



WHERE CONNECTIONS FLOW

# 585 THIRD STREET

Cambridge Planning Board Hearing #1

October 19, 2021

[www.CanalDistrictKendall.com](http://www.CanalDistrictKendall.com)

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# Project Team

Greenberg  
Consultants  
Inc.

MASTER PLANNER

cbt

URBAN DESIGN & ARCHITECTURE

vhb

CIVIL ENGINEER / 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

# Agenda

Project Introduction & Context

Design Evolution

Public Space Activation/Programming & Landscape Strategy

Building Design

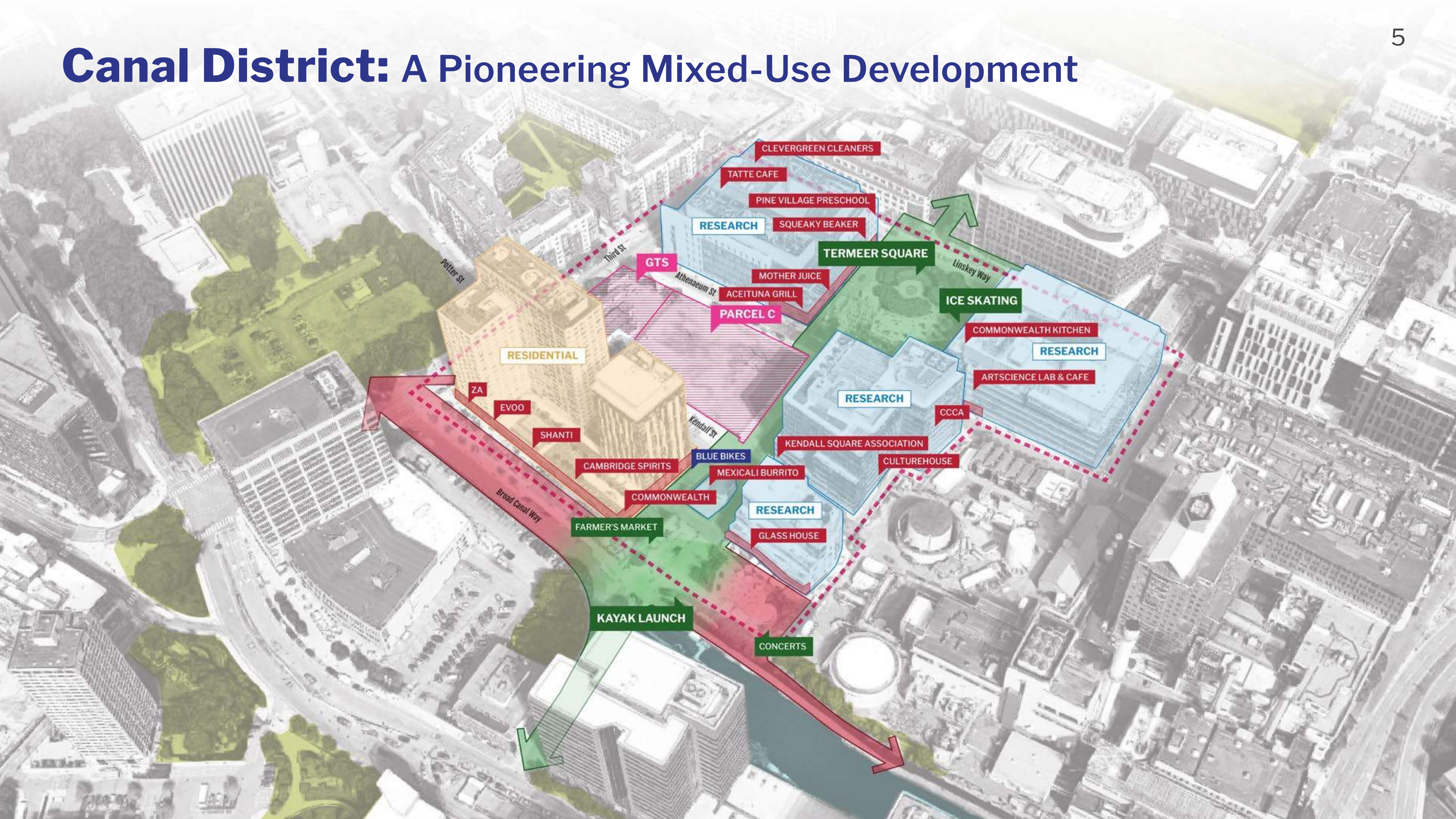
Sustainability & Resiliency

Project/Public Benefits

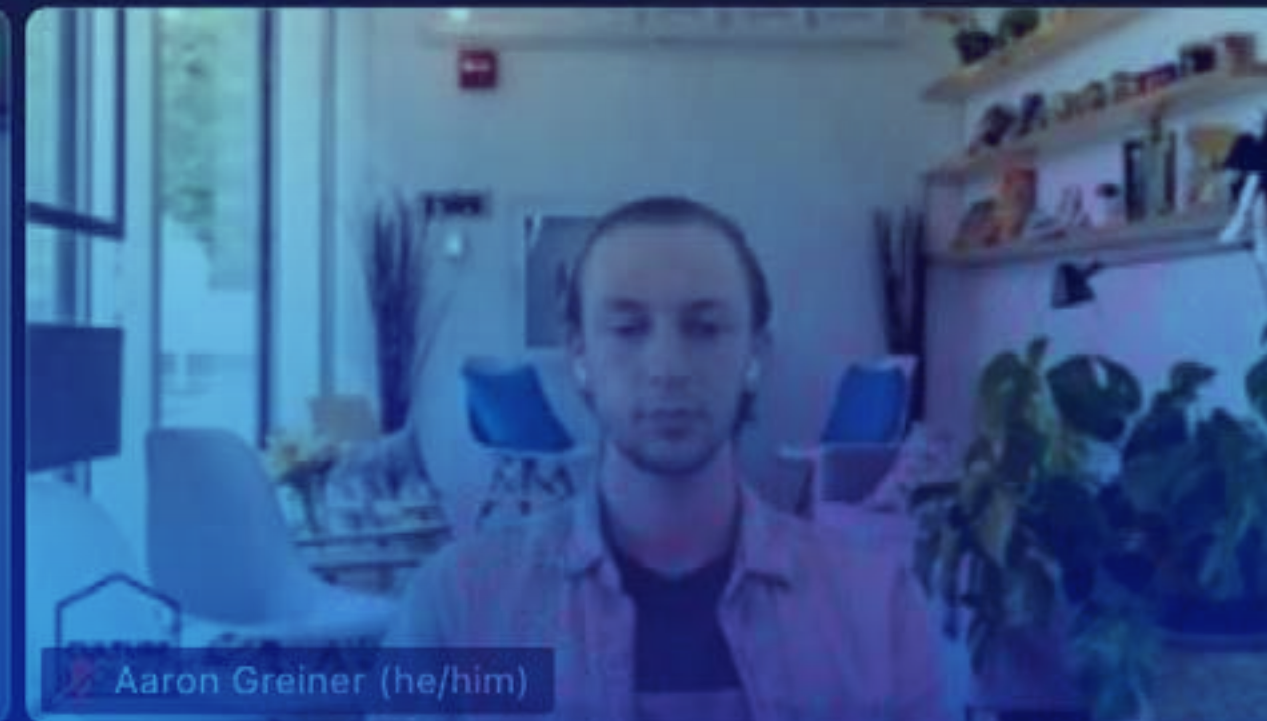
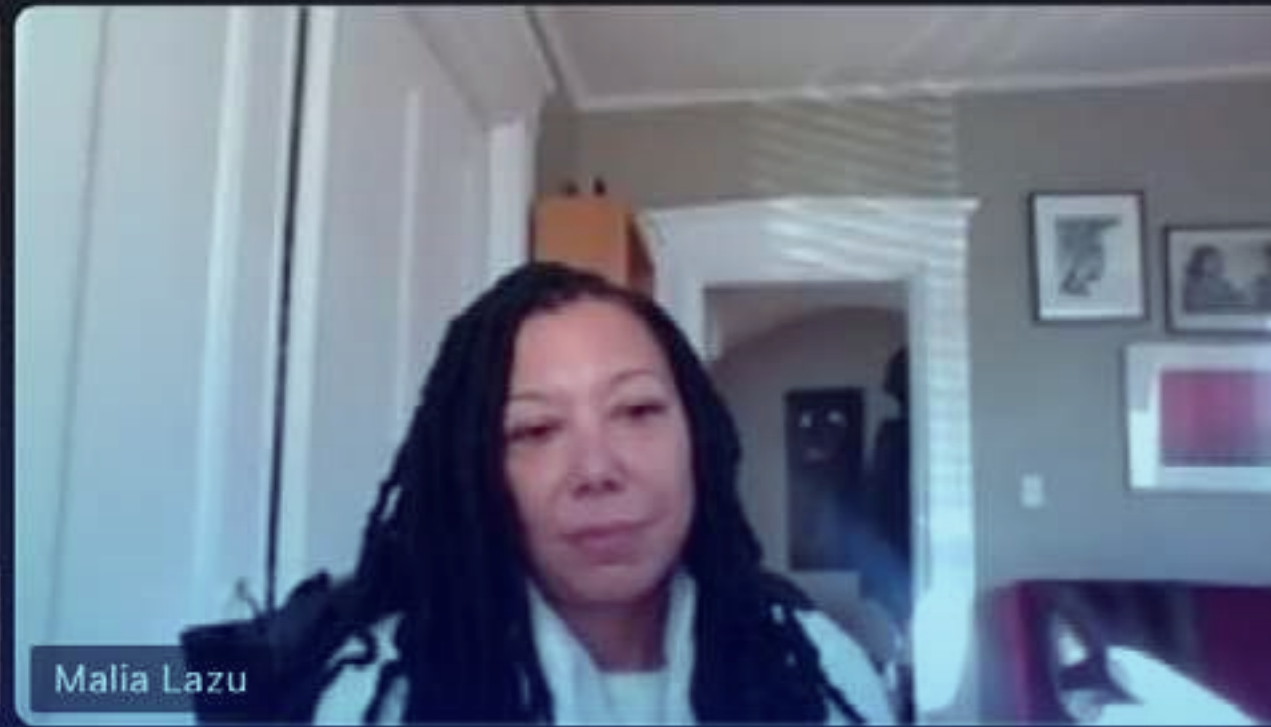
Q&A

# PROJECT INTRODUCTION & CONTEXT

# Canal District: A Pioneering Mixed-Use Development



# Community Outreach



**36**  
Months of  
**Public Outreach**

**200+**  
Open House  
**Attendees**

**4**  
**Open Houses**  
(Kendall, The Port  
& Zoom)

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

**200+**  
Arts and Community  
**Stakeholder Conversations**

**170+**  
**Comments** posted on  
presentation boards

**9**  
Meetings with  
BioMed established  
**Arts Advisory Group**

**200+**  
**Programming Data Points**  
from CultureHouse  
& existing site activities

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

**2**  
Current  
**Art Residencies**  
Onsite

**170+**  
People have filled out  
on-line **survey**  
(and counting)

# DESIGN EVOLUTION

# Project Vision



- **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**



# View from Termeer Square



# View from Third Street Looking North



# View from Third St



# View from Broad Canal



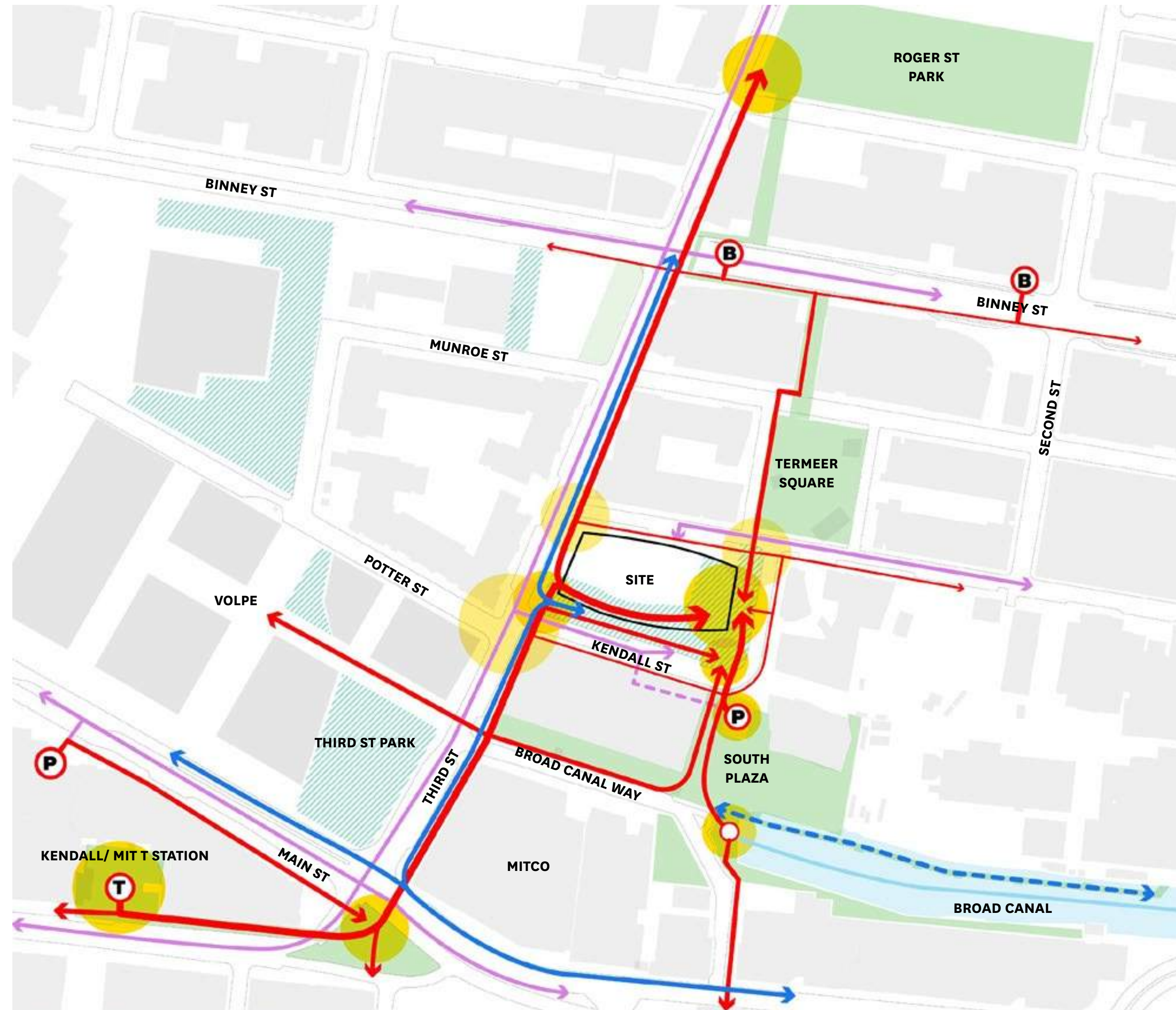
# Arts & Culture Center



The background features a vibrant, abstract composition of brushstrokes. On the left, there are deep blue and purple strokes. On the right, there are bright pink and magenta strokes that blend into a lighter, yellowish-pink area. The overall effect is a dynamic and colorful gradient.

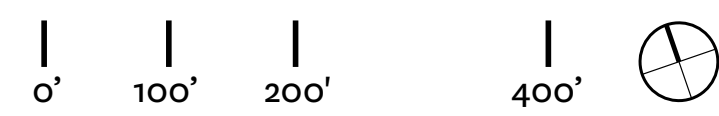
# **PUBLIC SPACE ACTIVATION/PROGRAMMING & LANDSCAPE STRATEGY**

# Site Access and Connectivity

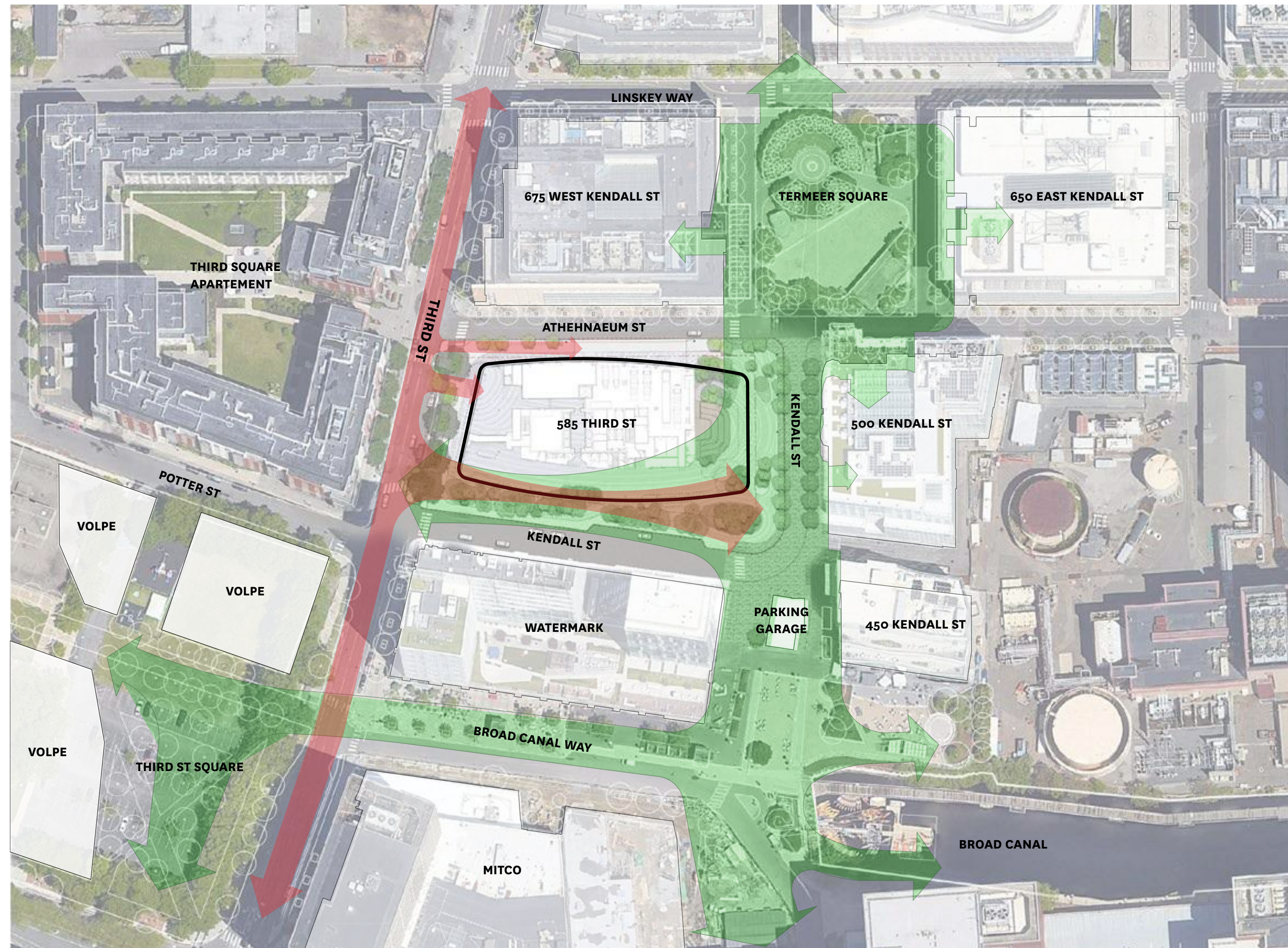


### LEGEND



- VEHICULAR CONNECTION
- PEDESTRIAN CONNECTION
- BIKE PATH CONNECTION
- MULTI-USE PATH
- CANAL WAY CONNECTION
- BUS STOP
- T STATION / BUS STOP
- MAIN PARKING GARAGE
- EXISTING OPEN SPACE
- PROPOSED OPEN SPACE



# Open Space Connection



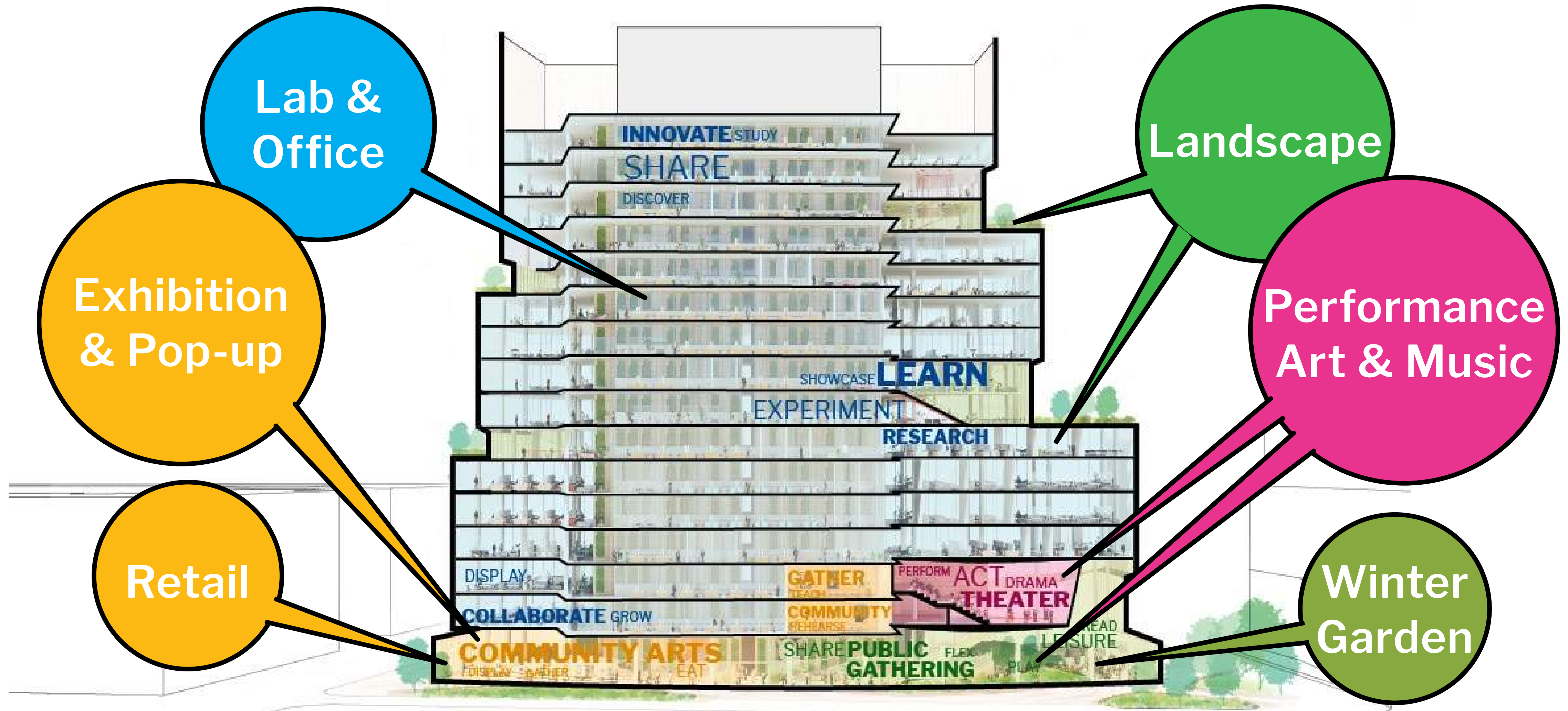
**LEGEND**

-  OPEN SPACE CONNECTION
-  THIRD ST CONNECTION

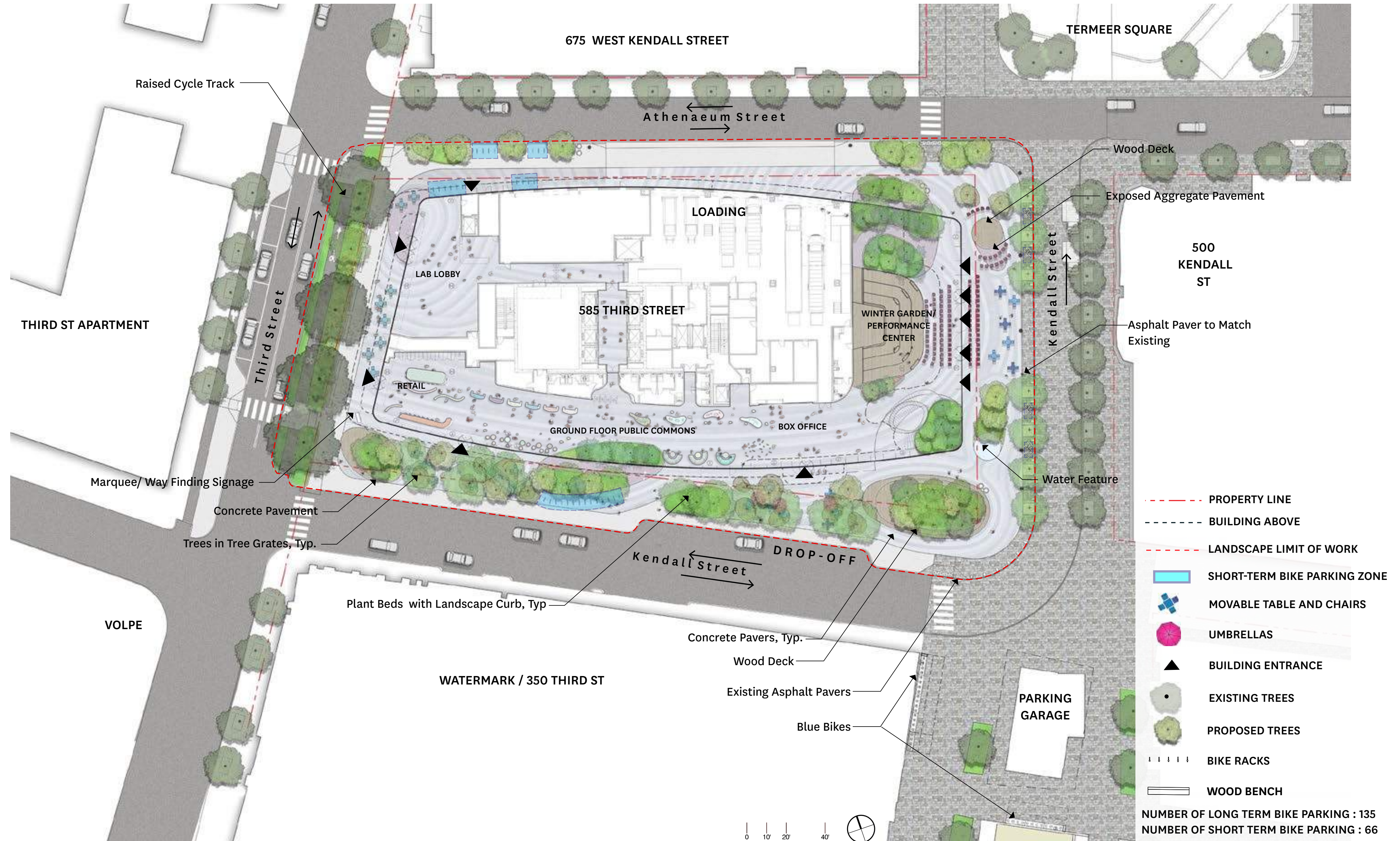




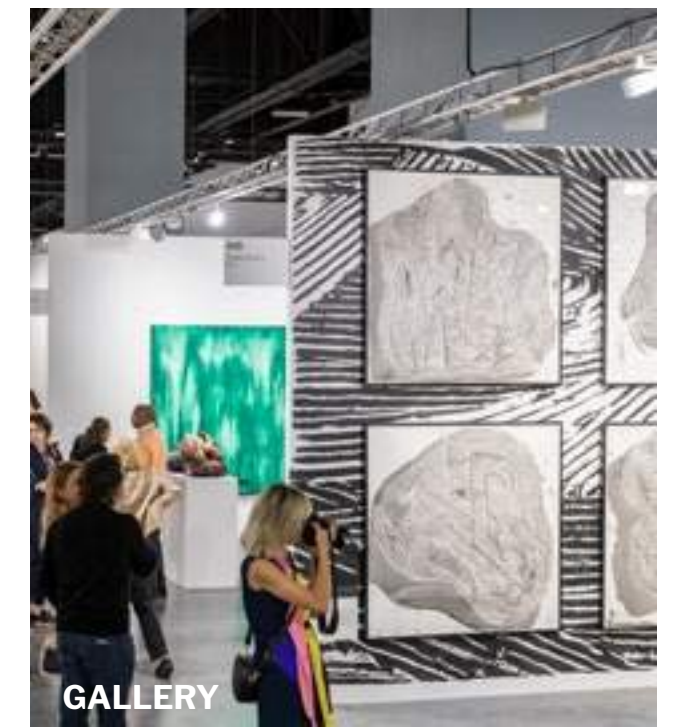
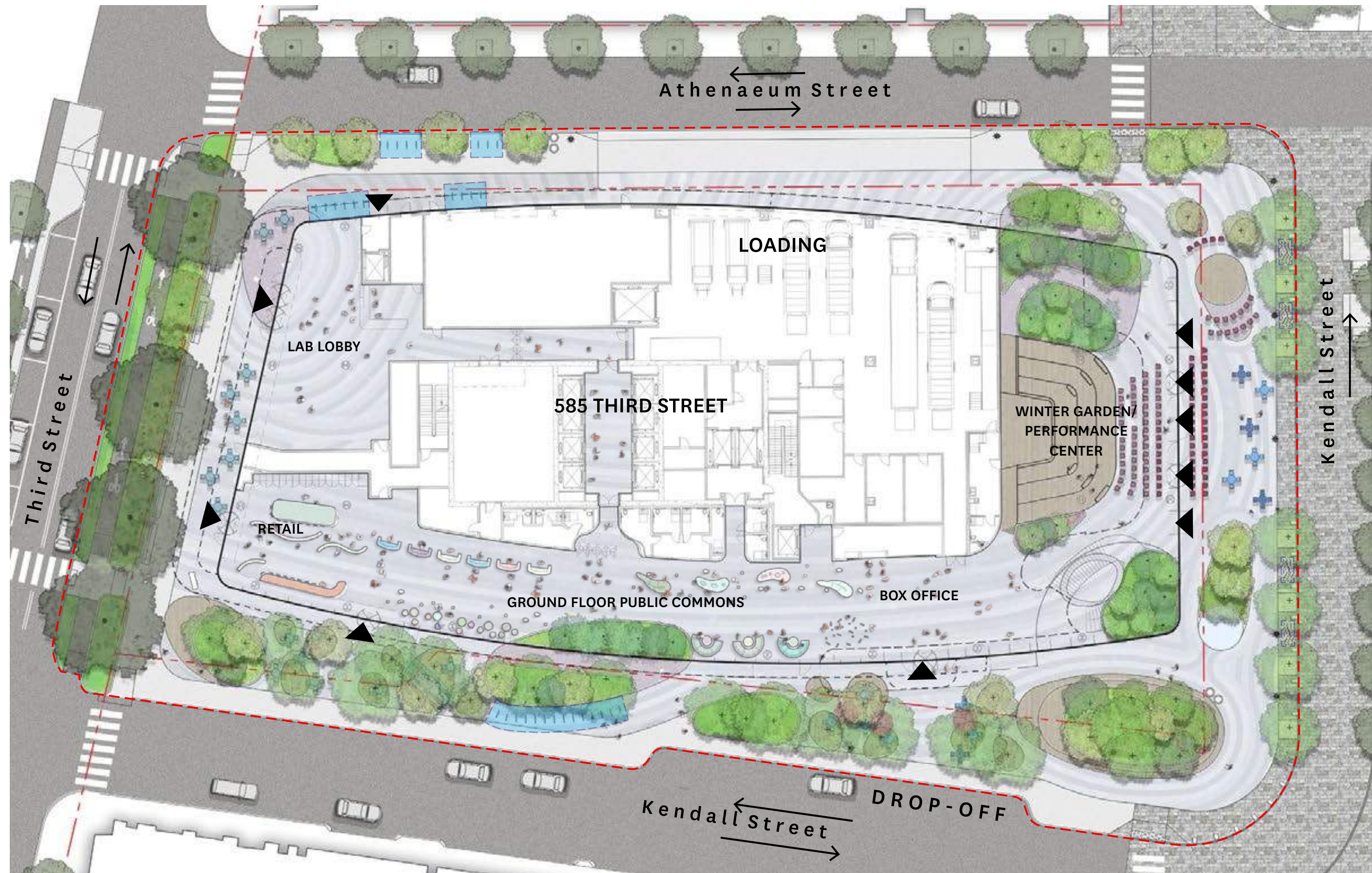
# Program Convergence



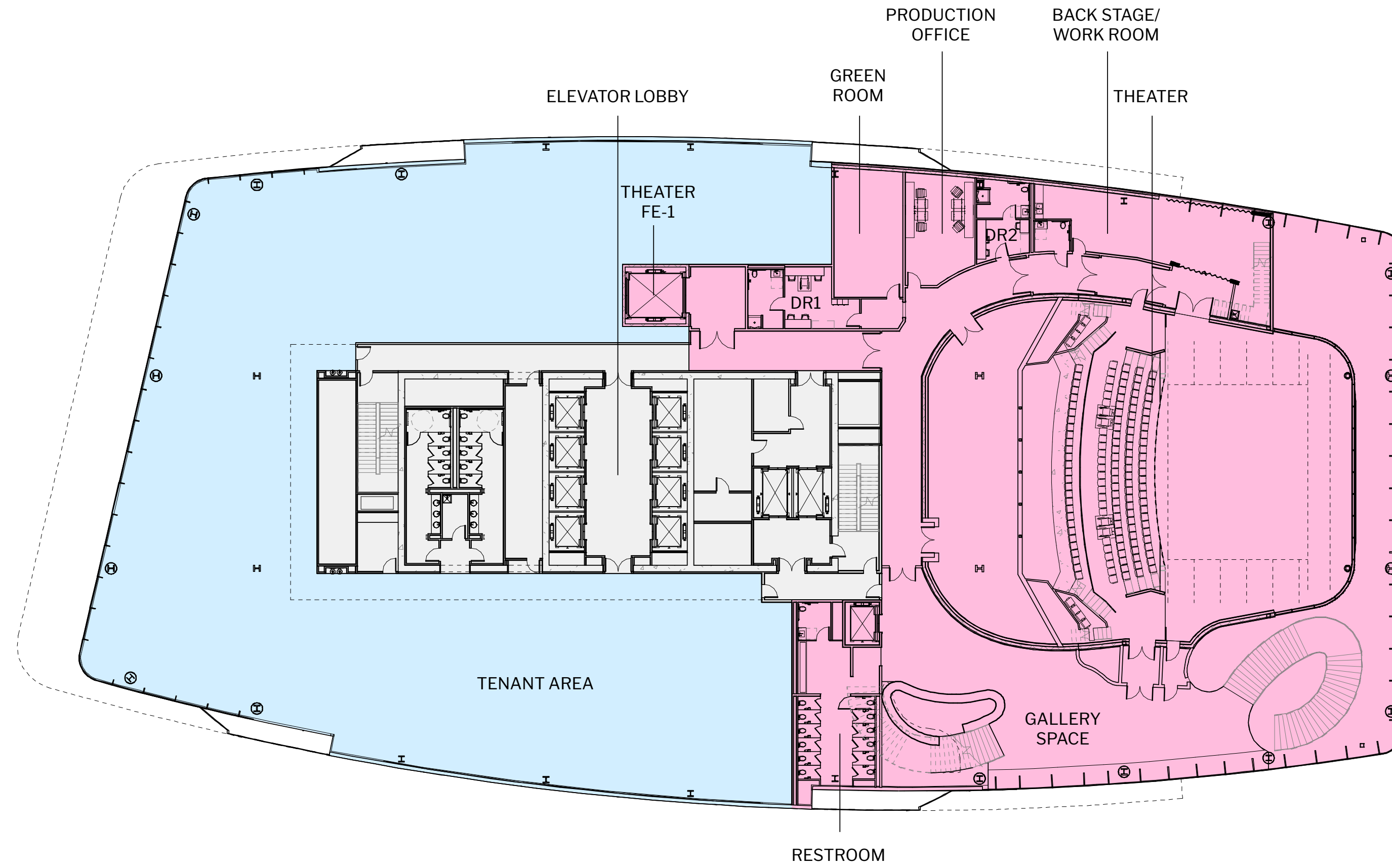
# Site Plan



# Public Space Program



# 2nd Level Floor Plan



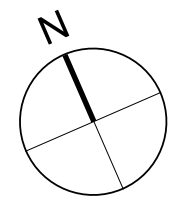
LAB/OFFICE

PUBLIC SPACE/THEATER

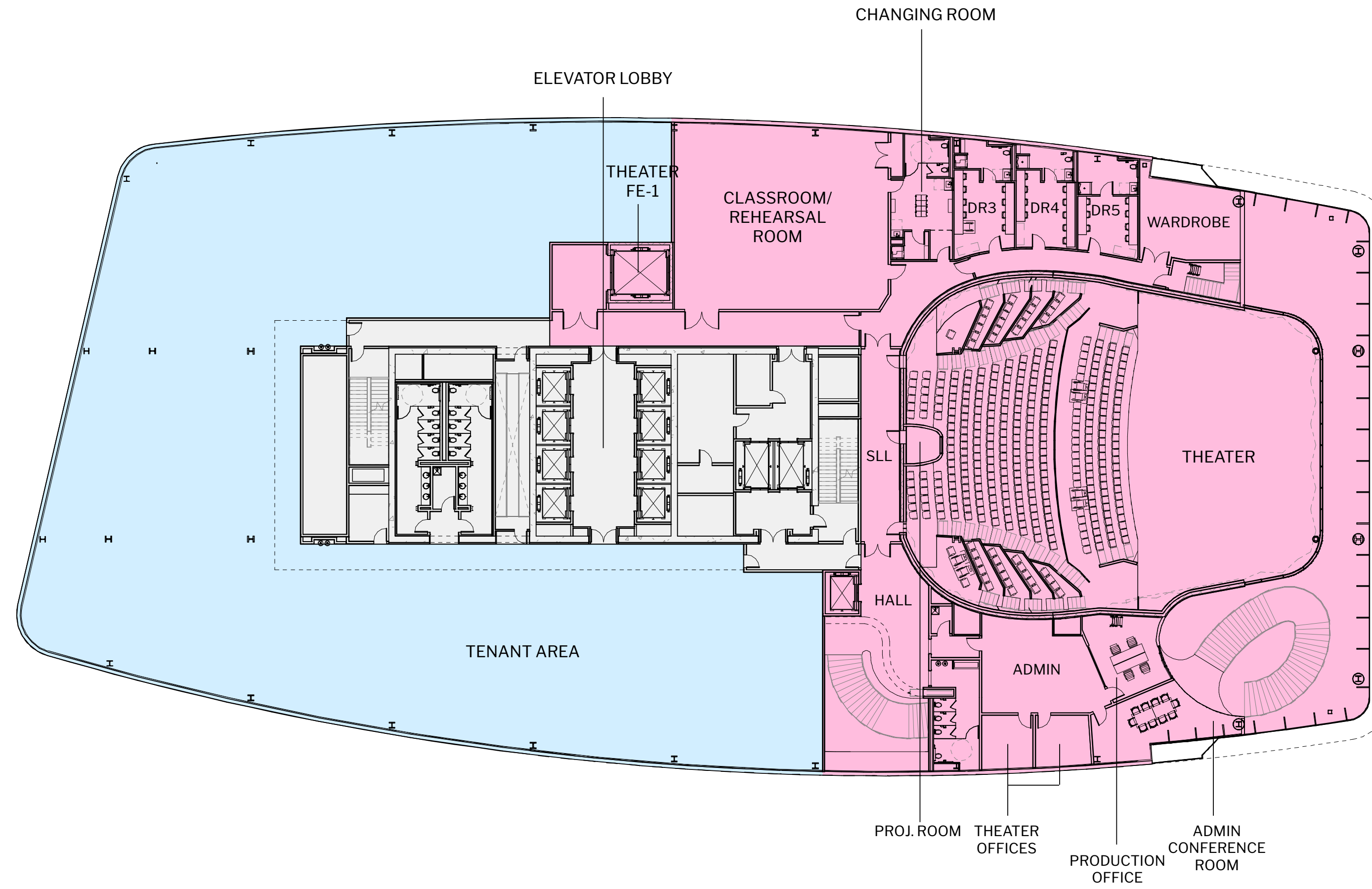
CORE/SERVICE

ROOF TERRACE

0' 10' 20' 50' 70'



# 3rd Level Floor Plan



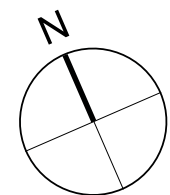
LAB/ OFFICE

PUBLIC SPACE/ THEATER

CORE/ SERVICE

ROOF TERRACE

0' 10' 20' 50' 70'



# Third St - Plan

FINAL DESIGN OF THIRD ST IMPROVEMENTS ARE BEING COORDINATED WITH THE CRA AND CITY STAFF



BINNEY STREET, CAMBRIDGE, MVVA



RETAIL



LONSDALE STREET, AUSTRALIA, BKK ARCHITECT

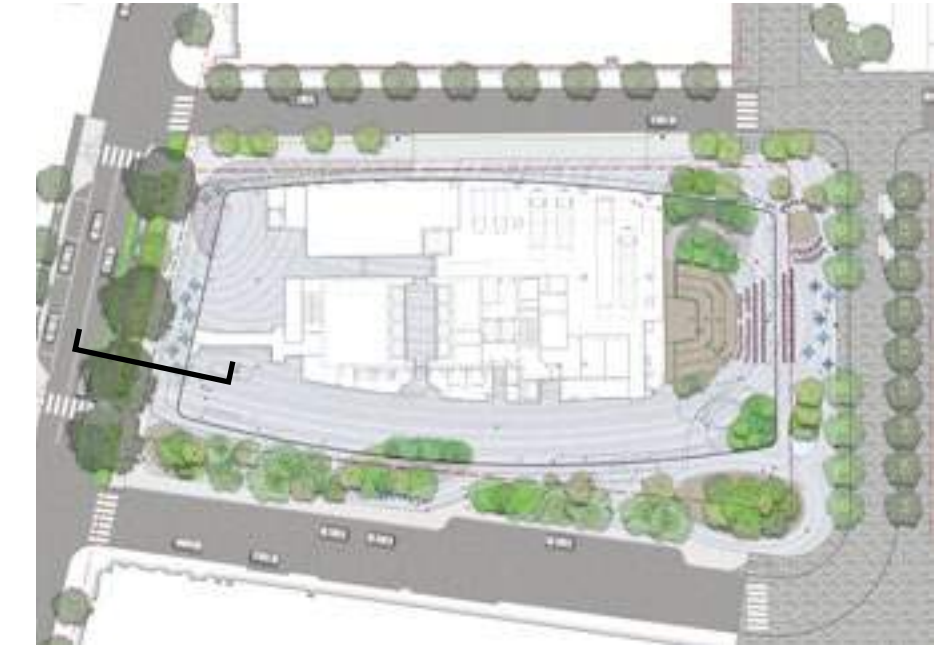
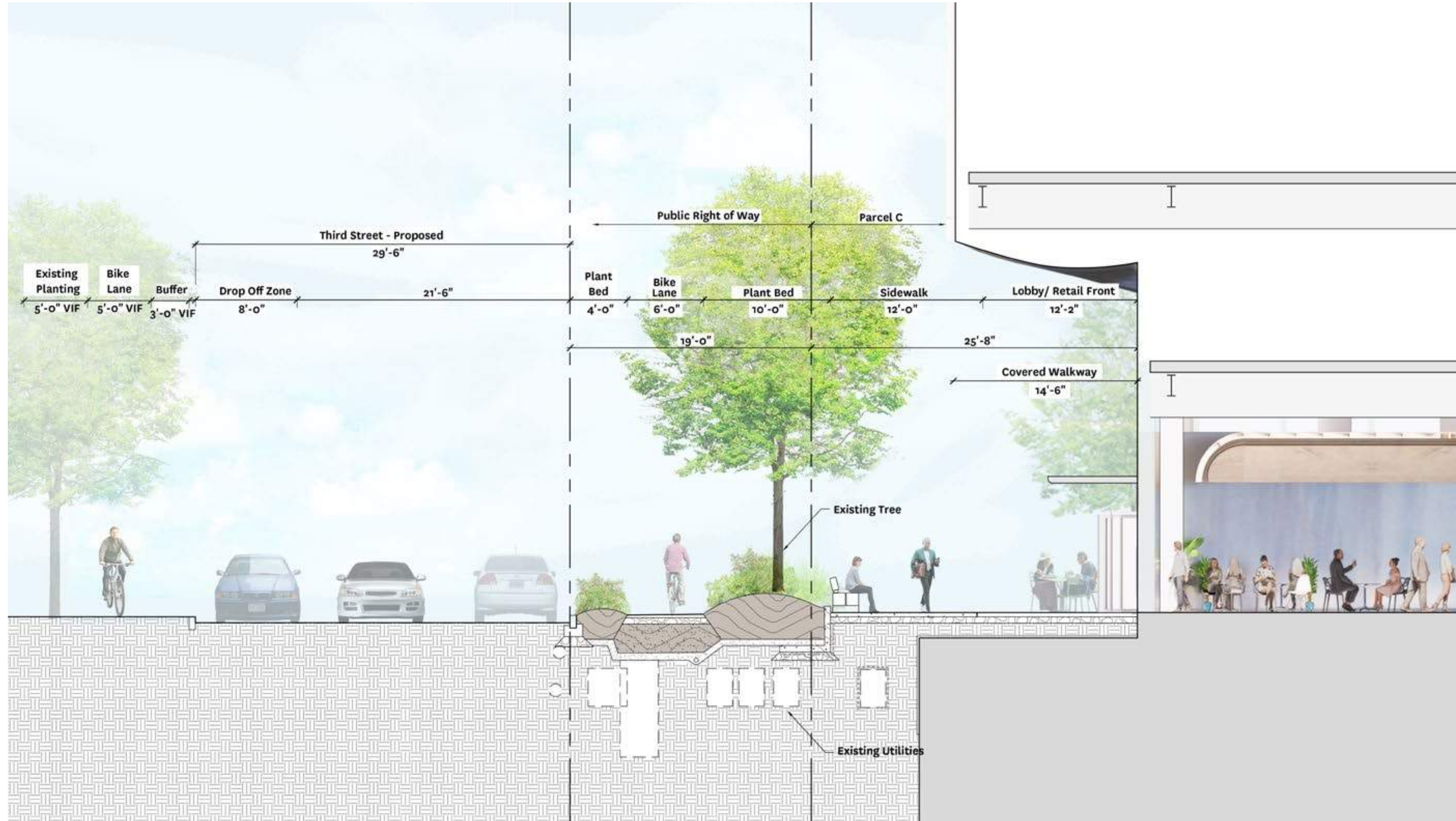


**LEGEND**

- - - - - PROPERTY LINE
- BUILDING ABOVE
- - - - - LANDSCAPE LIMIT OF WORK
- SHORT-TERM BIKE PARKING ZONE
- + MOVABLE TABLE AND CHAIRS
- + UMBRELLAS
- ▲ BUILDING ENTRANCE
- EXISTING TREES
- PROPOSED TREES
- BIKE RACKS
- WOOD BENCH

0' 10' 20' 40' ⊕

# Third St - Street Section

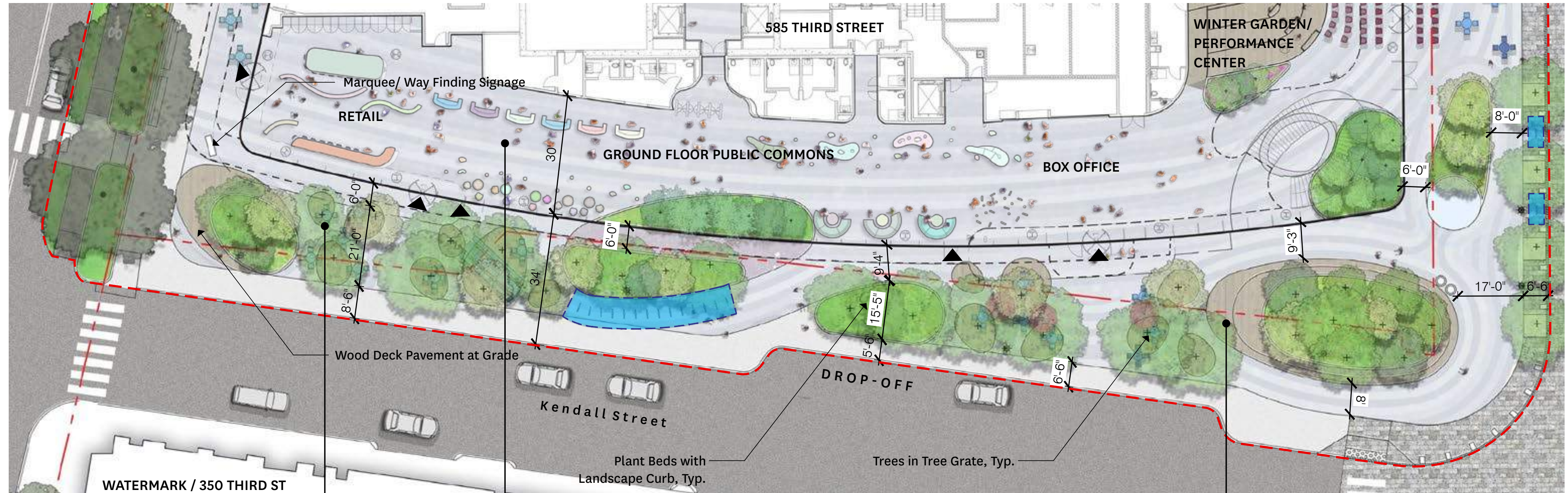


# Third St - Perspective





# Kendall St (South) - Plan



RETAIL PLAZA



MARKET



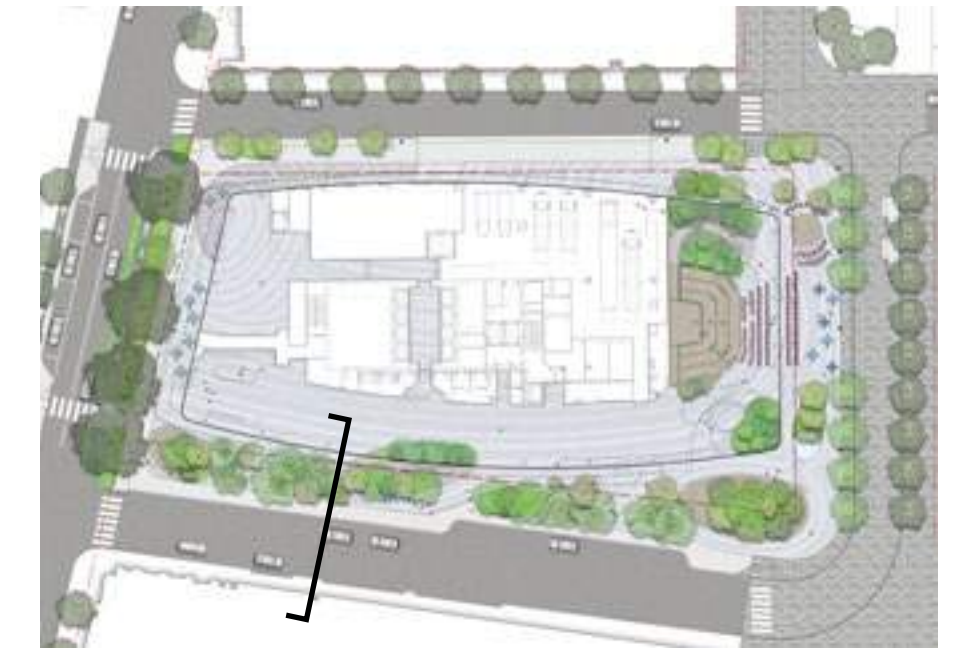
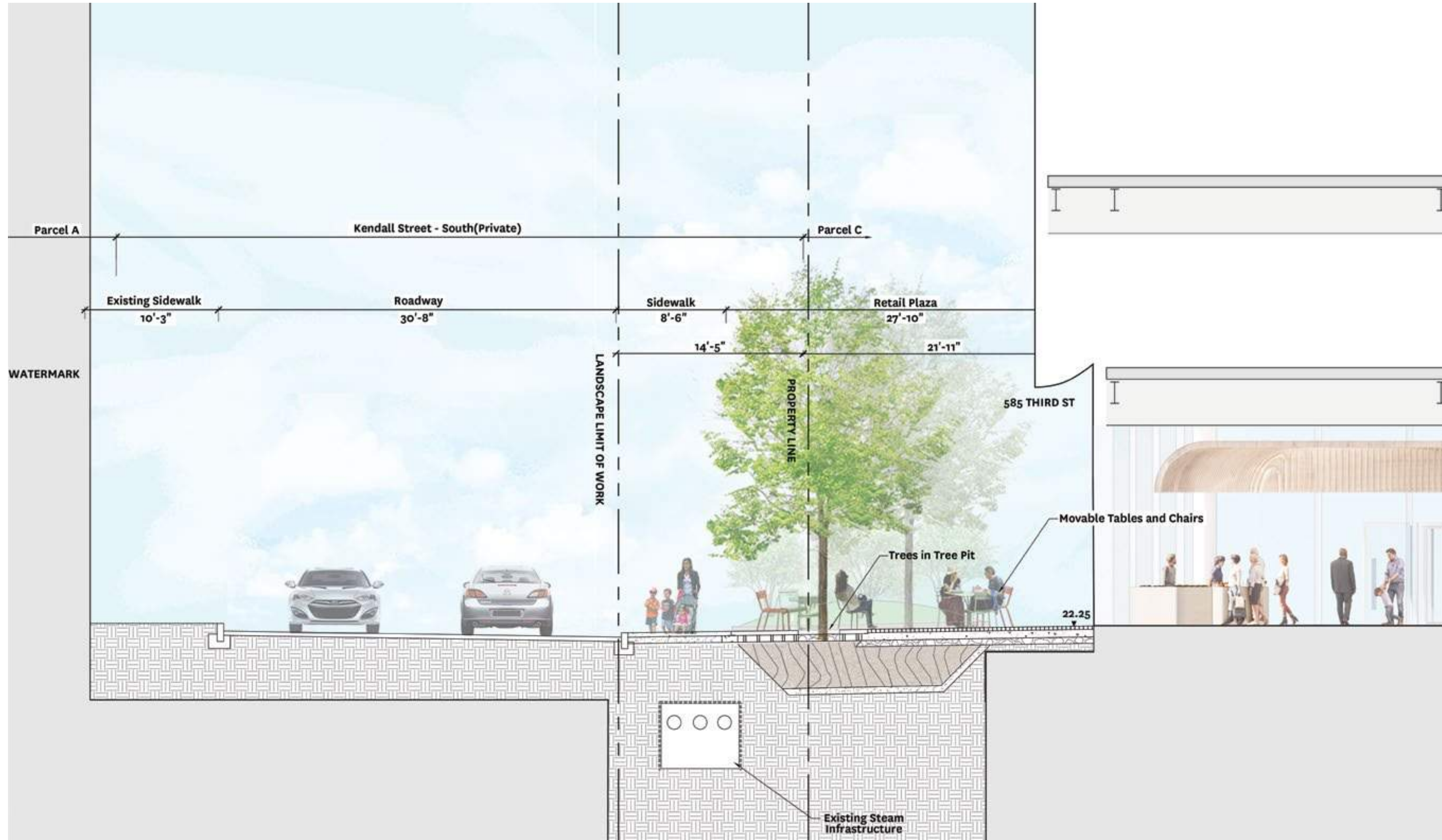
WOOD DECK SEATING



## LEGEND

- - - - PROPERTY LINE
- - - - BUILDING ABOVE
- - - - LANDSCAPE LIMIT OF WORK
- SHORT-TERM BIKE PARKING ZONE
- + MOVABLE TABLE AND CHAIRS
- UMBRELLAS
- ▲ BUILDING ENTRANCE
- EXISTING TREES
- PROPOSED TREES
- | | | | BIKE RACKS
- WOOD BENCH

# Kendall St (South) - Street Section



# Kendall St (South) - Perspective



# Kendall St (East) - Plan



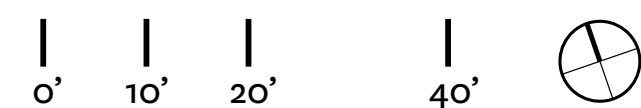
YORK QUAY, TORONTO, MVVA



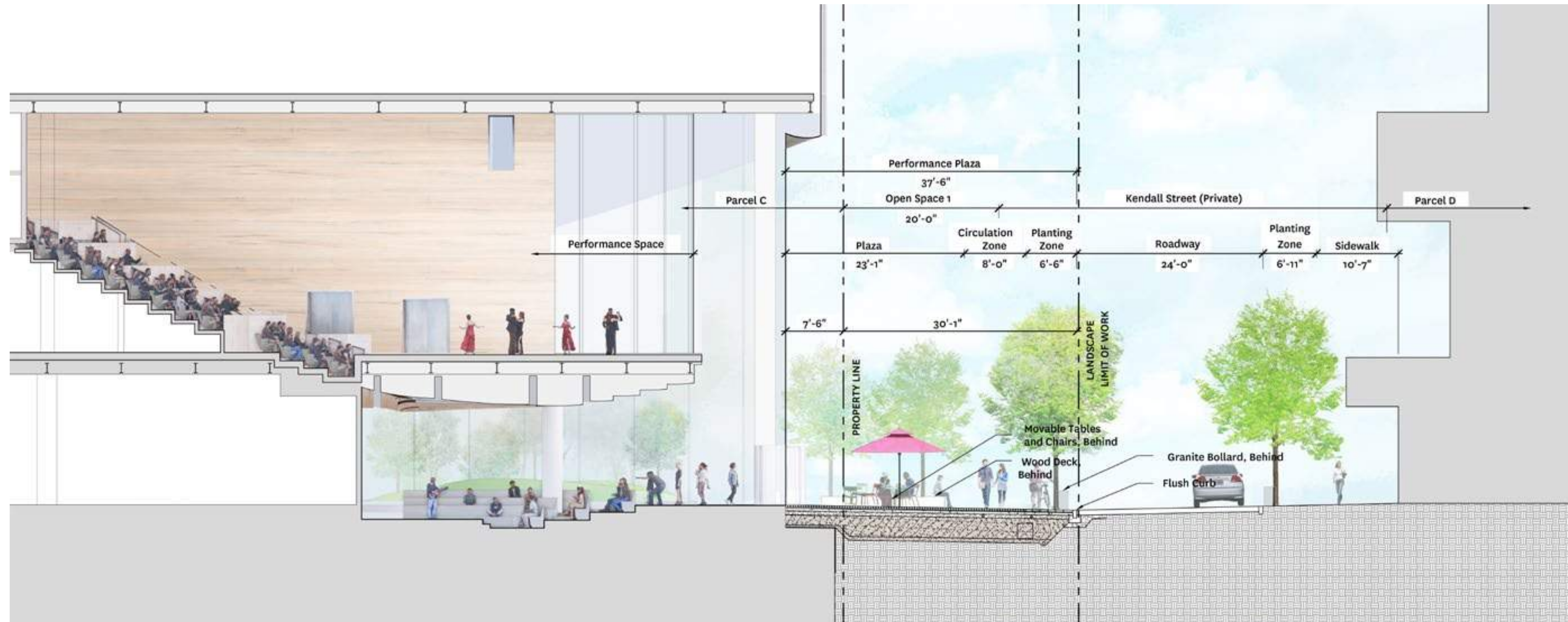
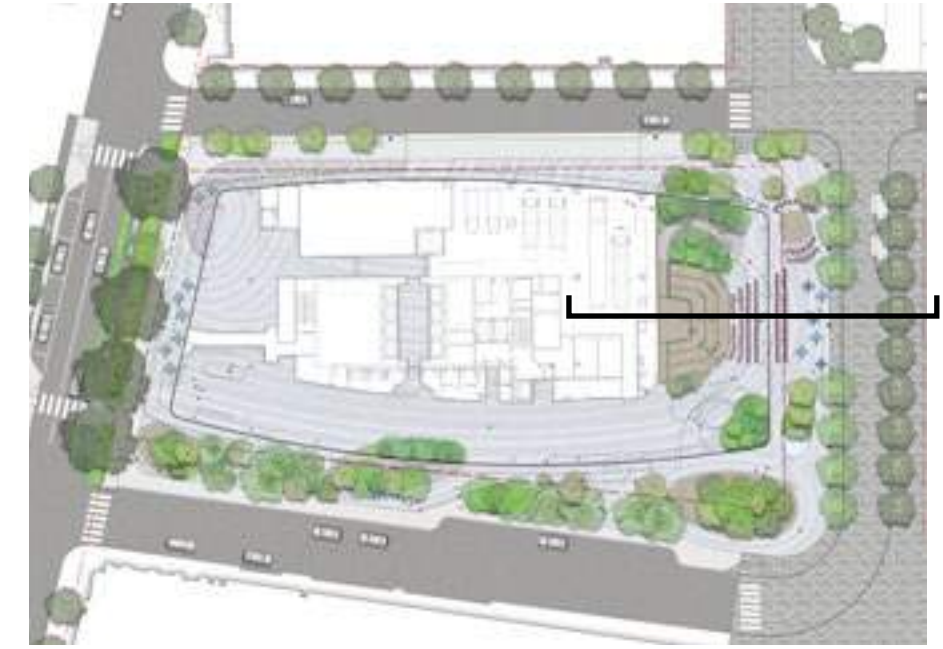
## LEGEND

- - - - - PROPERTY LINE
- - - - - BUILDING ABOVE
- - - - - LANDSCAPE LIMIT OF WORK
- SHORT-TERM BIKE PARKING ZONE
- + MOVABLE TABLE AND CHAIRS
- UMBRELLAS
- ▲ BUILDING ENTRANCE
- EXISTING TREES
- PROPOSED TREES
- | | | | BIKE RACKS
- WOOD BENCH

NUMBER OF LONG TERM BIKE PARKING : 135  
NUMBER OF SHORT TERM BIKE PARKING : 64



# Kendall St (East) - Street Section



# Kendall St (East) - Perspective

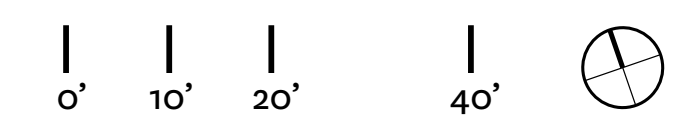


# Athenaeum St - Plan

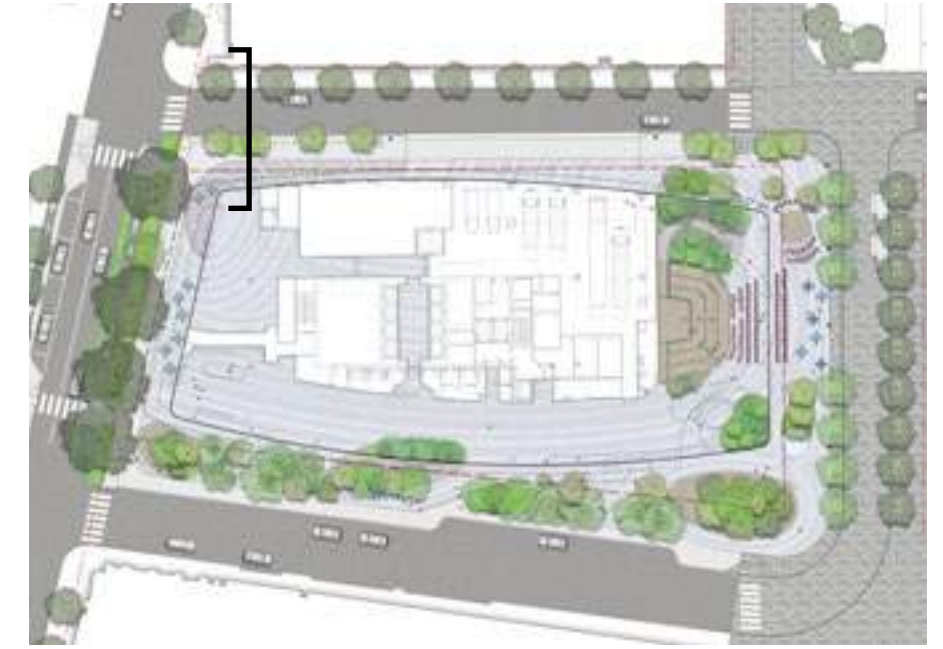
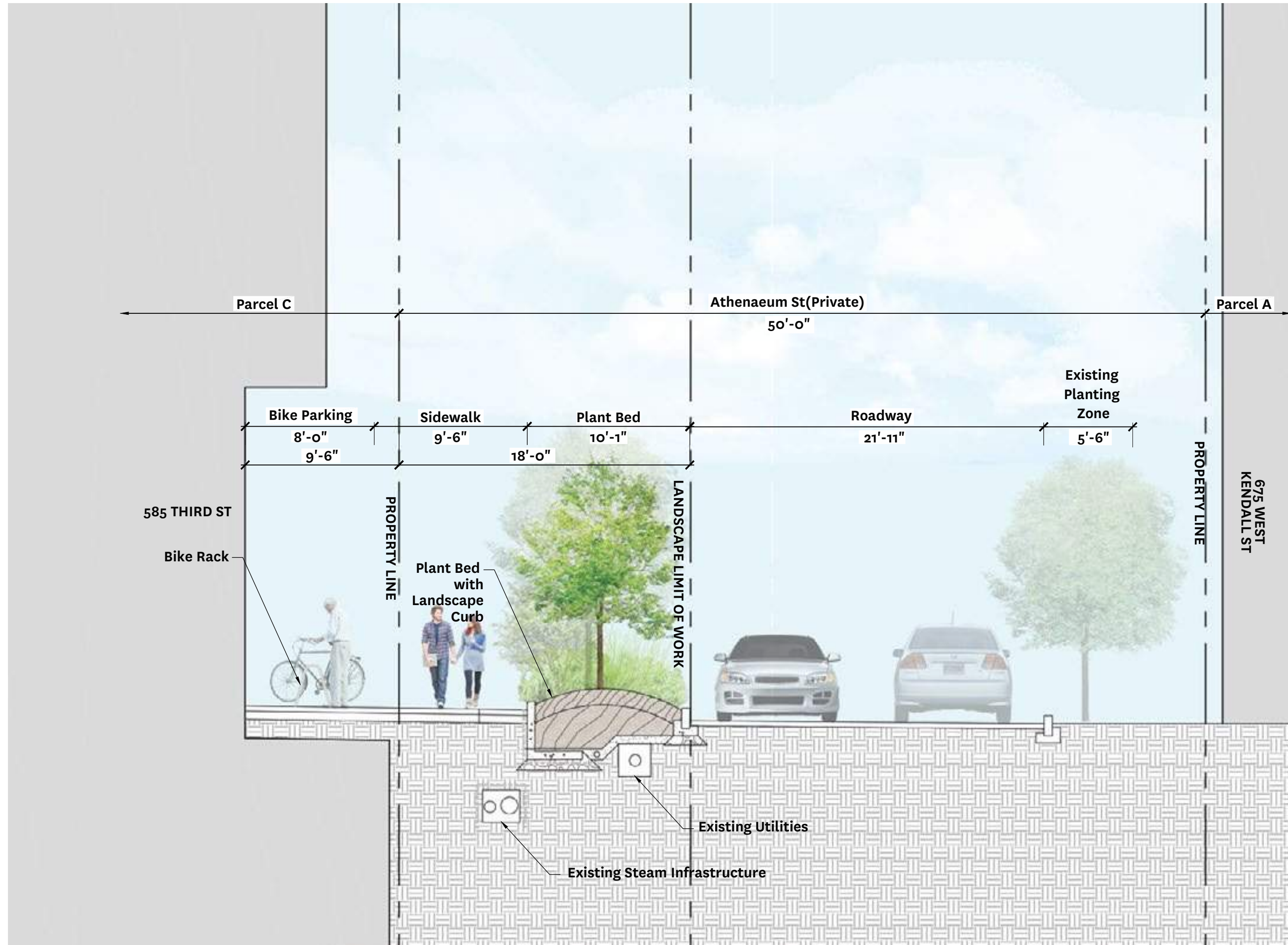


## LEGEND

- - - - - PROPERTY LINE
- - - - - BUILDING ABOVE
- - - - - LANDSCAPE LIMIT OF WORK
- SHORT-TERM BIKE PARKING ZONE
- + MOVABLE TABLE AND CHAIRS
- + UMBRELLAS
- ▲ BUILDING ENTRANCE
- EXISTING TREES
- PROPOSED TREES
- | | | | BIKE RACKS
- WOOD BENCH



# Athenaeum St - Street Section





# BUILDING DESIGN

# Massing and Facade



Clarity of the massing

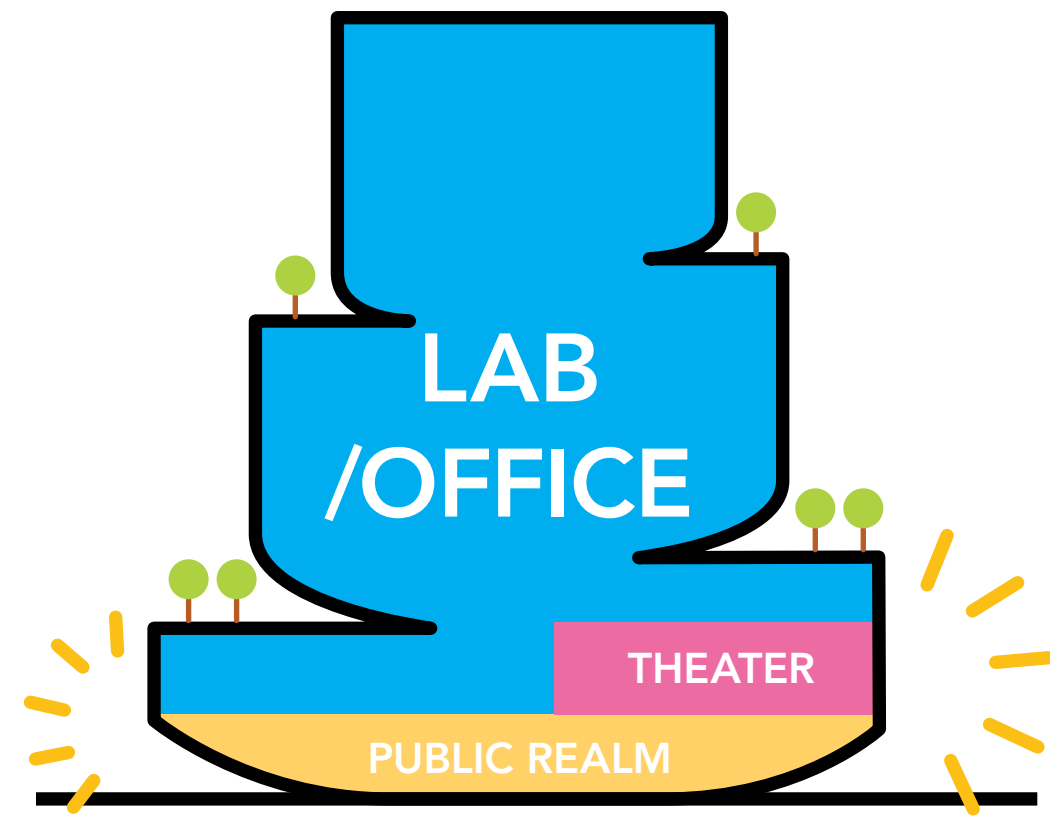
Vegetated/activated terraces

Dynamic facade

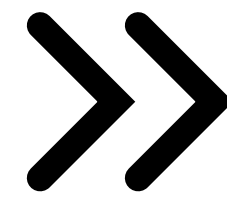
Prominent/visible theater

Welcoming ground level

# Facade Concept



Interior Program



Exterior Expression



Soft / Textured / Vertical

# Facade Development

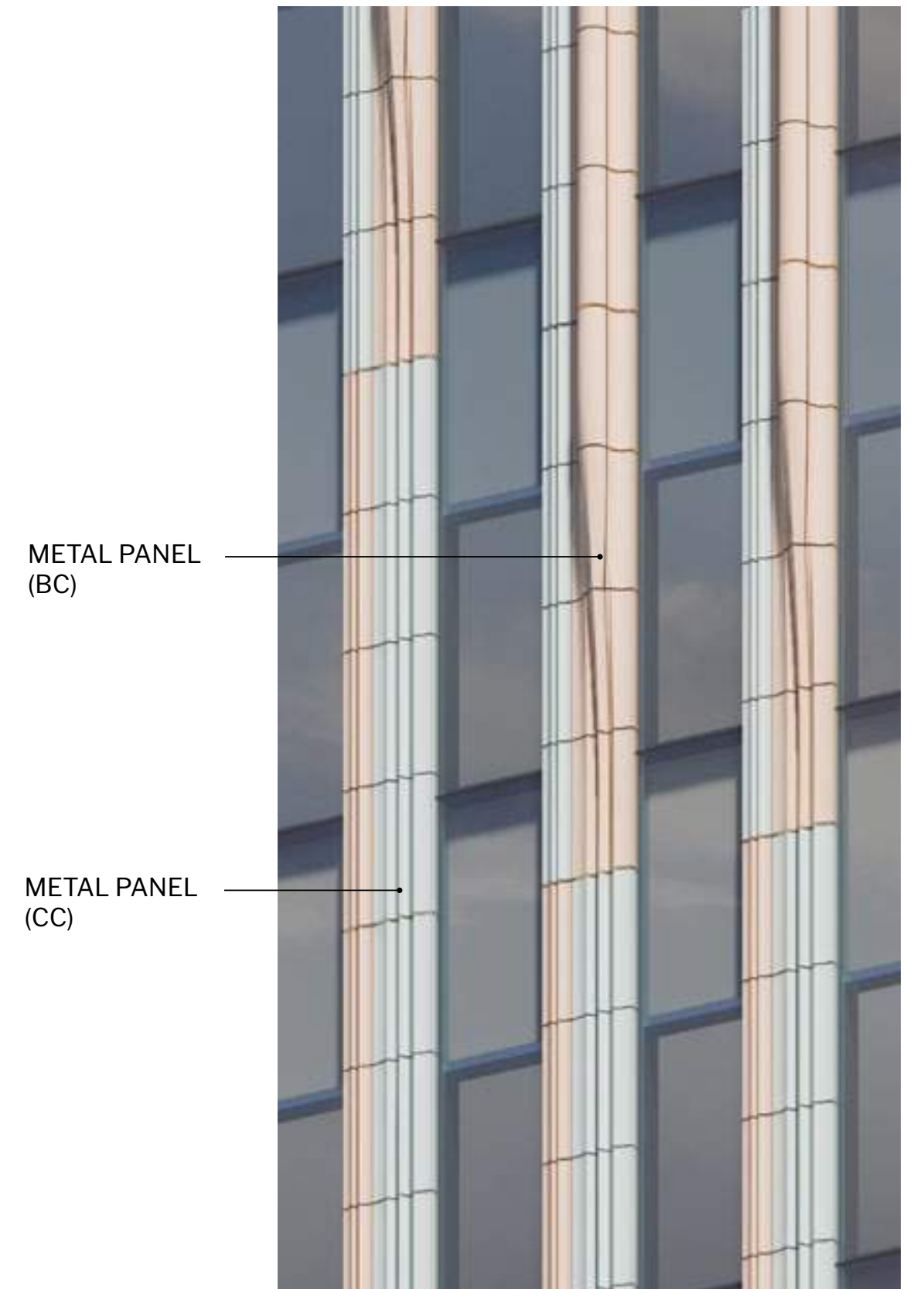
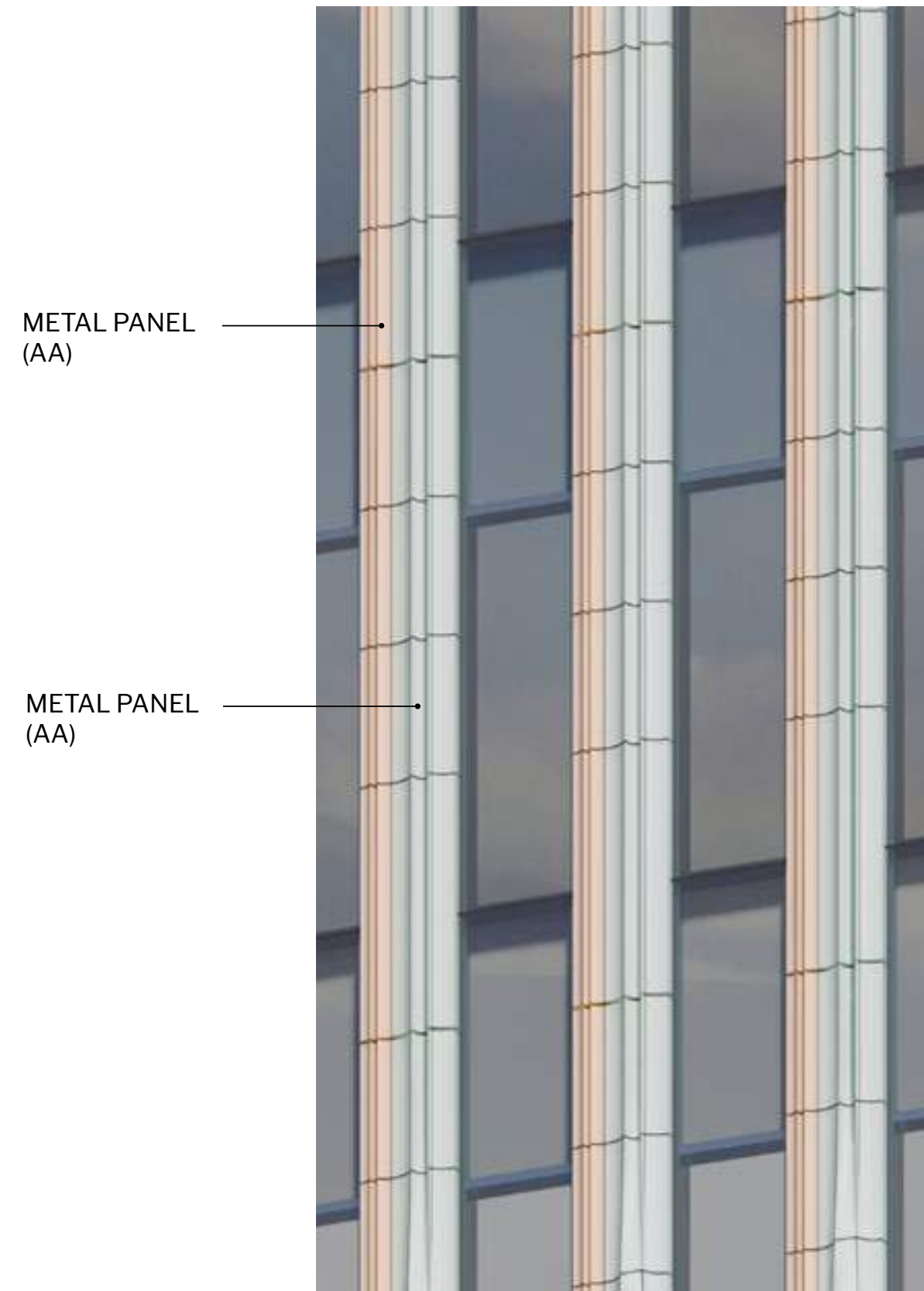
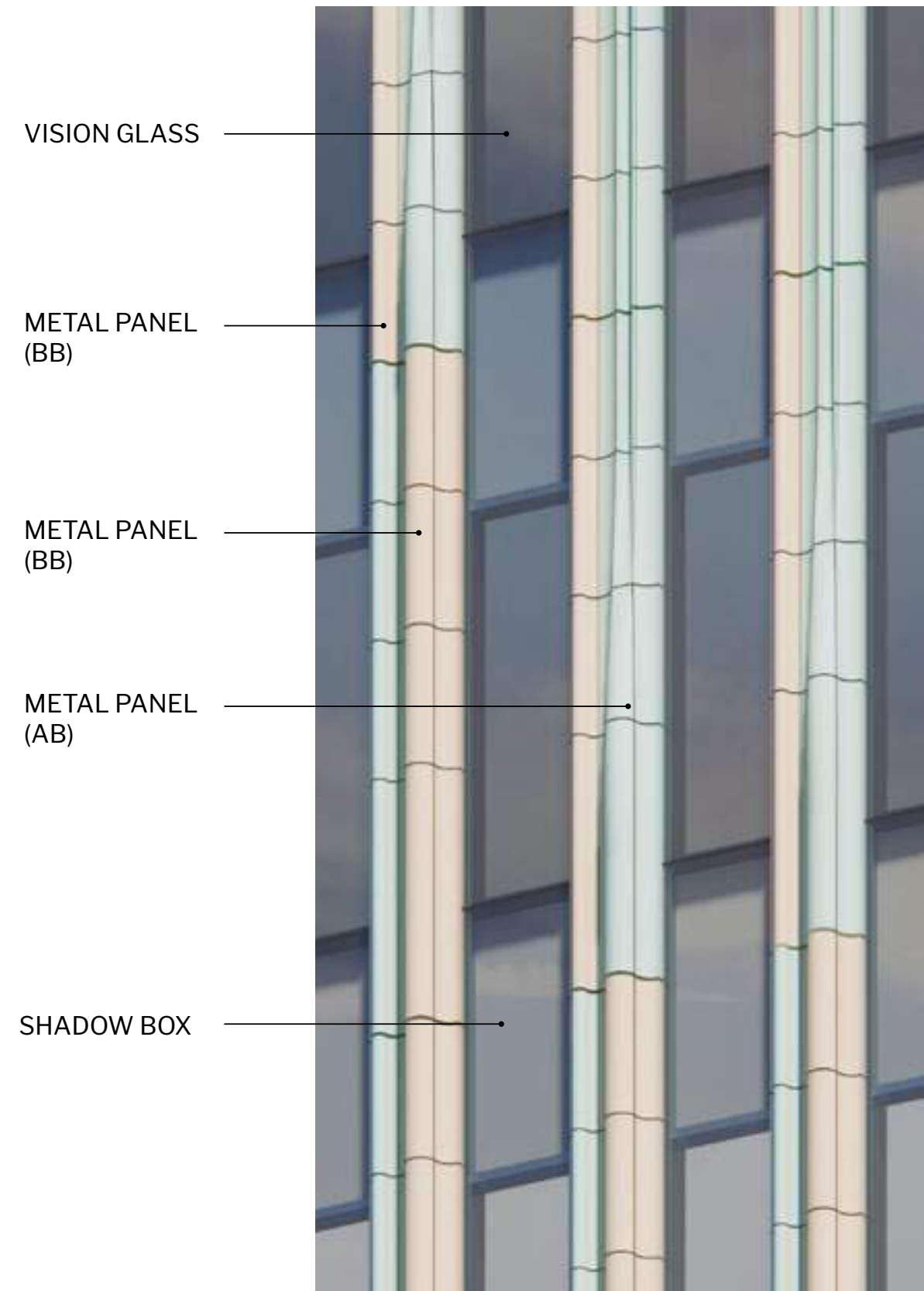
## A: DOUBLE PLEAT



## B: RIPPLEFOLD

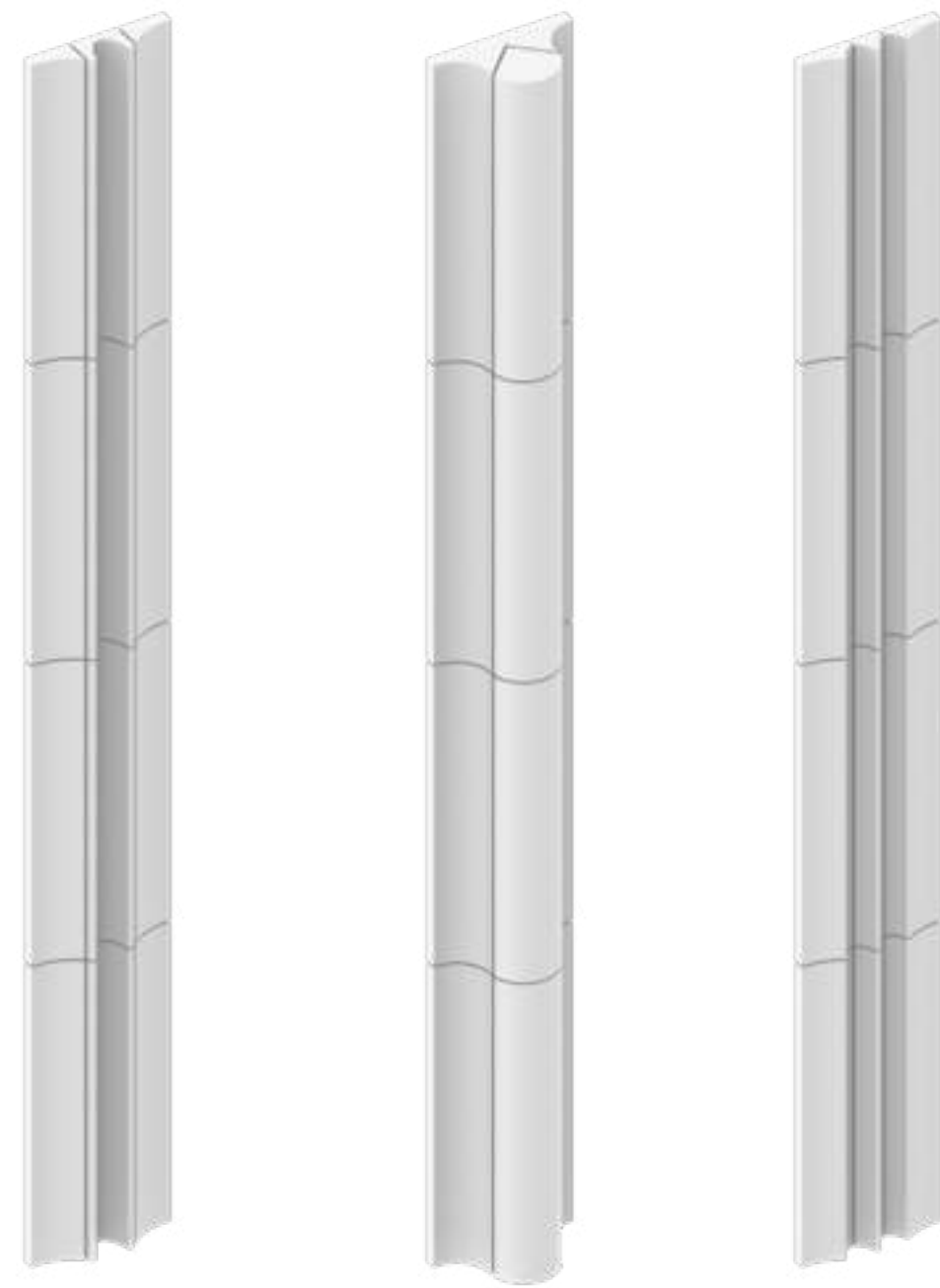


## C: TRIPLE PLEAT



# Facade - Modules and Colors

20" Extrusions



AA

BB

CC

20" Transitions



AB

BC

10" Extrusions



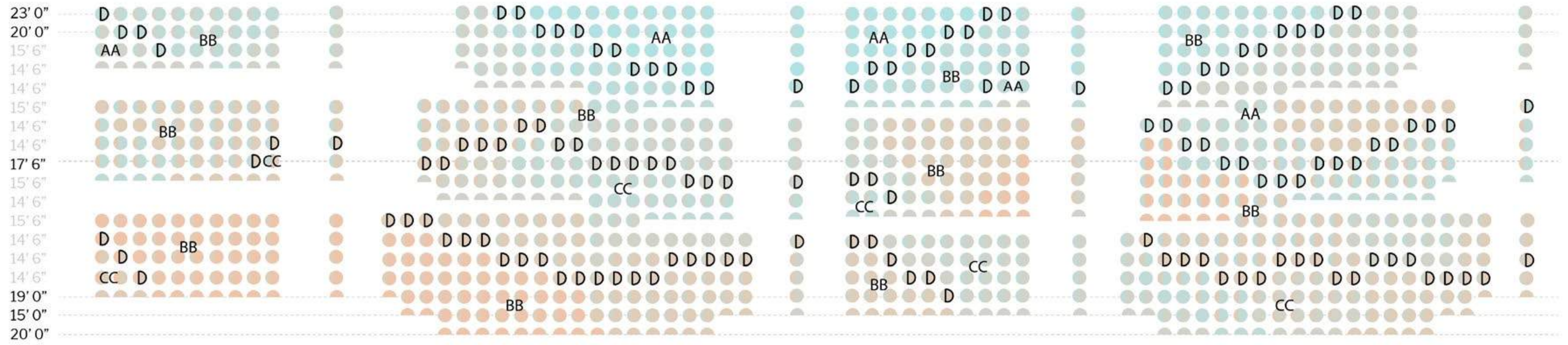
AA

BB

Samples



# Color Palette and Profile Study



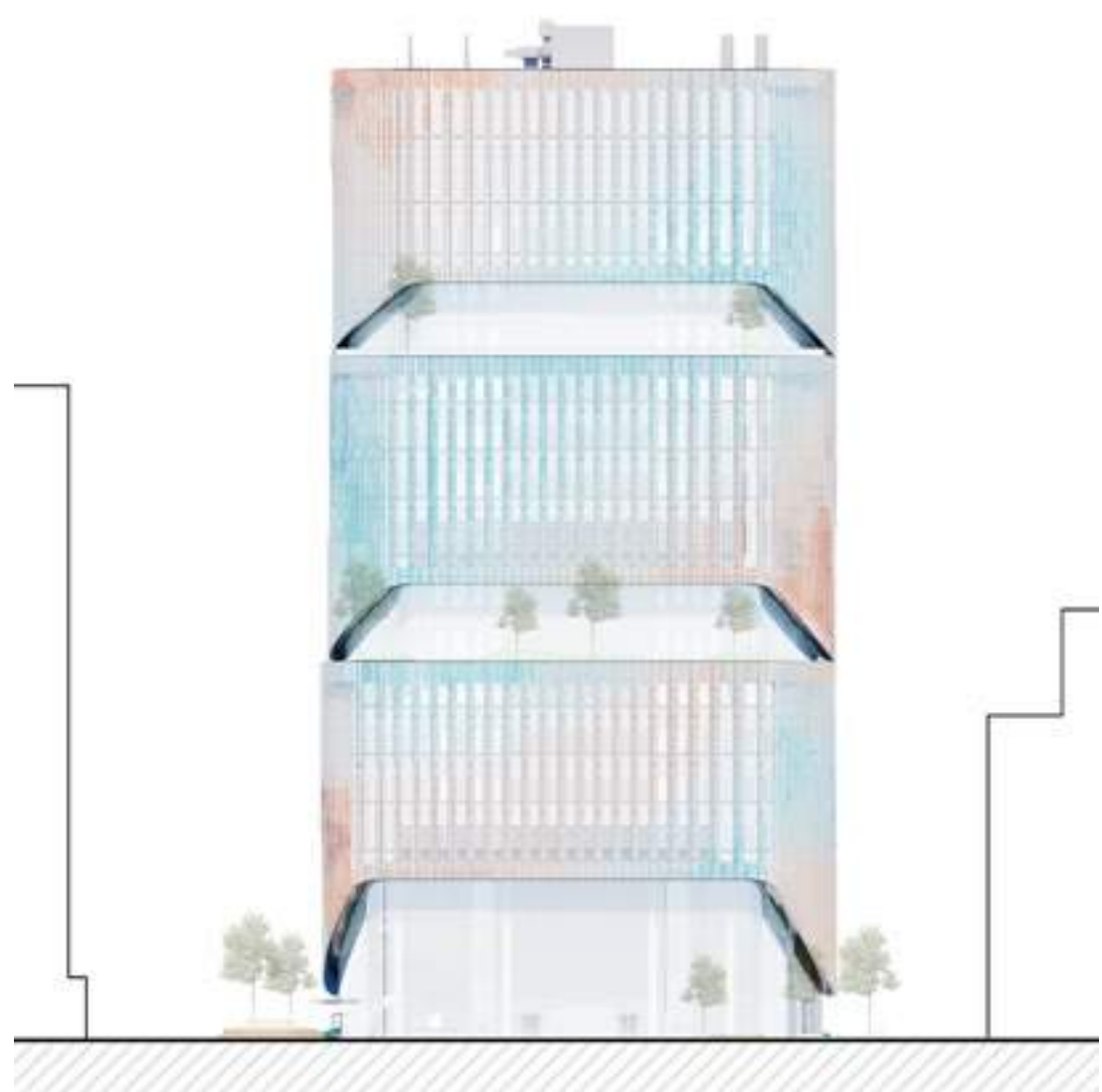
East

North

West

South

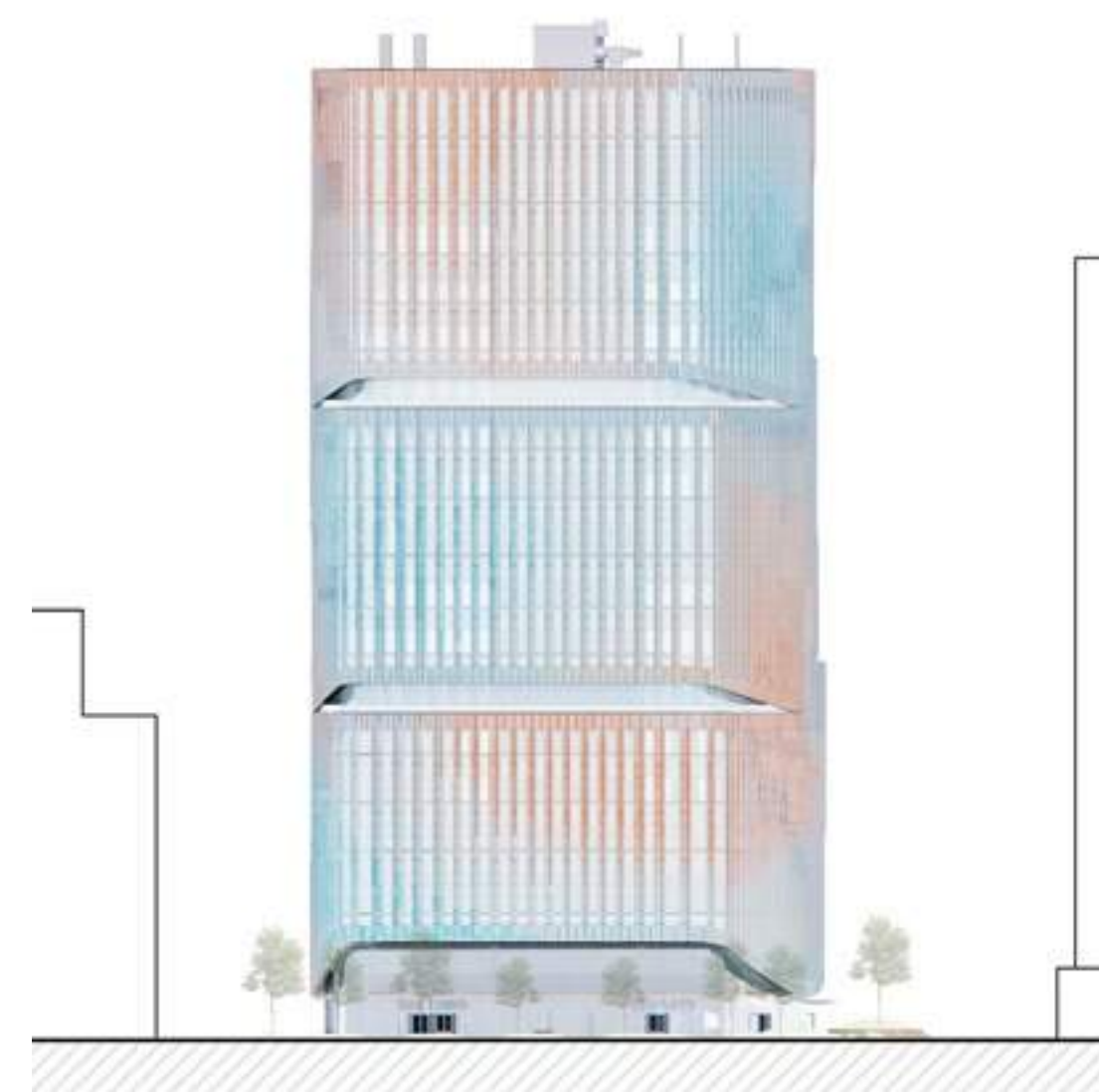
# Elevation



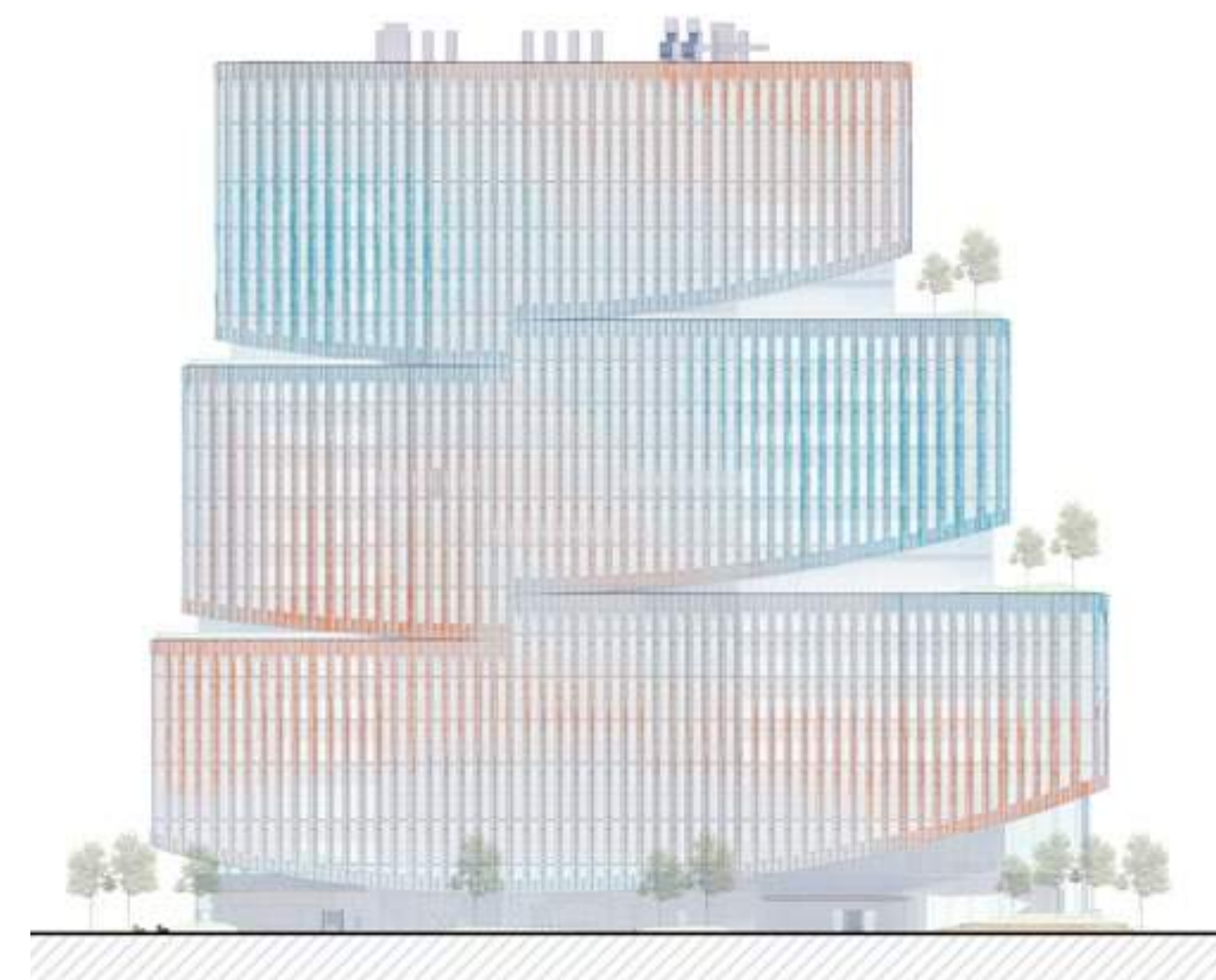
Kendall St (East)



Athenaeum St



Third St



Kendall St (South)

# SUSTAINABILITY / RESILIENCY

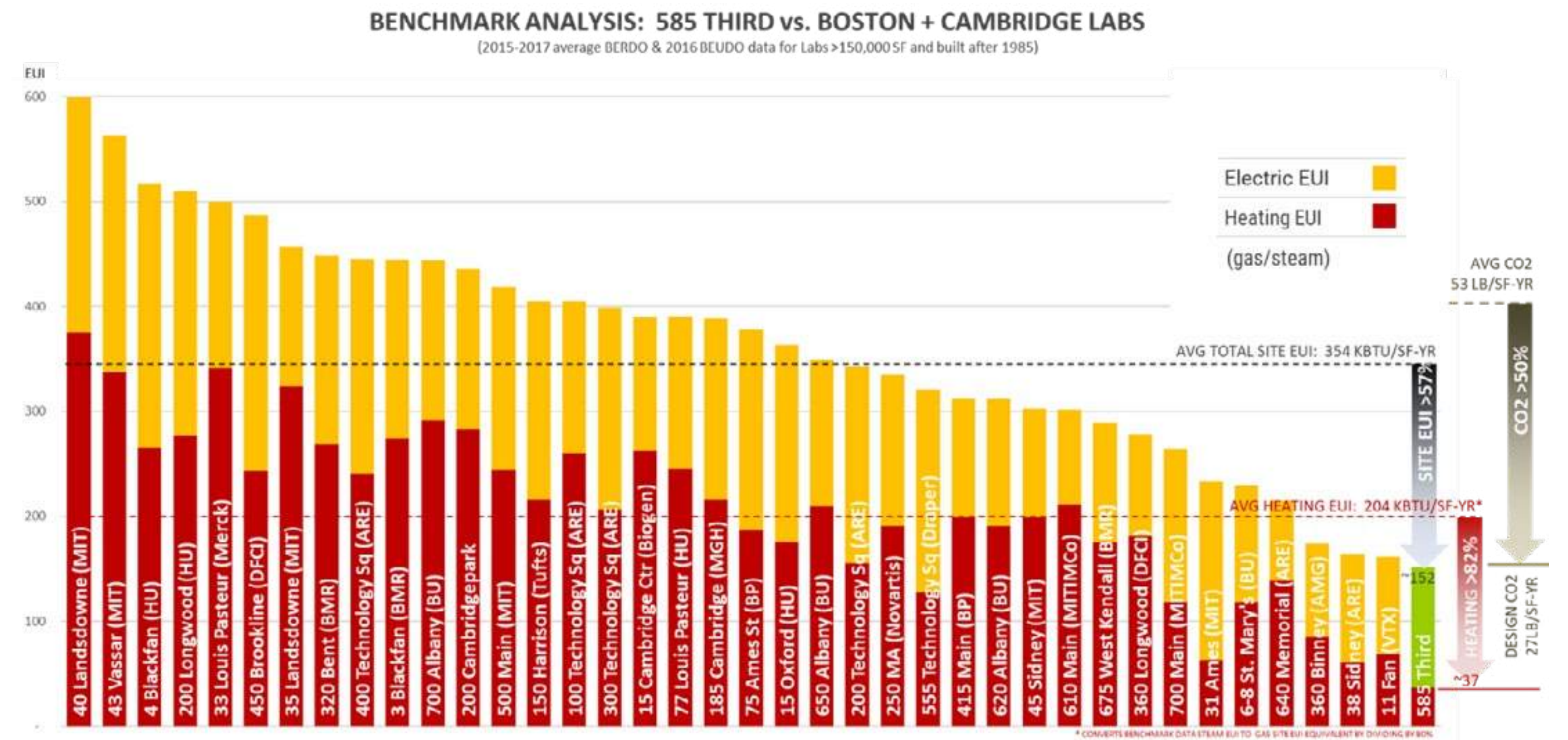
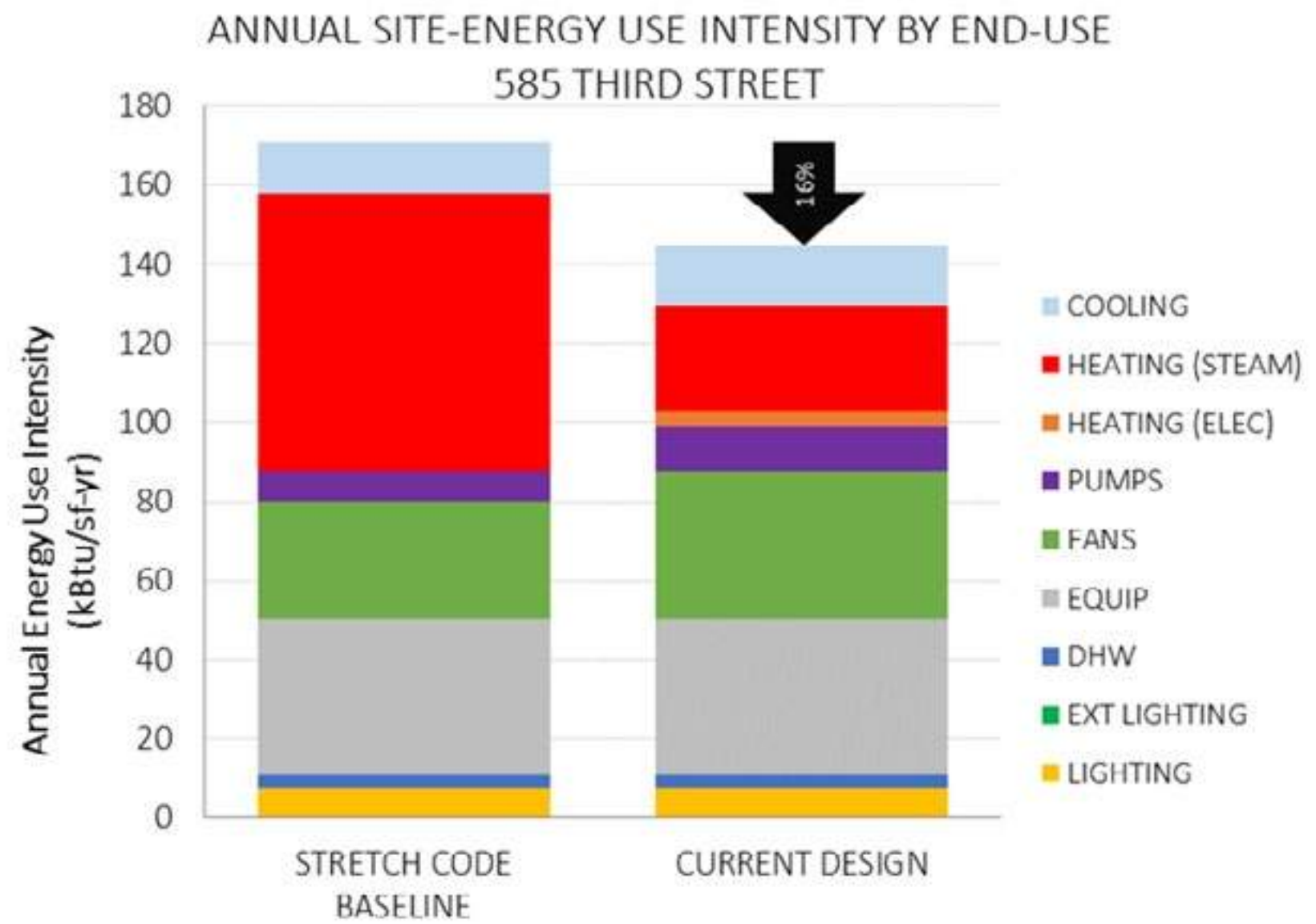


# Sustainability Highlights

- **No gas connection** through the use of district steam
- No new parking
- The project is targeting 66 LEED Points for LEEDv4 Core & Shell **Gold** Certification
- A full building life cycle assessment (LCA) will be conducted to quantify the **embodied carbon** impact of the material selections
- Rainwater to be collected and stored onsite to minimize stormwater runoff
- The project anticipates **57% energy savings** compared to similar local projects, and a highlight of the design is the use of a heat recovery chiller for shoulder season electrification
- Low-flow domestic water fixtures are expected to **reduce indoor water usage by 38%**
- Increased outdoor air volume to enhance **indoor air quality**


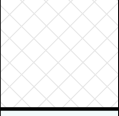
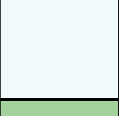

# Energy Savings

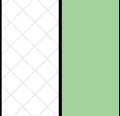
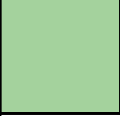
VALUE BASED ON SIMILAR PROJECT EXPERIENCE

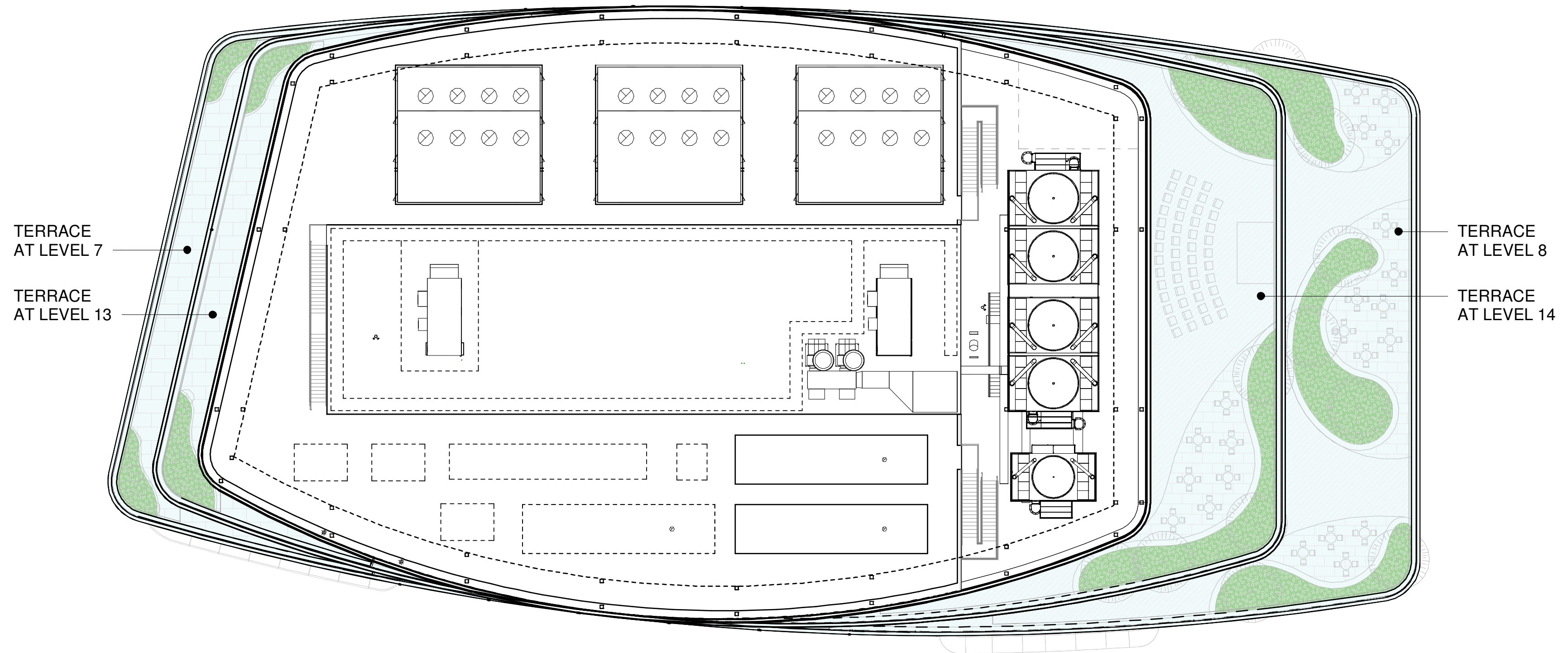


**585 Third St is expected to consume 57% less energy and 82% less fossil fuels than the benchmark average.**

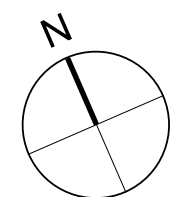
# Green Roofs

TOTAL ROOF AREAS		
	TOTAL ROOF AREA FOR BUILDING MECHANICAL AND MAINTENANCE (EXEMPT)	18,522 SF
	TOTAL ROOF AREA FOR FUTURE MECHANICAL	9,762 SF
	TOTAL ROOF AREA FOR OCCUPIABLE TERRACES (EXEMPT)	17,266 SF
	TOTAL GREEN ROOF AREA	2,686 SF
<b>TOTAL ROOF AREA</b>		<b>48,236 SF</b>

GREEN ROOF AREA REQUIREMENT PER SECTION 22.35		
	TOTAL NON-EXEMPT ROOF AREA	12,448 SF
	GREEN ROOF AREA REQUIREMENT (80% OF NON-EXEMPT ROOF AREA)	9,958 SF
	TOTAL GREEN ROOF AREA PROVIDED	2,686 SF
<b>TOTAL REDUCTION IN GREEN ROOF AREA BY SPECIAL PERMIT</b>		<b>7,272 SF</b>



0' 10' 20' 50' 70'



# PROJECT / PUBLIC BENEFITS

# Project Benefits



- ~17,000 SF All-Season Indoor Public Space
- Seamless Indoor Outdoor Public Realm
- ~380 Seat Theater/Performance Space
- Exhibit Area
- Diversity and Inclusion Outreach Program for the Performance Spaces and Public Space
- Free Kayak and Ice Skate Tickets for Local Youth
- Winter Market
- Public Arts on the Vent Shaft along Broad Canal Way
- Adoption of Energy Conservation Strategies
- \$ 2M Contribution to Margaret Fuller Neighborhood House
- Operational Support to Encourage a Diverse, Inclusive, and Sustainable Operating Model for the Applicable Arts Programs
- Reduction of Carbon Emissions
- Setbacks/Stepbacks
- No New Parking
- Relocating GTS Facilities and Related Utility Infrastructure



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# THANK YOU

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# Q&A

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# Project Benefits



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