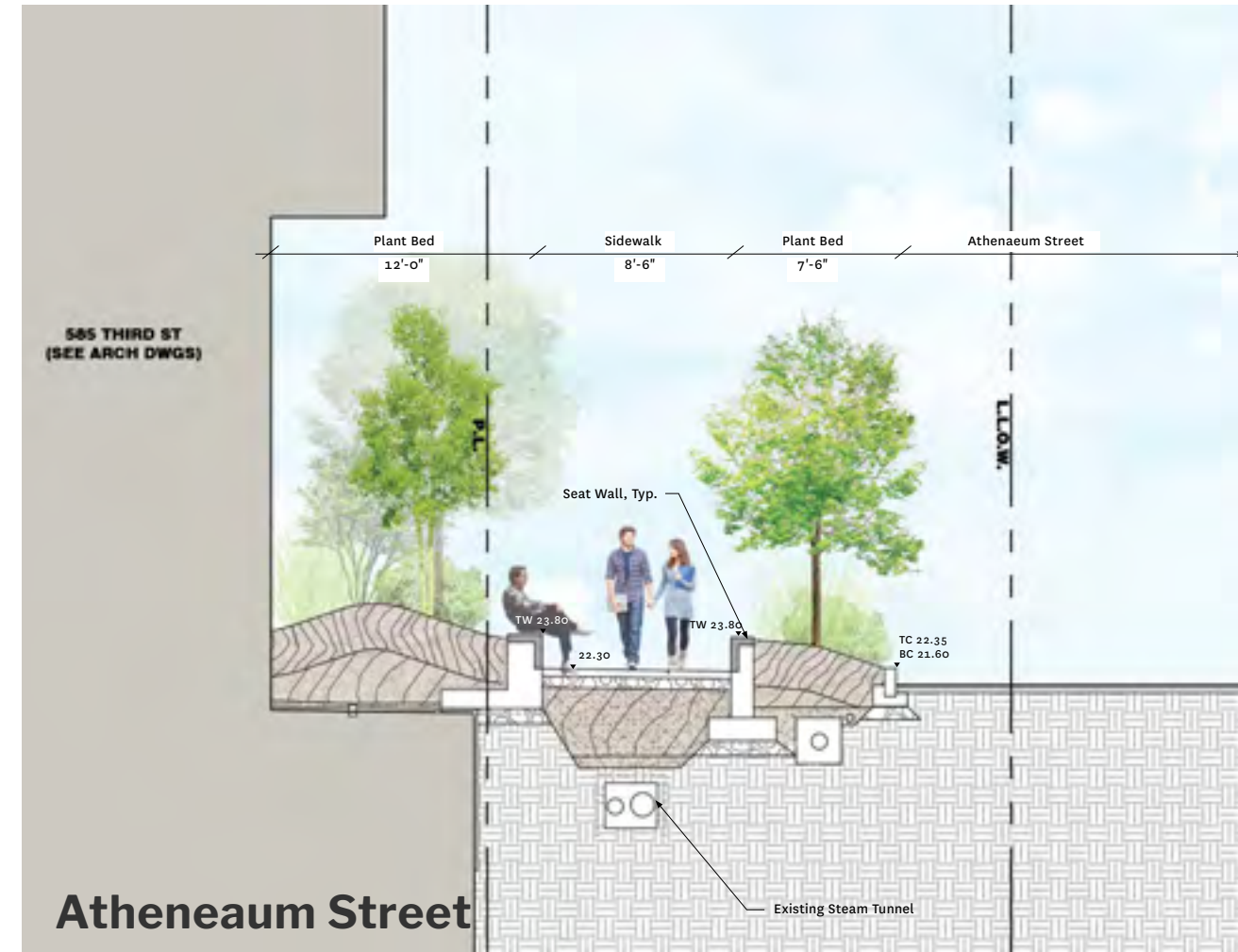
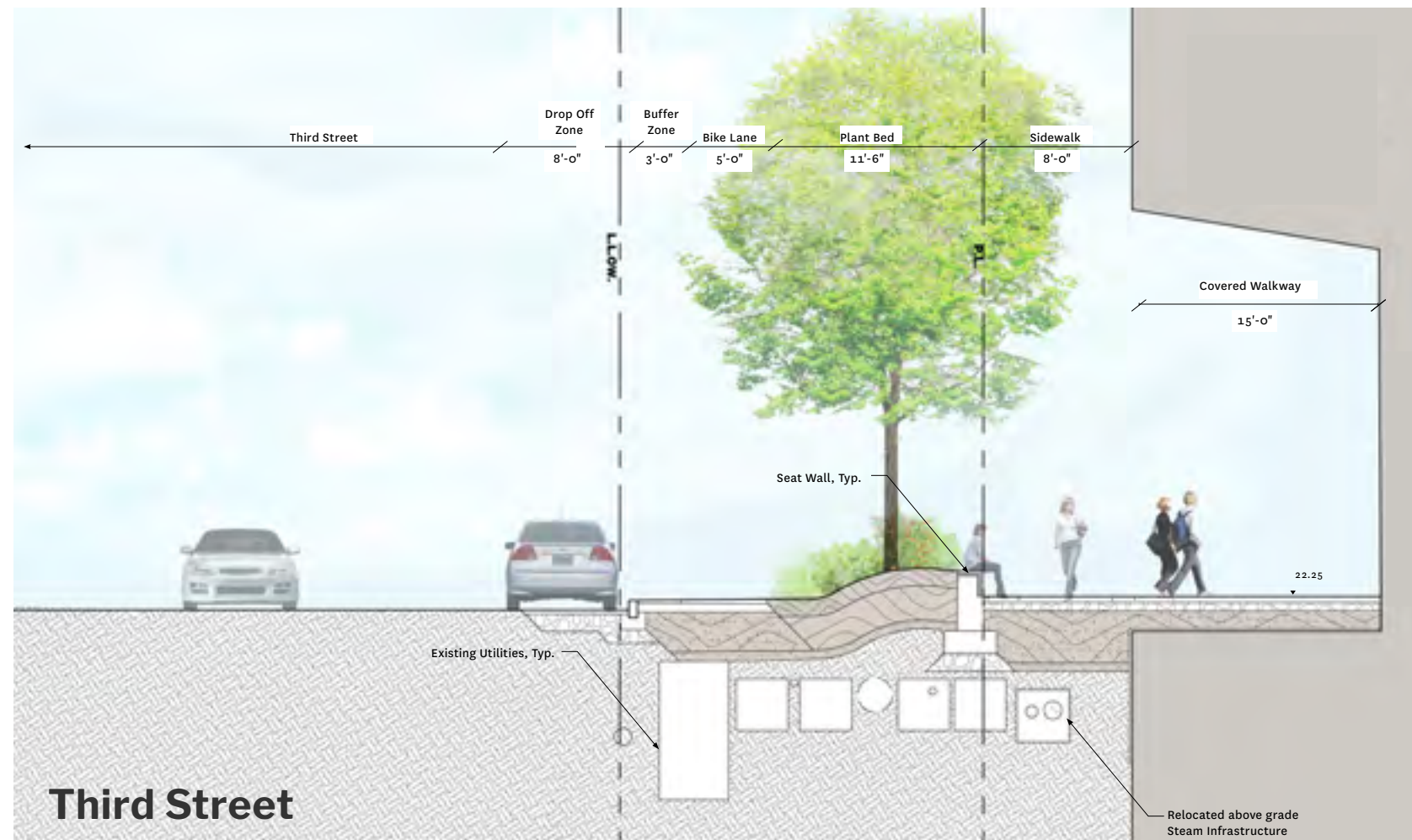
- MAIN BIKE PATH
- PEDESTRIAN CIRCULATION (EXTERIOR)
- PEDESTRIAN CIRCULATION (INTERIOR)
- BIKE PARKING
- HUBWAY
- SITE CONNECTION
- PROGRAM NODE

TOTAL BIKE PARKING SPACES PROVIDED:

- 32 (FOR LAB BUILDING)
- 30 (FOR THEATER / WINTER GARDEN)
- GRAND TOTAL: 62 BIKE PARKING SPACES



Street Sections

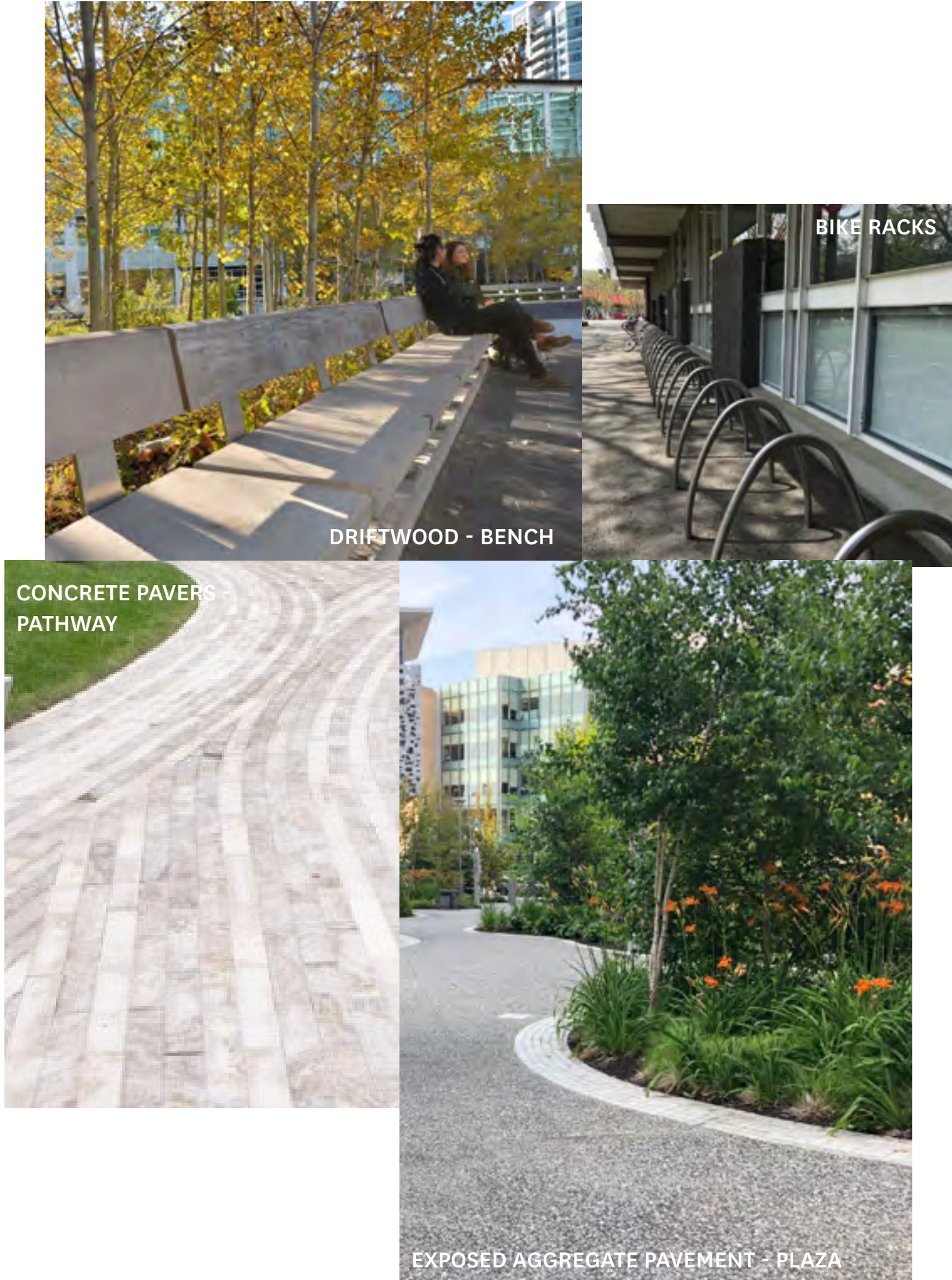


Landscape Materials & Site Elements

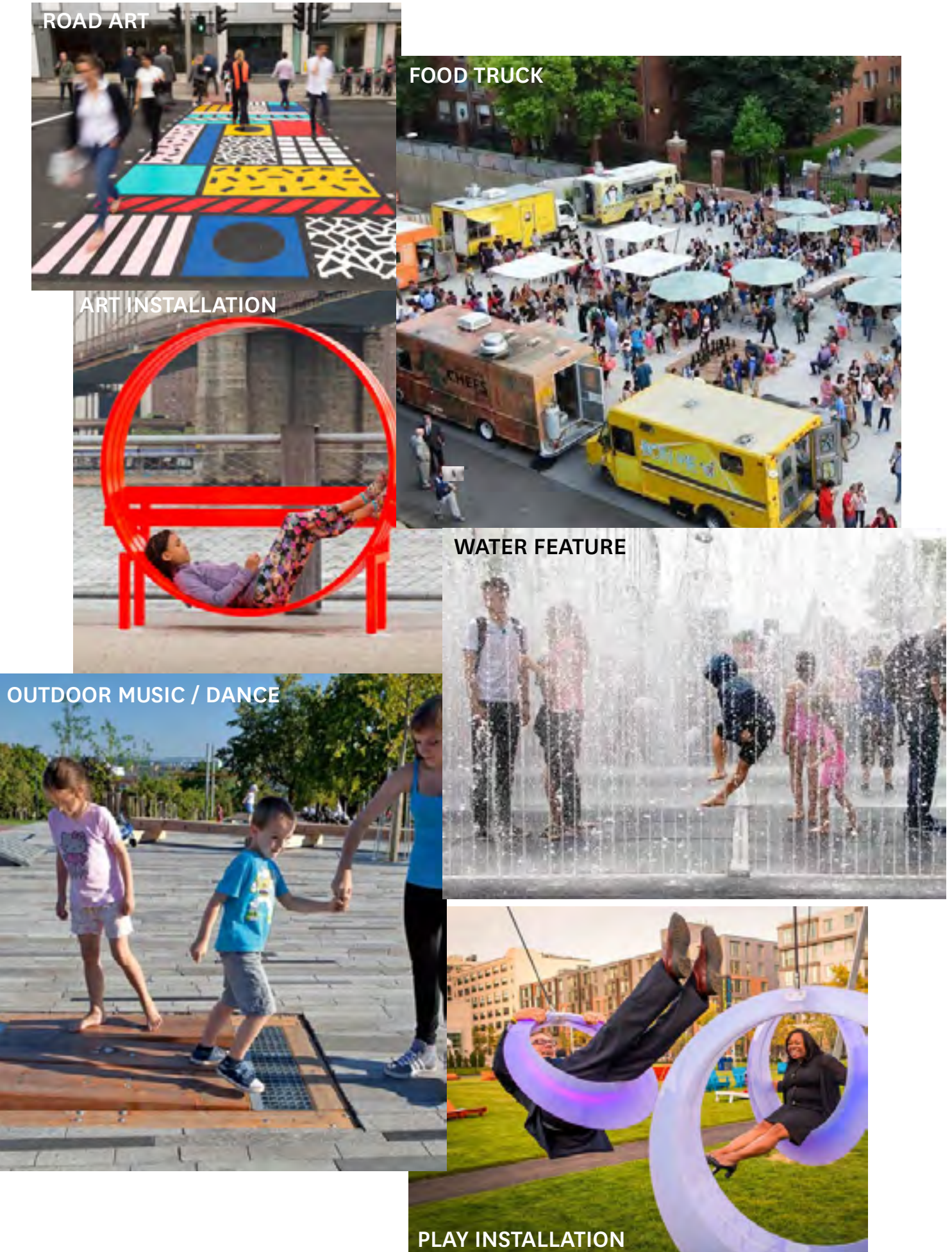
I. BUILD ON THE EXISTING SITE MATERIAL LANGUAGE



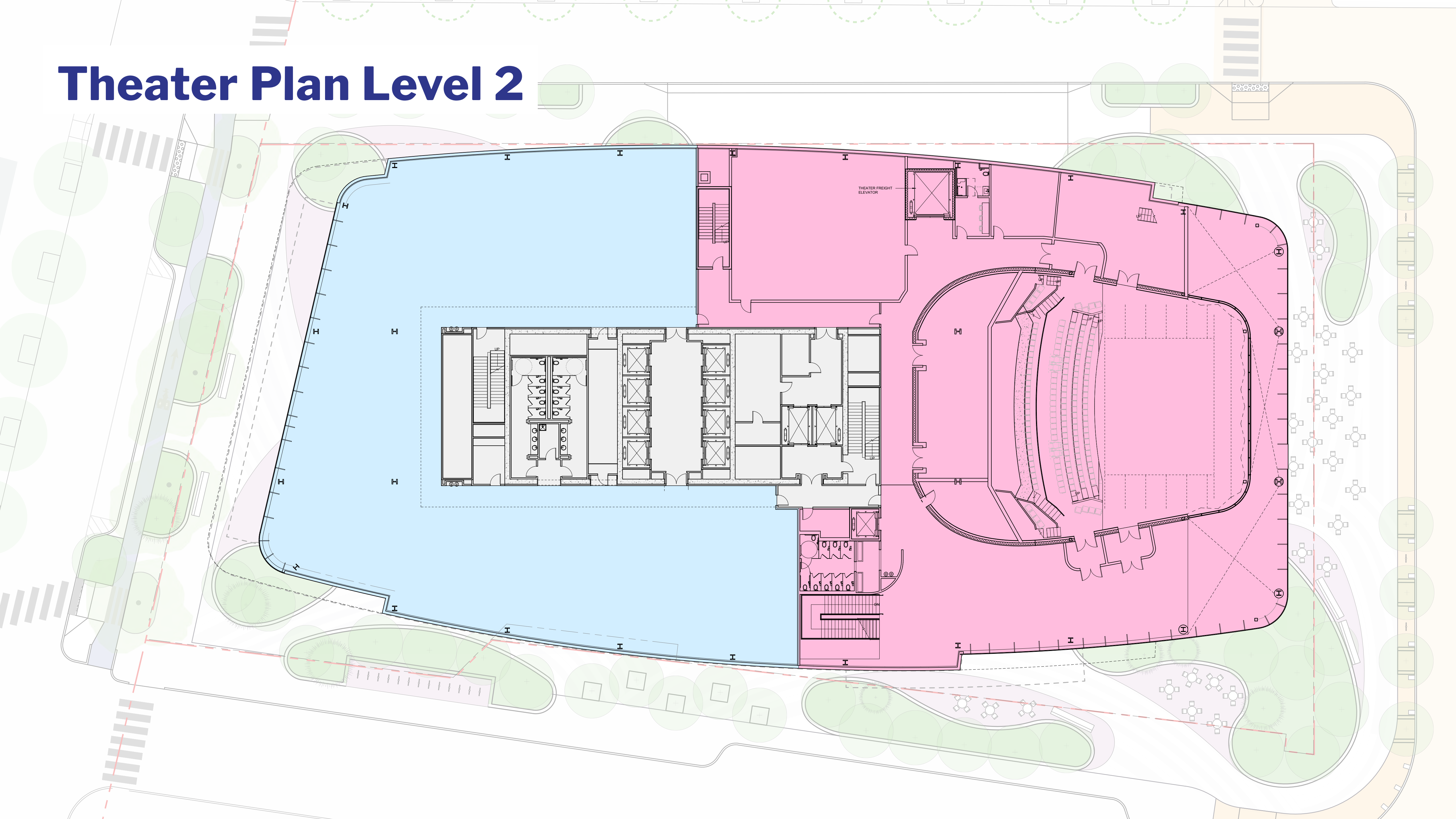
II. EXTEND THE EXTERIOR TO THE INTERIOR



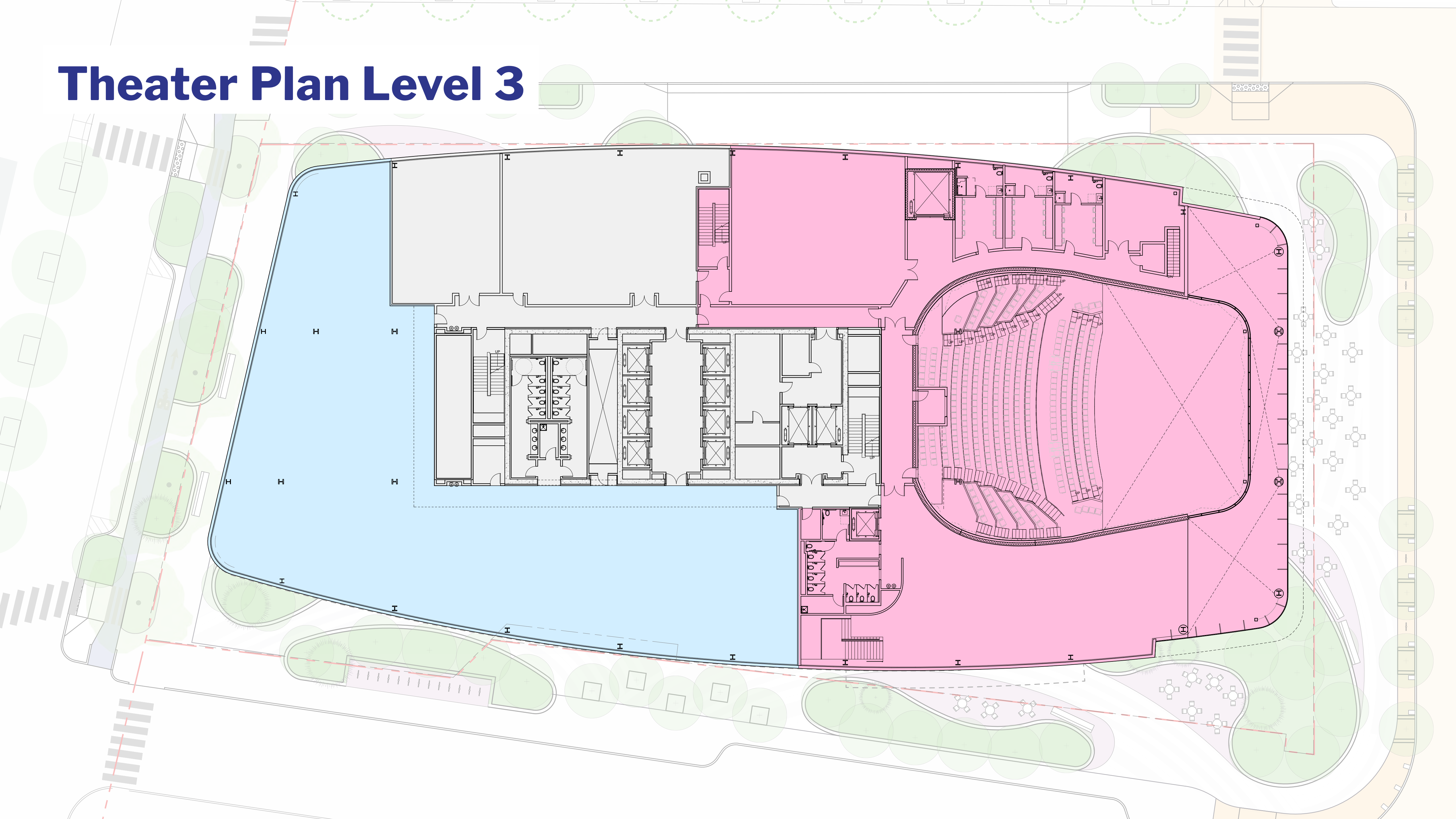
III. CREATE A SETTING FOR ACTIVATION/ART



Theater Plan Level 2



Theater Plan Level 3



BUILDING MASSING AND EXTERIOR DESIGN

Massing and Facades

Soft & Scaled

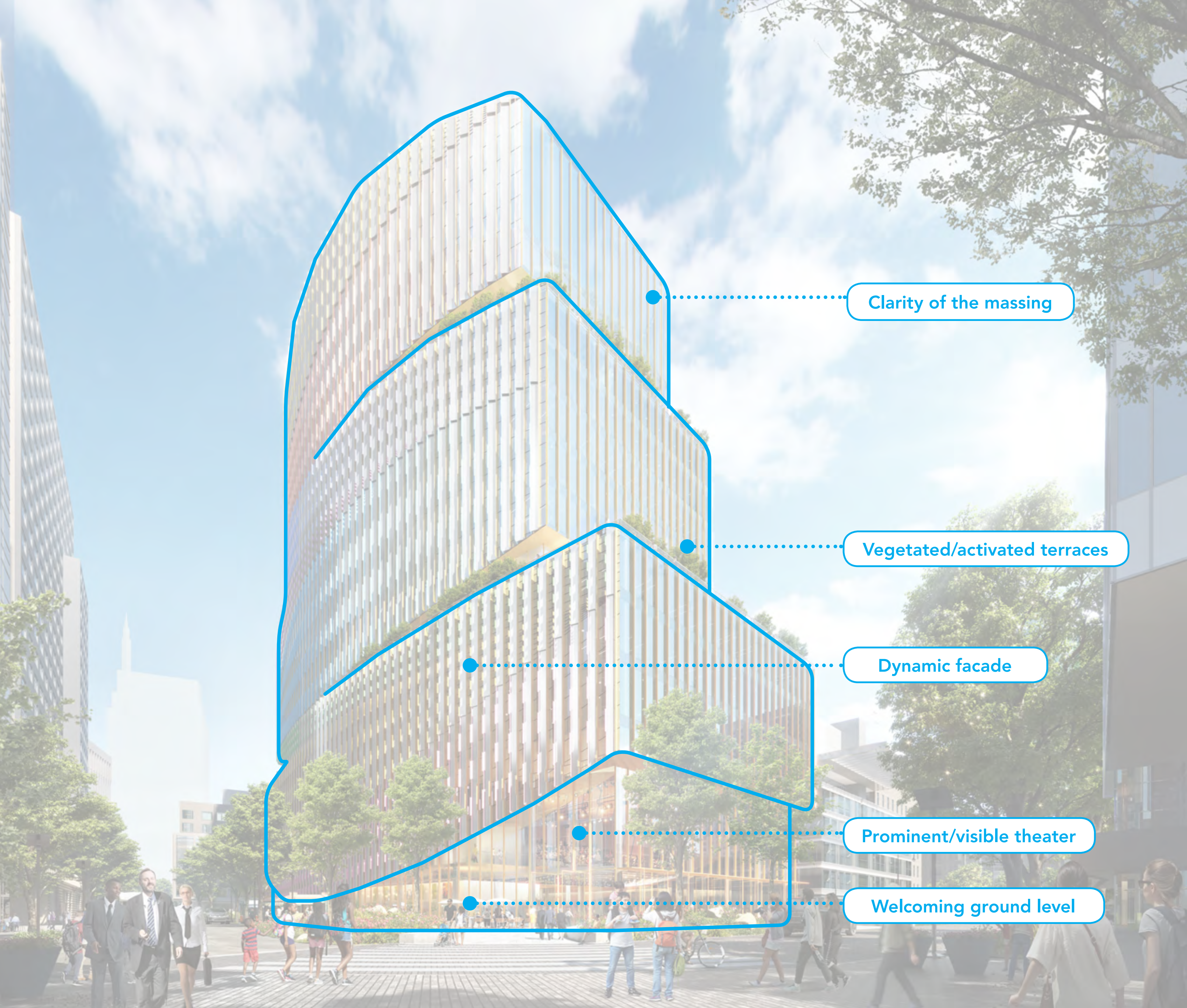
Dynamic & Colorful

Textured & Crafted

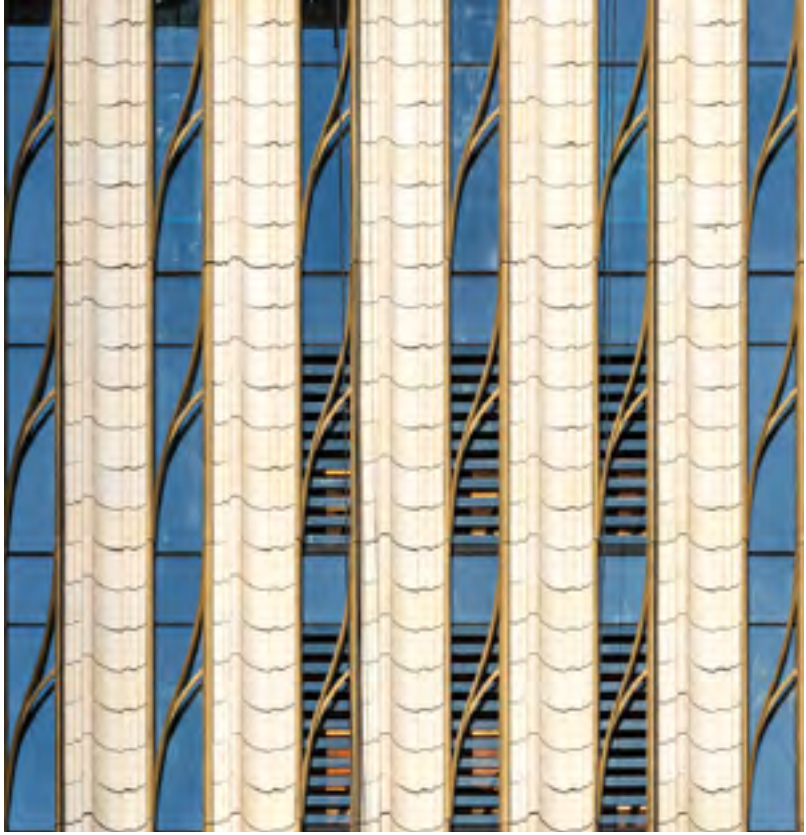
Performative & Sustainable



Exterior Expression



Facade Composition and Material



Walk-through



585 ARTS



COFFEE

NEXT STEPS

Moving Forward: Approximate Timeline

Community Outreach



Rezoning
(City Council, Ordinance Committee, Planning Board)



Design



Today



Planning Board Special Permit

Design



Construction



**Arts + Culture
Center Opening**



2018

2019

2020

2021

2022

2023

2024



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THANK YOU

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Breakout Session Rooms

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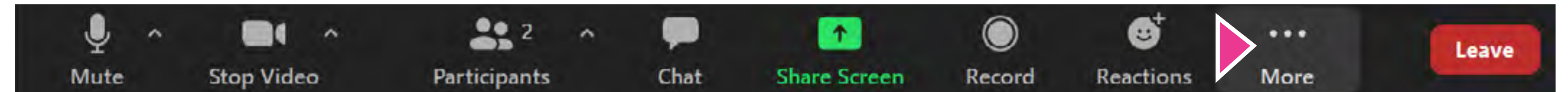
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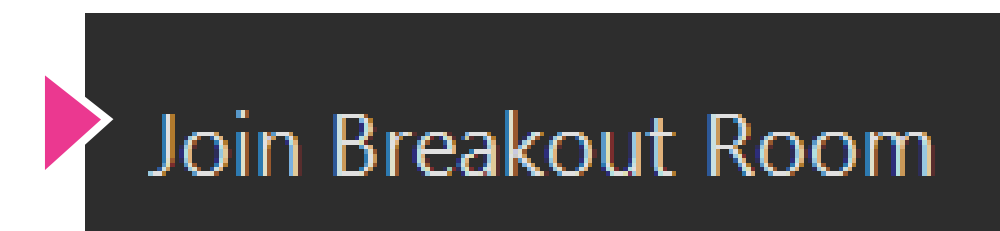
Mike Sherry, The Belfort Group

Accessing Breakout Rooms

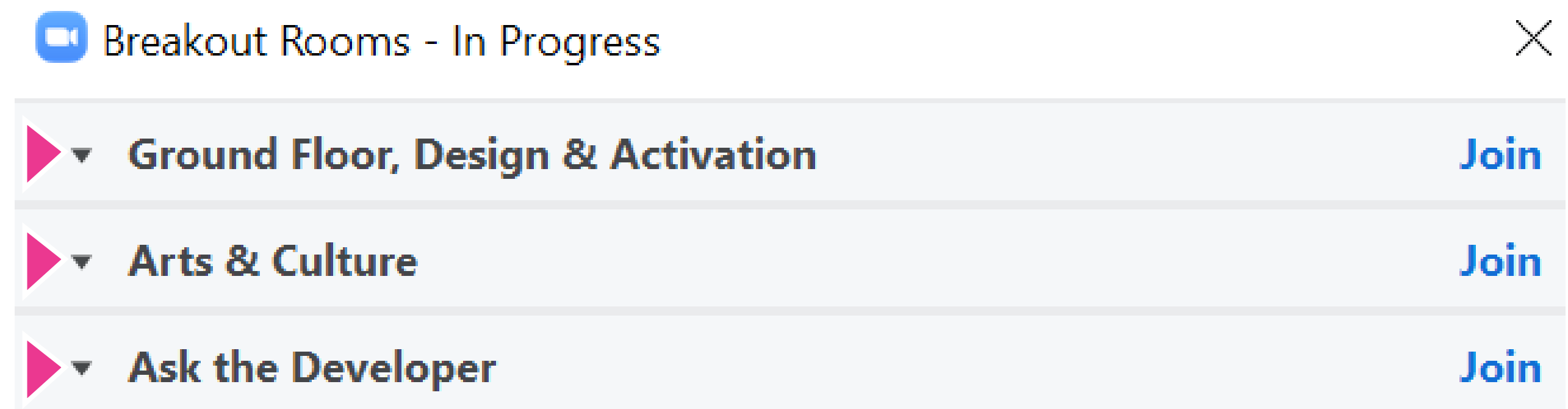
- Click '...'



- Click 'Join Breakout Room' button

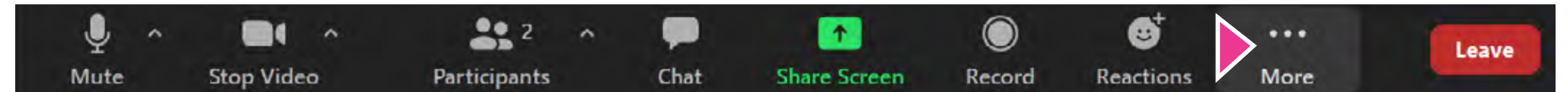


- Choose a breakout room to join

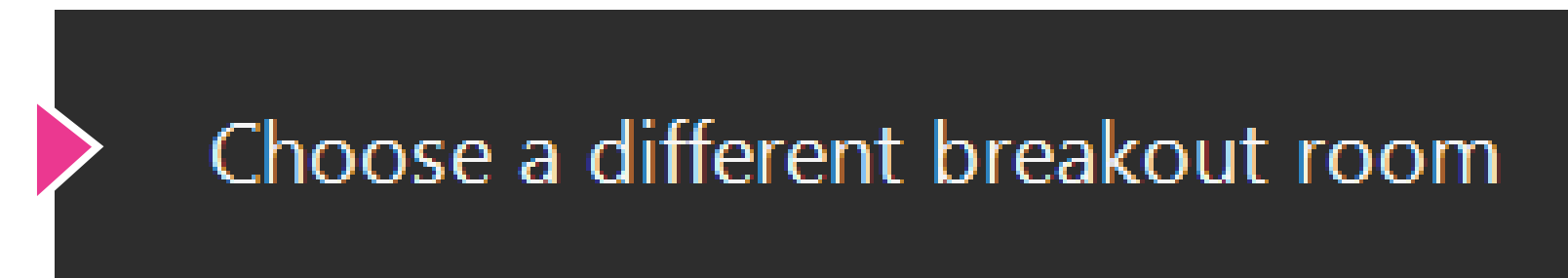


Switching/Leaving Breakout Rooms

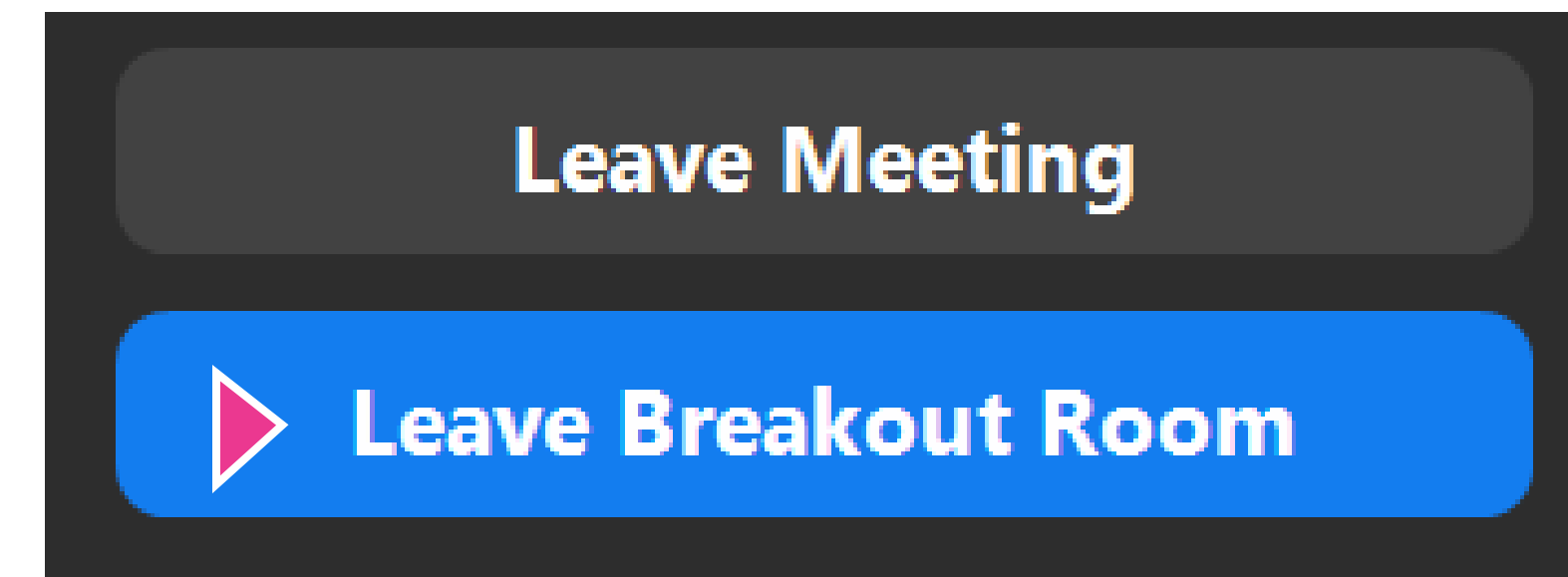
- Click '...'



- Click 'Choose a different breakout room'



- Click 'Leave Breakout Room'



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Breakout Room 1

Ground Floor Design and Activation

Kishore Varanasi, CBT

Ken Greenberg, Greenberg Consulting

Emily Mueller De Celis, MVVA

Amanda Keefe, Redgate



Breakout Room 2

Arts and Culture

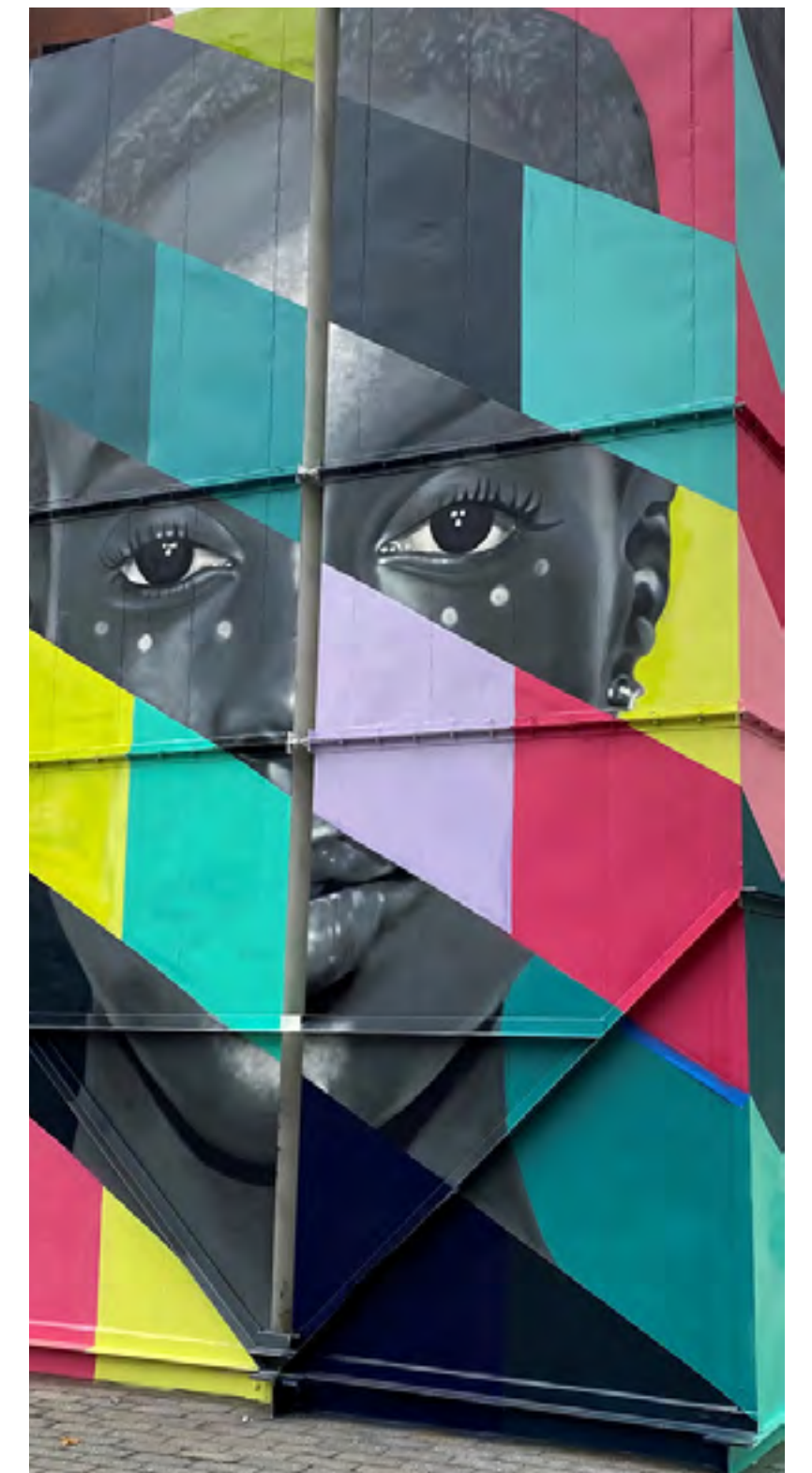
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Malia Lazu, The Urban Labs

Maure Aronson, Global Arts Live

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Breakout Room 3

"Ask the Developer"

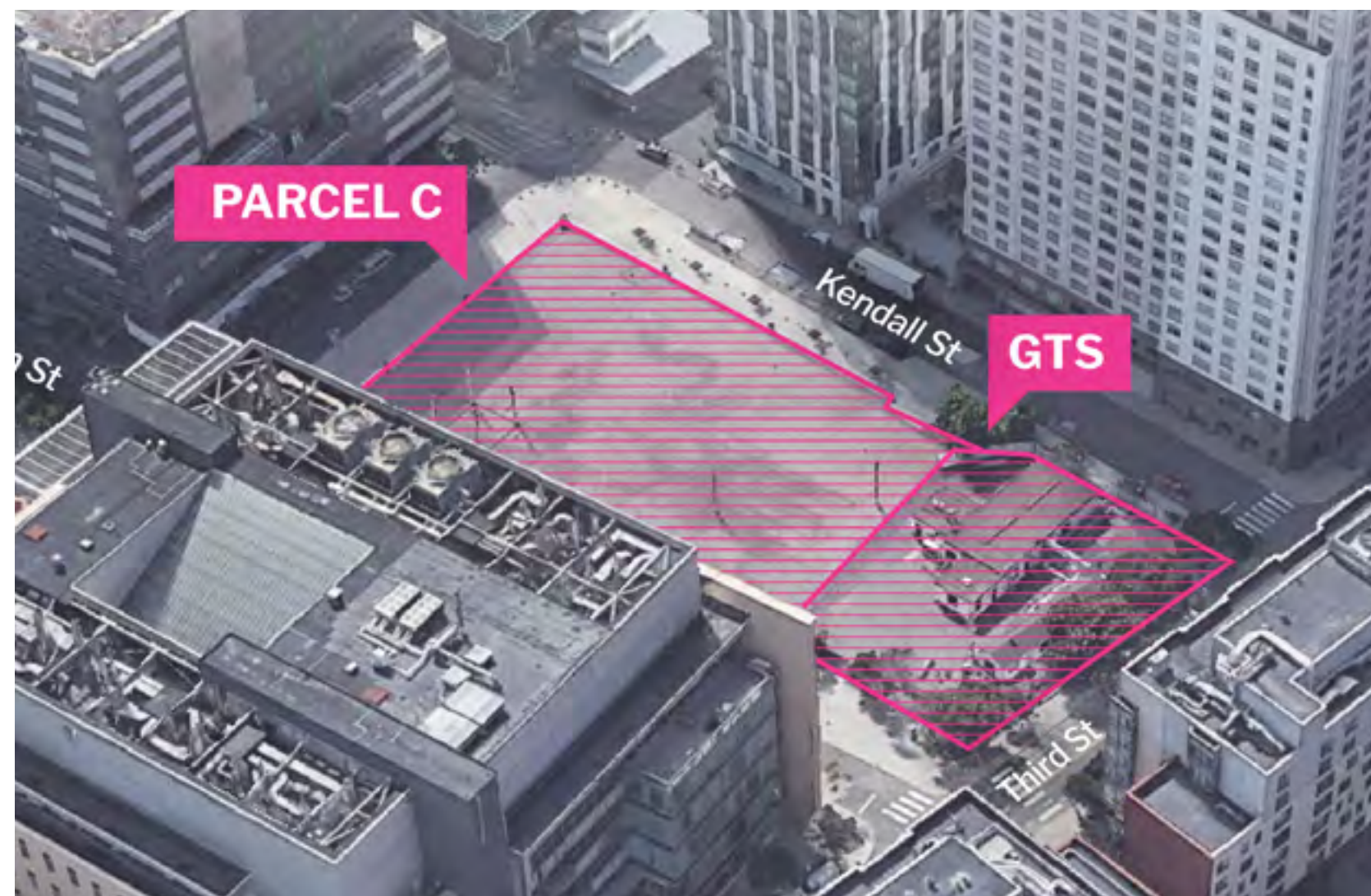
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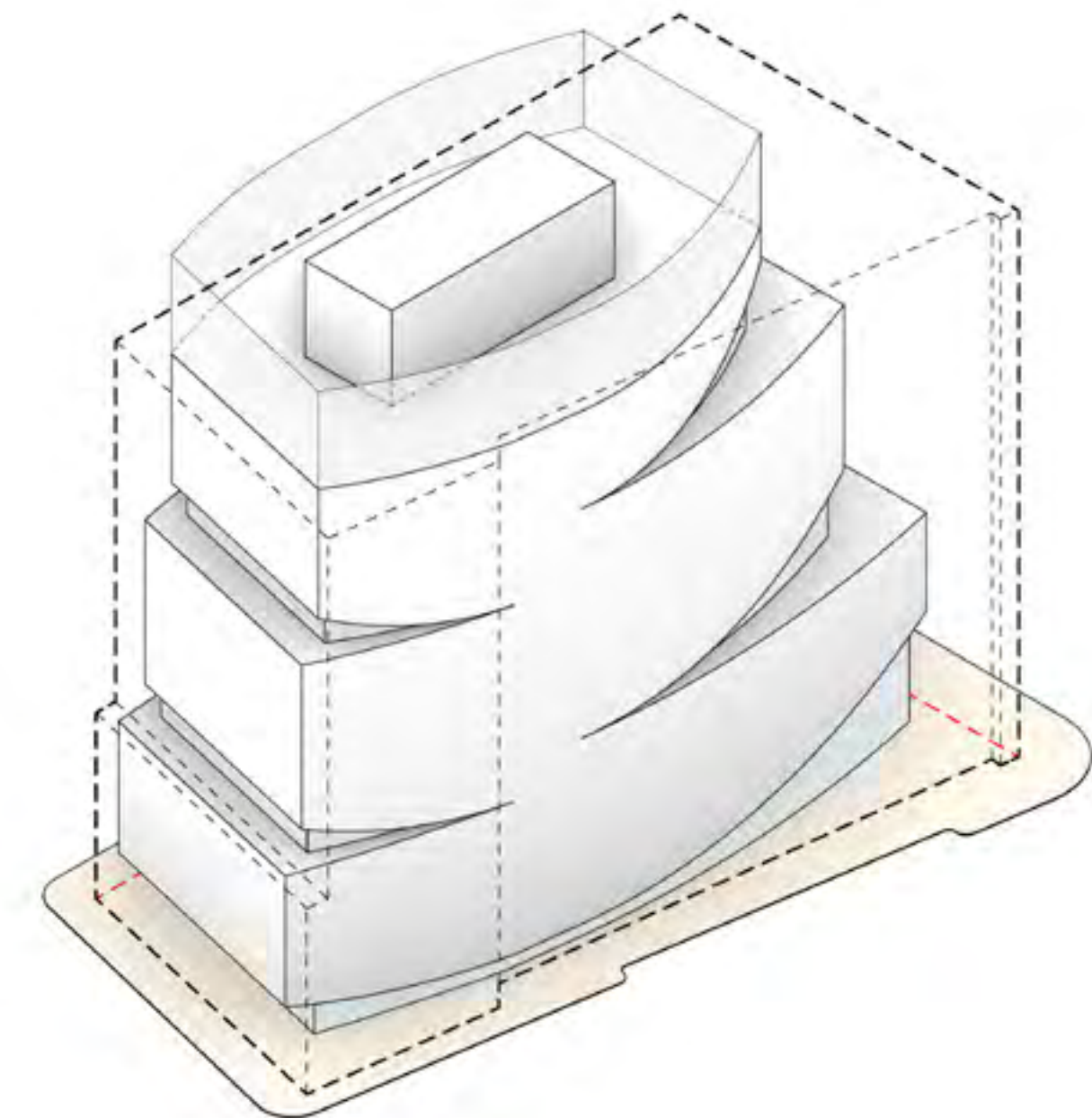
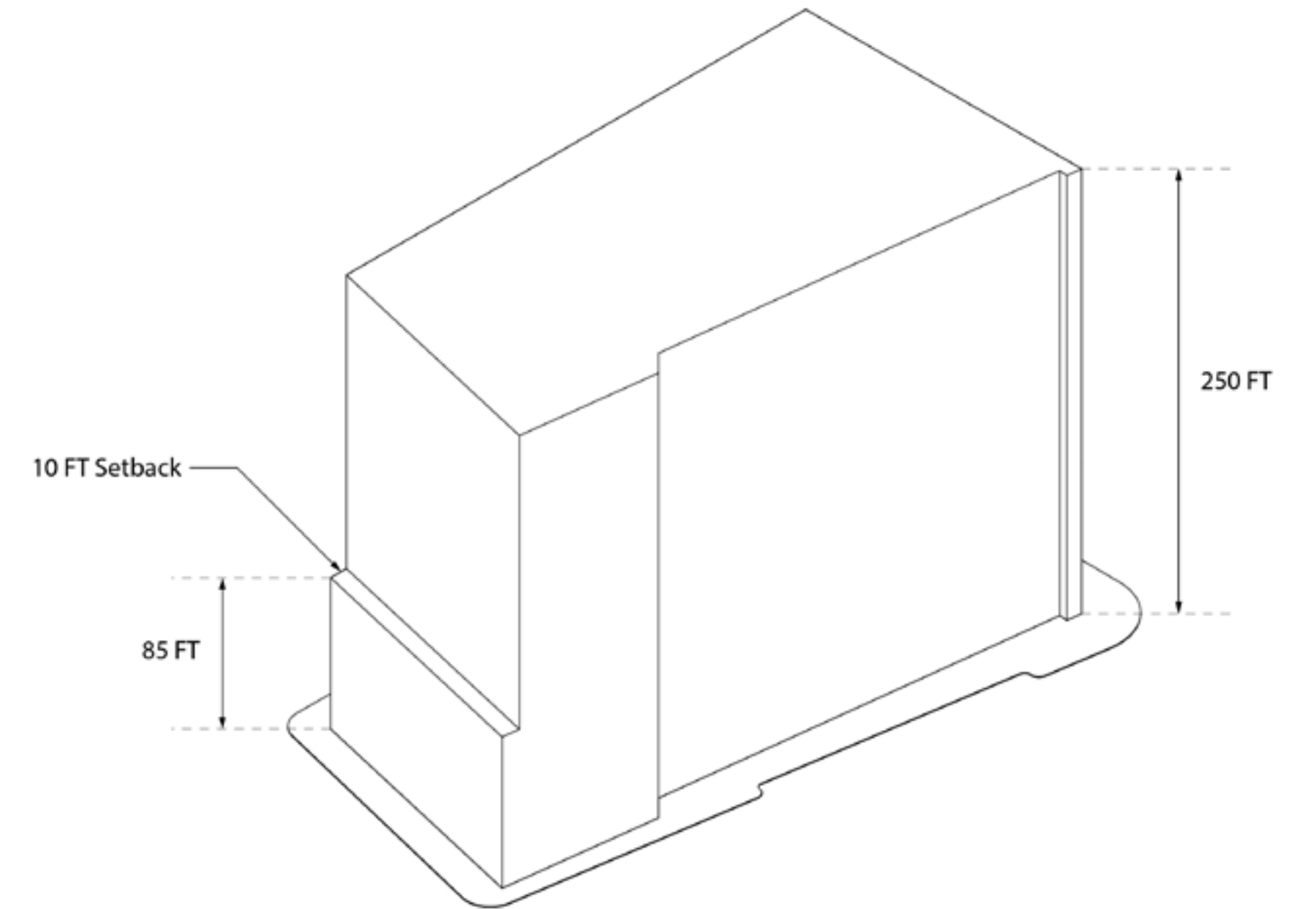
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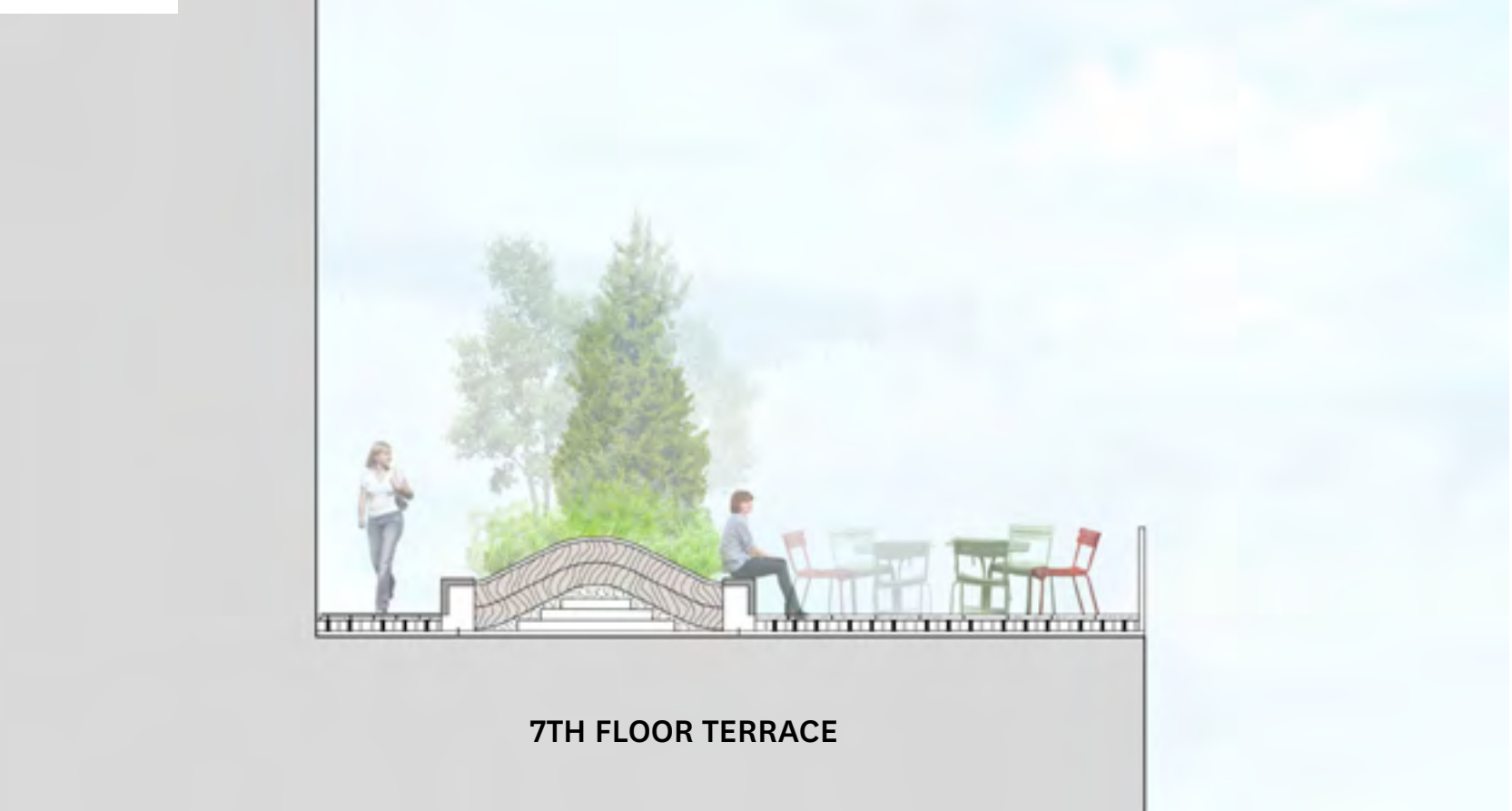
APPENDIX

Zoning

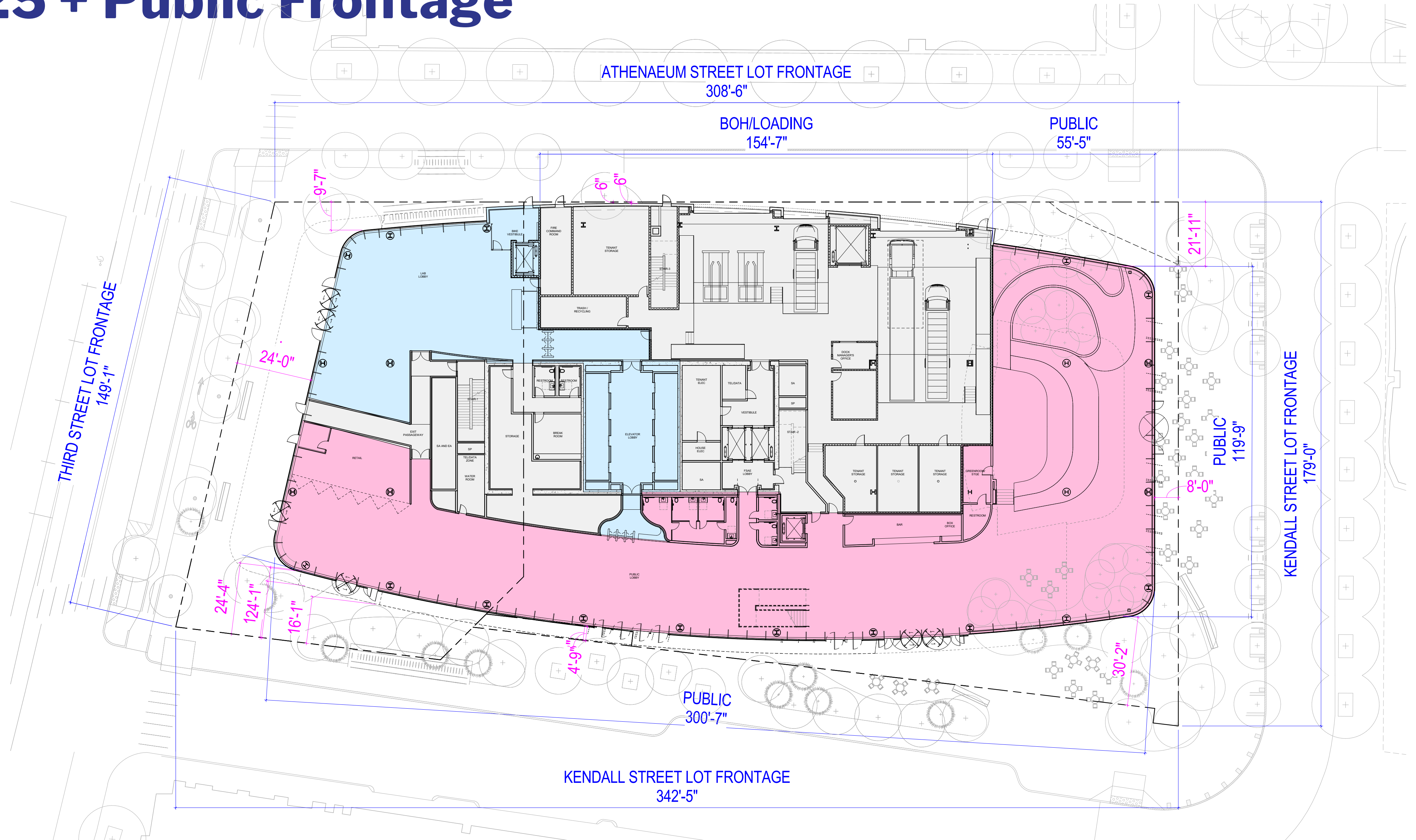
	Allowed/Required	Proposed
Max Commercial GFA	525,000 GFA	525,000 GFA (Approx.)
Min Performing Arts Component	30,000 SF	30,000 SF (Approx.)
Min Ground Floor Public Space	10,000 SF	15,000 SF (Approx.)
Max Height	250'	250'
Front Yard Setback	N/A	N/A
Side Yard Setback	N/A	N/A
Rear Yard Setback	N/A	N/A
Max. Bldg Height w/in 10' of Third St	85'	0'
Long Term Bike Parking	135	135
Short Term Bike Parking	62	62
Min Car Parking	N/A	0
Loading Bays	5	5
Open Space (% of lot area across the PUD)	20%	23%



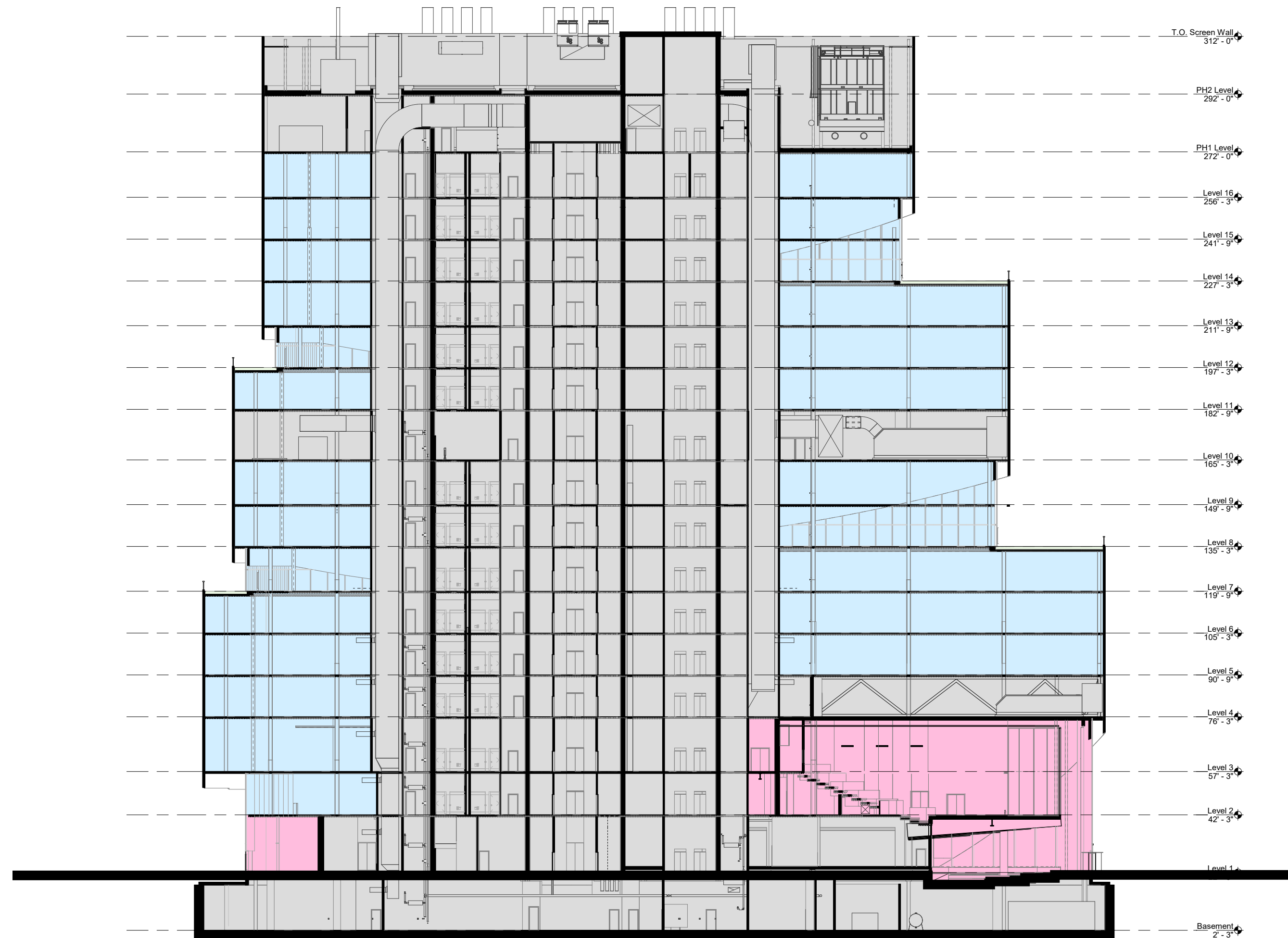
Roof Terraces



525'+ Public Frontage

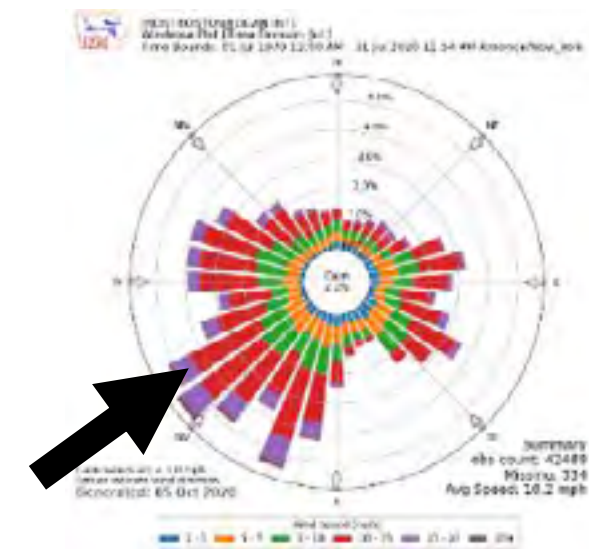


Theater Section



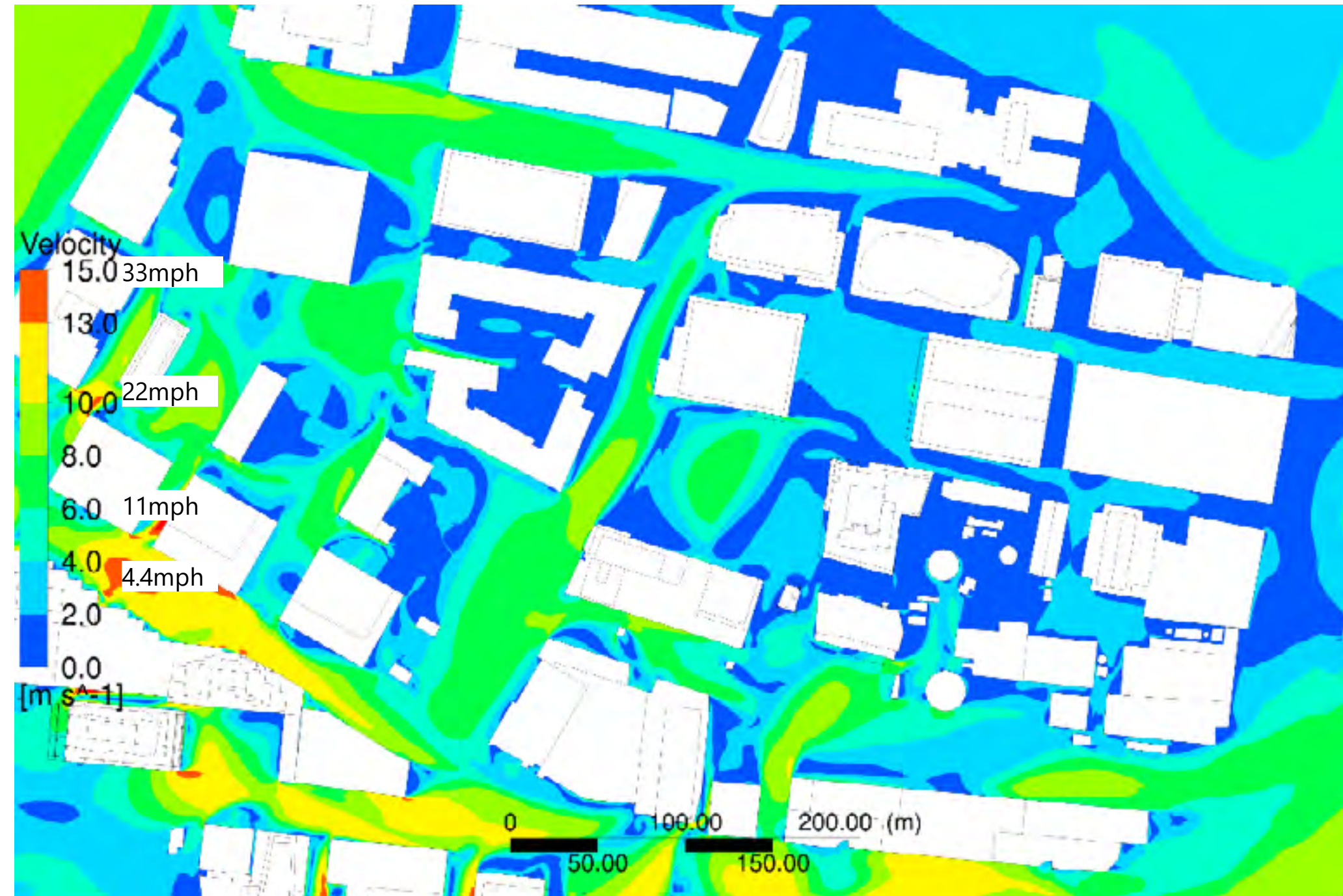
Preliminary Wind Analysis - Summer

Average Wind Speed
12.5 mph

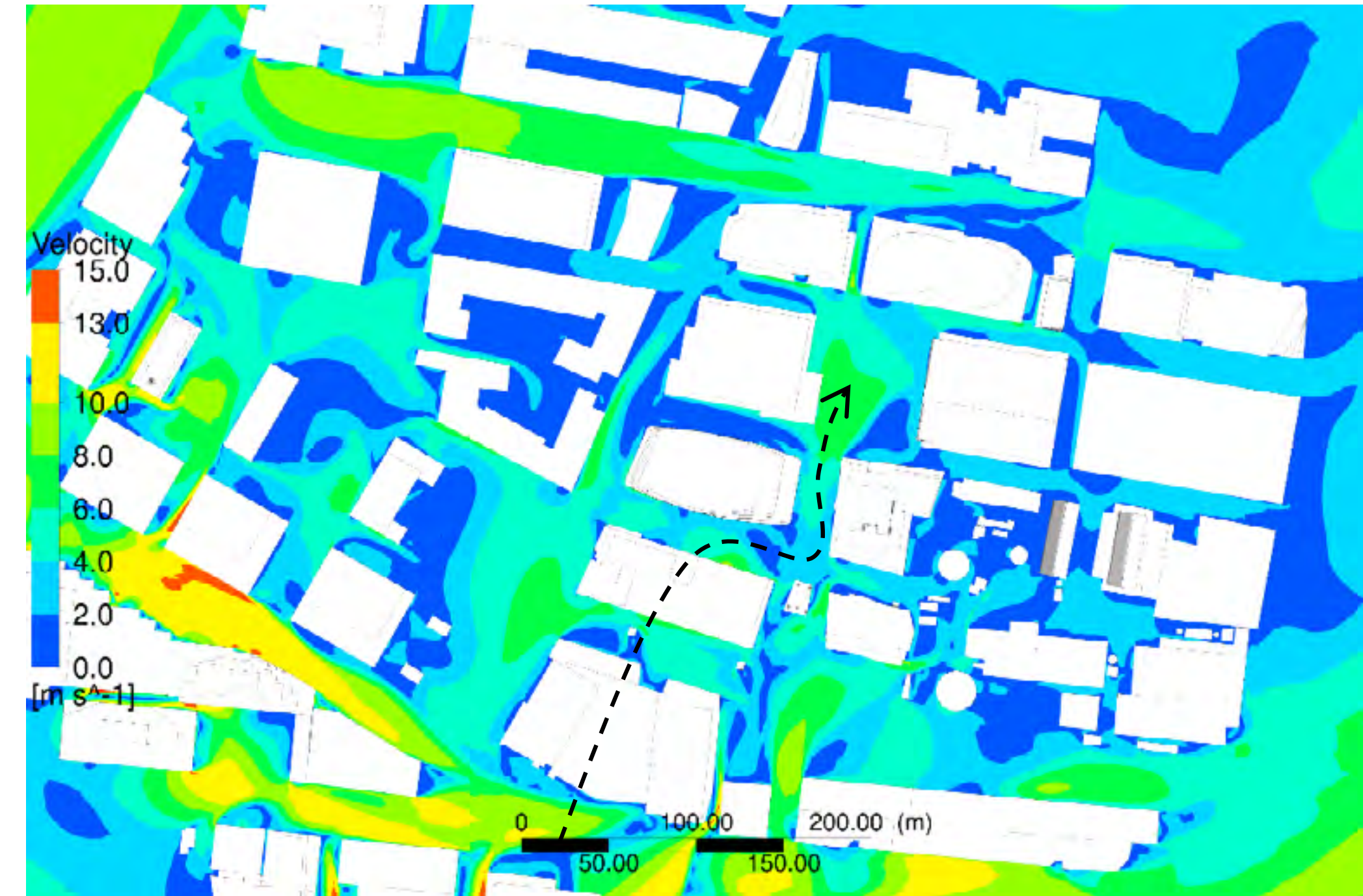


Prevailing Direction

Existing conditions scenario



Proposed + Existing surroundings + Landscape scenario

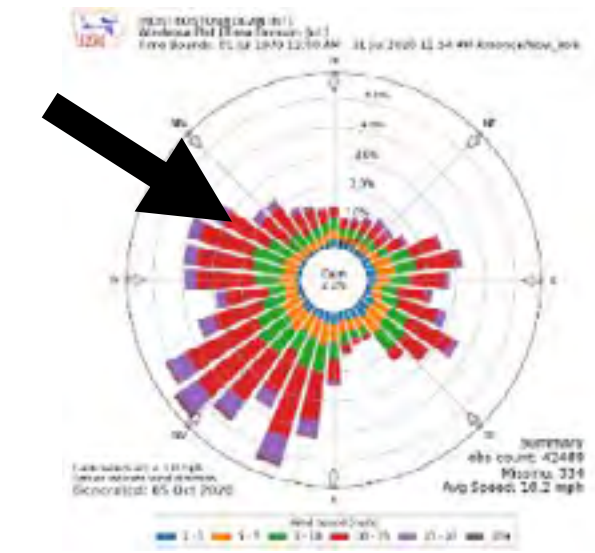


Comfort Category	GEM Speed (mph)	Description
Sitting	≤ 6	Calm or light breezes desired for outdoor restaurants and seating areas where one can read a paper without having it blown away
Standing	≤ 8	Gentle breezes suitable for main building entrances, bus stops, and other places where pedestrians may linger
Strolling	≤ 10	Moderate winds that would be appropriate for window shopping and strolling along a downtown street, plaza or park

Comfort Category	GEM Speed (mph)	Description
Walking	≤ 12	Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering
Uncomfortable	> 12	Strong winds of this magnitude are considered a nuisance for all pedestrian activities, and wind mitigation is typically recommended

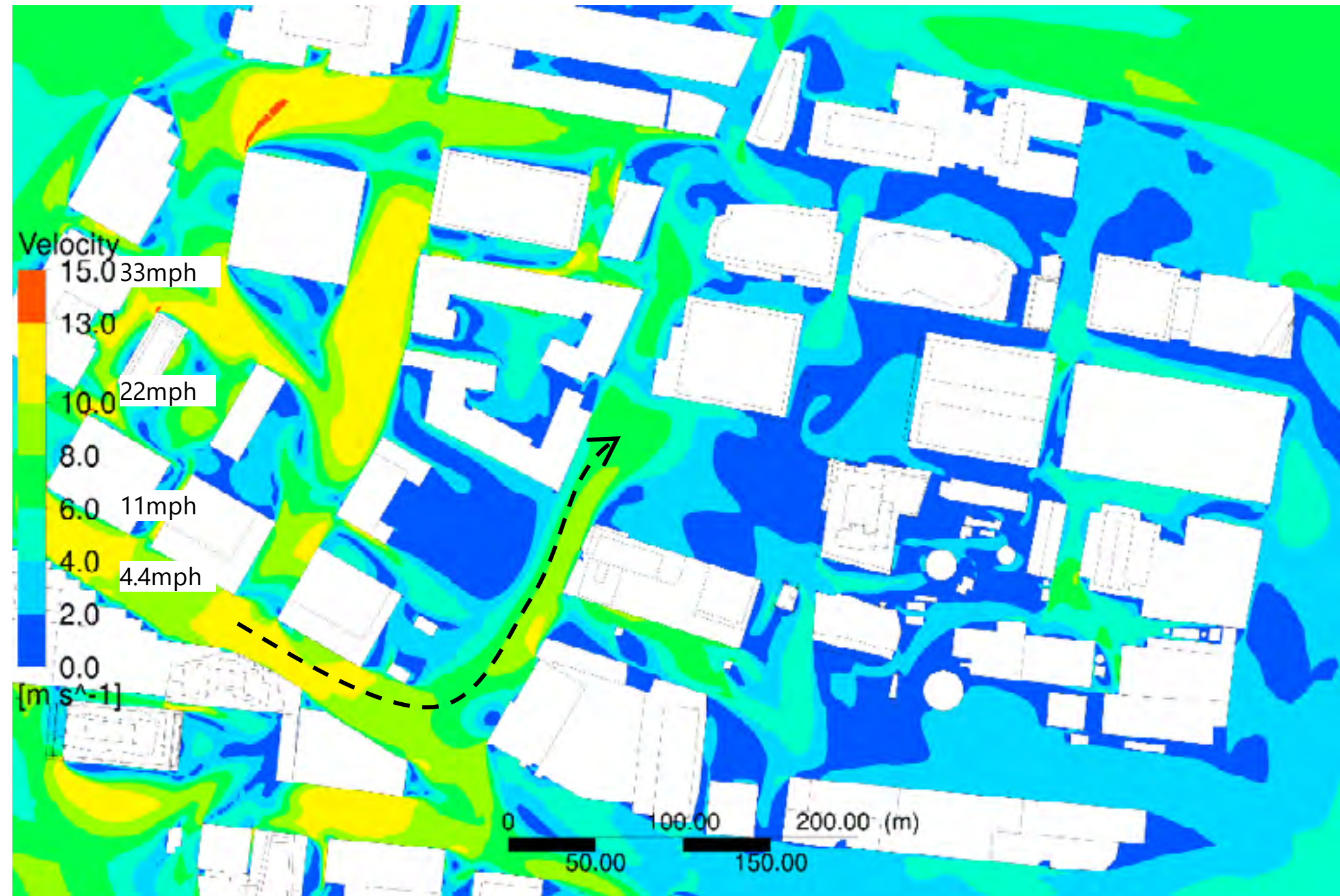
Preliminary Wind Analysis - Winter

Average Wind Speed
12.5 mph

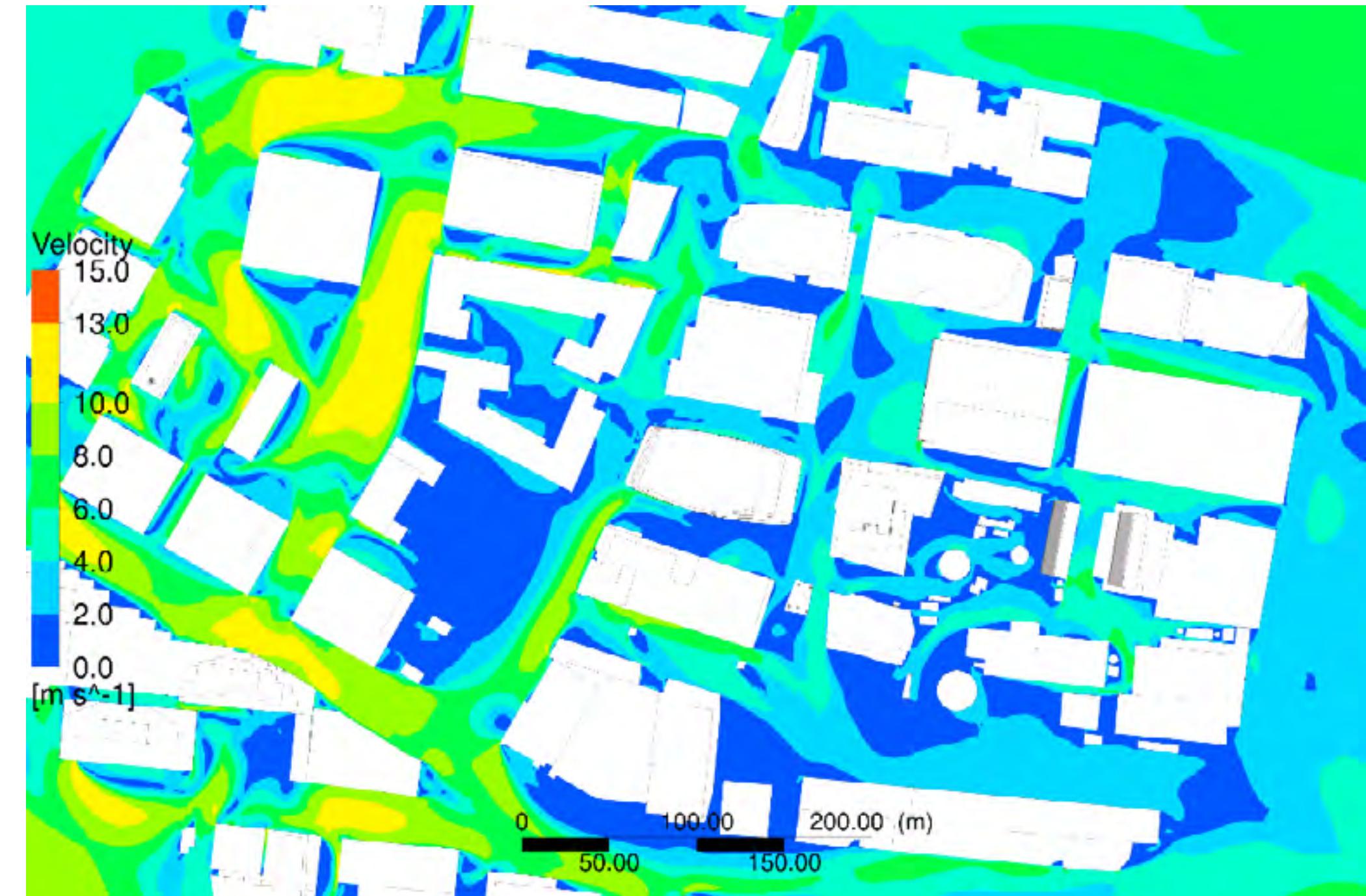


Prevailing Direction

Existing conditions scenario



Proposed + Existing surroundings + Landscape scenario



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Components



STACKING VOLUME
UNDULATED & COLORFUL



SOFFIT
SOFT / EXPRESSIVE



TERRACE
GLASS/TRANSPARENT

