



Project:

**585 Third Street
Cambridge, Massachusetts**

PB-383

PUD Special Permit Presentation

January, 2022

AGENDA

Feedback and Updates

Site and Building Design

- Exterior facade design and details
- Ground floor facade design and details
- Rooftop mechanicals

Public Space (Indoor and Out)

- Open space/Connectivity
- Traffic/Transportation
- Ground Floor Public Commons

Discussion

Team:

Greenberg
Consultants
Inc.

MASTER PLANNER

cbt

URBAN DESIGN & ARCHITECTURE

vhb

TRANSPORTATION PLANNING

McNAMARA • SALVIA
STRUCTURAL ENGINEERS

STRUCTURE

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

Project Timeline

Community Outreach



Rezoning

(City Council, Ordinance Committee, Planning Board)



Design



Planning Board Special Permit



Today



Design



GTS Relocation



Construction



**Arts + Culture
Center Opening**



2018

2019

2020

2021

2022

2023

2024



PROJECT DESIGN

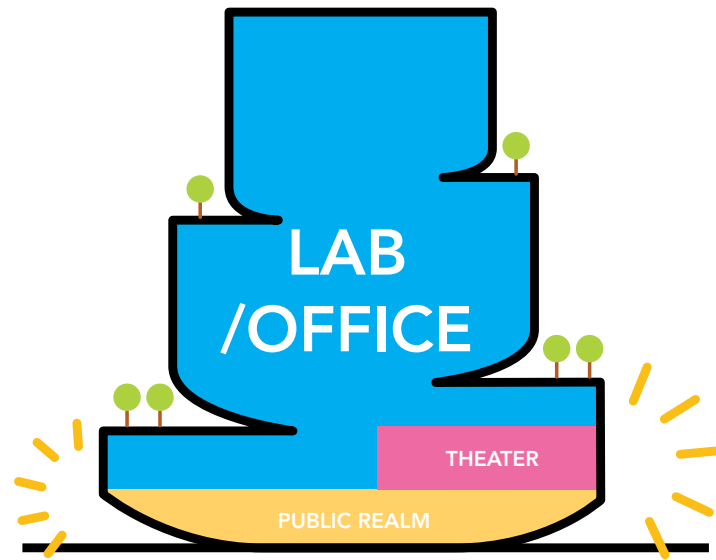
1.0

SITE AND BUILDING DESIGN

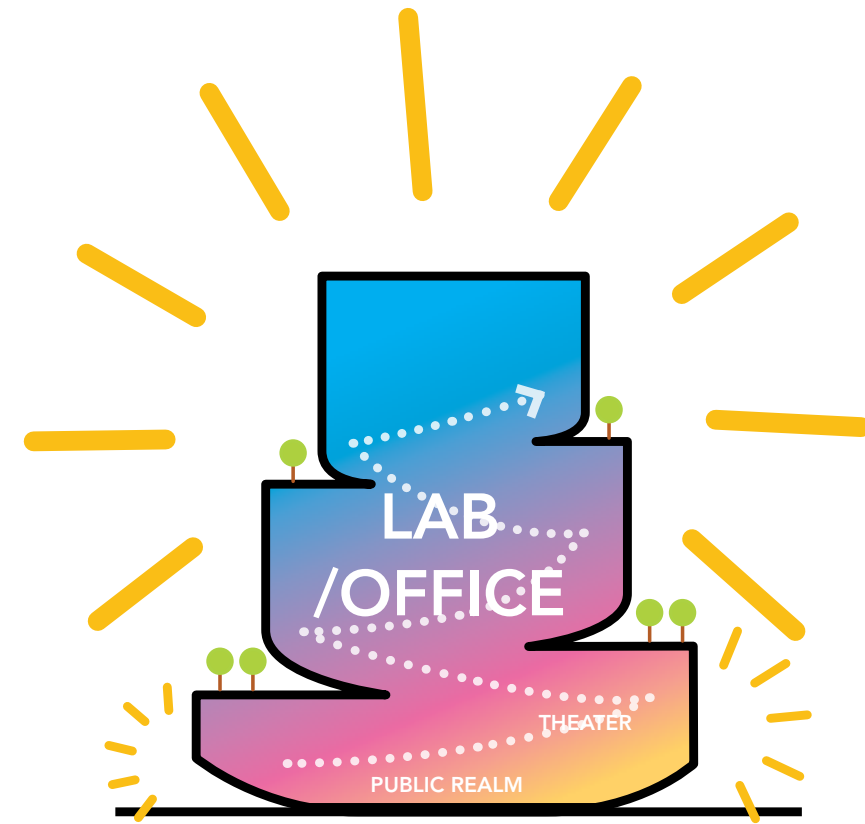
1.1 Exterior Facade

- Consideration of additional distinction between primary front and rear
- Material color palette and samples
- Gloss finish of facade material

Facade Concept



Interior Program



Exterior Expression



Soft / Textured / Vertical

View from Termeer Square

OCTOBER PRESENTATION



REVISED DESIGN



View from Kendall Street

OCTOBER PRESENTATION

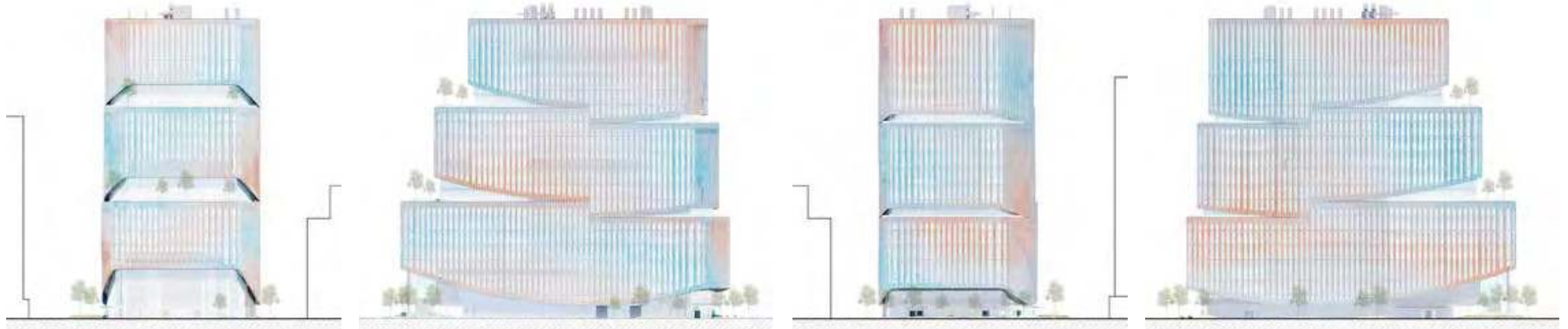


REVISED DESIGN

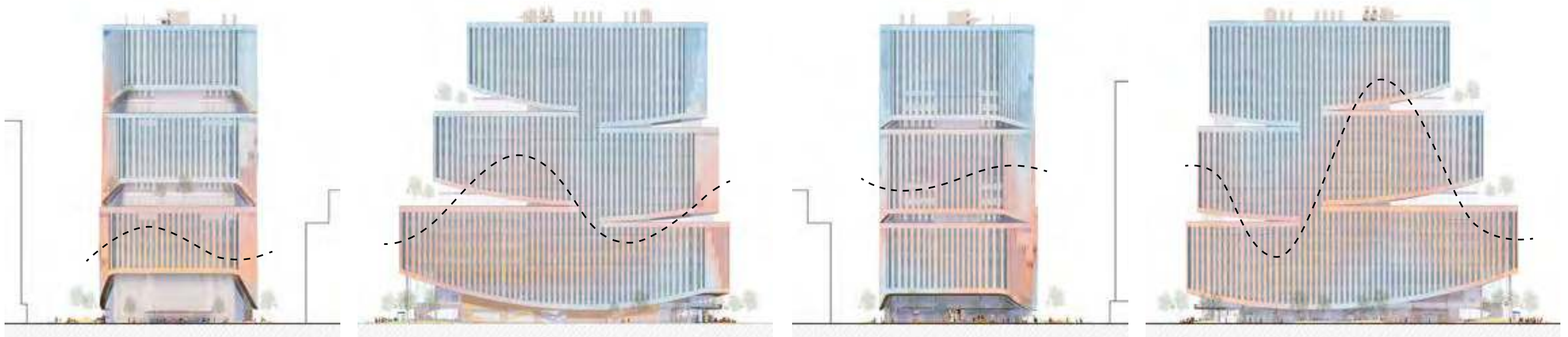


Elevations

OCTOBER PRESENTATION



REVISED DESIGN



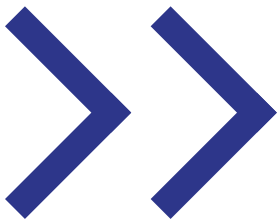
Kendall Street (East)

Athenaeum Street

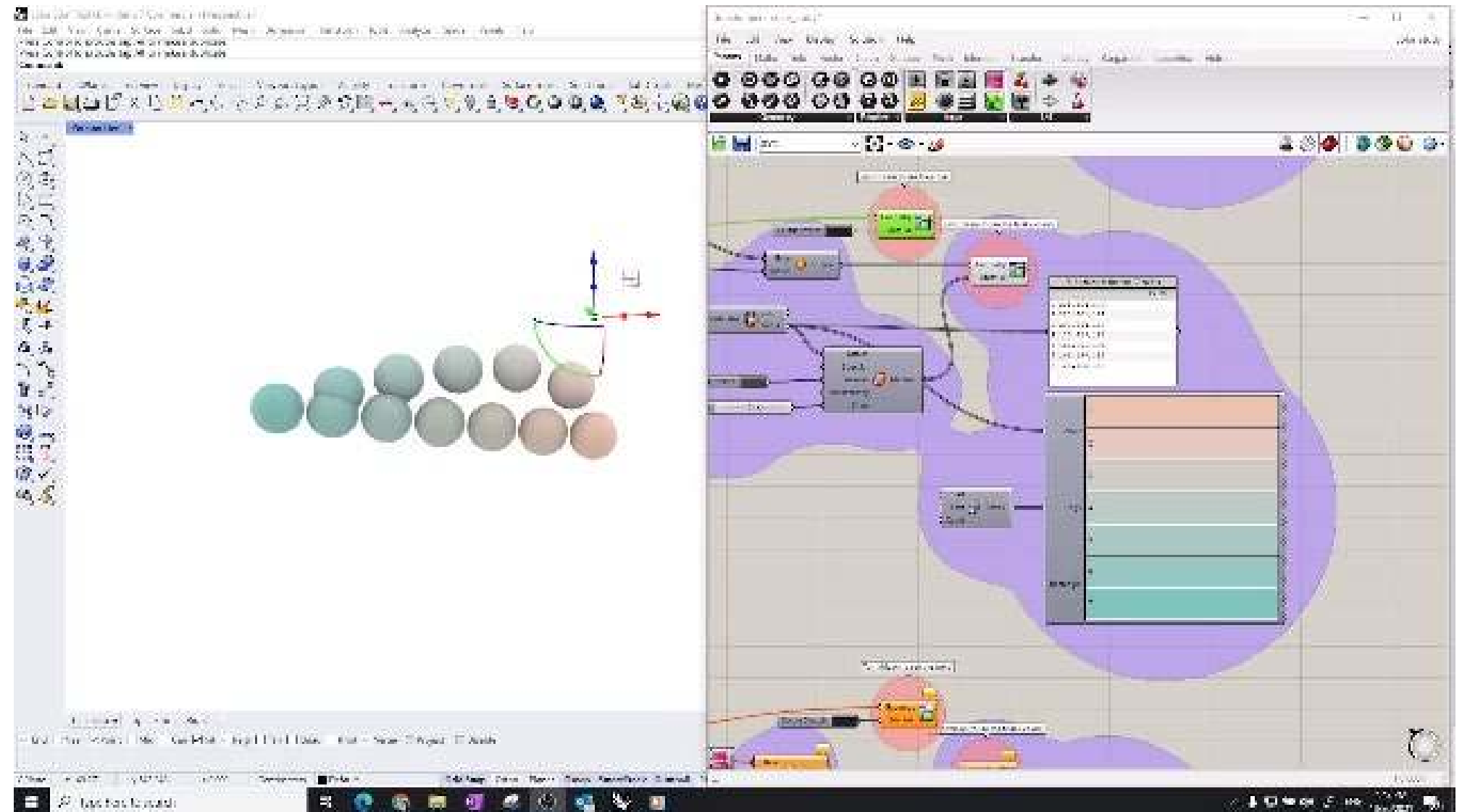
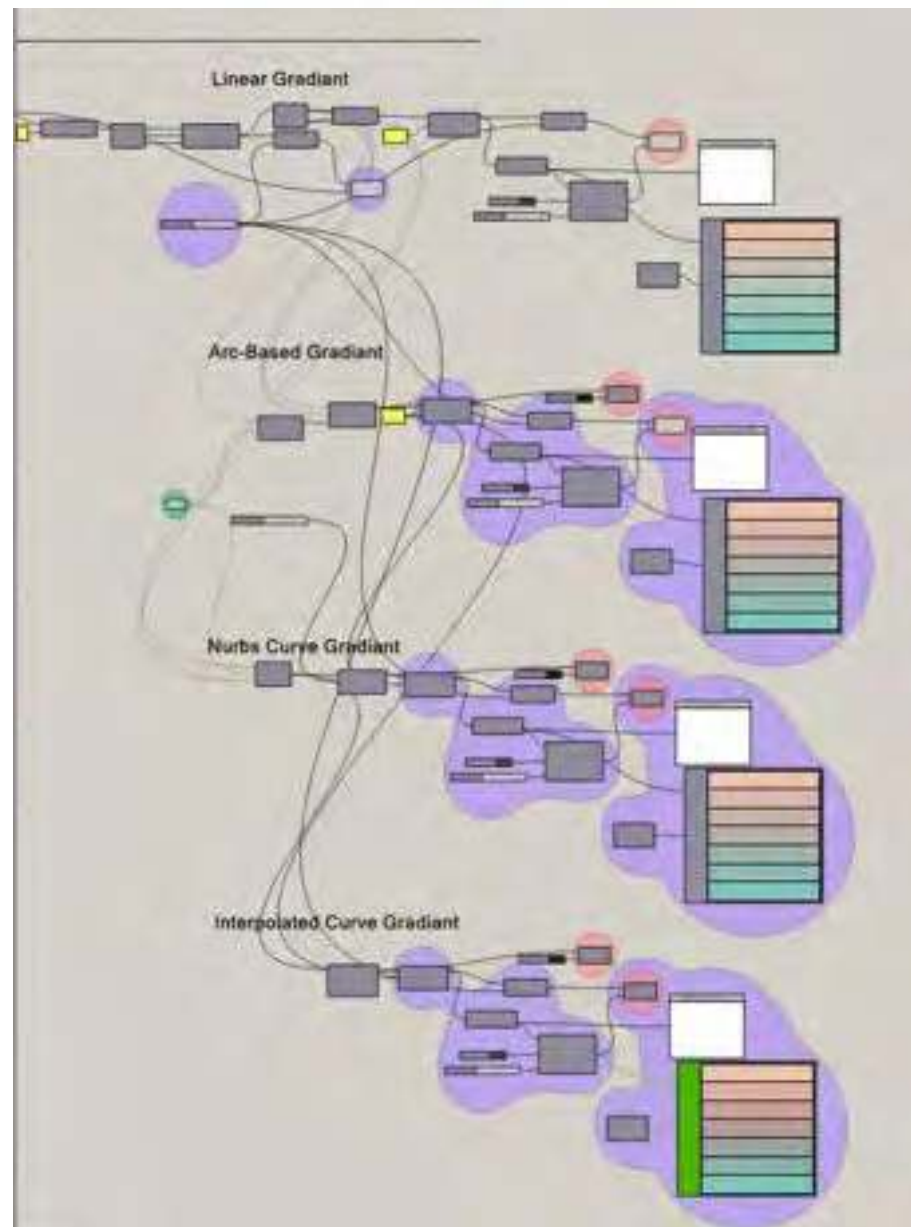
Third Street

Kendall Street (South)

Facade Color - Inspired By New England Landscape



Facade Color - Color Calibration Tool



Facade Profile - Components and Colors

A: DOUBLE PLEAT



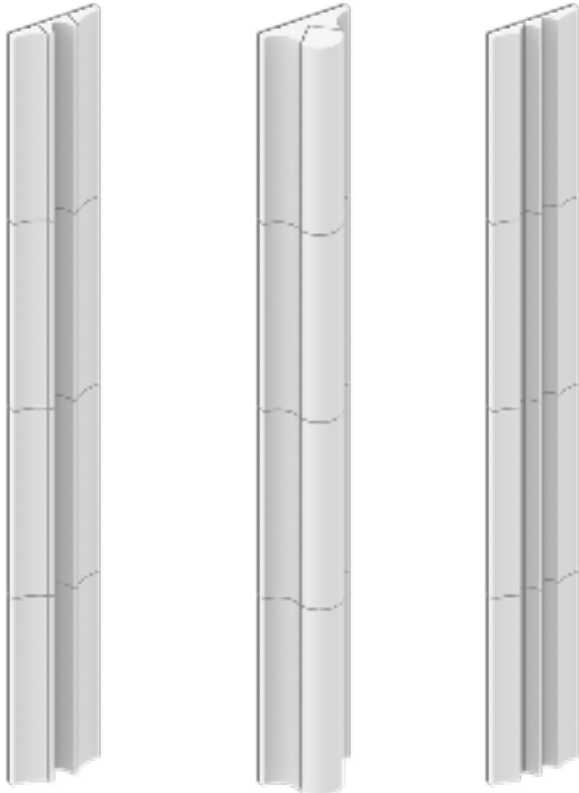
B: RIPPLEFOLD



C: TRIPLE PLEAT

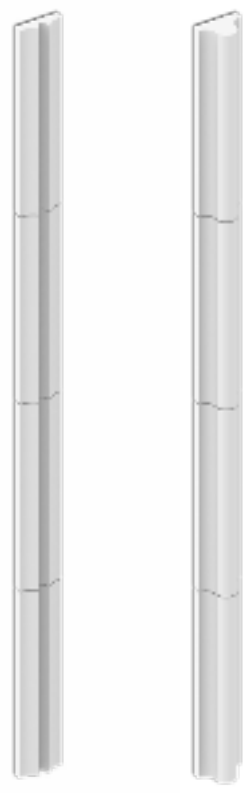


20" Extrusions



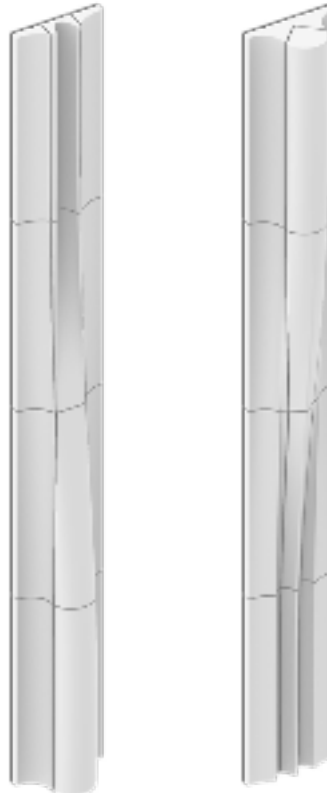
AA BB CC

10" Extrusions



AA BB

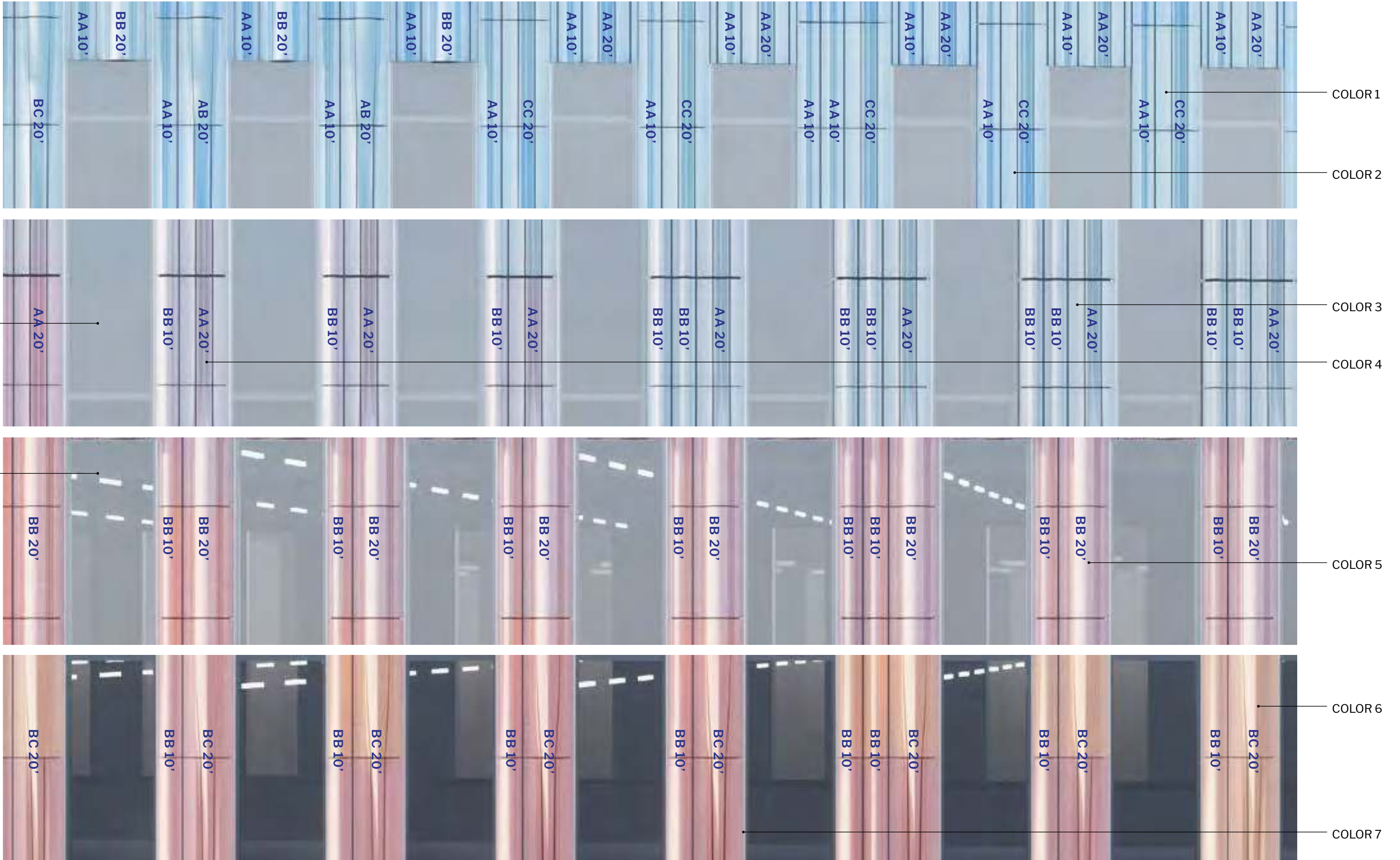
20" Transitions



AB BC



Facade Profile - Components and Colors



Facade profiles - Material Samples



View from Third Street Looking South



View from Third Street Looking North



Night View from Kendall Street



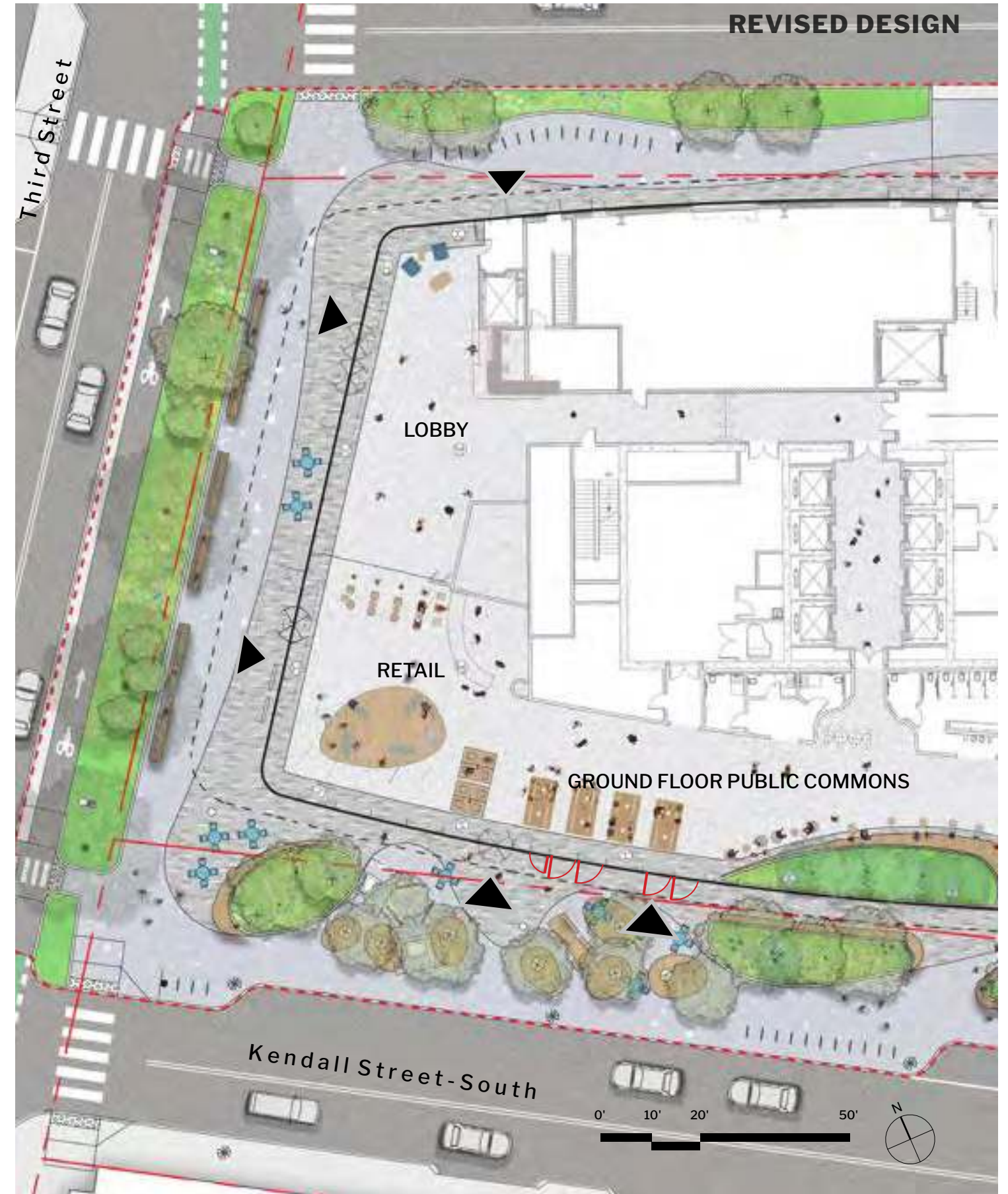
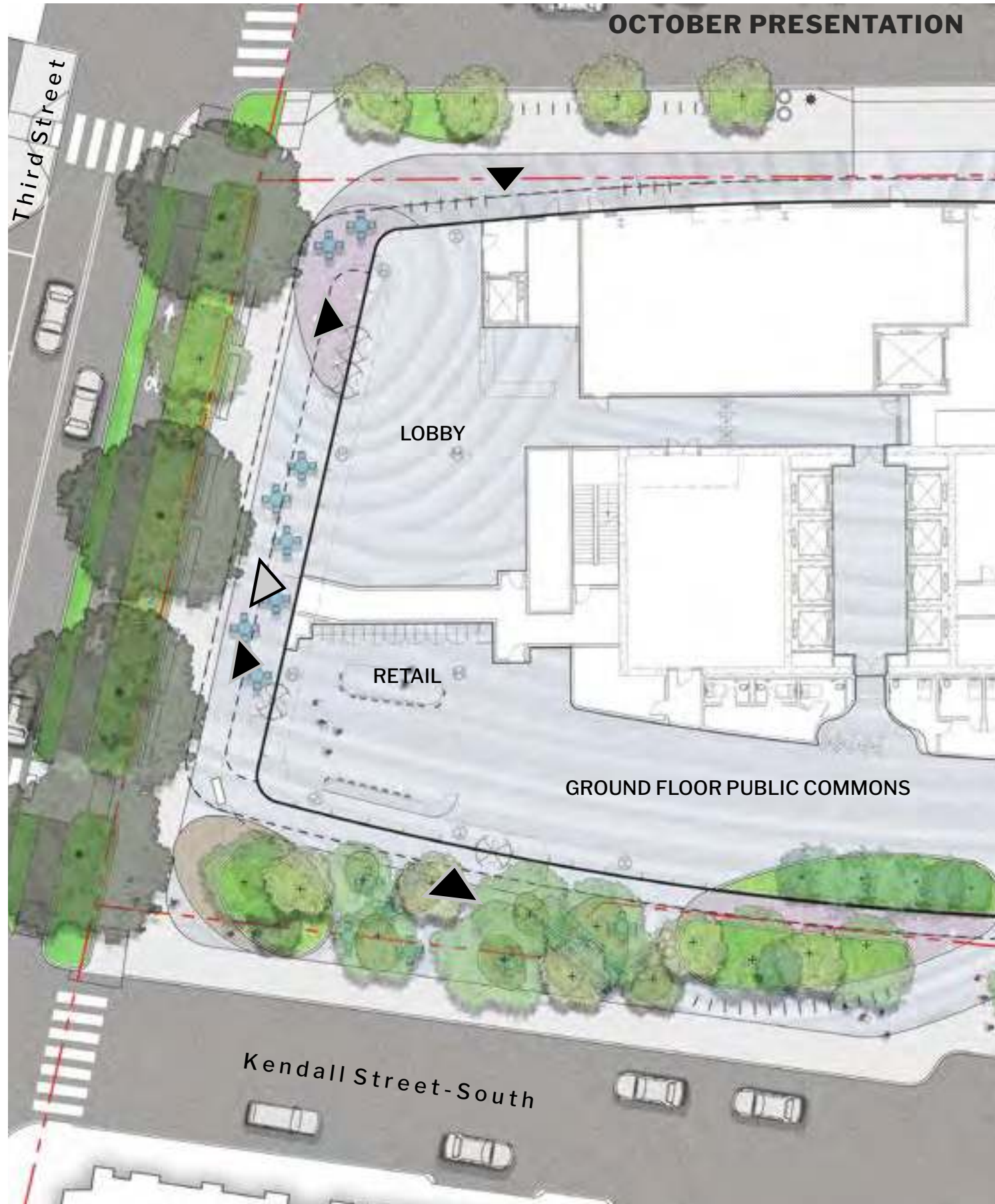
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SITE AND BUILDING DESIGN

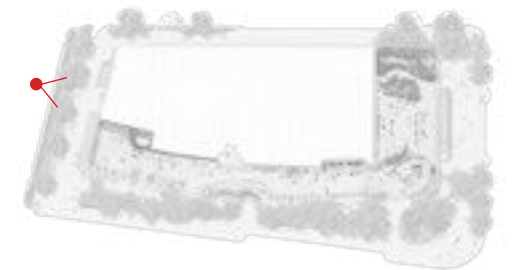
1.2 Ground Floor Facade Design and Details

- Ground floor glass details and transparency
- Loading dock treatment
- Third Street entrances differentiation of Ground Floor Public Commons and Lab Lobby

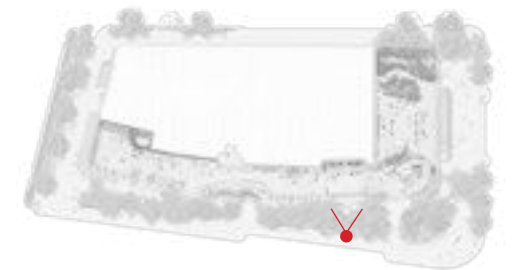
Ground Floor Plan



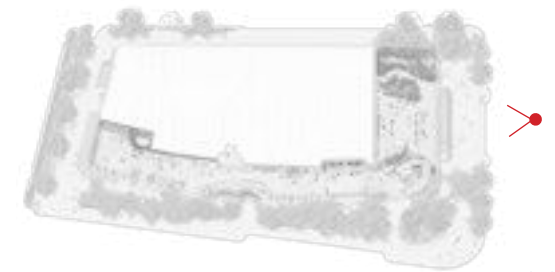
View from Across Third Street



View from Kendall Street(South) Entrance



View from across Kendall Street(East)



Athenaeum Street Treatment



Loading dock doors will feature temporary mural installations curated by 585 Arts in collaboration with local Artist.

View from Third and Athenaeum Street Corner



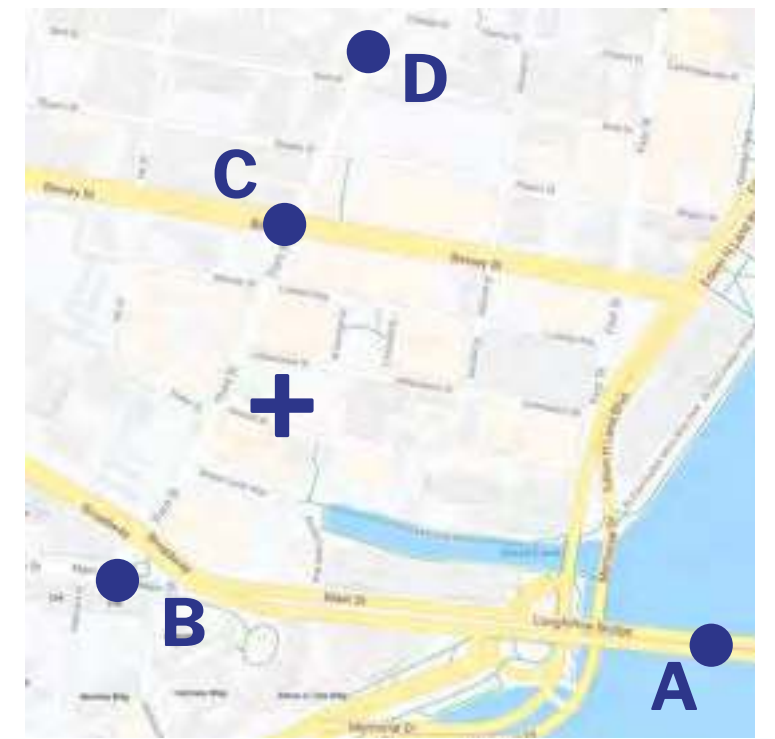
1.0

SITE AND BUILDING DESIGN

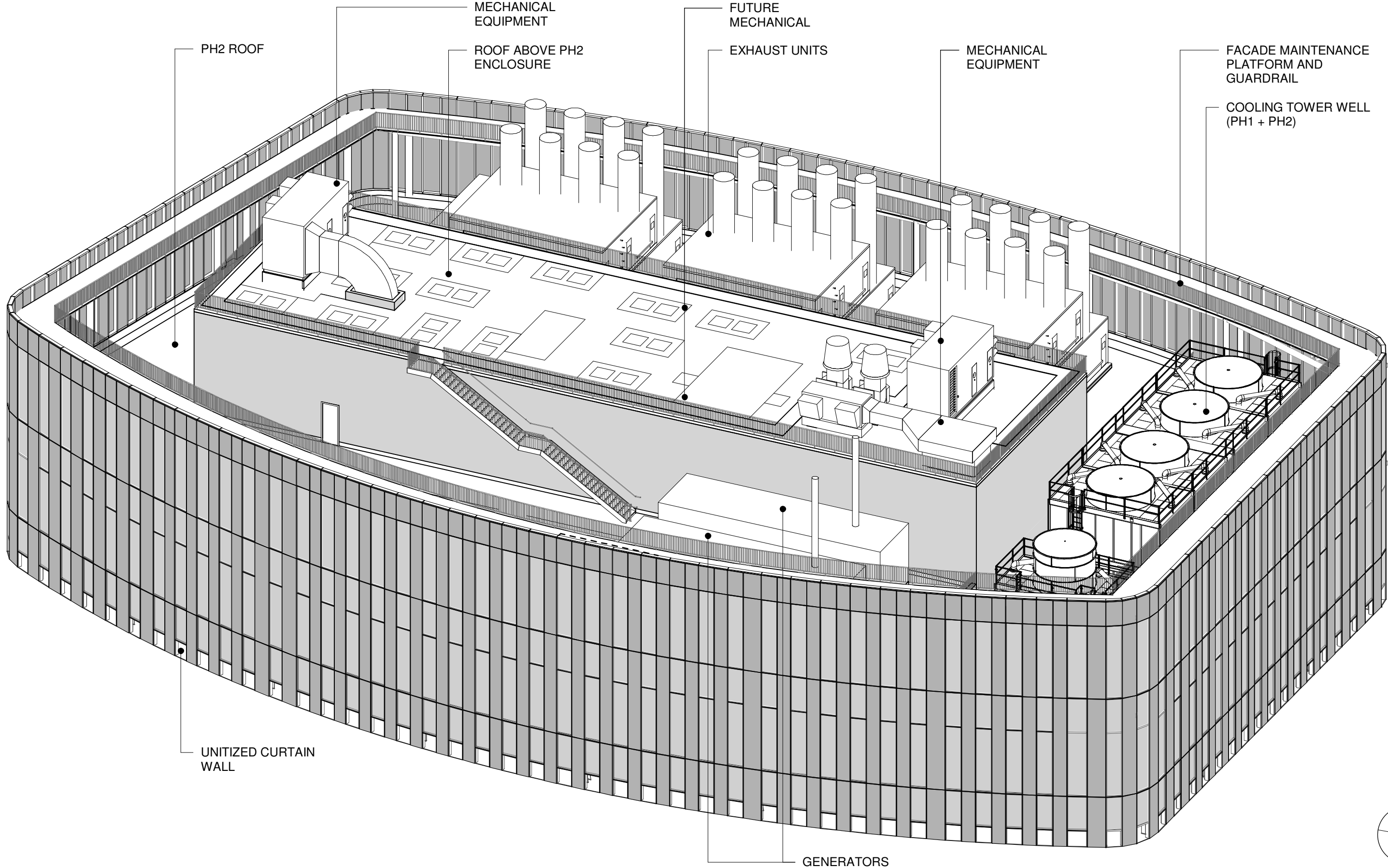
1.3 Rooftop Mechanicals

- Opportunities to provide screening for exposed lab stacks

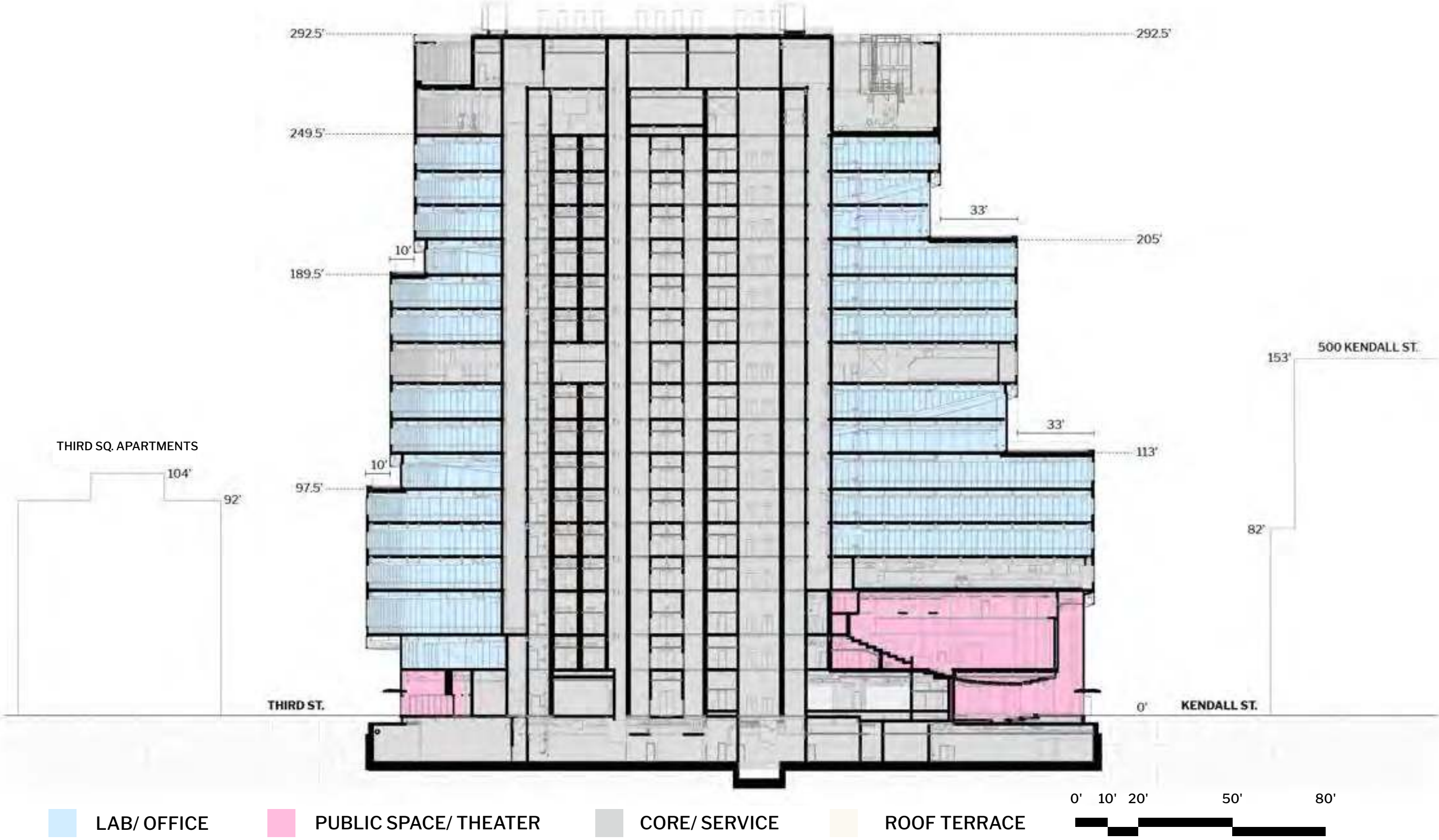
Distant Views



Rooftop Axonometric View



Building Section - East/West



2.0

Public Space (Indoor and Out)

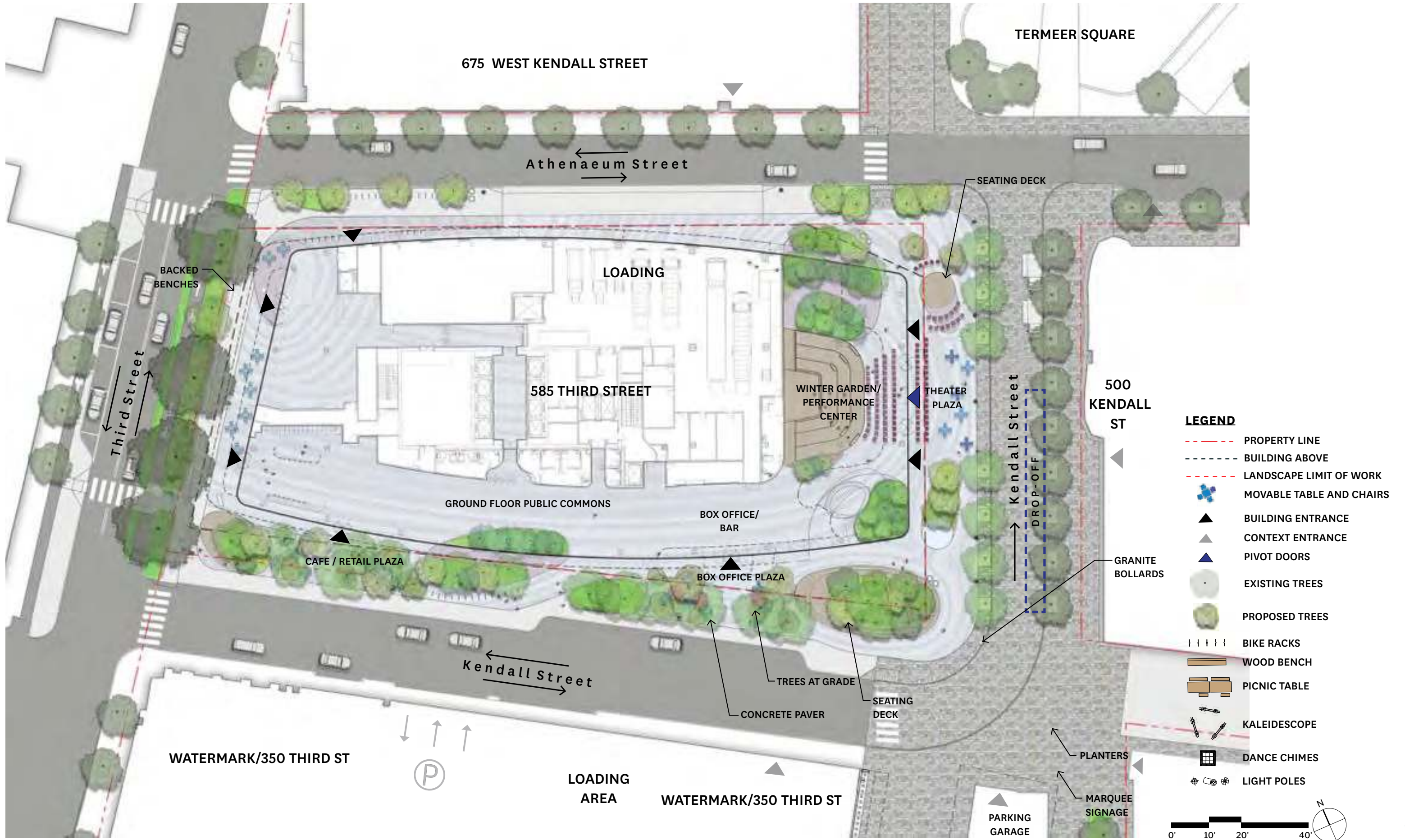
2.1 Open space/Connectivity

- More information about the proposed oval planting beds, and opportunities to redesign them so as to avoid creating physical and visual barrier between the public realm and the ground floor of the building.
- More information related to the proposed character of each landscape/open space zone, including opportunities to integrate public art and play for both children and adults.
- Landscape plans for the upper story terraces.
- Clarification of the landscape views provided in the building renderings as they appear to be different.

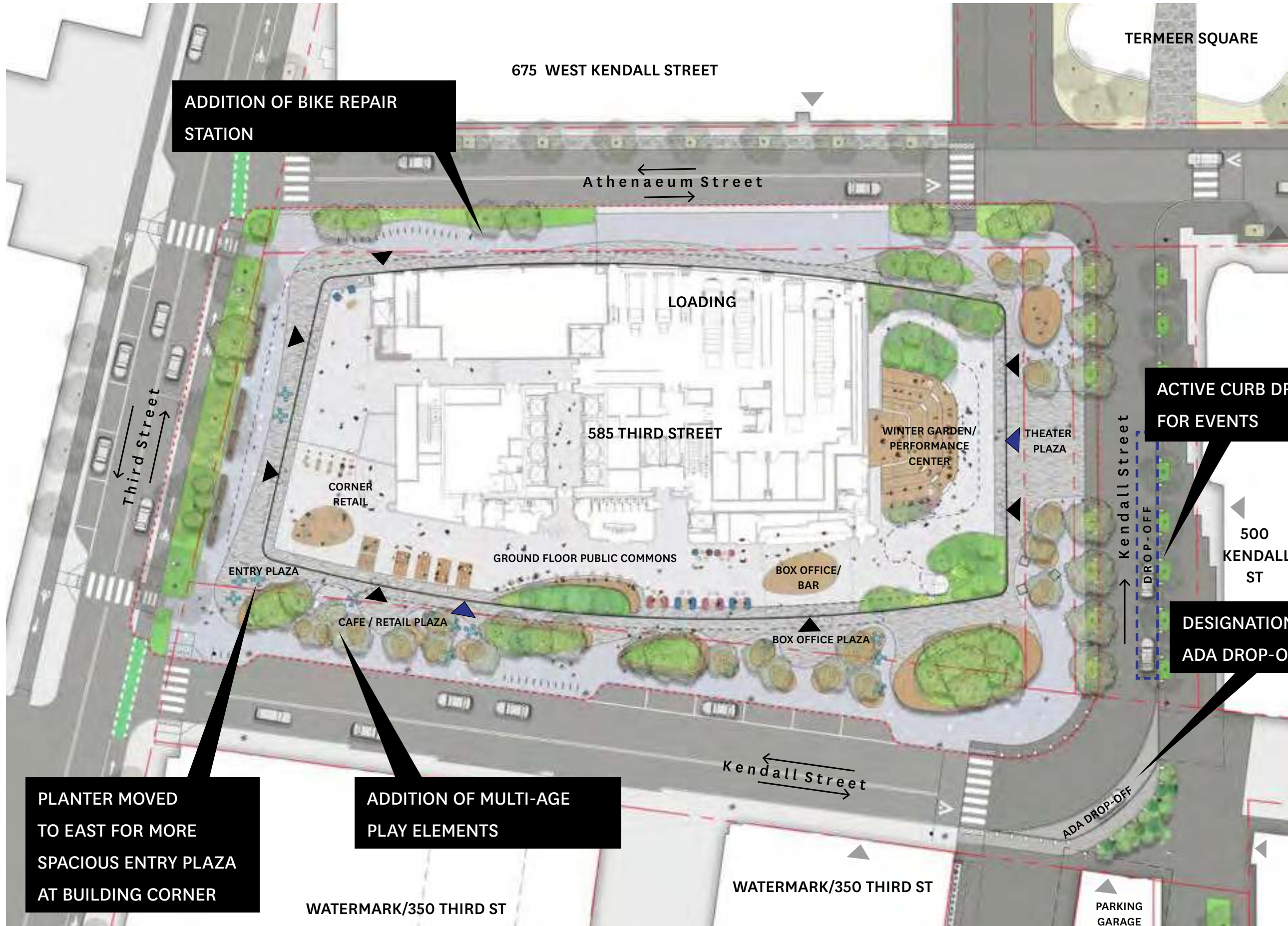
2.2 Traffic/Transportation

- Opportunities to provide landscaping (low in height) around the proposed Bluebikes station.
- Opportunities to provide publicly accessible bike air pumps and repair tools.
- Address Theater drop off logistics.

Overall Landscape Plan - October Presentation



Overall Landscape Plan - Revised Design



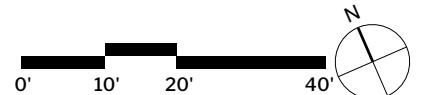
ADDITION OF BIKE REPAIR STATION

ACTIVE CURB DROP-OFF FOR EVENTS

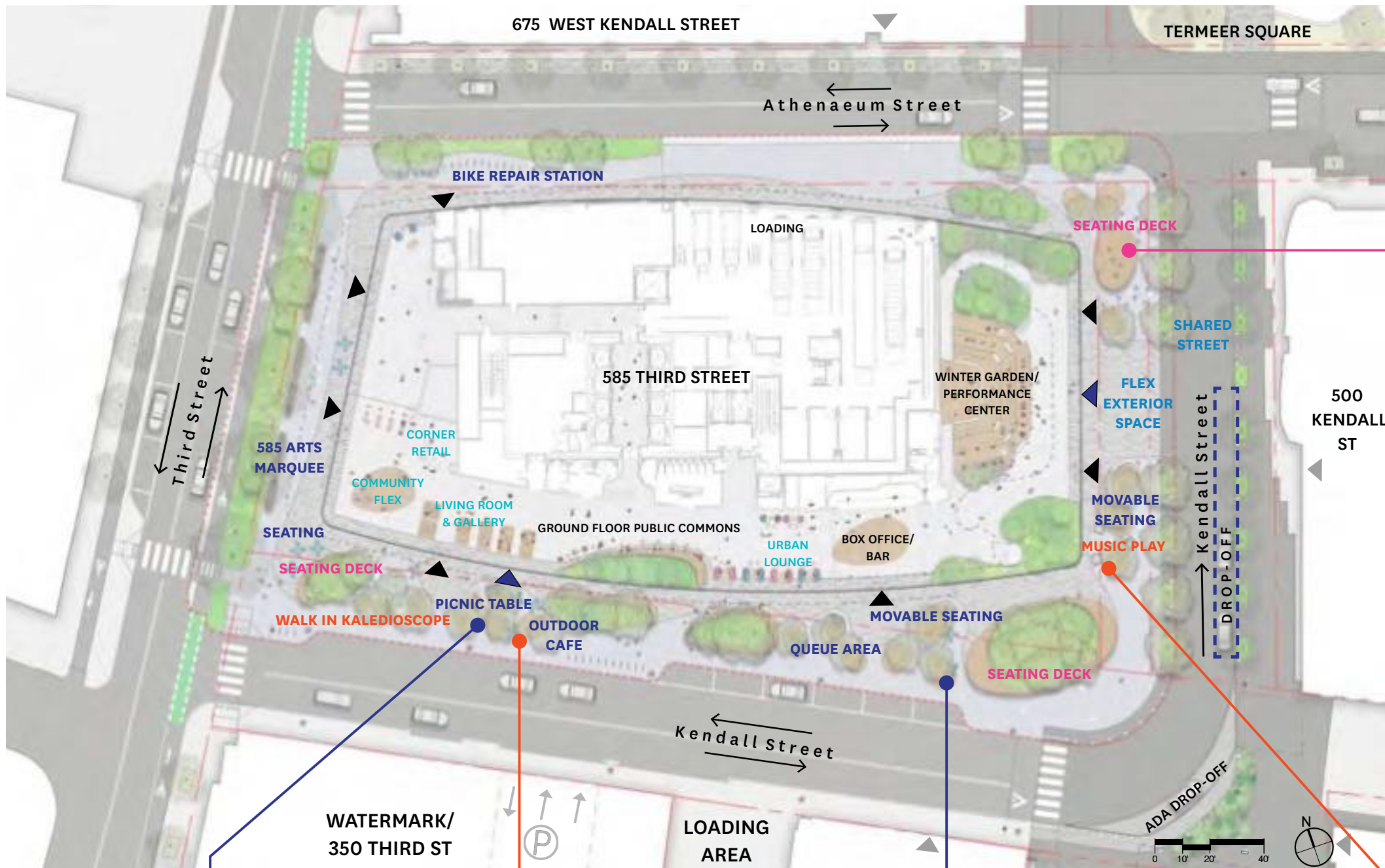
DESIGNATION OF ADA DROP-OFF

PLANTER MOVED TO EAST FOR MORE SPACIOUS ENTRY PLAZA AT BUILDING CORNER

ADDITION OF MULTI-AGE PLAY ELEMENTS



Landscape Zones / Open Space Activation Diagram



SEATING DECK



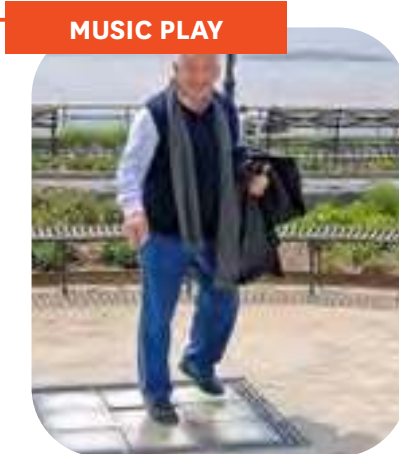
PICNIC TABLE



SENSORY PLAY



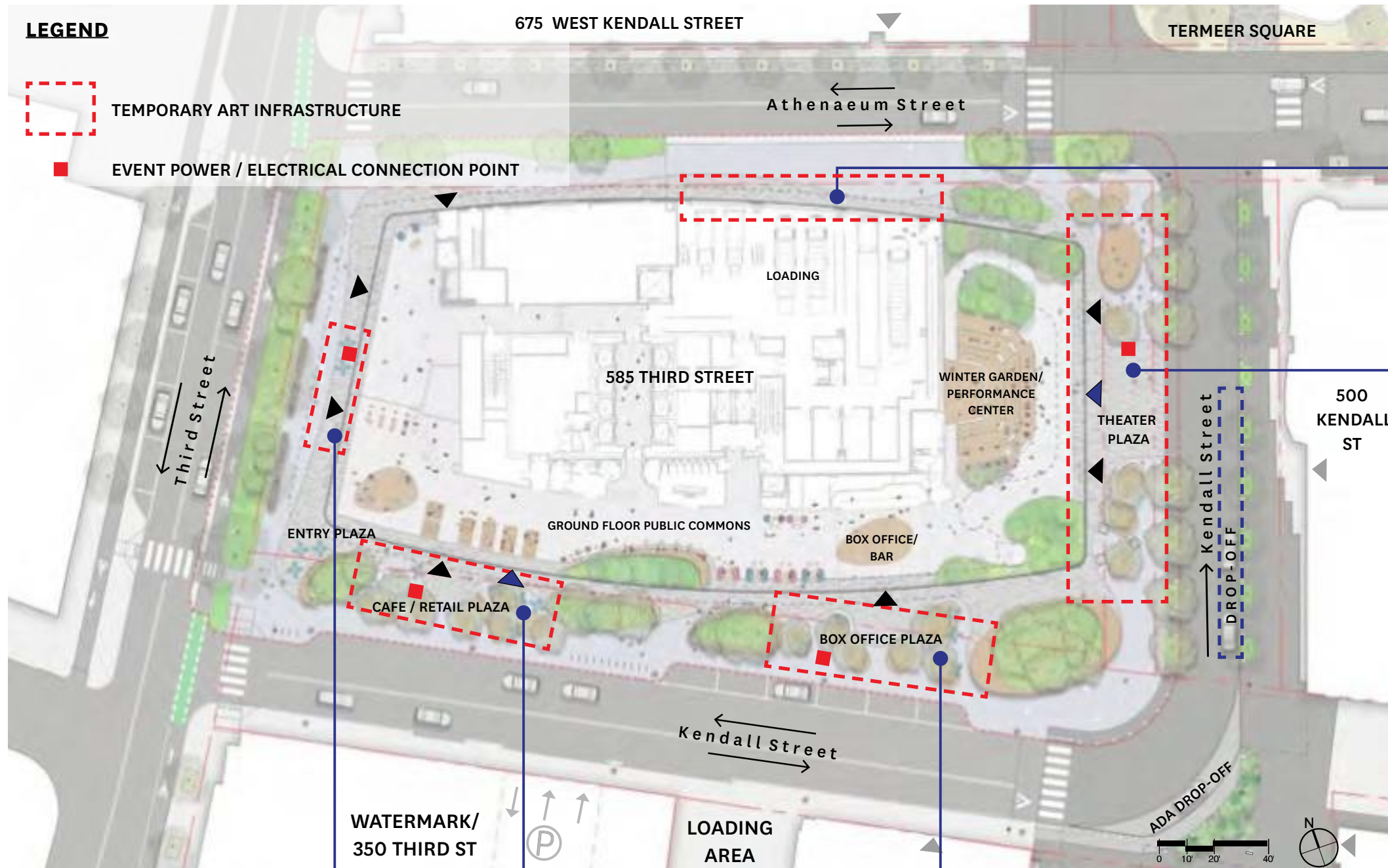
CAFE/FLEXIBLE SEATING



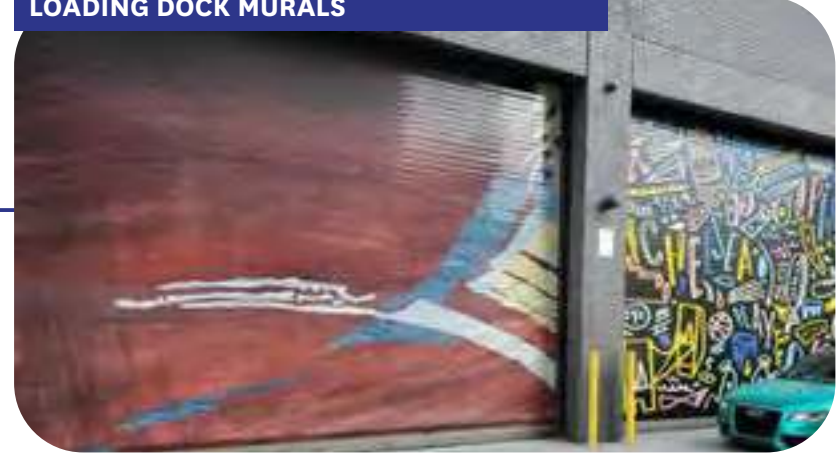
MUSIC PLAY



Integration of Public Art



LOADING DOCK MURALS



PERFORMANCE



PERFORMANCE



PROJECTION ART ON GROUND



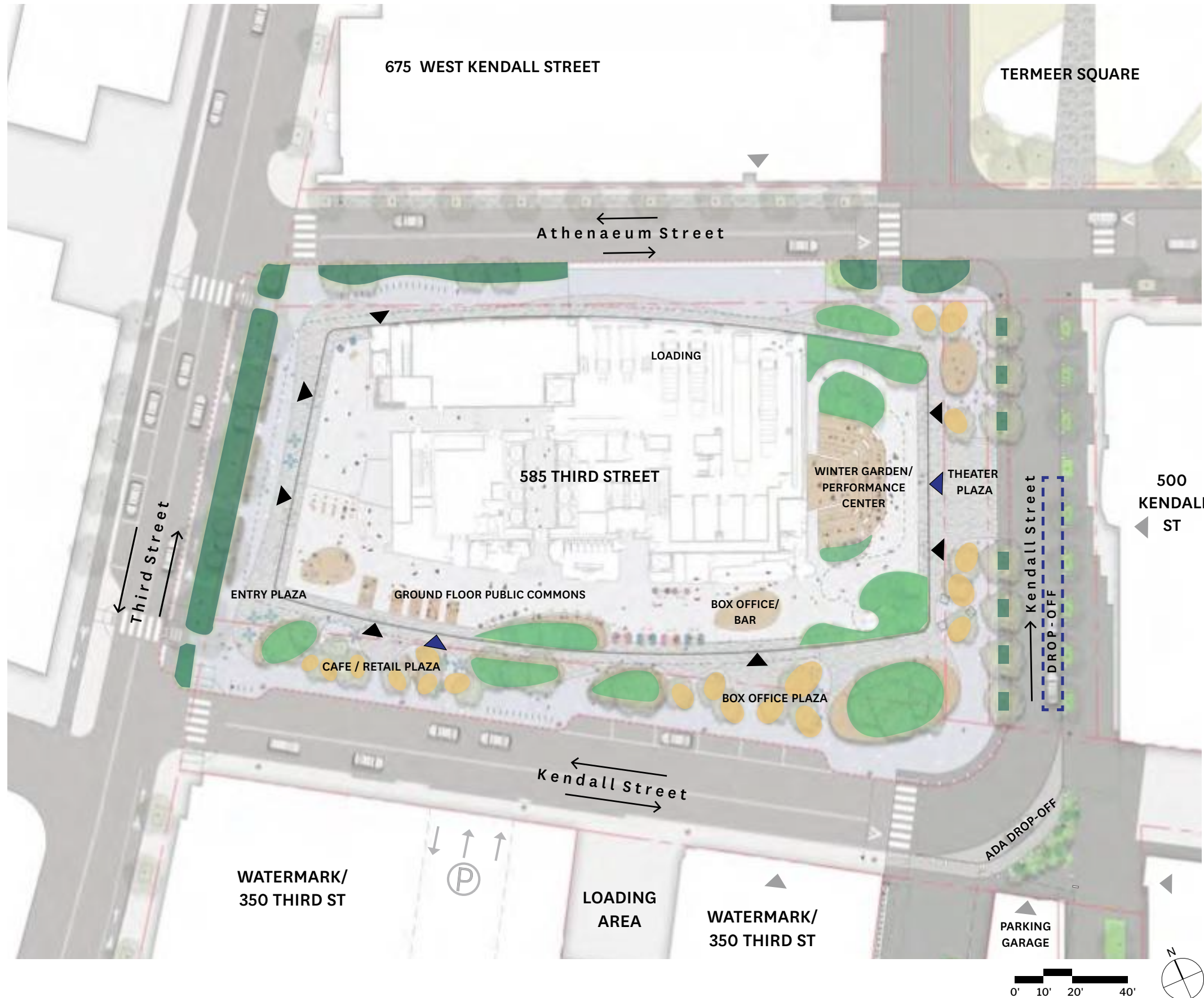
OUTDOOR GALLERY



TEMPORARY SCULPTURE



A Composition of Urban Landscape Types



PLANT BED



LANDSCAPE AT RAISED PLANT BED



LANDSCAPE AT GRADE

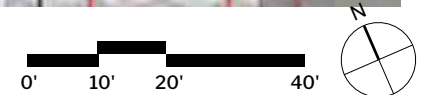
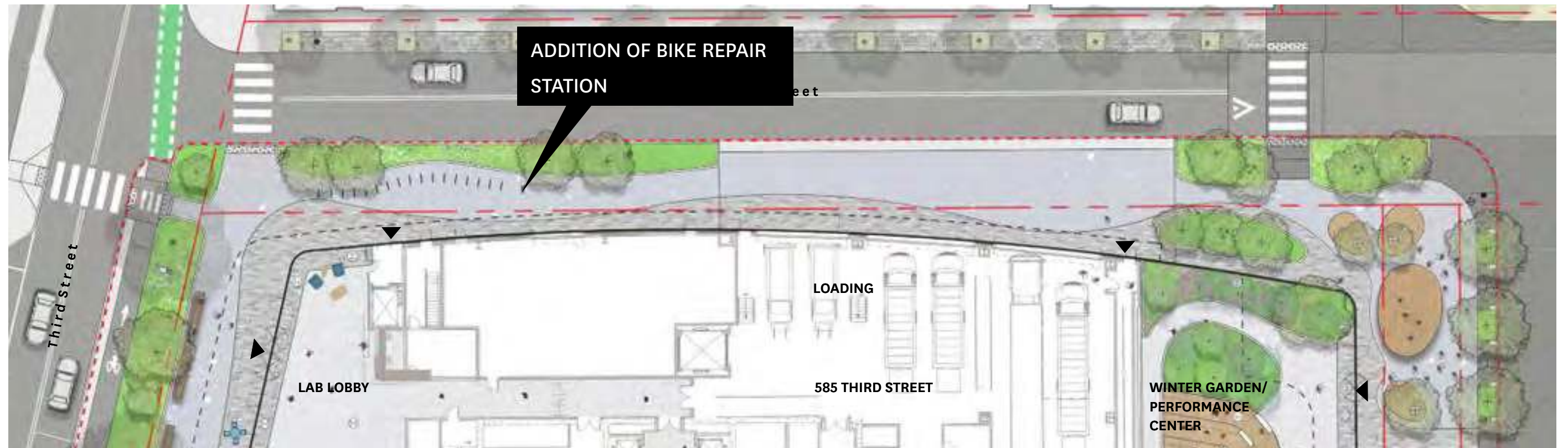


Landscape Plan - Athenaeum Street

OCTOBER PRESENTATION



REVISED DESIGN



View from Third and Athenaeum Street Corner



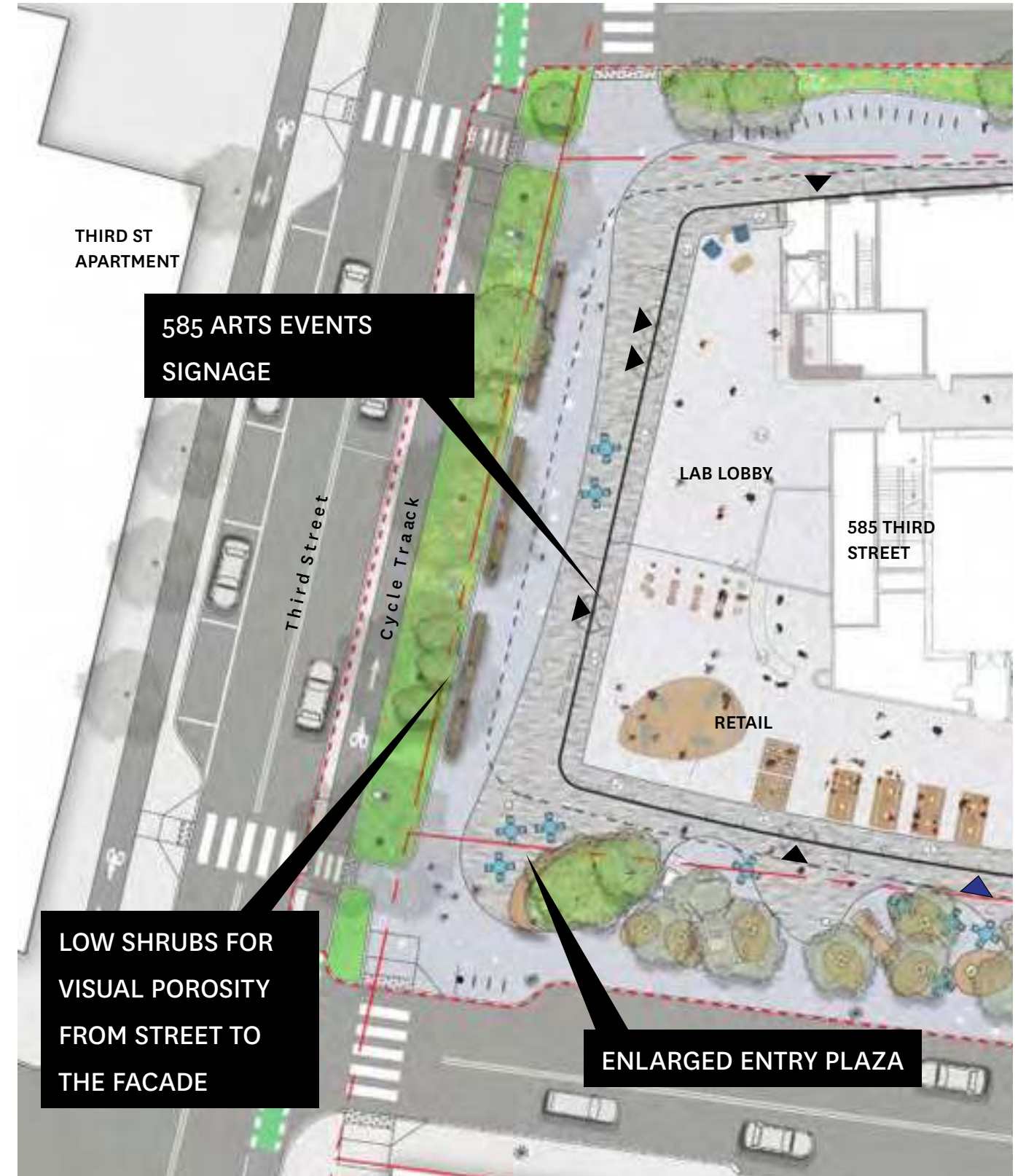
ADDITION OF BIKE REPAIR
STATION

Landscape Plan - Third Street

OCTOBER PRESENTATION



REVISED DESIGN



View from Third and Kendall Street (South) Corner

OCTOBER PRESENTATION



585 ARTS EVENTS
SIGNAGE

REVISED DESIGN



ENLARGED ENTRY PLAZA

LOW SHRUBS FOR VISUAL
POROSITY FROM STREET TO
THE FACADE

Landscape Plan - Kendall Street (South)

OCTOBER PRESENTATION



REVISED DESIGN

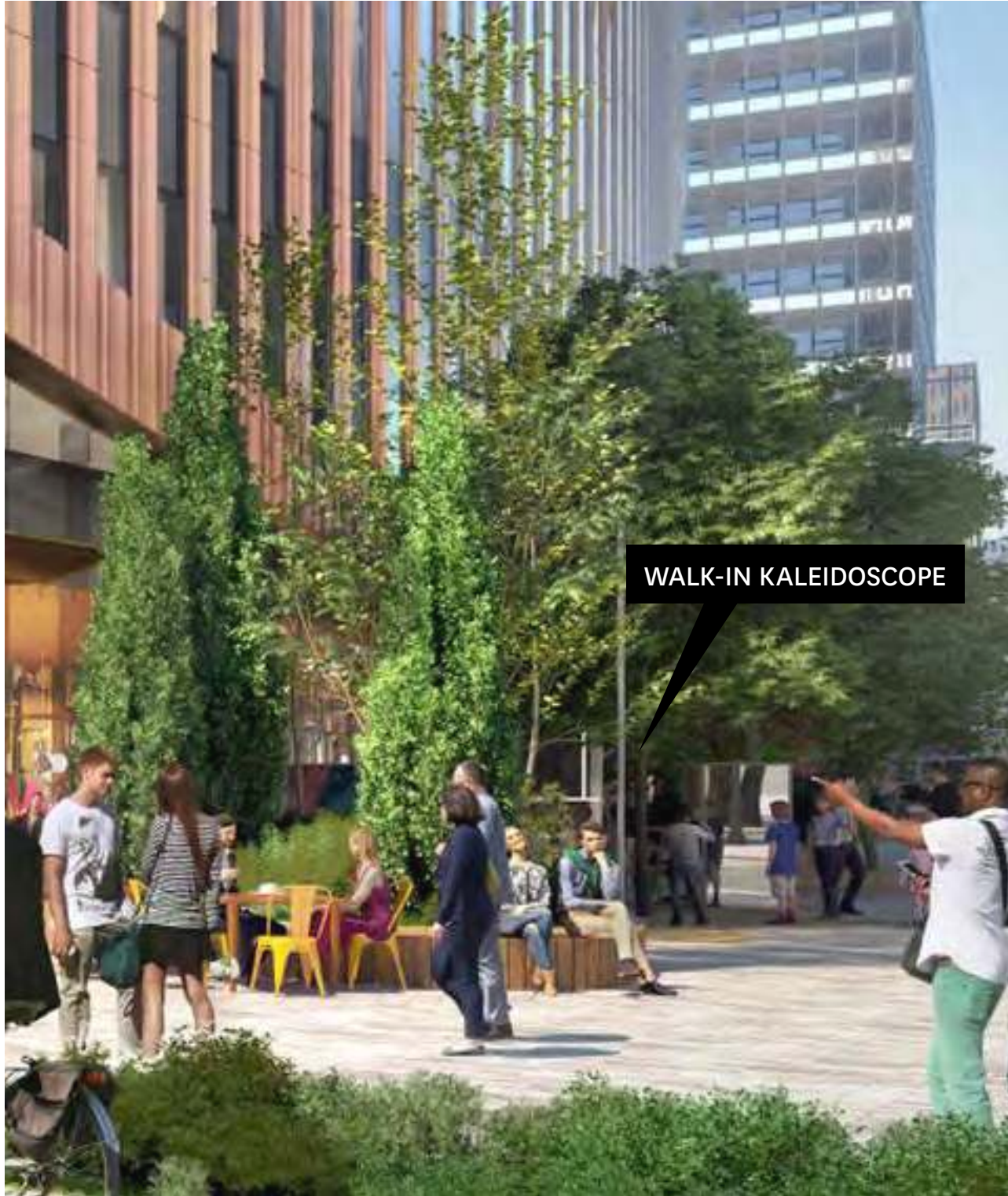


View from Third and Kendall Street (South) Corner

OCTOBER PRESENTATION



REVISED DESIGN

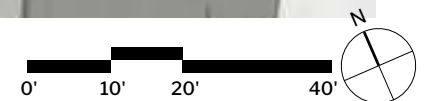
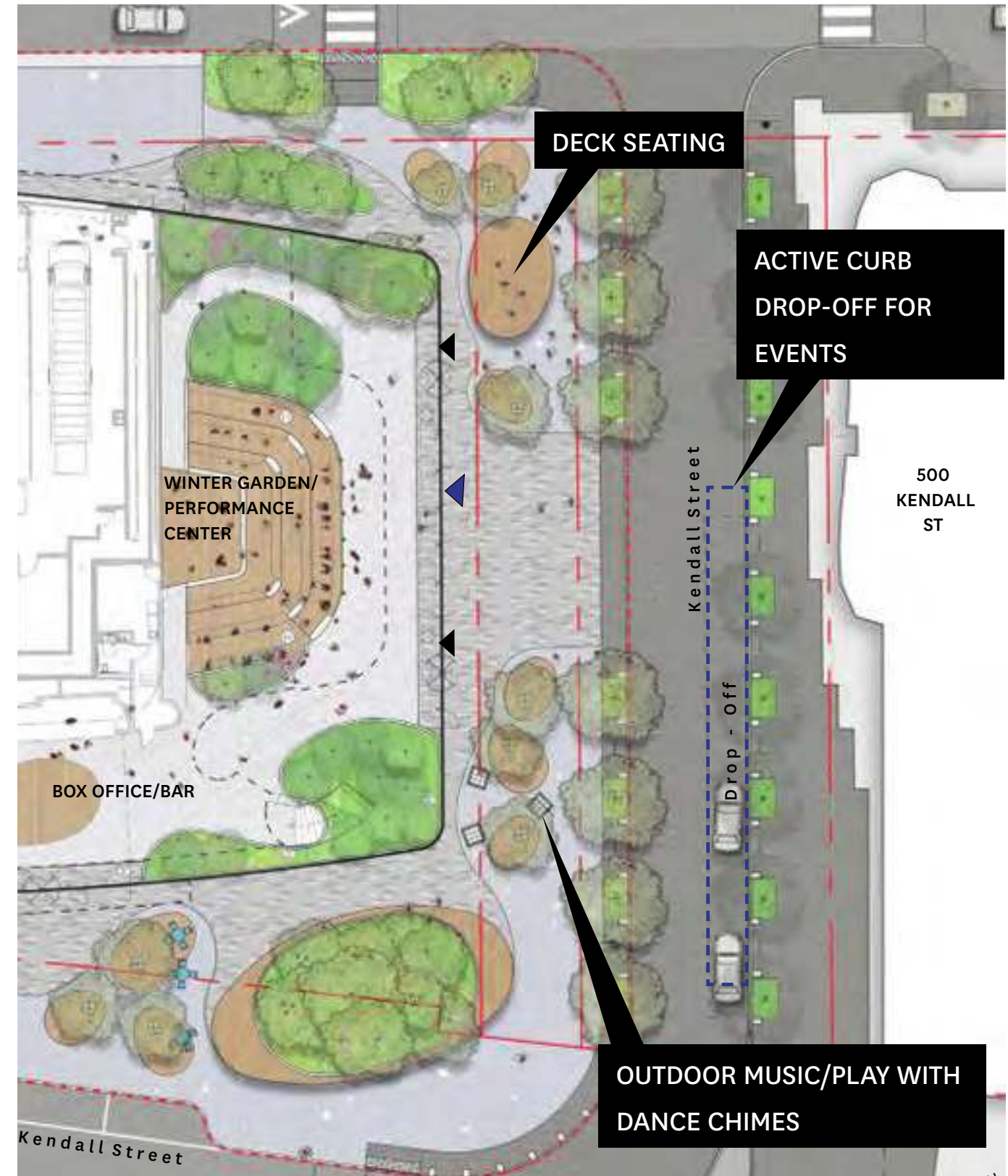


Landscape Plan - Kendall Street (East)

OCTOBER PRESENTATION



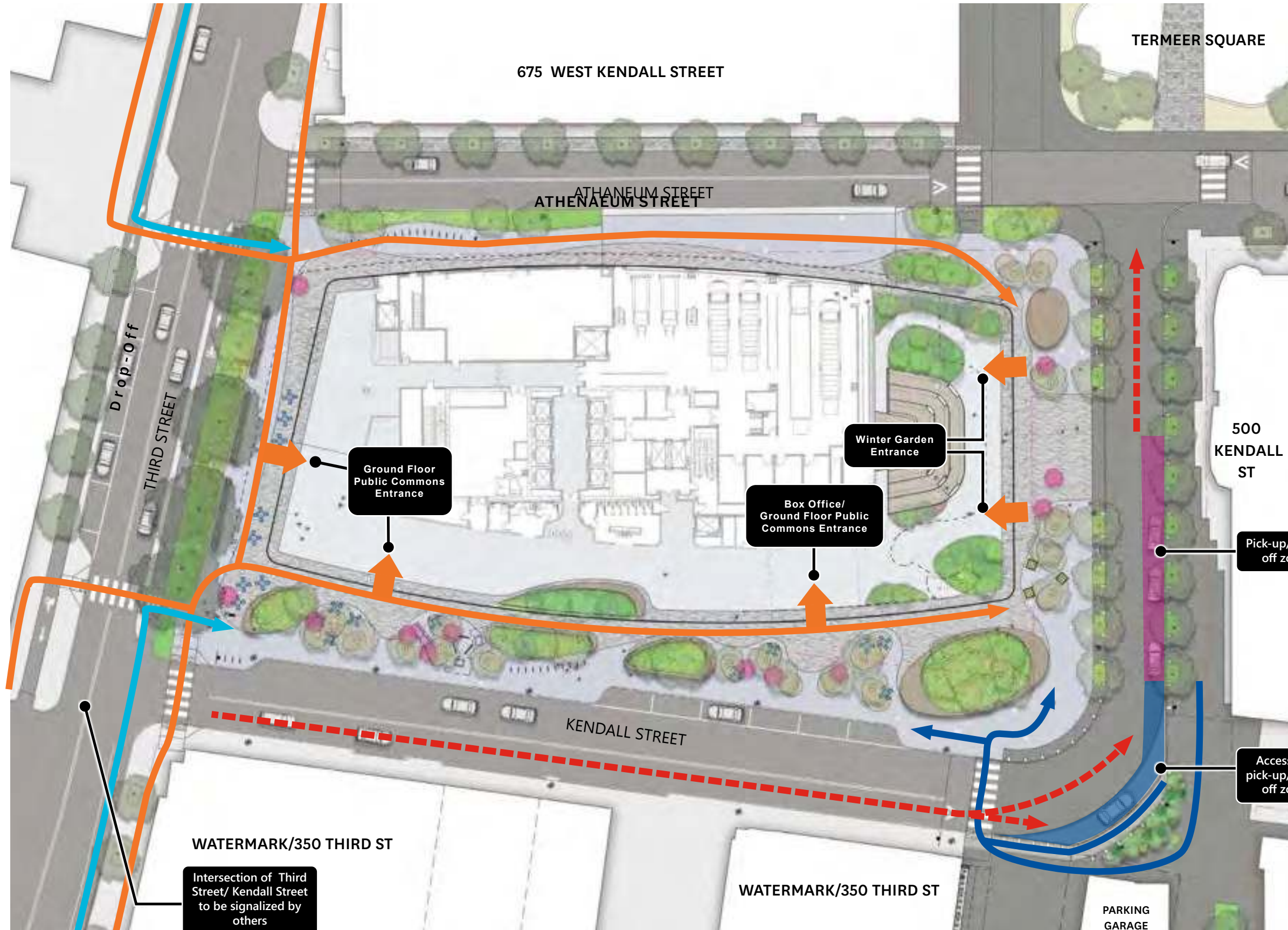
REVISED DESIGN







View from across Kendall Street (East)



Theater Drop-off Logistics Plan

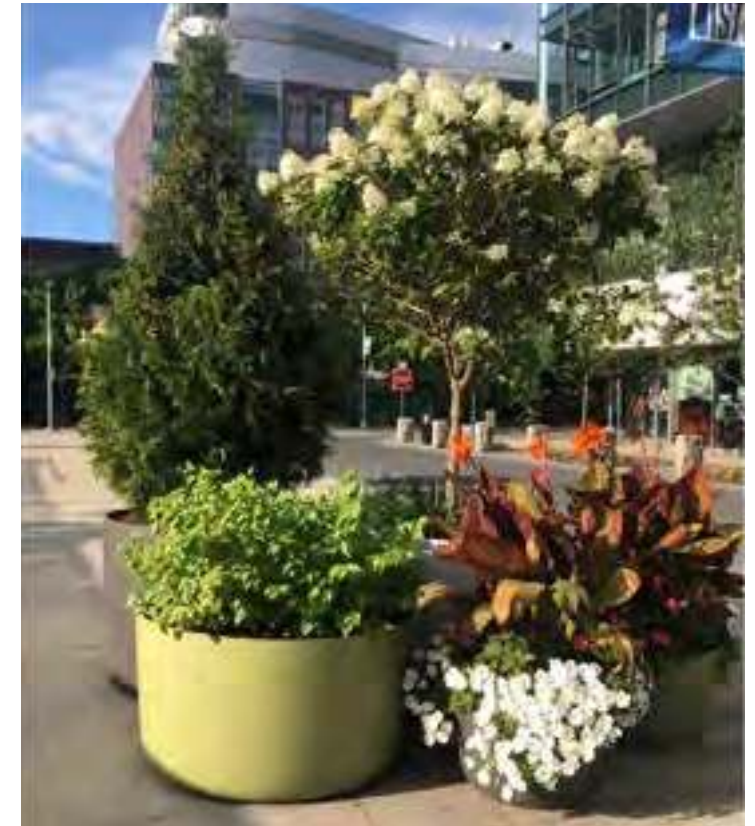


-  Pick-up/drop-off Passenger Route
-  Pedestrian Route
-  Bicycle Route
-  TNC Vehicle Route

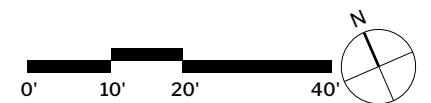
Bluebike Station / ADA Drop-off Area



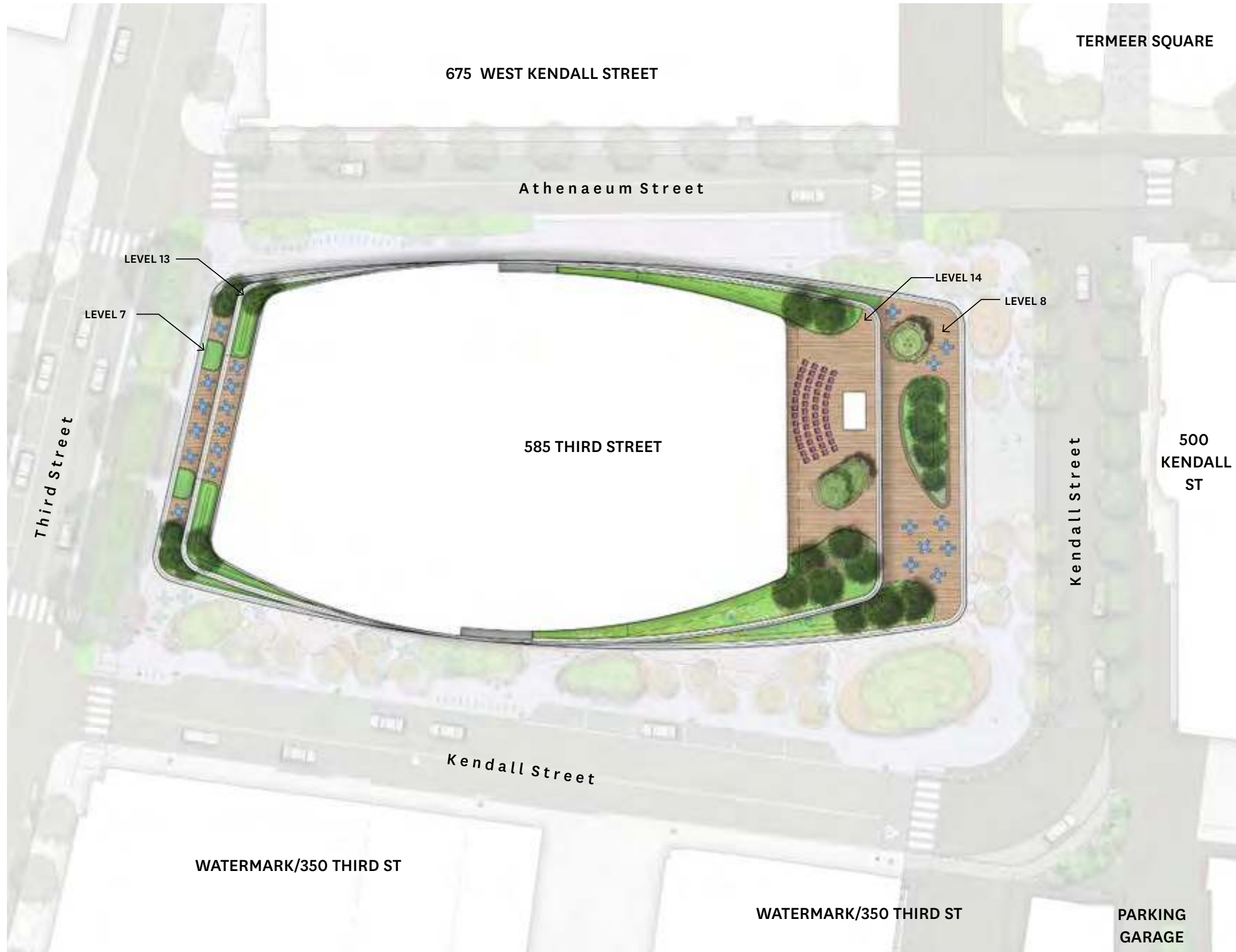
PROPOSED PLANTERS



EXISTING CONDITION VIEW



Roof Terrace Plan



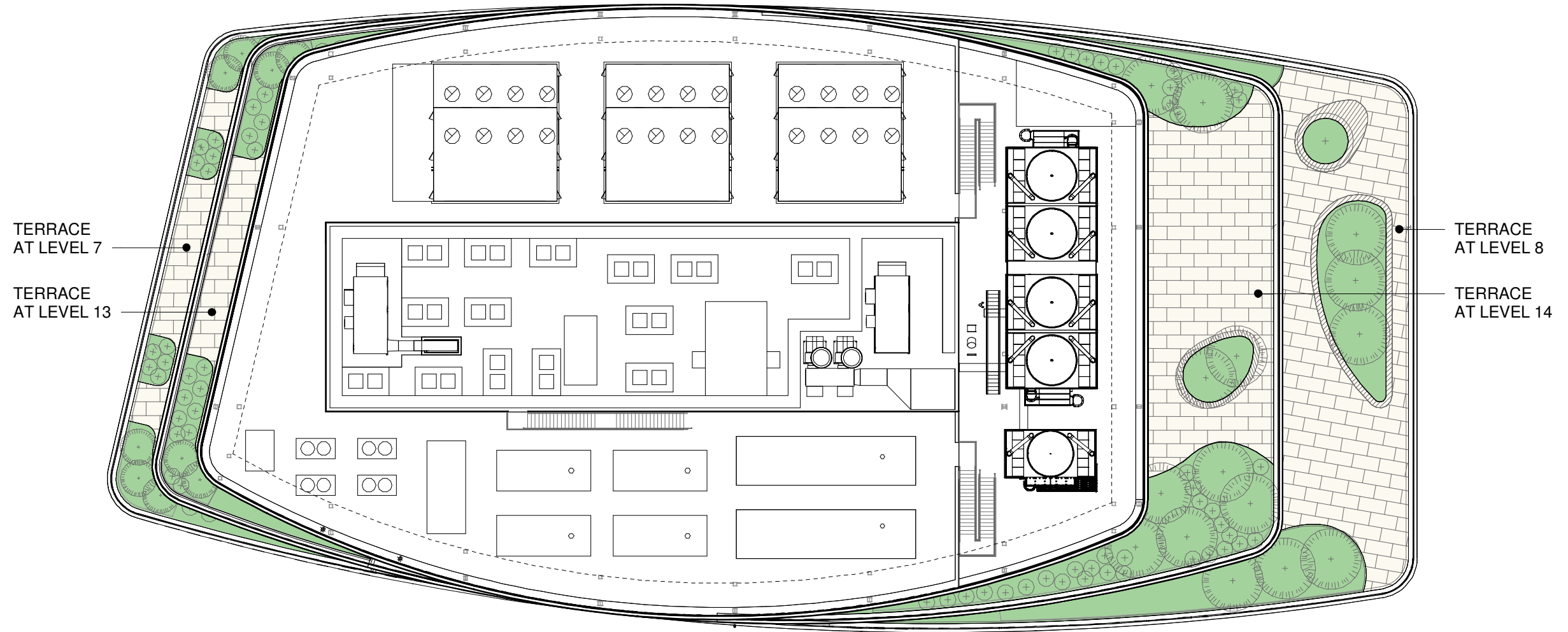
Terrace Uses And Areas

LEVEL 7 TERRACE GREEN ROOF + OCCUPIABLE AREAS		
	GREEN ROOF AREA	1,006 SF
	OCCUPIABLE AREA	969 SF
TOTAL TERRACE AREA		1,975 SF

LEVEL 8 TERRACE GREEN ROOF + OCCUPIABLE AREAS		
	GREEN ROOF AREA	2,687 SF
	OCCUPIABLE AREA	3,322 SF
TOTAL TERRACE AREA		6,009 SF

LEVEL 13 TERRACE GREEN ROOF + OCCUPIABLE AREAS		
	GREEN ROOF AREA	1,092 SF
	OCCUPIABLE AREA	860 SF
TOTAL TERRACE AREA		1,952 SF

LEVEL 14 TERRACE GREEN ROOF + OCCUPIABLE AREAS		
	GREEN ROOF AREA	2,752 SF
	OCCUPIABLE AREA	2,784 SF
TOTAL TERRACE AREA		5,536 SF

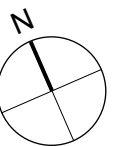


LAB/ OFFICE

PUBLIC SPACE/ THEATER

CORE/ SERVICE

ROOF TERRACE



2.0

Public Space (Indoor and Out)

2.3 Ground Floor Public Commons

- Examples of other large public spaces integrated into commercial buildings
- Request for additional renderings

Case Studies



District Hall, Boston



David Rubenstein Center, New York



Smith Center at Harvard, Cambridge



Ford Foundation, New York



Daniel Spectrum, Toronto



Whychwood Barns, Toronto

Ground Floor and Activation Plan



- A** Community Corner
- B** Living Room & Gallery
- C** Central Garden
- D** Urban Lounge
- E** Box Office
- F** Performance
- G** Winter Garden



View from Third and Kendall Street (South) Corner



Perspective of Community Corner - Gallery



Perspective of Community Corner - Performance



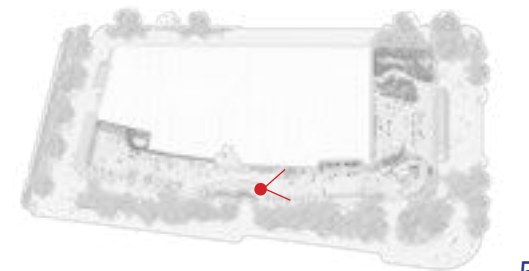
Perspective of the Gallery & Living Room



Perspective of Winter Market



Perspective of Urban Lounge



Perspective of Winter Garden





Discussion

APPENDIX

Material Sample



Lower level glass (Levels 1-3 glass fin wall, excludes unitized glass) – types currently under evaluation

Viracon, VE1-2M with VE-85 on #4 surface

-- Triple Glazed, Clear, 0.13 U-value, 0.32 SHGC, 60% VLT, 14% Exterior Reflectance (VR)

Interpane, Ipasol Neutral 70/37, iplus top 1.1 on position #5

--Triple Glazed, Low Iron, 0.13 U-value, 0.32 SHGC, 67% VLT, 16% Exterior Reflectance (VR)

Tower/Terrace glass – types currently under evaluation

Viracon, VNE-63 with VE-85 on #4 surface

--Triple Glazed, 0.13 U-value, 0.25 SHGC, 53% VLT, 12% Exterior Reflectance (VR)

Interpane, Ipasol Ultraselect 62/29, iplus top 1.1 on position #5

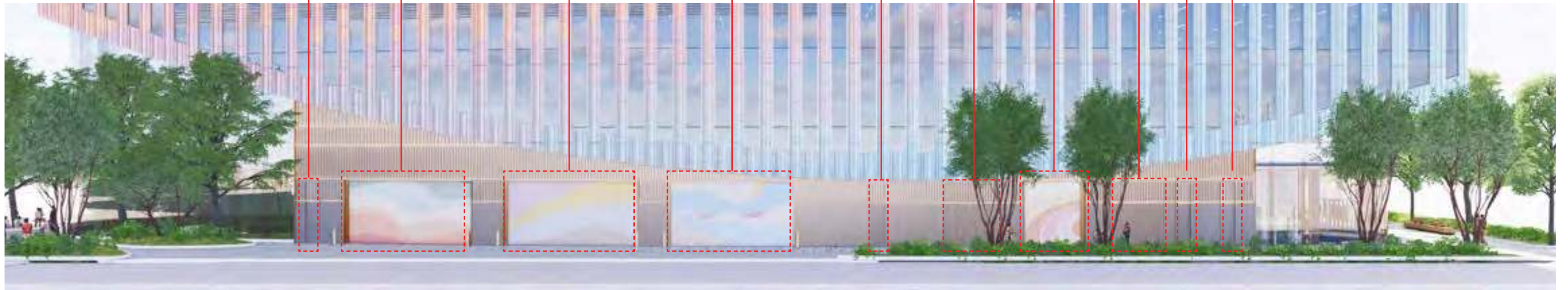
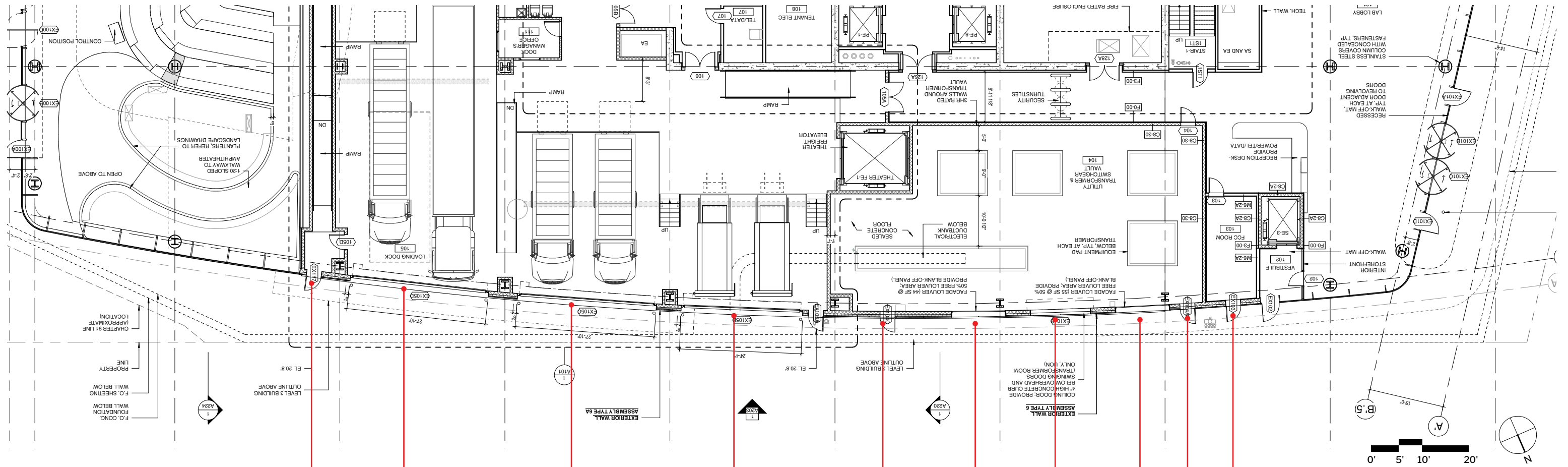
--Triple Glazed, Low Iron, 0.13 U-value, 0.25 SHGC, 59% VLT, 12% Exterior Reflectance (VR)

Interpane, Ipasol Light Grey 60/33, iplus top 1.1 on position #5

--Triple Glazed, Low Iron, 0.13 U-value, 0.29 SHGC, 57% VLT, 12% Exterior Reflectance (VR)

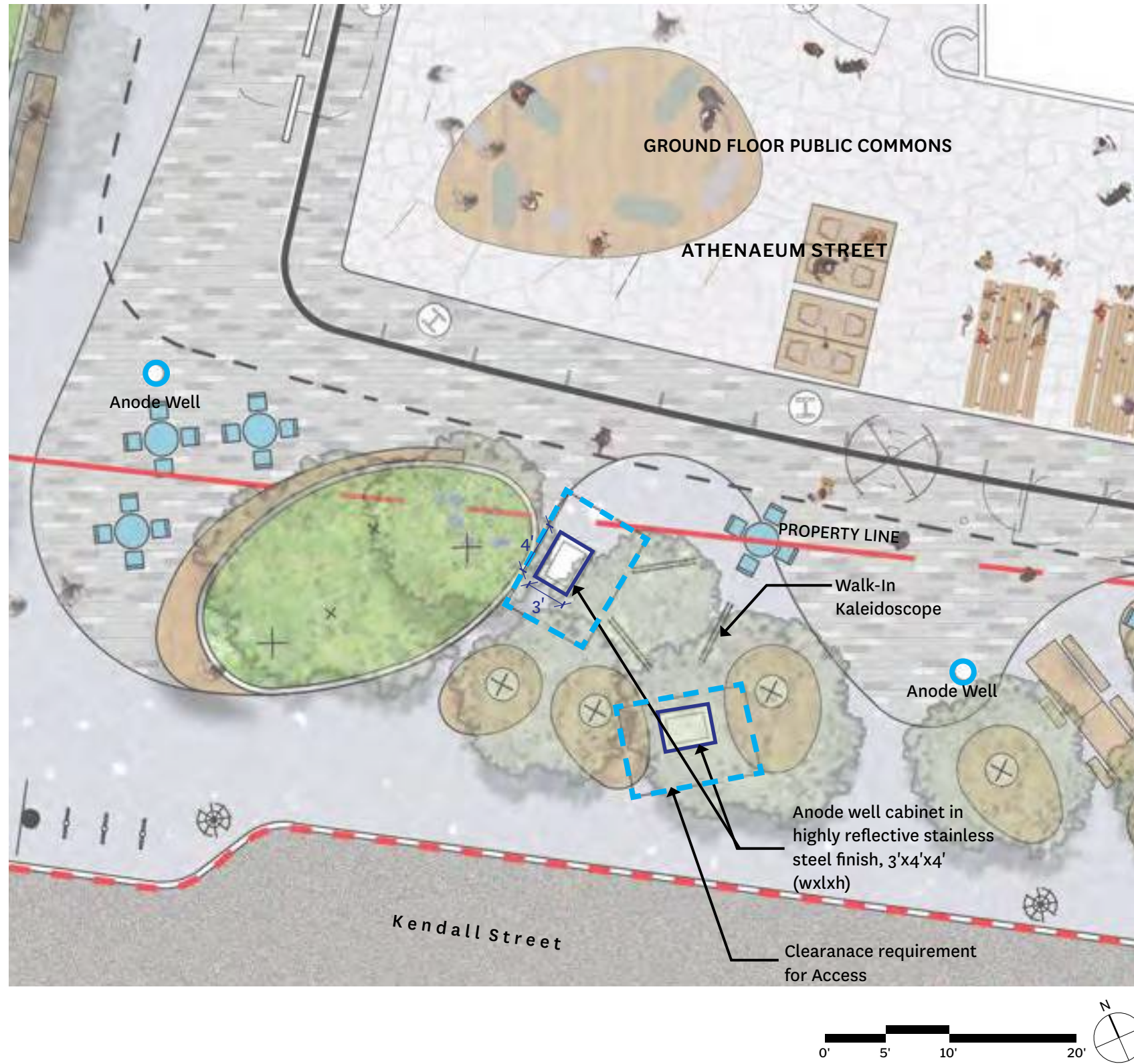


Athenaeum Street Openings-Elevation Treatment



- | | | | | | | | | | |
|------------|--------------|--------------|--------------|------------|---------------|--------------|---------------|------------|-------------------|
| D-1 | D-2 | D-3 | D-4 | D-5 | D-6 | D-7 | D-8 | D-9 | D-10 |
| EGRESS | COILING DOOR | COILING DOOR | COILING DOOR | EGRESS | FACADE LOUVER | COILING DOOR | FACADE LOUVER | EGRESS | FIRE COMMAND ROOM |

Anode Well and Cabinets



FINAL CONDITION IS BEING COORDIANATED WITH GTS RELOCATION



WALK-IN KALEIDOSCOPE BY RICHTER SPIELGERATE , GATHERING PLACE, TULSA | MVVA



BERCZY PARK, TORONTO | CLAUDE CORMIER

Street Section - Third Street

PREVIOUS DESIGN:



REVISED DESIGN:

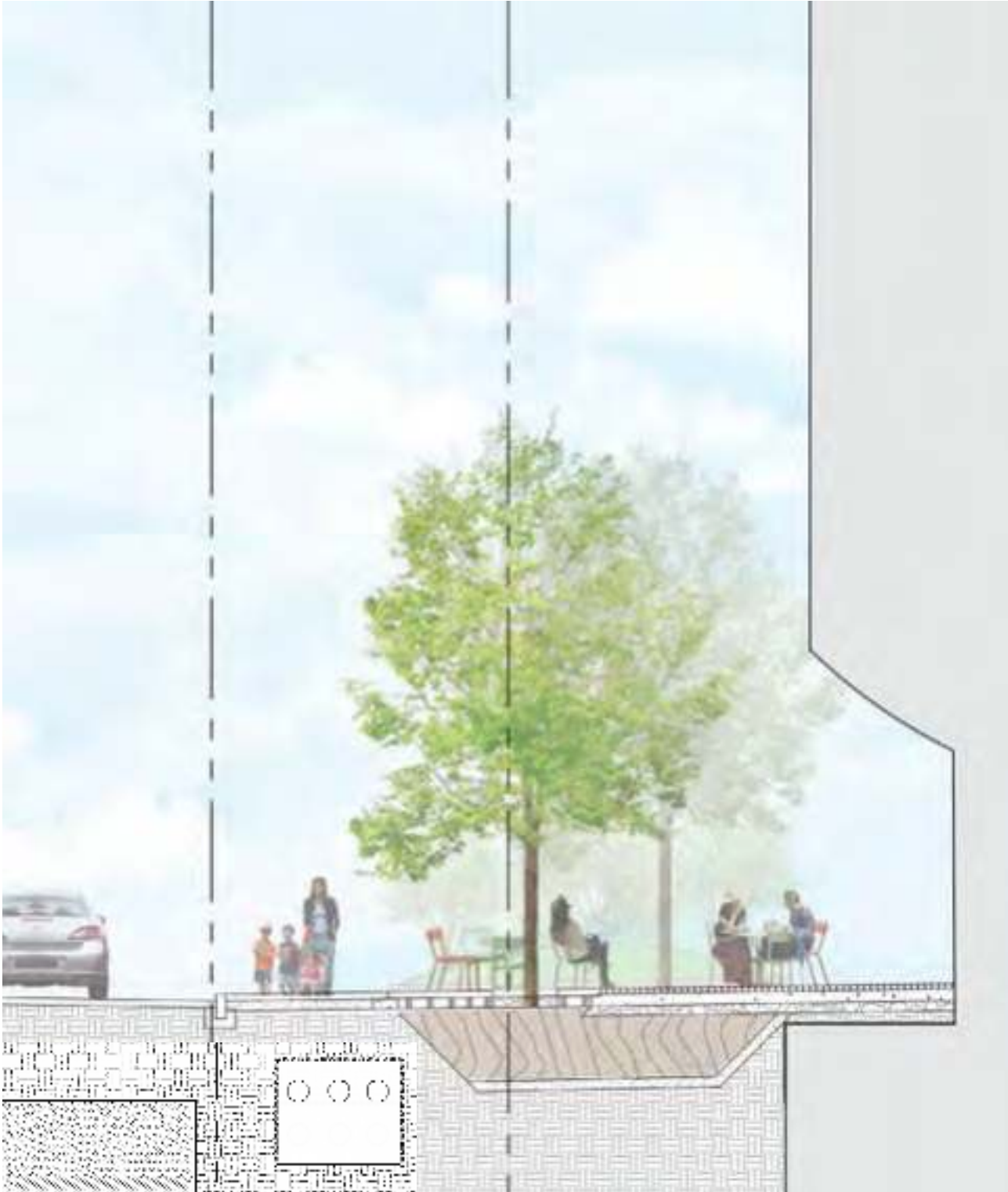


LOW SHRUBS FOR VISUAL POROSITY FROM STREET TO THE FACADE

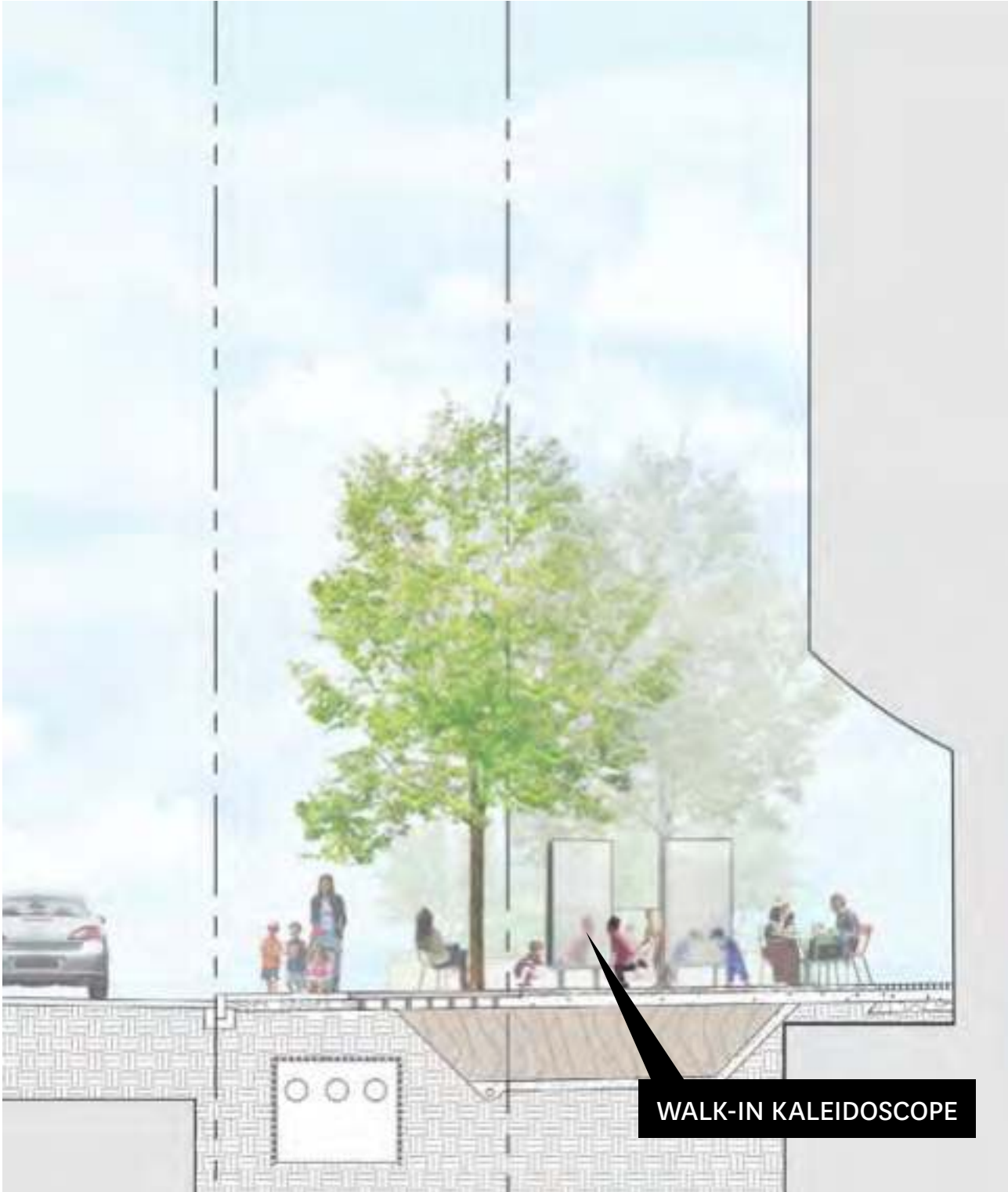


Street Section - Kendall Street South

PREVIOUS DESIGN:



REVISED DESIGN:



WALK-IN KALEIDOSCOPE

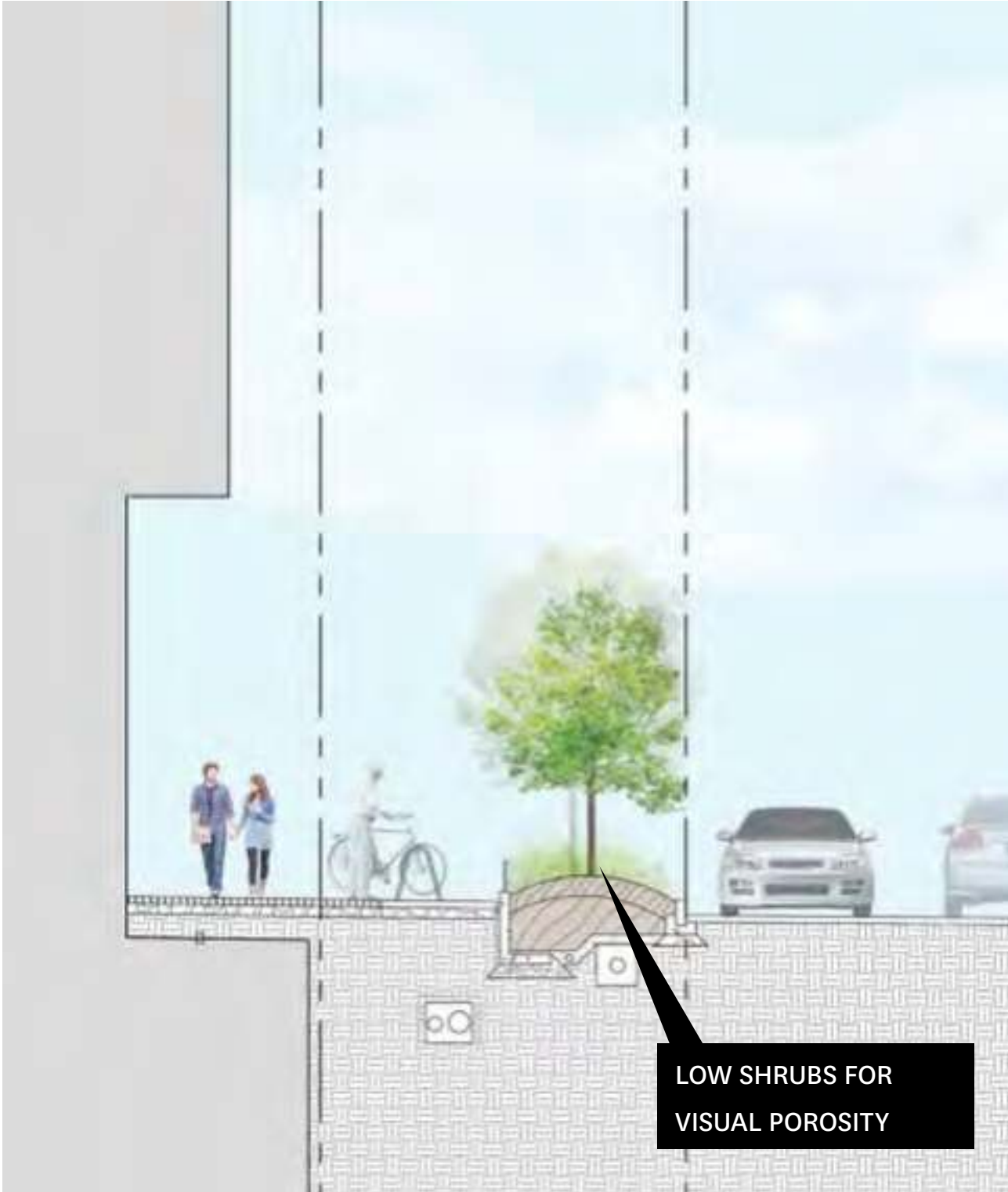


Street Section - Athenaeum Street

PREVIOUS DESIGN:



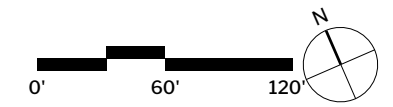
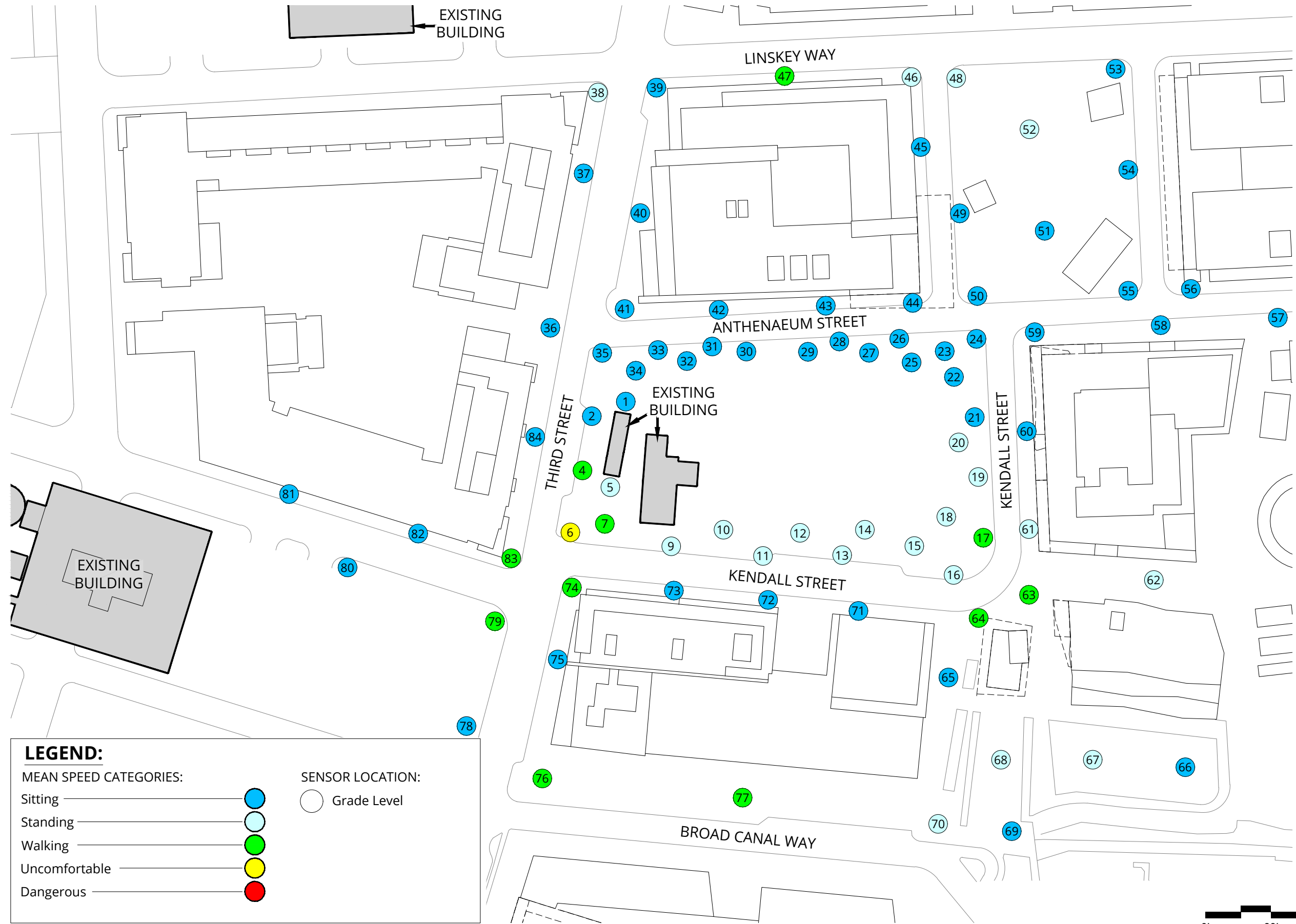
REVISED DESIGN:



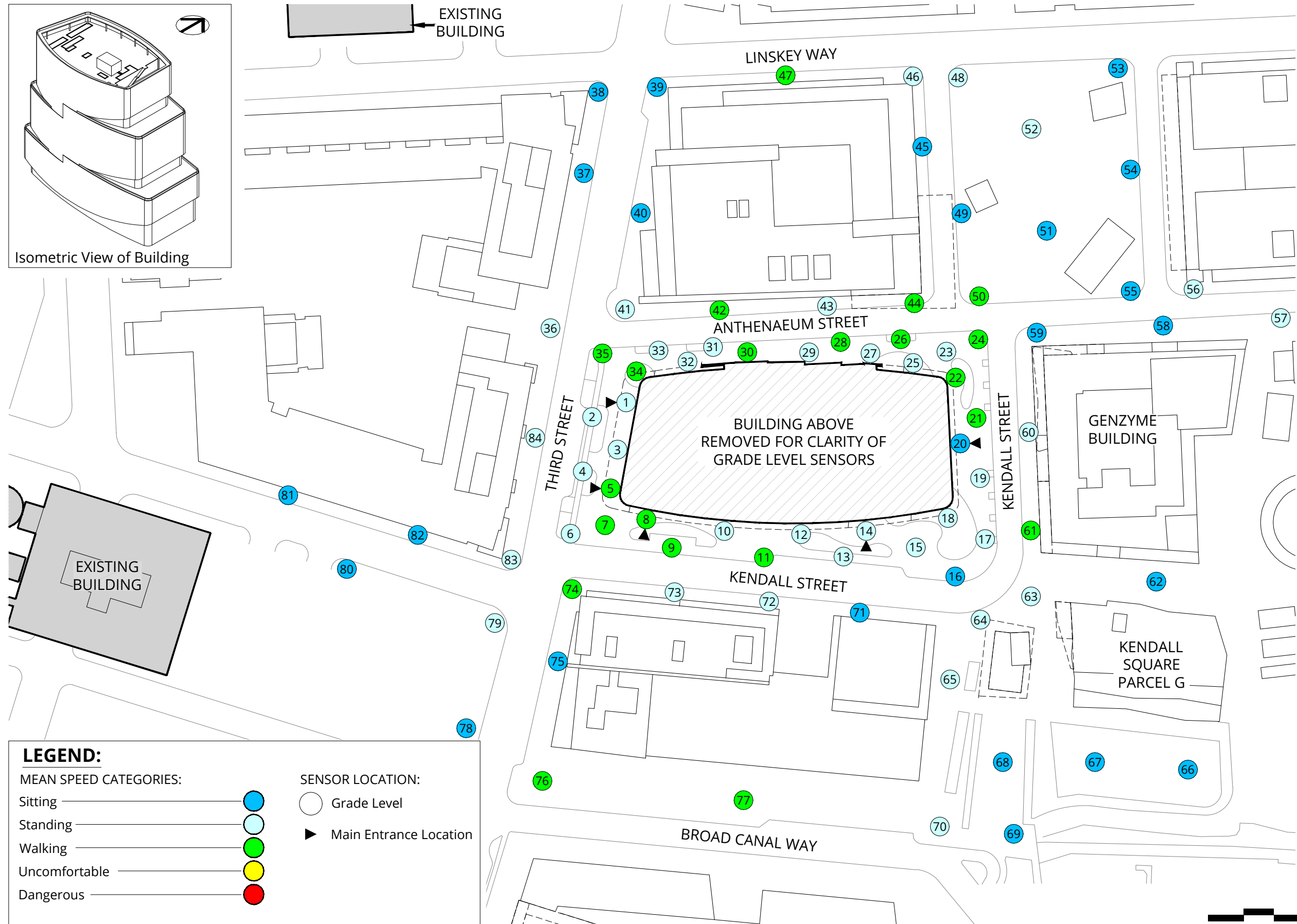
LOW SHRUBS FOR VISUAL POROSITY



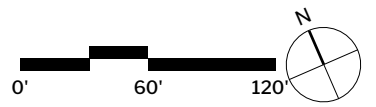
Pedestrian Wind Conditions - Mean Speed (No Build)



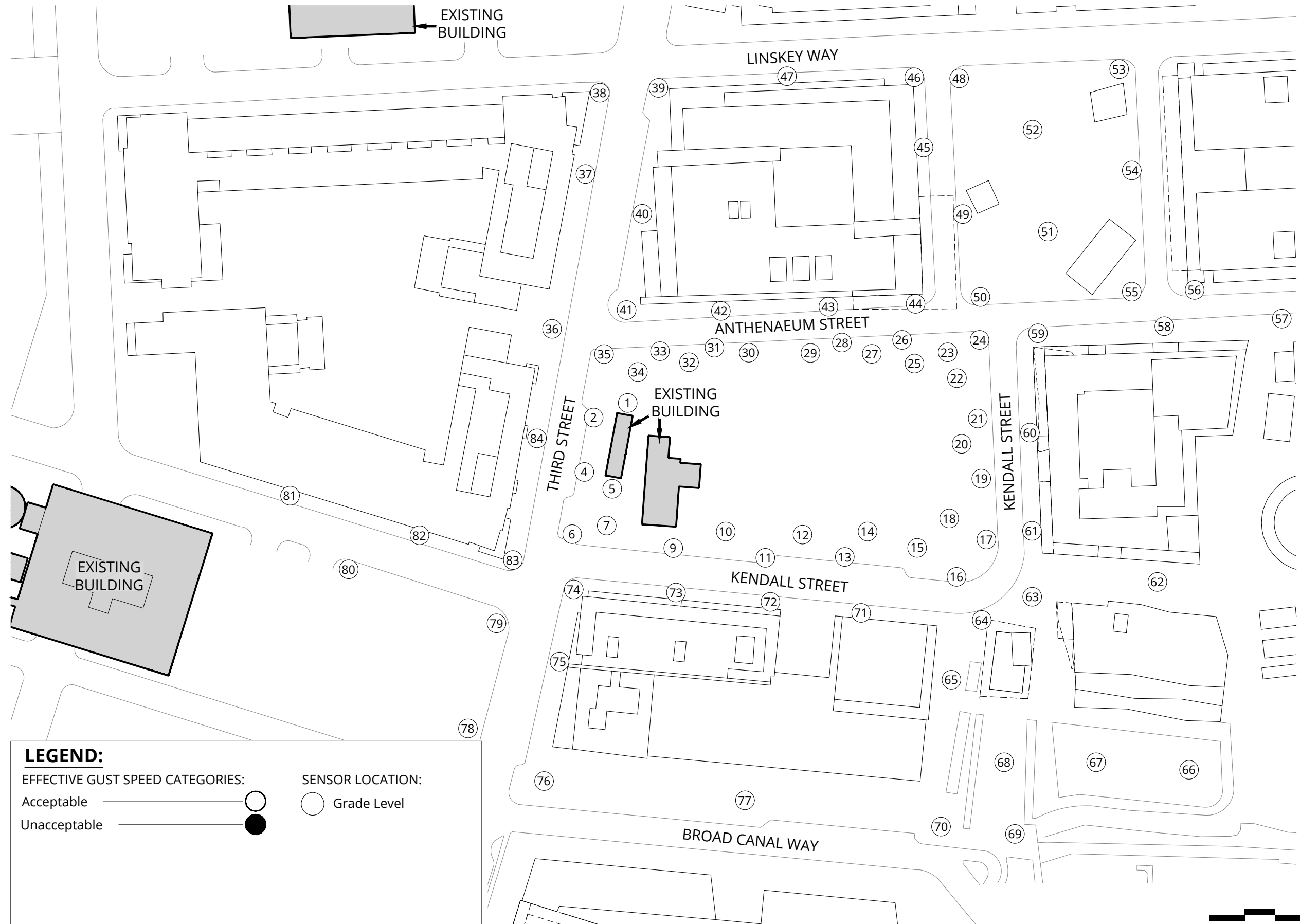
Pedestrian Wind Conditions - Mean Speed (Build)



Pedestrian Wind Conditions - Mean Speed(Full Build)



Pedestrian Wind Conditions - Effective Gust Speed (No Build)



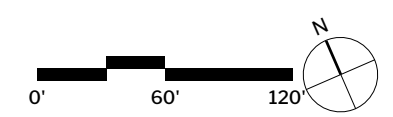
LEGEND:

EFFECTIVE GUST SPEED CATEGORIES:

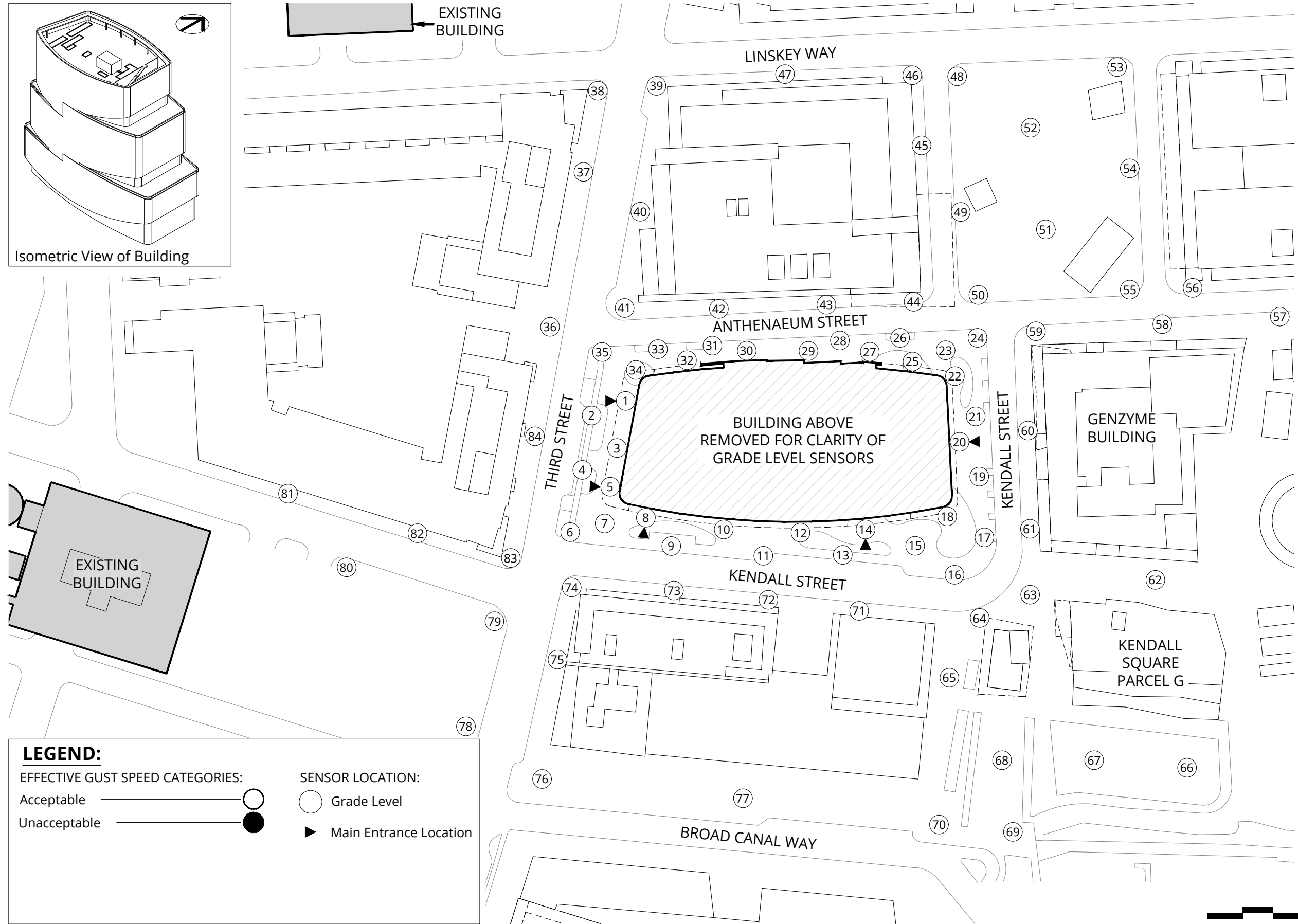
- Acceptable — ○
- Unacceptable — ●

SENSOR LOCATION:

- Grade Level



Pedestrian Wind Conditions - Effective Gust Speed (Build)



LEGEND:

EFFECTIVE GUST SPEED CATEGORIES:

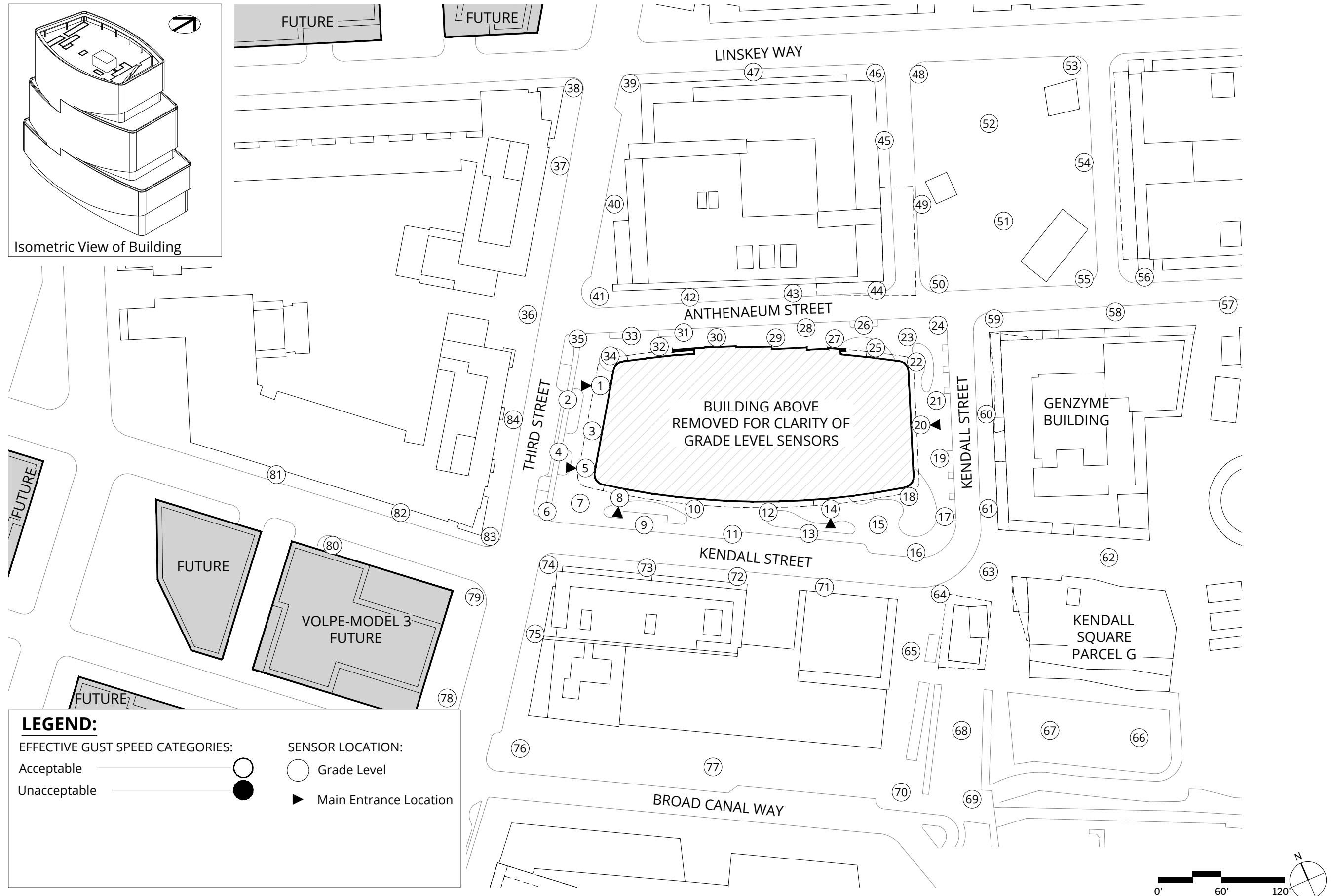
- Acceptable (White circle)
- Unacceptable (Black circle)

SENSOR LOCATION:

- Grade Level (White circle)
- Main Entrance Location (Black triangle)



Pedestrian Wind Conditions - Effective Gust Speed (Full Build)



LEGEND:

EFFECTIVE GUST SPEED CATEGORIES:

- Acceptable — ○
- Unacceptable — ●

SENSOR LOCATION:

- Grade Level
- ▶ Main Entrance Location

