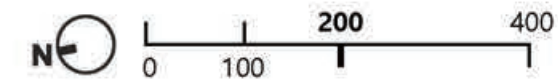


60 First Street (formerly Sears)

Design Review
60 First Street
DEVELOPMENT PLAN

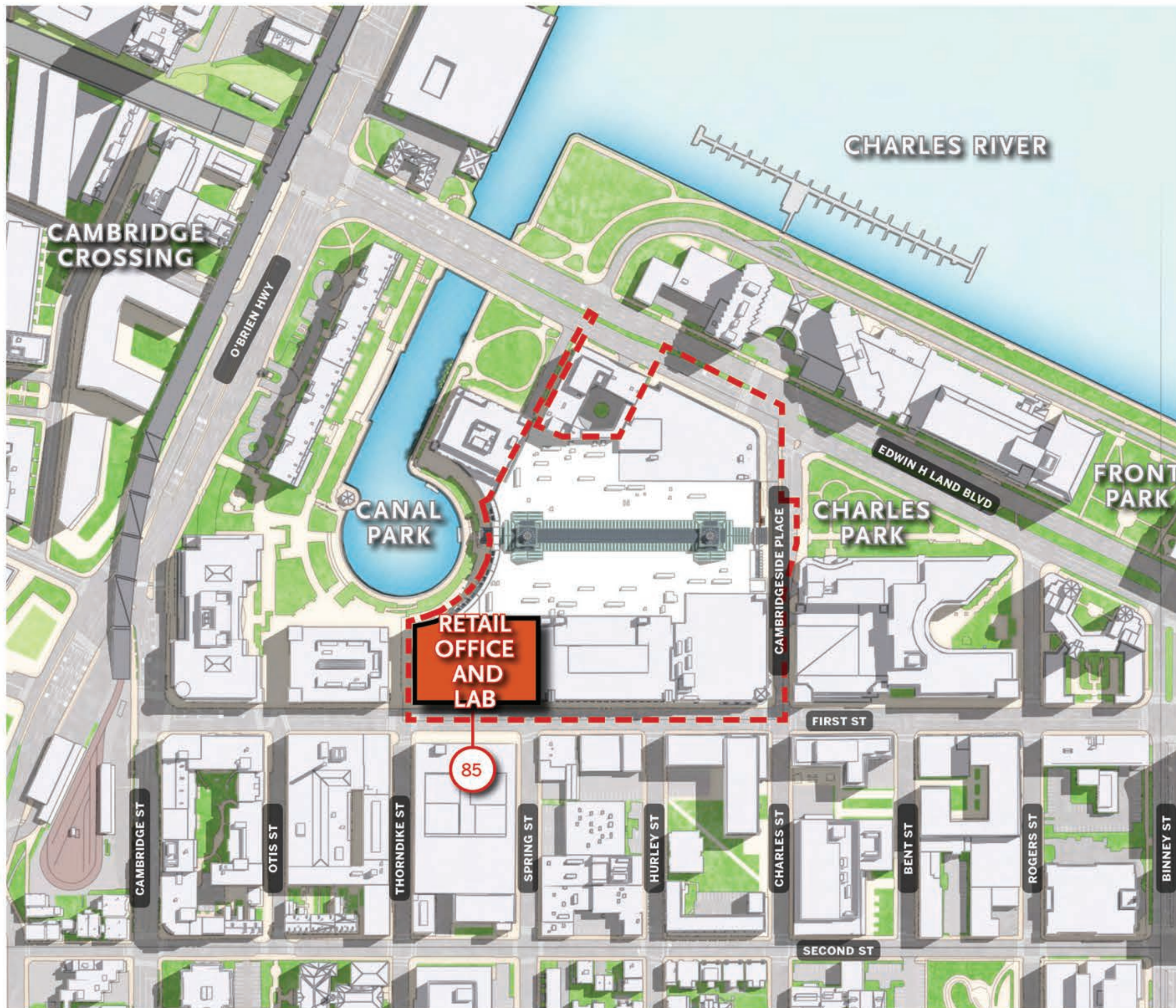
VOLUME III
EXHIBIT 60F.1



Legend

PUD-8 DEVELOPMENT PARCEL

BUILDING HEIGHT





Design Review
60 First Street
EXISTING CONDITIONS

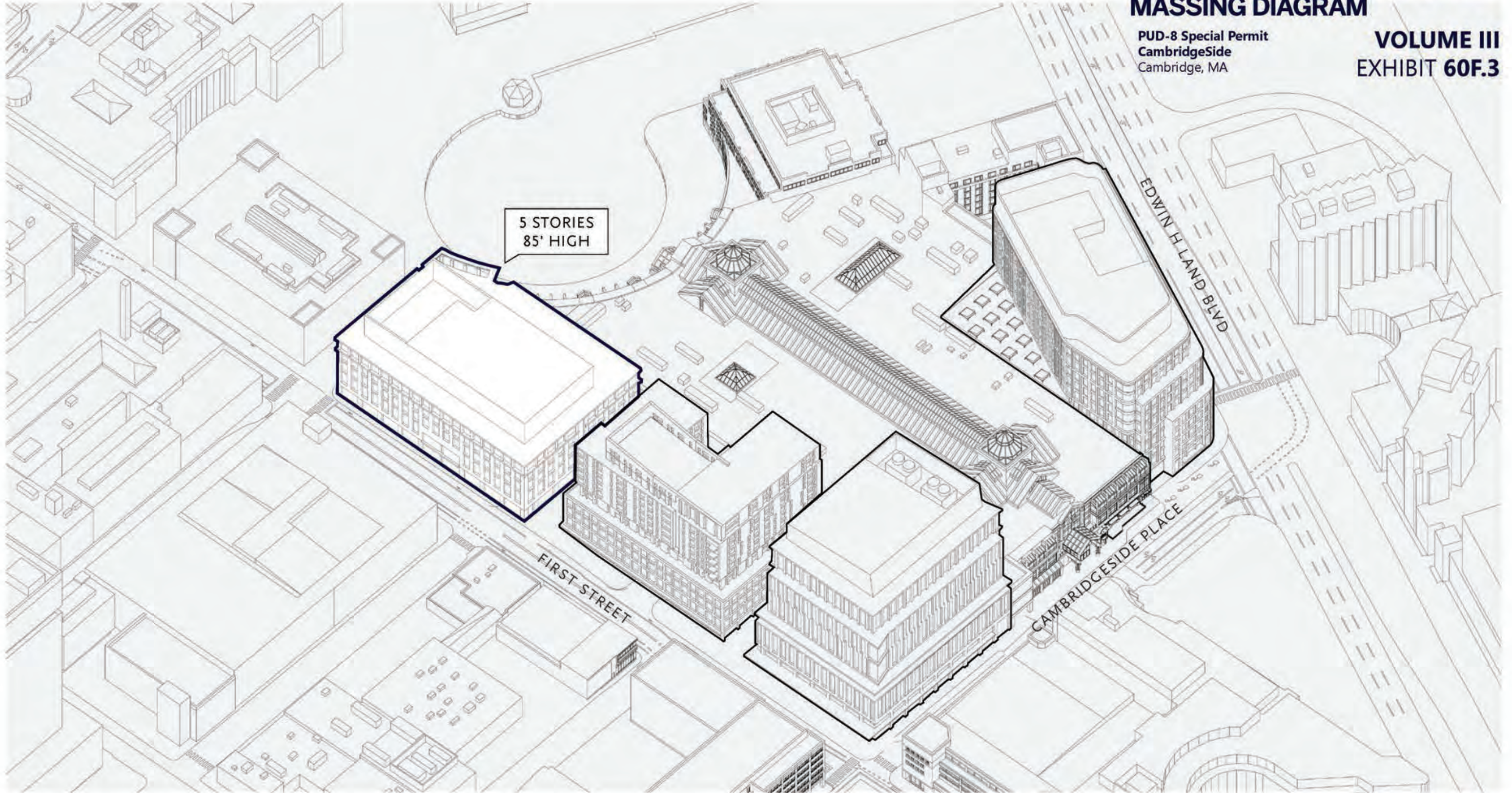
VOLUME III
EXHIBIT 60F.2



Design Review
60 First Street
MASSING DIAGRAM

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

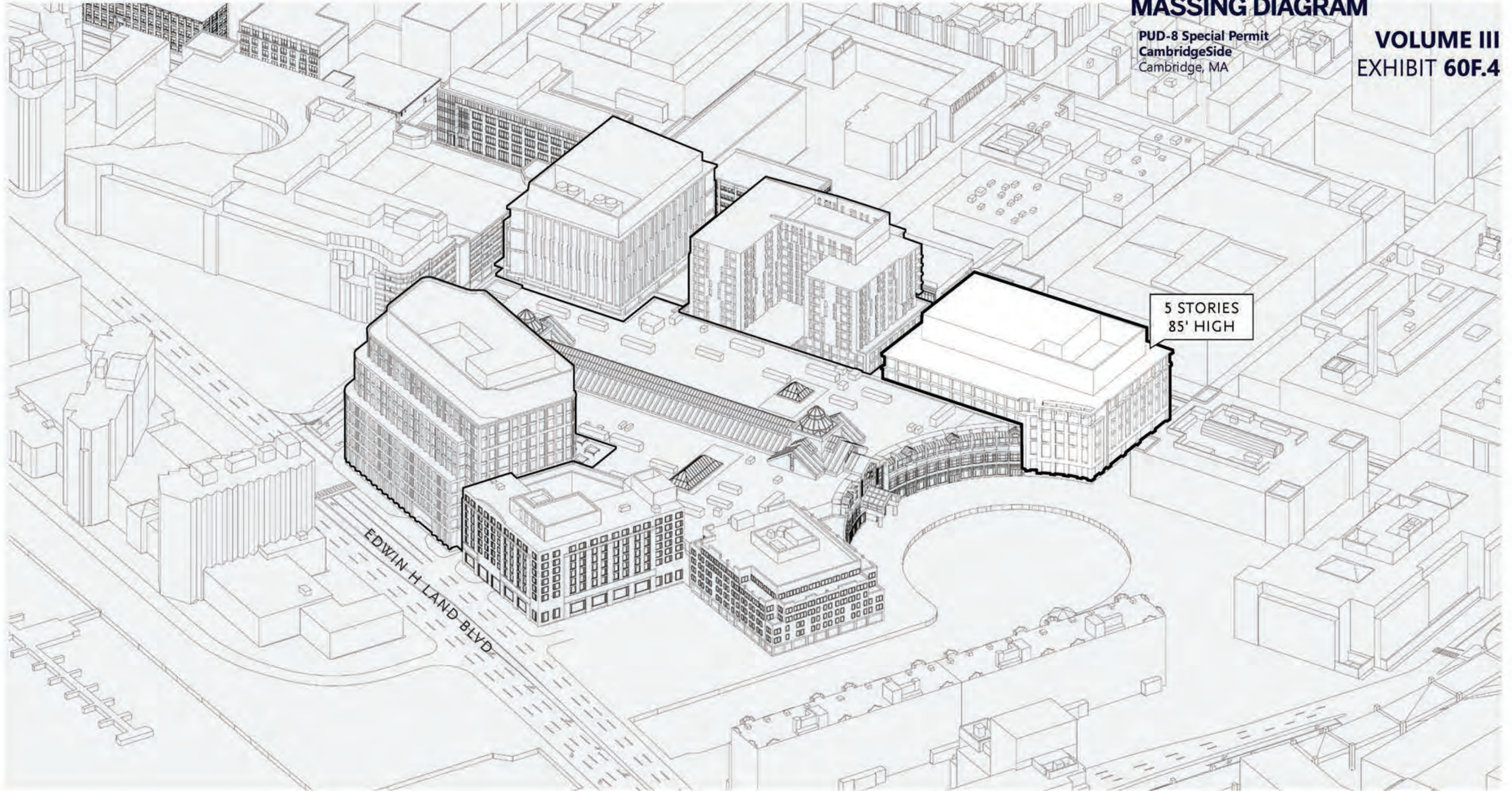
VOLUME III
EXHIBIT 60F.3



Design Review
60 First Street
MASSING DIAGRAM

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.4



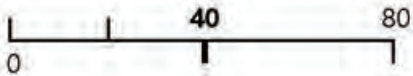
Design Review

60 First Street

EAST/WEST SECTION

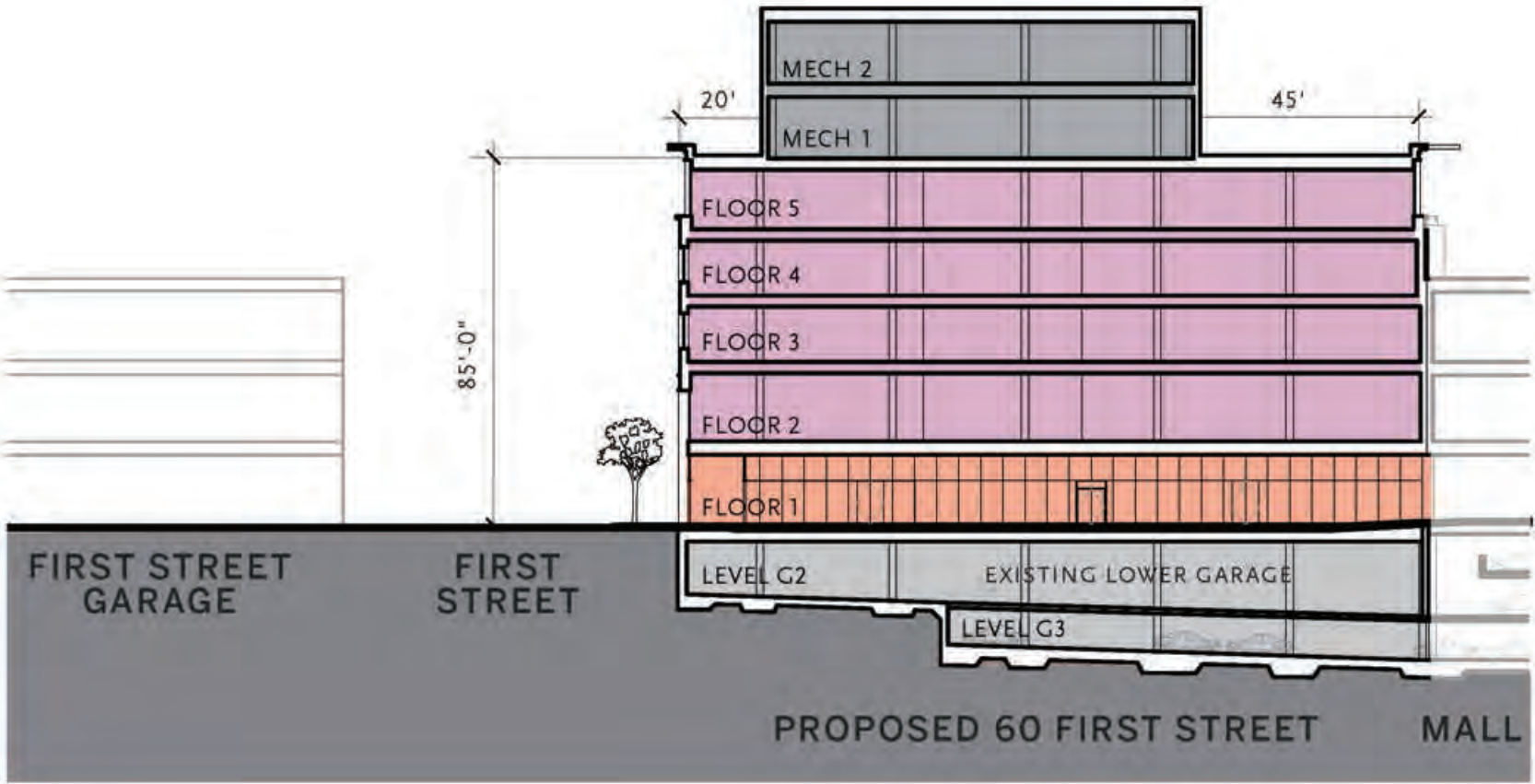
PUD-8 Special Permit
 CambridgeSide
 Cambridge, MA

VOLUME III
 EXHIBIT 60F.5



Legend

- PROPERTY LINE
- RETAIL/ACTIVE STOREFRONT
- OFFICE/LAB
- BOH
- PARKING/LOADING

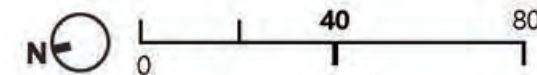


CANAL PARK

Design Review 60 First Street LOWER GARAGE LEVEL G3

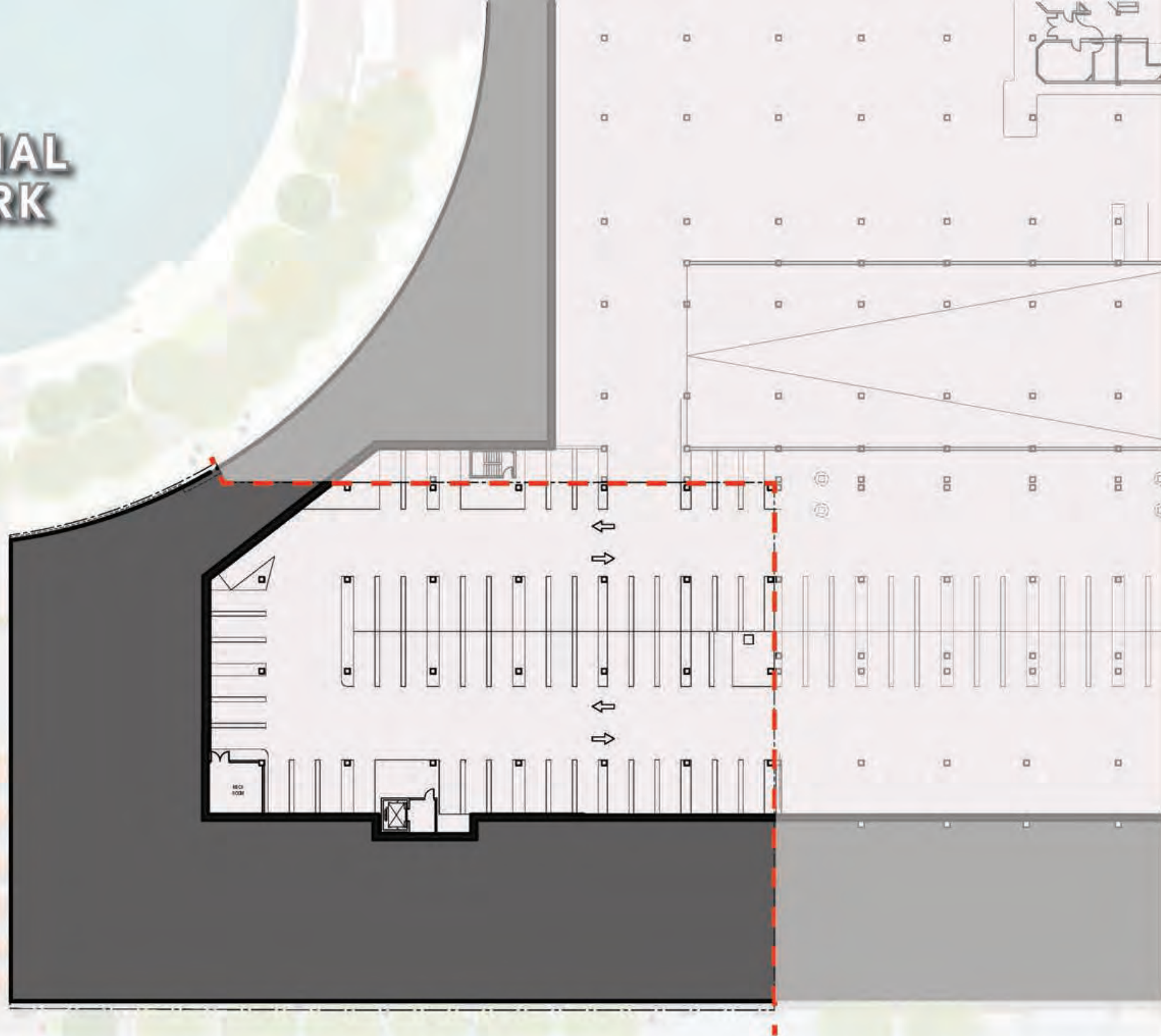
PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.6



Legend

PROPERTY LINE



THORNDIKE ST

FIRST ST

SPRING ST

Keyplan

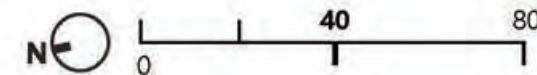


CANAL PARK

Design Review 60 First Street LOWER GARAGE LEVEL G2

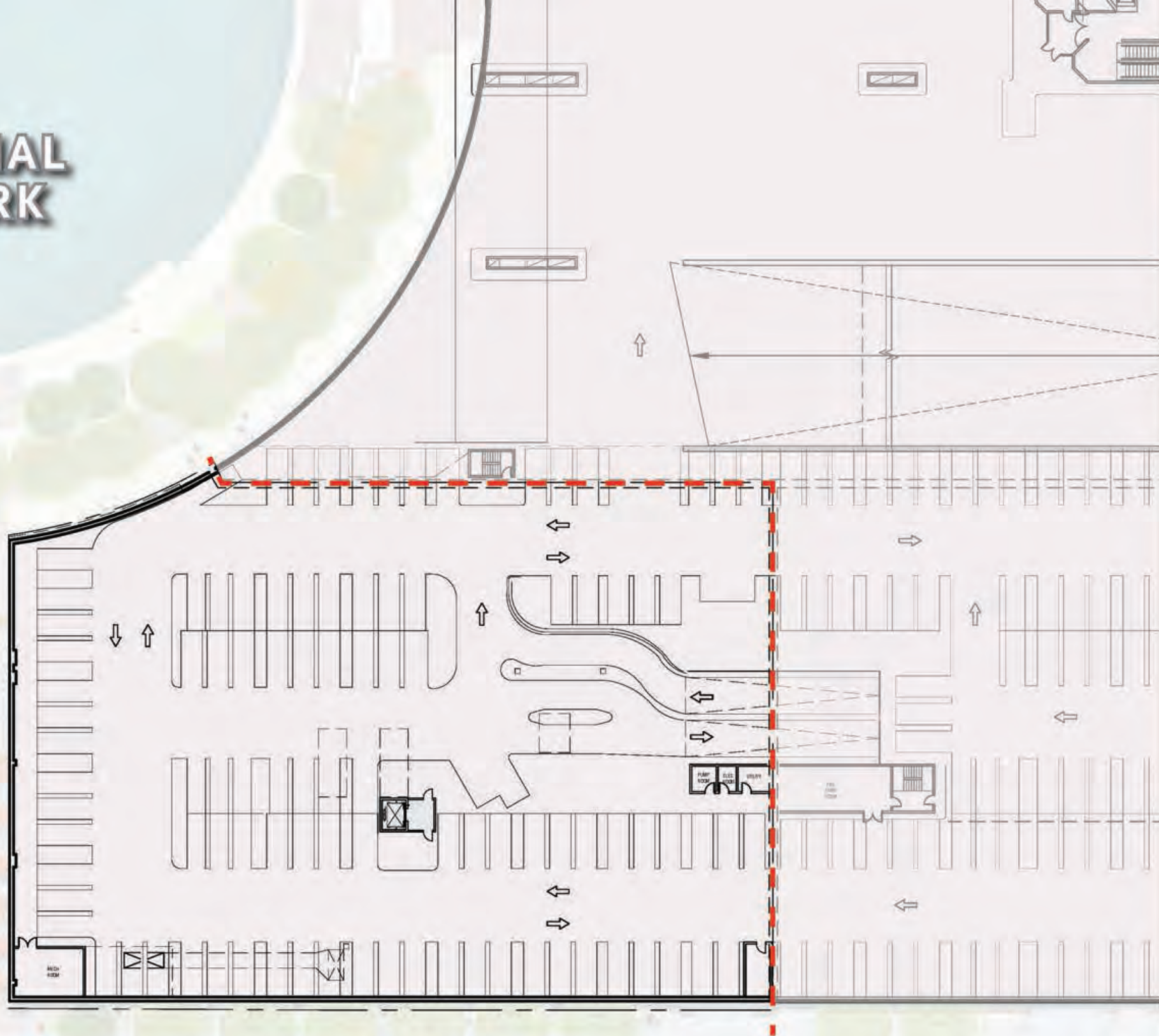
PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.7



Legend

- PROPERTY LINE
- OTHERS



Keyplan



THORNDIKE ST

FIRST ST

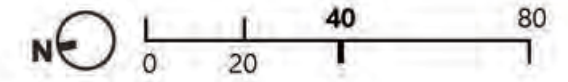
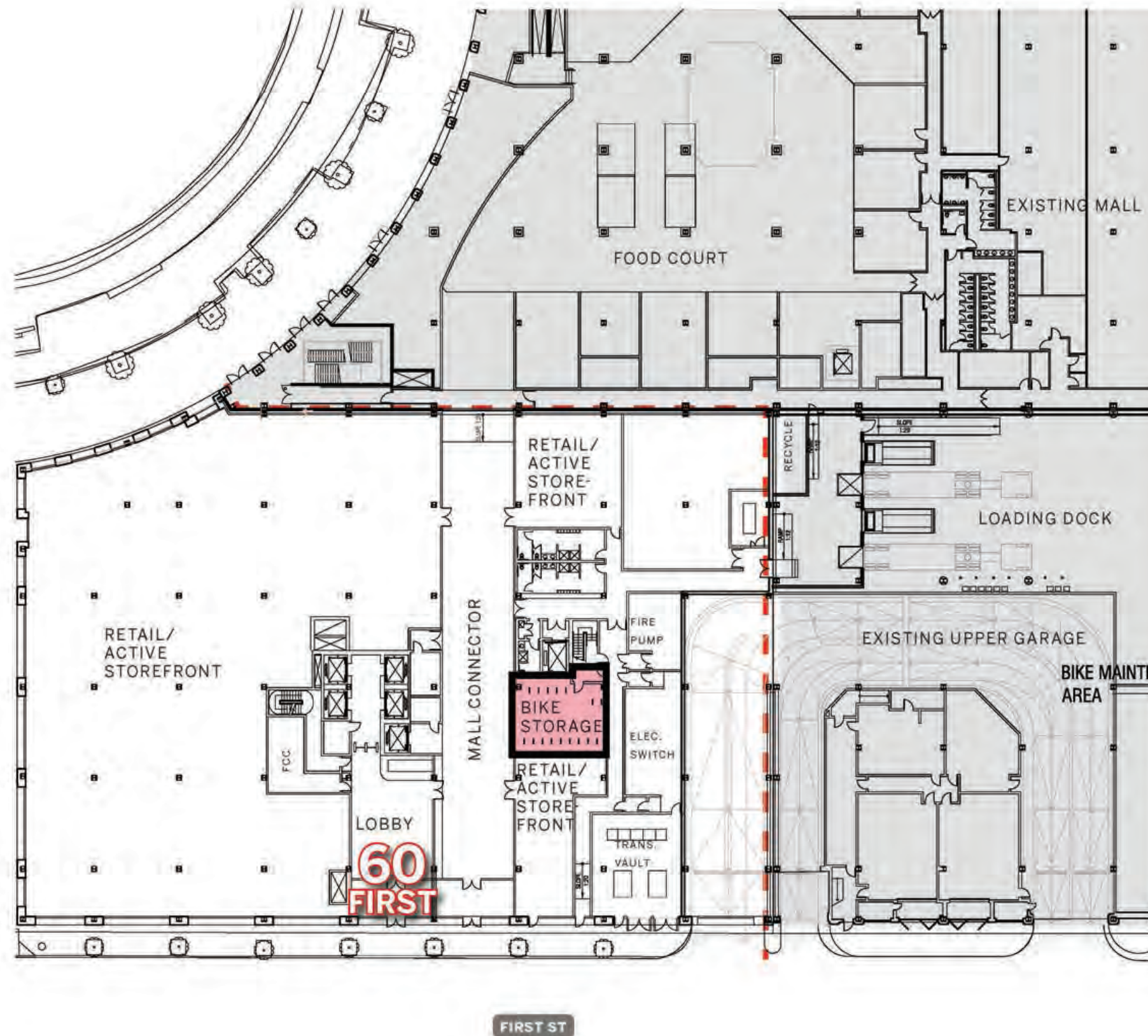
SPRING ST

Design Review

60 First Street

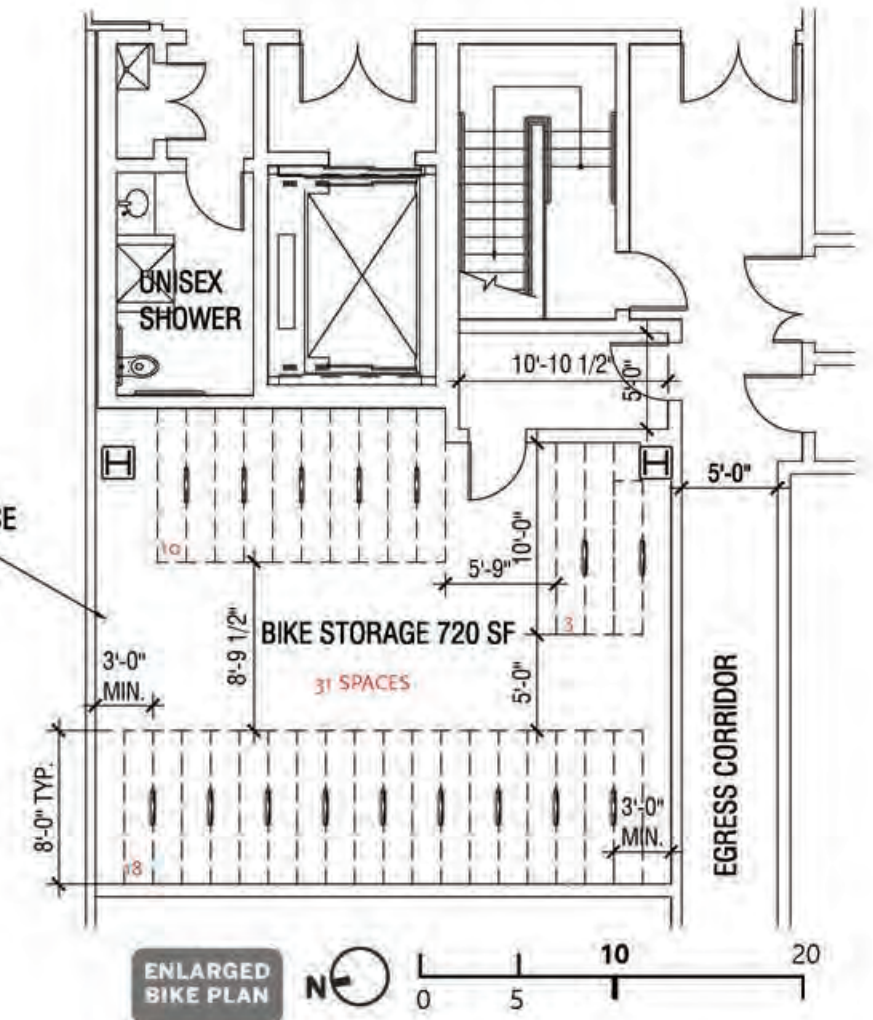
BIKE PARKING PLAN

VOLUME III
EXHIBIT 60F.8



Legend

█ LONG TERM BIKE PARKING



CANAL PARK

Design Review 60 First Street GROUND FLOOR PLAN INITIAL PHASE

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

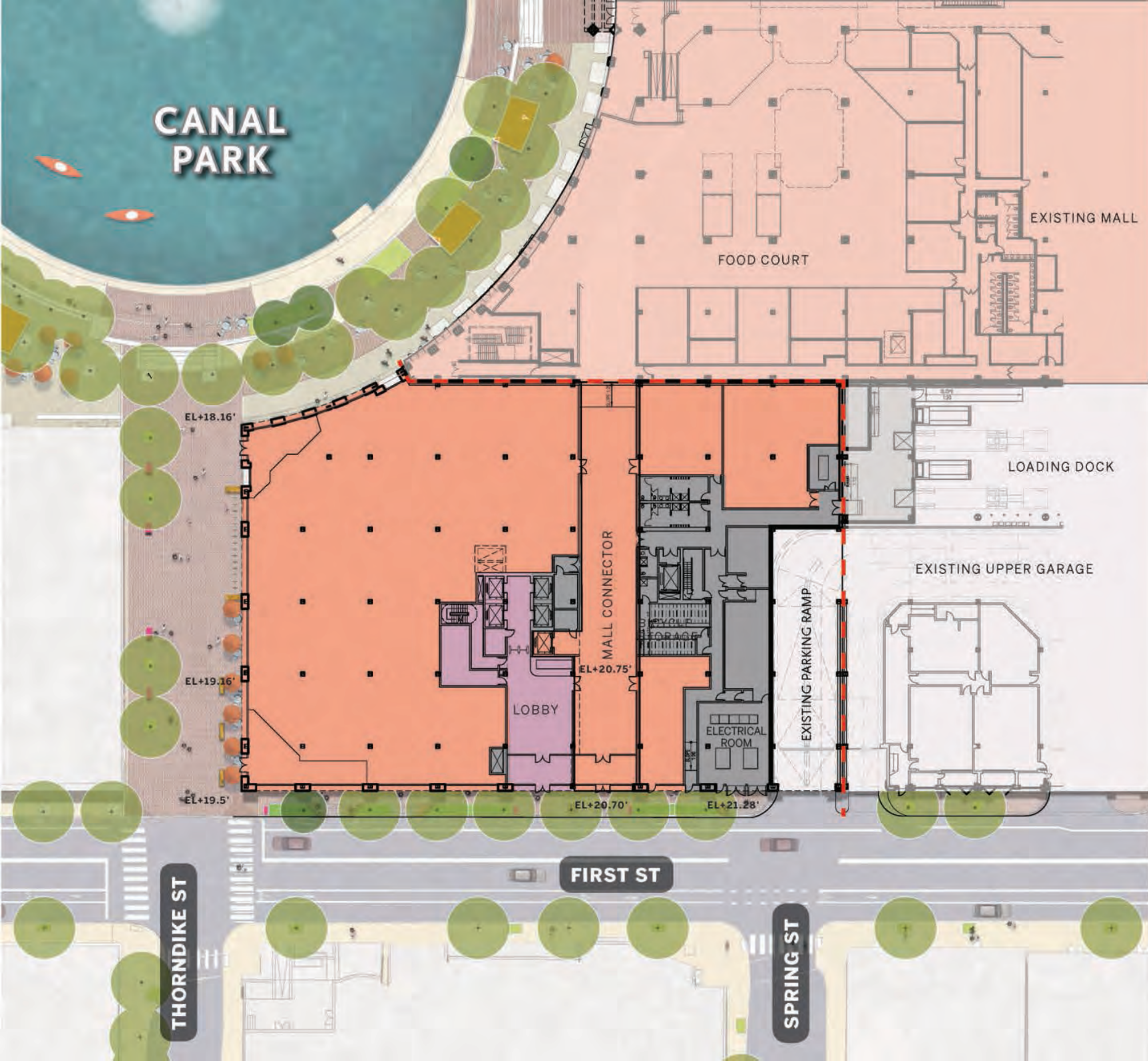
VOLUME III
EXHIBIT 60F.9



Legend

- PROPERTY LINE
- RETAIL/ACTIVE STOREFRONT
- OFFICE/LAB
- BOH
- PARKING/LOADING
- OTHERS
- TERRACE

Keyplan



CANAL PARK

Design Review 60 First Street

GROUND FLOOR PLAN SUBSEQUENT PHASE

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

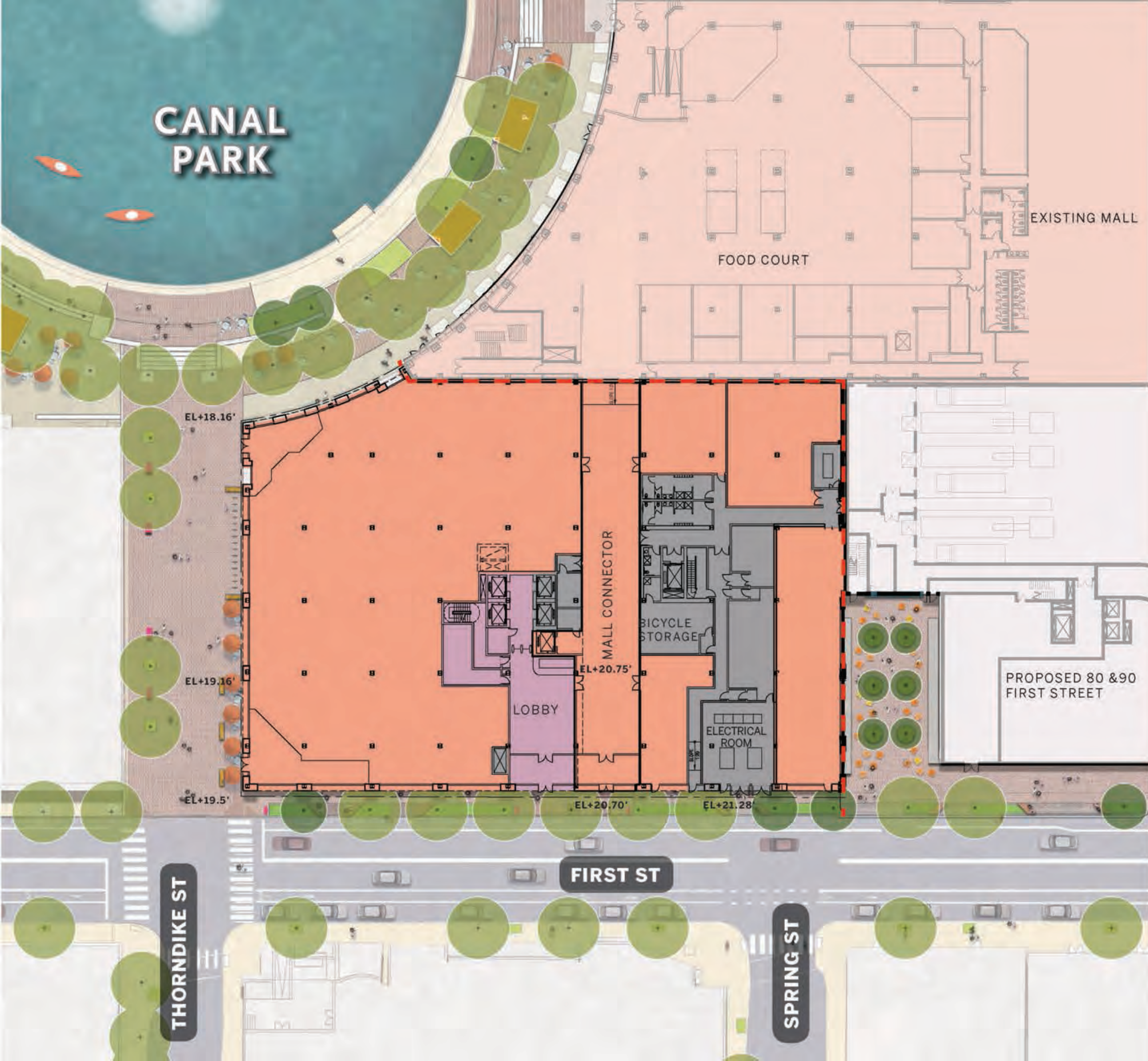
VOLUME III
EXHIBIT 60F.10



Legend

- PROPERTY LINE
- RETAIL/ACTIVE STOREFRONT
- OFFICE/LAB
- BOH
- PARKING/LOADING
- OTHERS
- TERRACE

Keyplan



CANAL PARK

EXISTING MALL

EXISTING UPPER GARAGE

FIRST ST

THORNDIKE ST

SPRING ST

Design Review 60 First Street 2nd to 4th FLOOR PLANS

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.11



Legend

- PROPERTY LINE
- RETAIL/ACTIVE STOREFRONT
- OFFICE/LAB
- BOH
- PARKING/LOADING
- OTHERS
- TERRACE

Keyplan



CANAL PARK

Design Review 60 First Street 5th FLOOR PLAN

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

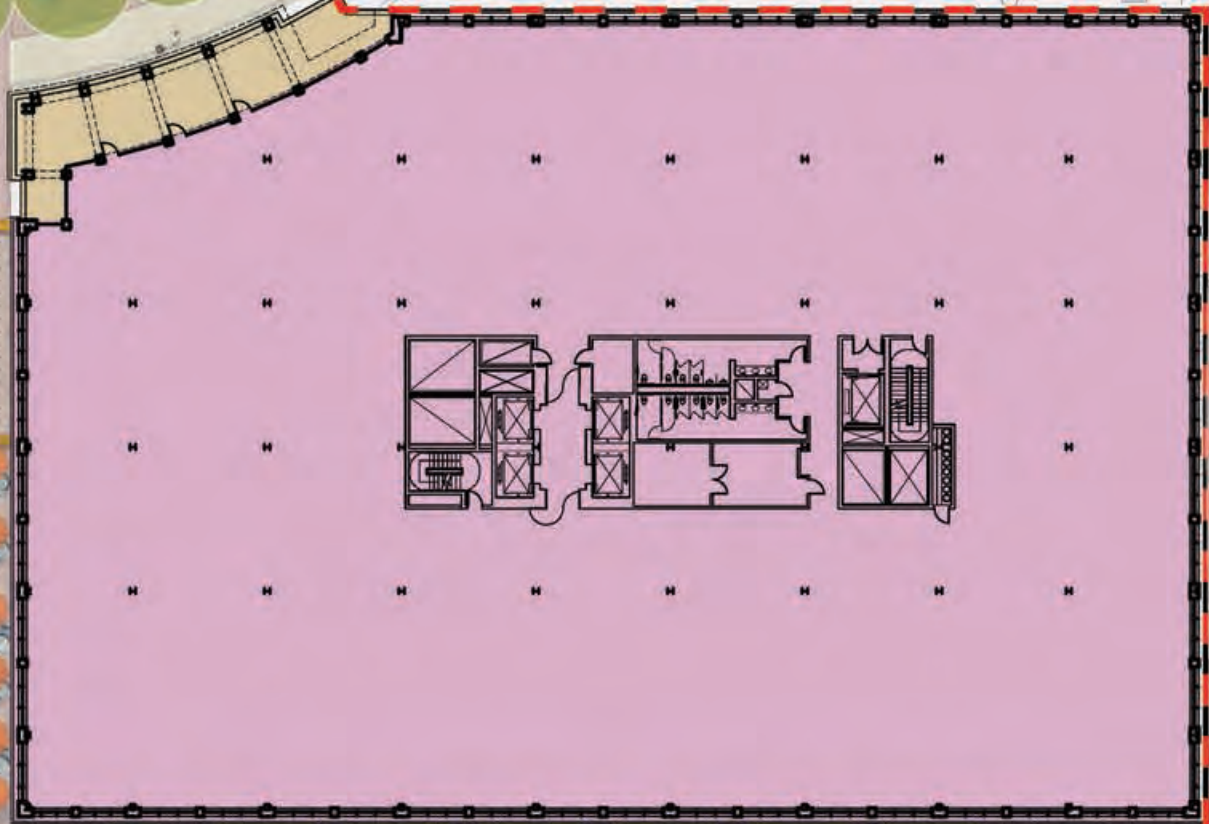
VOLUME III
EXHIBIT 60F.12



Legend

- PROPERTY LINE
- RETAIL/ACTIVE STOREFRONT
- OFFICE/LAB
- BOH
- PARKING/LOADING
- OTHERS
- TERRACE

Keyplan

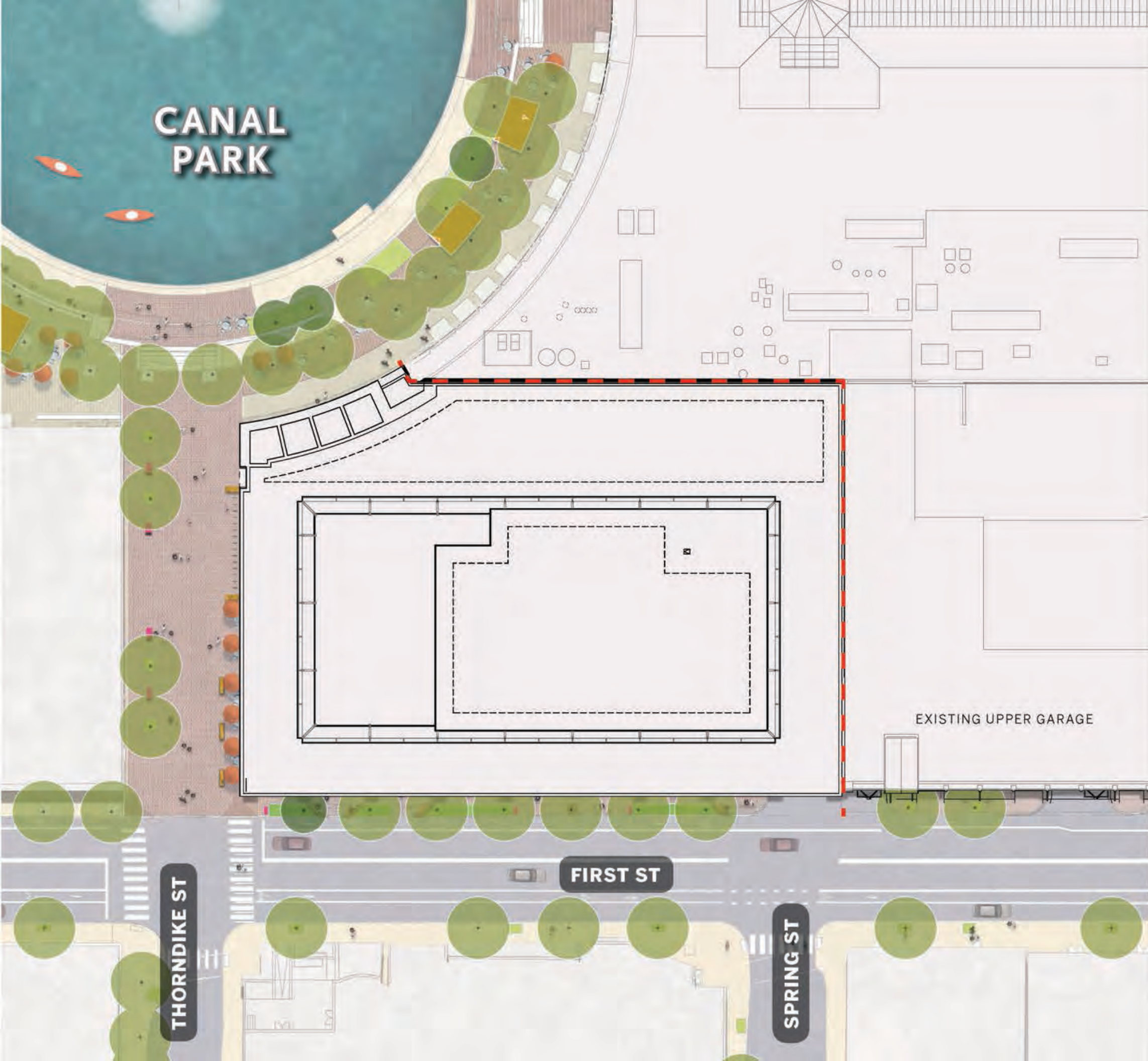


EXISTING UPPER GARAGE

THORNDIKE ST

FIRST ST

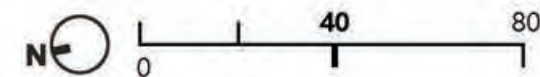
SPRING ST



Design Review 60 First Street ROOF PLAN

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.13



Legend

 PROPERTY LINE

Keyplan



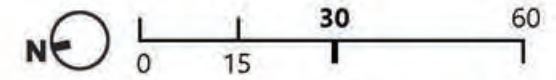
Design Review

60 First Street

LANDSCAPE MATERIAL PLAN

PUD-8 Special Permit
 CambridgeSide
 Cambridge, MA

VOLUME III
 EXHIBIT 60F.14



CAMBRIDGE CITY
 STANDARD BRICK PAVING



GRANITE ENTRANCE
 PAVING



SEATING



OVERHEAD LIGHTING



OUTDOOR SEATING



SCULPTURAL ELEMENT

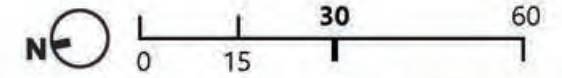
Design Review

60 First Street

LANDSCAPE PLANTING PLAN

PUD-8 Special Permit
 CambridgeSide
 Cambridge, MA

VOLUME III
 EXHIBIT 60F.15



RED MAPLE



FLOWERING DOGWOOD



SHRUB PLANTING



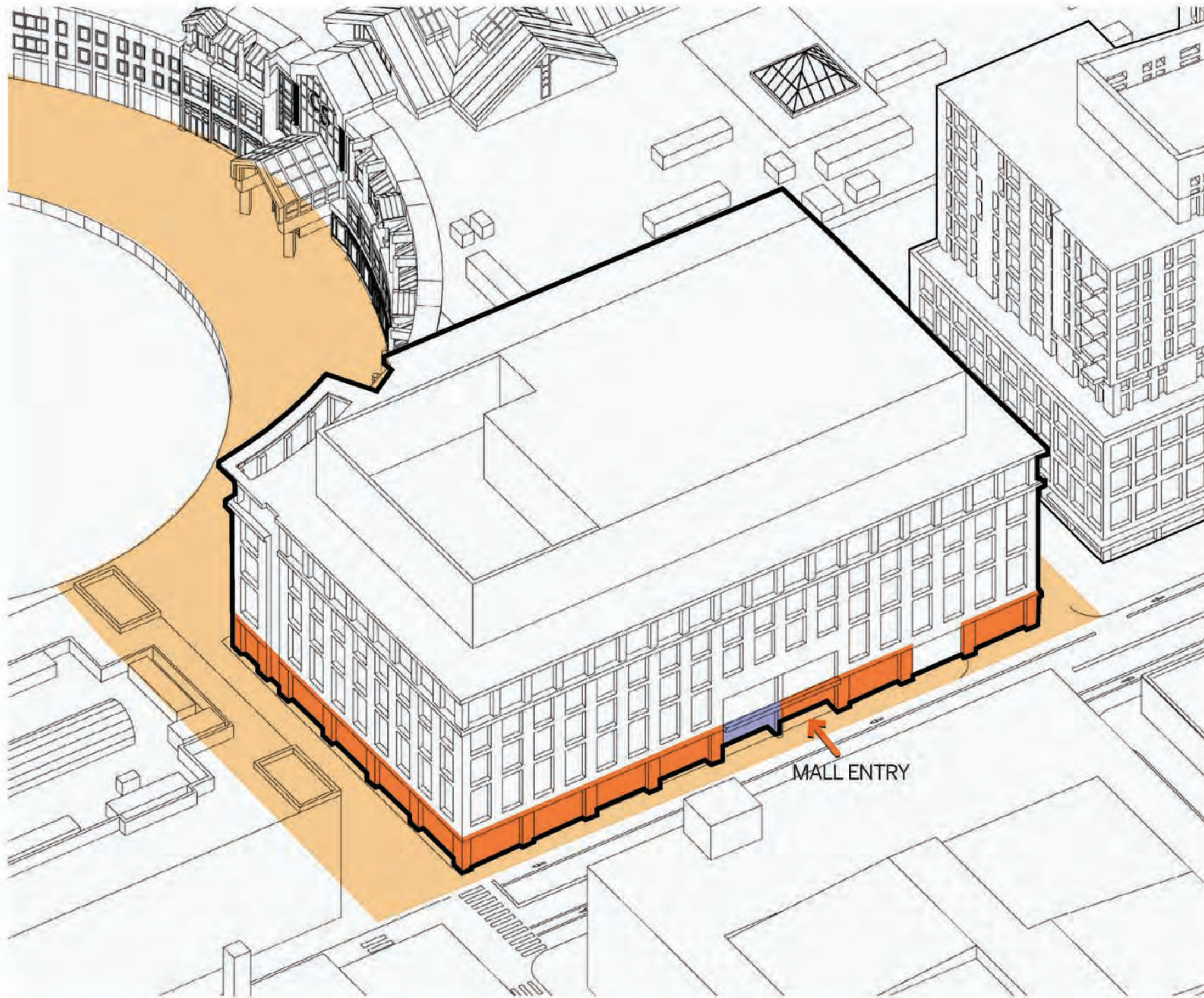
SHRUB PLANTING



SHRUB PLANTING



SHRUB PLANTING



Design Review
60 First Street
 RETAIL AND ACTIVE USE

PUD-8 Special Permit
 CambridgeSide
 Cambridge, MA

VOLUME III
EXHIBIT 60F.16

Legend

- PUBLIC OUTDOOR SPACE
- RETAIL / ACTIVE STOREFRONT
- LOBBY

Keyplan





A NEW ENTRY ON FIRST STREET



EXISTING FIRST STREET



Design Review
60 First Street
 STREETScape VIEW

PUD-8 Special Permit
 CambridgeSide
 Cambridge, MA

VOLUME III
 EXHIBIT 60F.17



NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS | CS CAMBRIDGE SIDE

Design Review 60 First Street PRECEDENTS

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

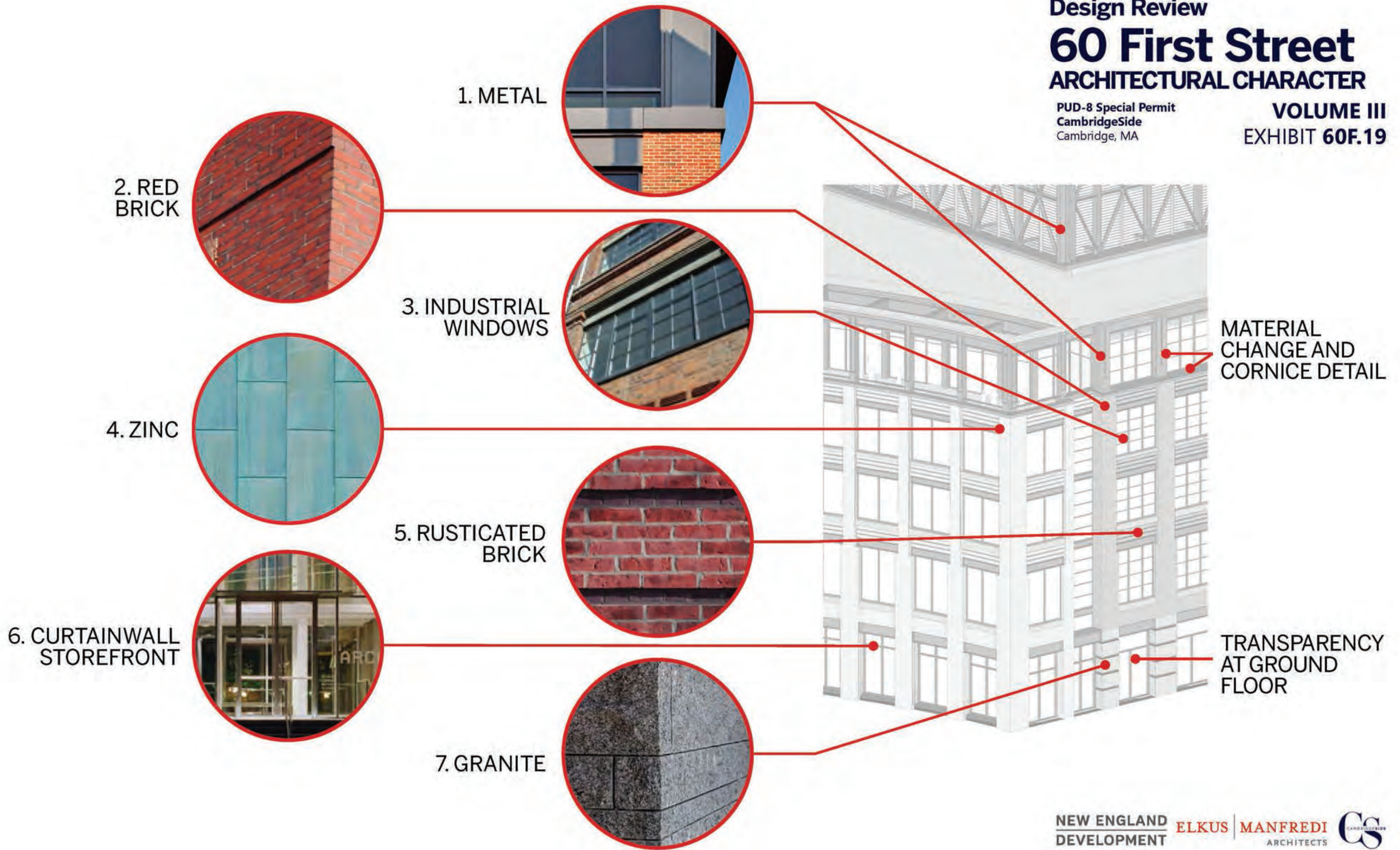
VOLUME III
EXHIBIT 60F.18



Design Review
60 First Street
ARCHITECTURAL CHARACTER

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

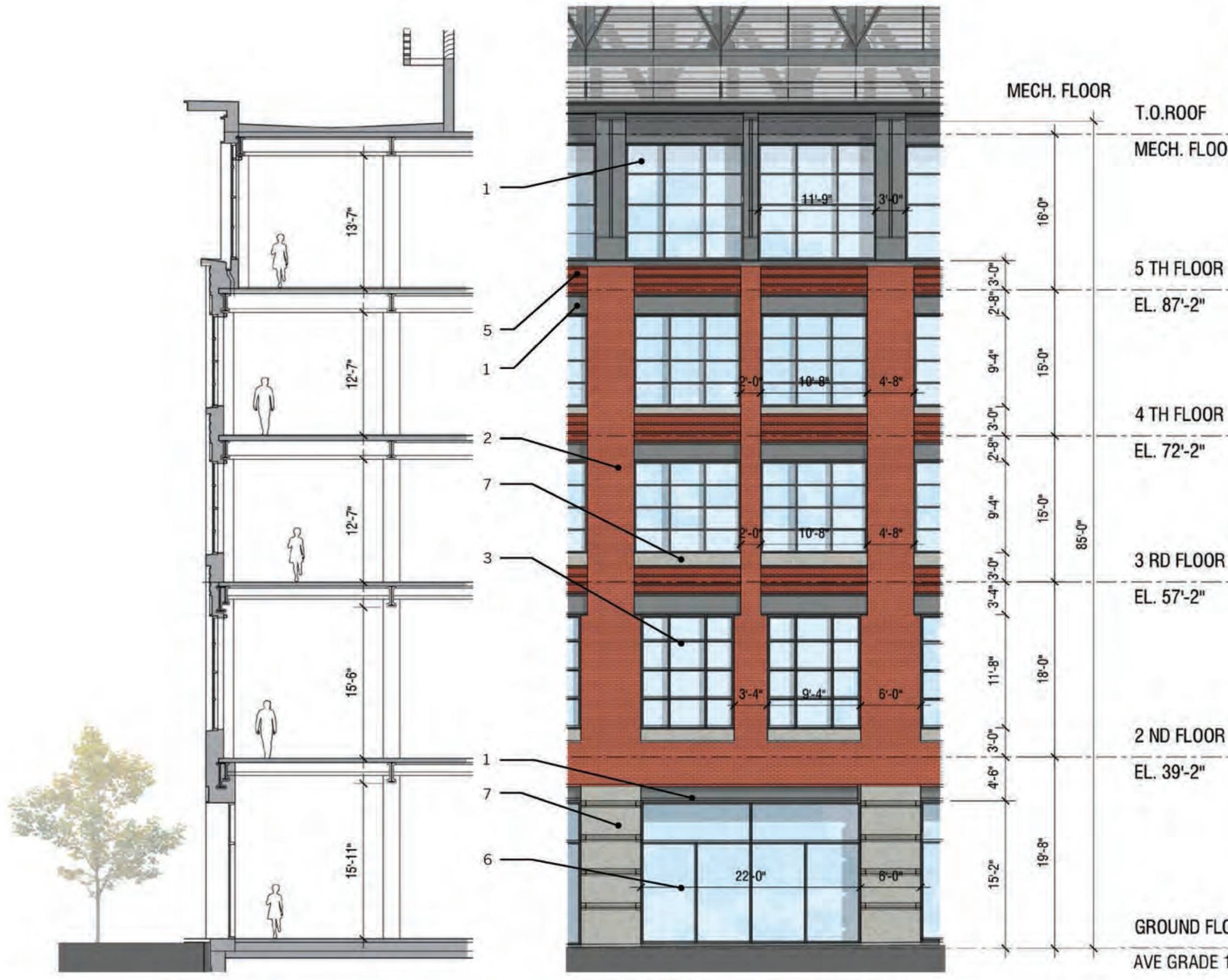
VOLUME III
EXHIBIT 60F.19



Design Review 60 First Street MATERIALS AND DETAILS

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.20



1. METAL



2. RED BRICK



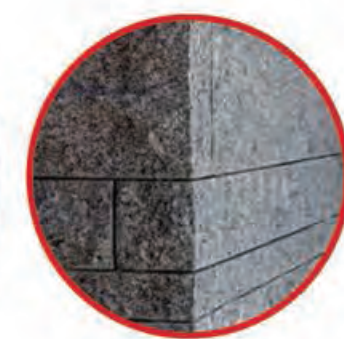
3. INDUSTRIAL WINDOWS



5. RUSTIDCATED BRICK



6. CURTAINWALL STOREFRONT



7. GRANITE

TYPICAL WALL SECTION

TYPICAL ENLARGED ELEVATION

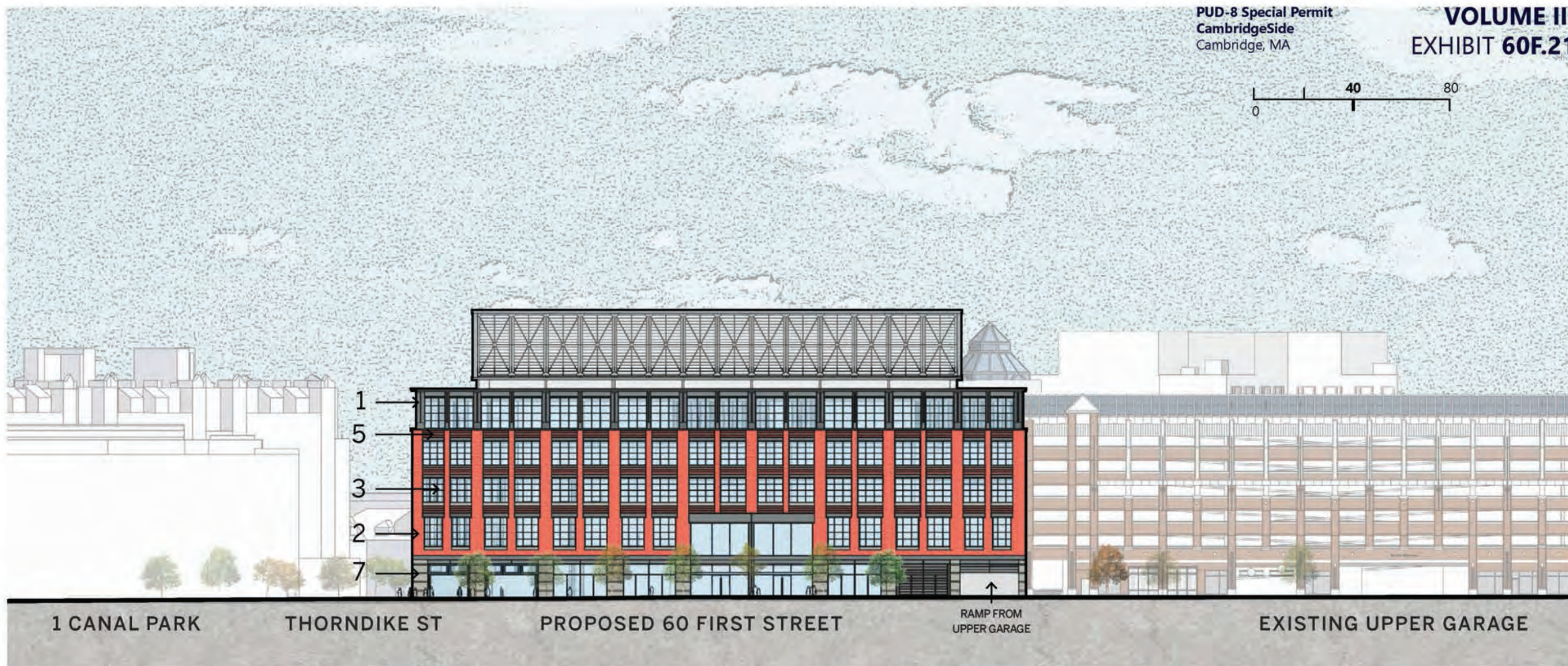
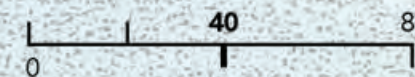
Design Review

60 First Street

WEST ELEVATION INITIAL PHASE

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.21

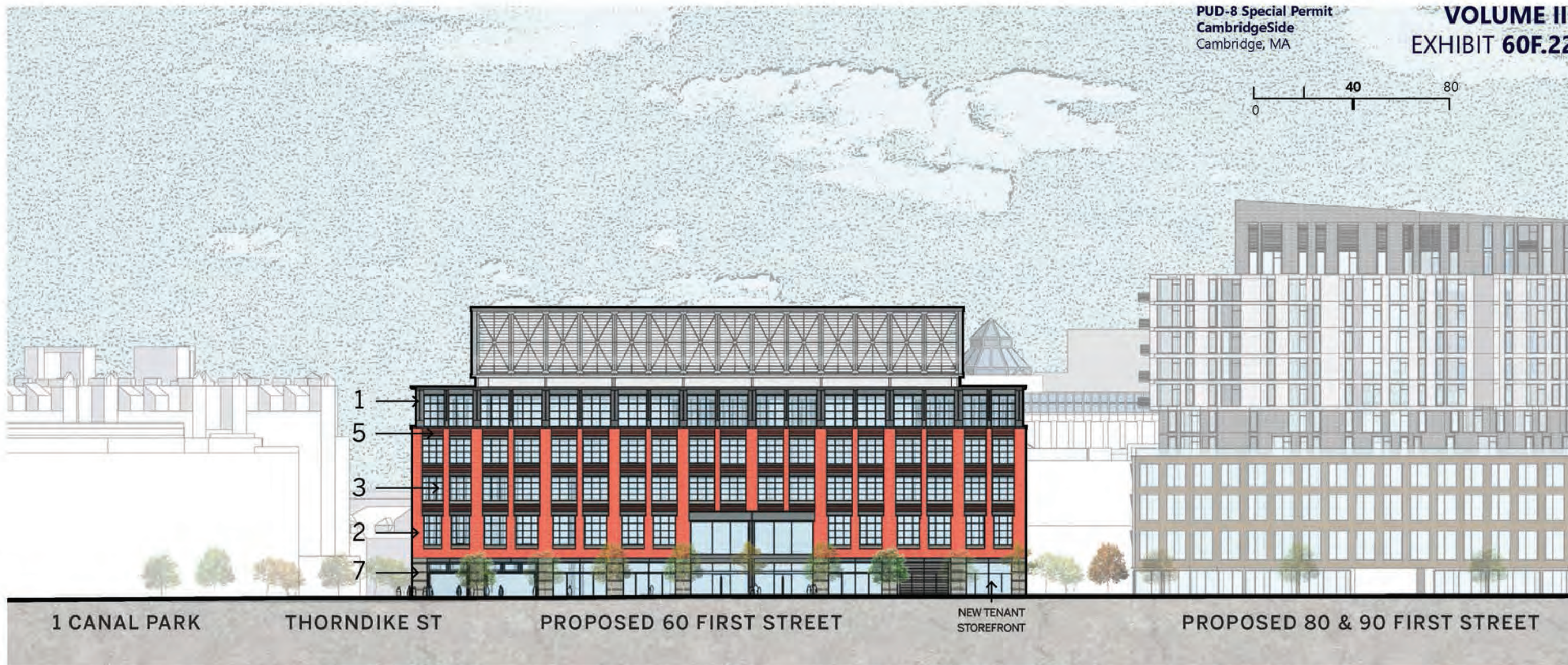
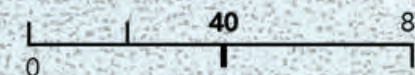


Design Review 60 First Street

WEST ELEVATION SUBSEQUENT PHASE

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.22



1 CANAL PARK

THORNDIKE ST

PROPOSED 60 FIRST STREET

NEW TENANT
STOREFRONT

PROPOSED 80 & 90 FIRST STREET



NEW ENGLAND
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



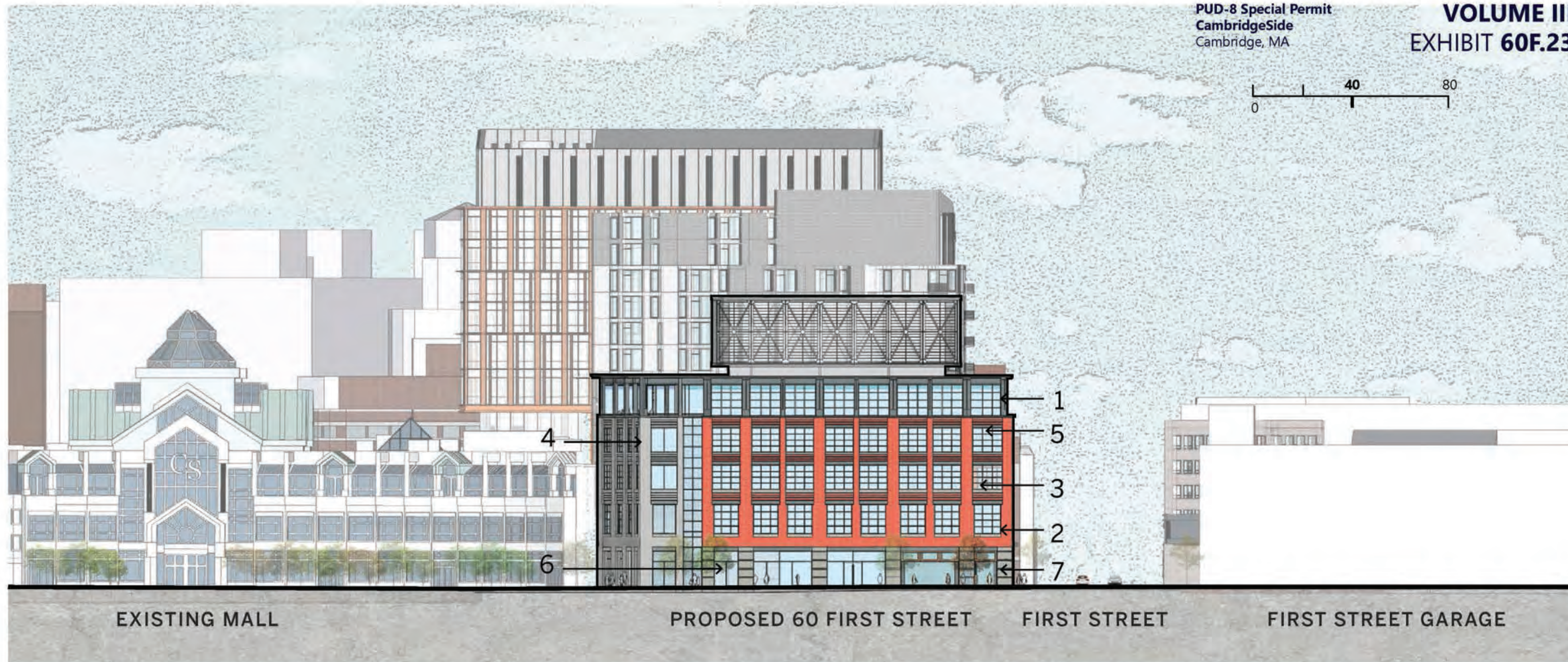
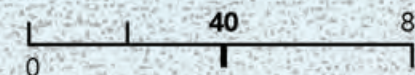
Design Review

60 First Street

NORTH ELEVATION

PUD-8 Special Permit
 CambridgeSide
 Cambridge, MA

VOLUME III
 EXHIBIT 60F.23



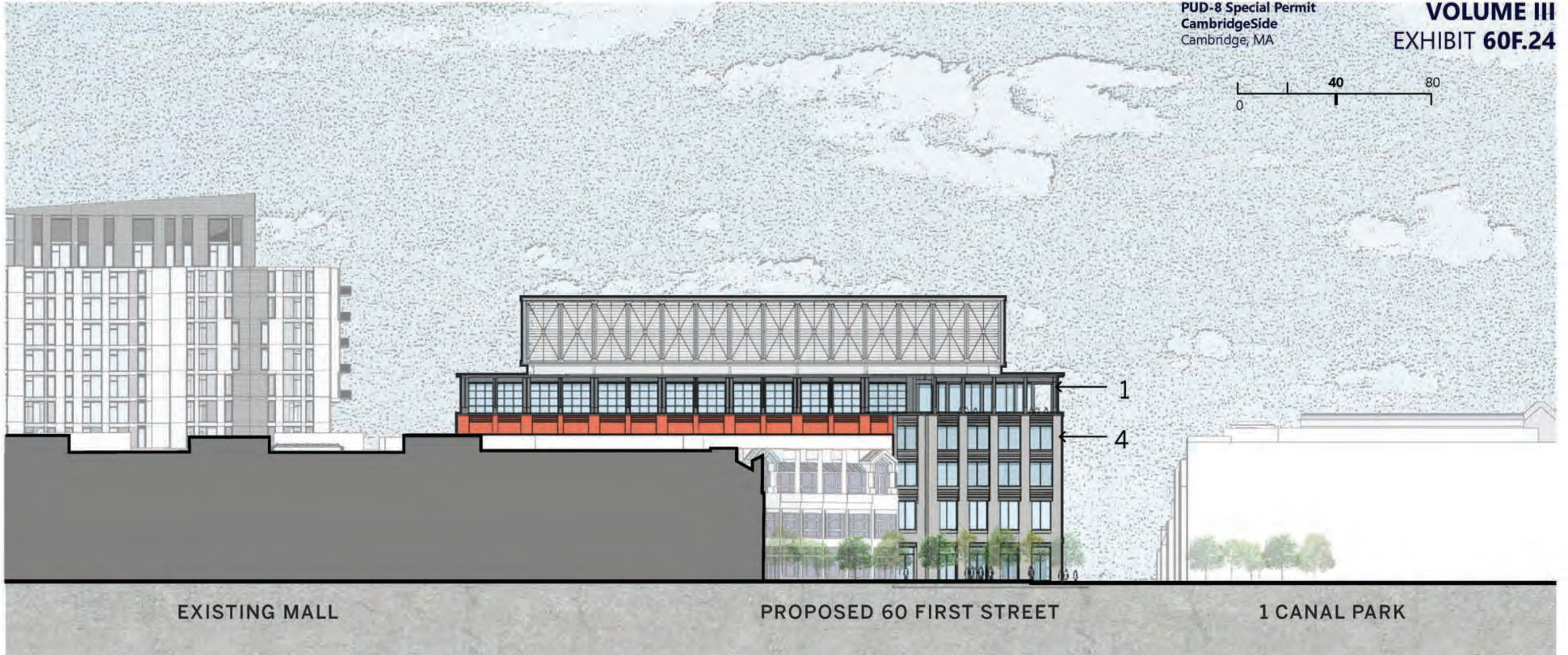
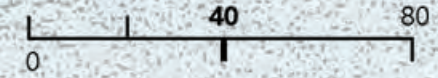
Design Review

60 First Street

EAST ELEVATION

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

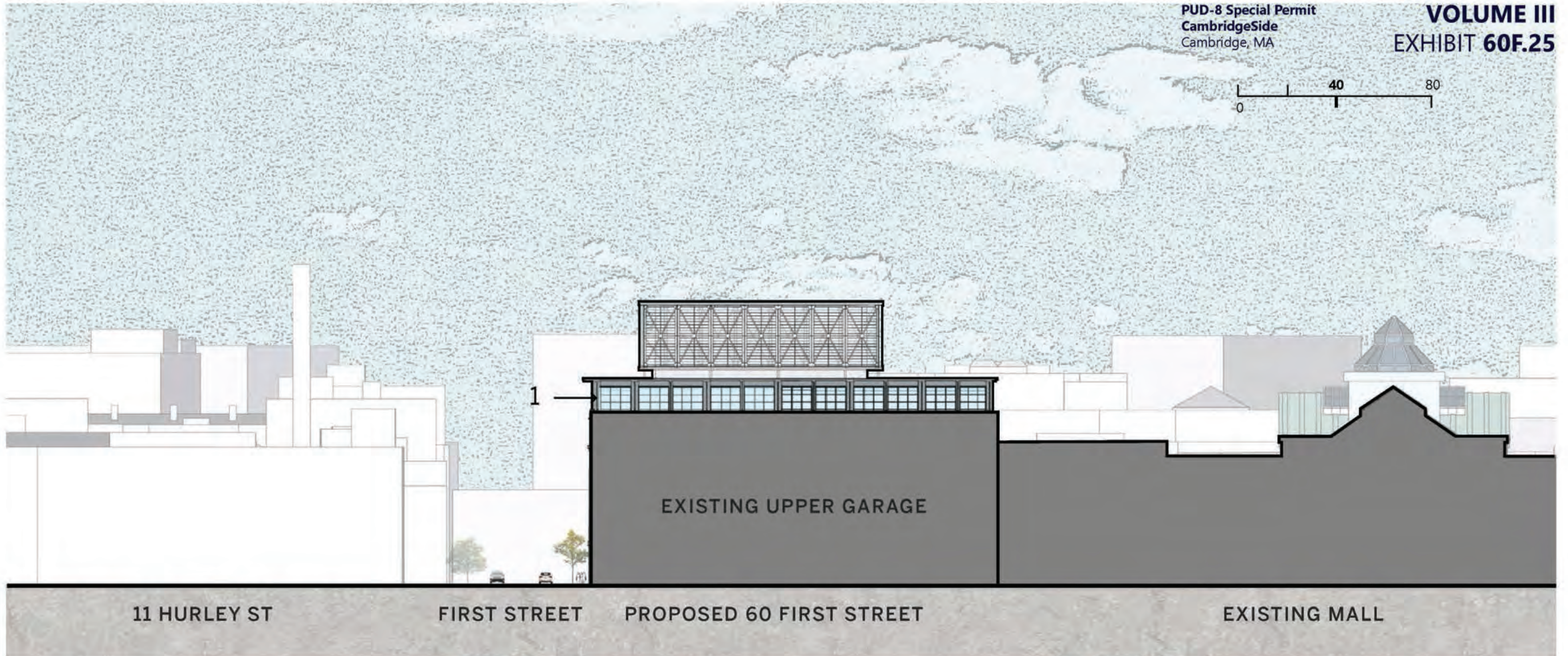
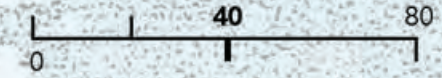
VOLUME III
EXHIBIT 60F.24



Design Review
60 First Street
SOUTH ELEVATION INITIAL PHASE

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.25



11 HURLEY ST

FIRST STREET

PROPOSED 60 FIRST STREET

EXISTING MALL

EXISTING UPPER GARAGE



NEW ENGLAND
DEVELOPMENT

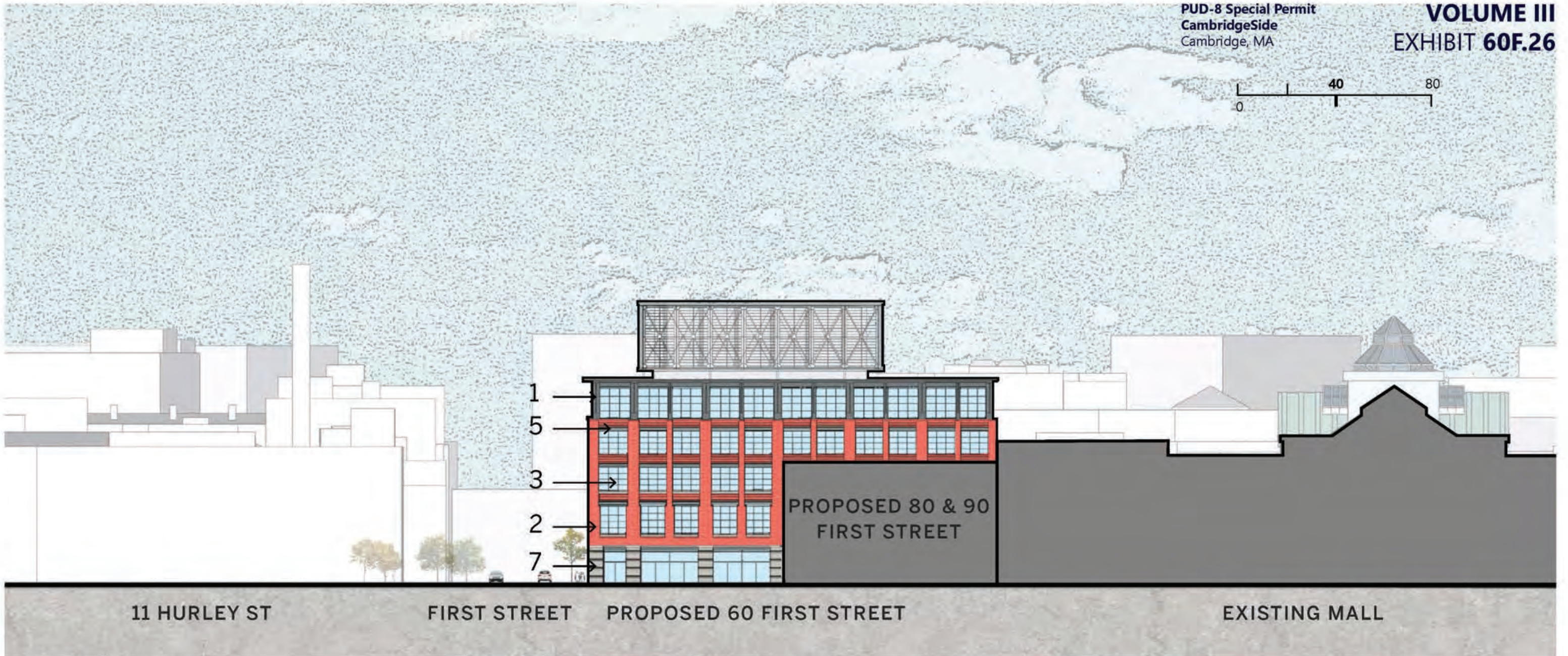
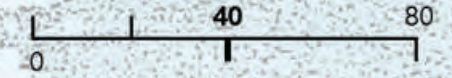
ELKUS | MANFREDI
ARCHITECTS



Design Review
60 First Street
SOUTH ELEVATION SUBSEQUENT PHASE

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.26





Design Review
60 First Street
 FIRST STREET VIEW

PUD-8 Special Permit
 CambridgeSide
 Cambridge, MA

VOLUME III
 EXHIBIT 60F.27



NEW ENGLAND
 DEVELOPMENT

ELKUS | MANFREDI
 ARCHITECTS



Design Review 60 First Street CANAL VIEW

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME III
EXHIBIT 60F.28



NEW ENGLAND
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



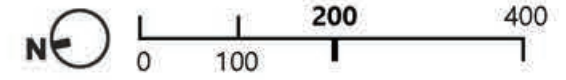
Initial Phase Conceptual Open Space Plan Cambridgeside Place, Canal Park and Land Boulevard Bridge

Open Space Design Review

Open Space Overview

PUD-8 Special Permit
CambridgeSidel
Cambridge, MA

VOLUME III
EXHIBIT CPk.1



Legend

- PUD-8 DEVELOPMENT PARCEL
- STREETScape AND CANAL PARK
- NEW SIDEWALK AND POCKET PARKS

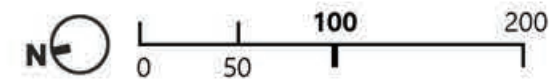


Open Space Design Review
 Conceptual Illustrations
Tree Plan

INITIAL PHASE

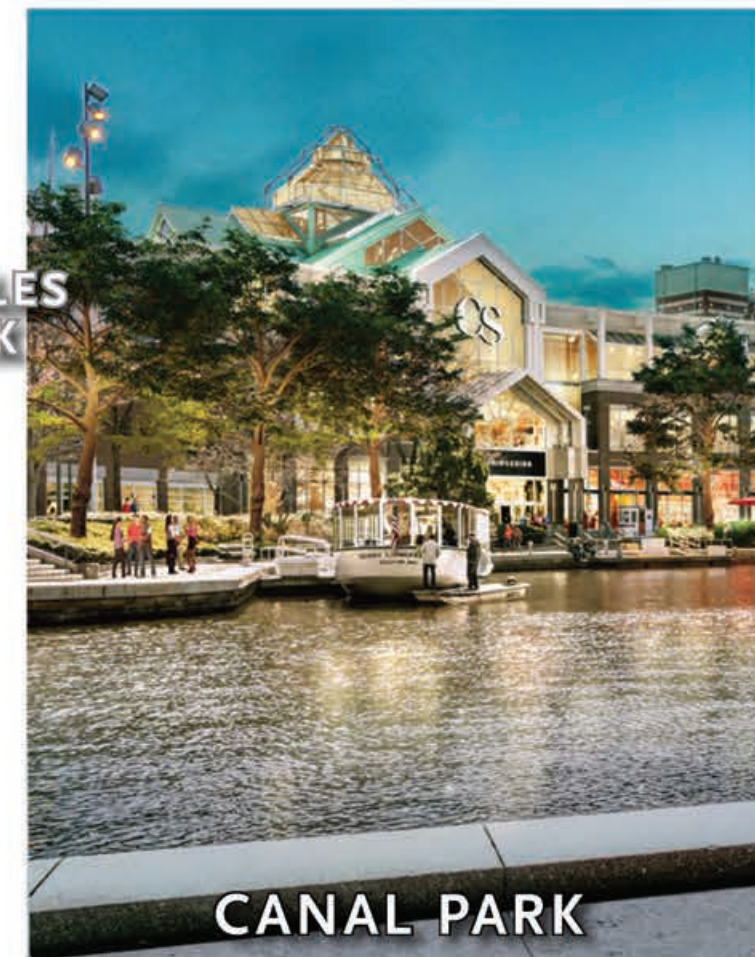
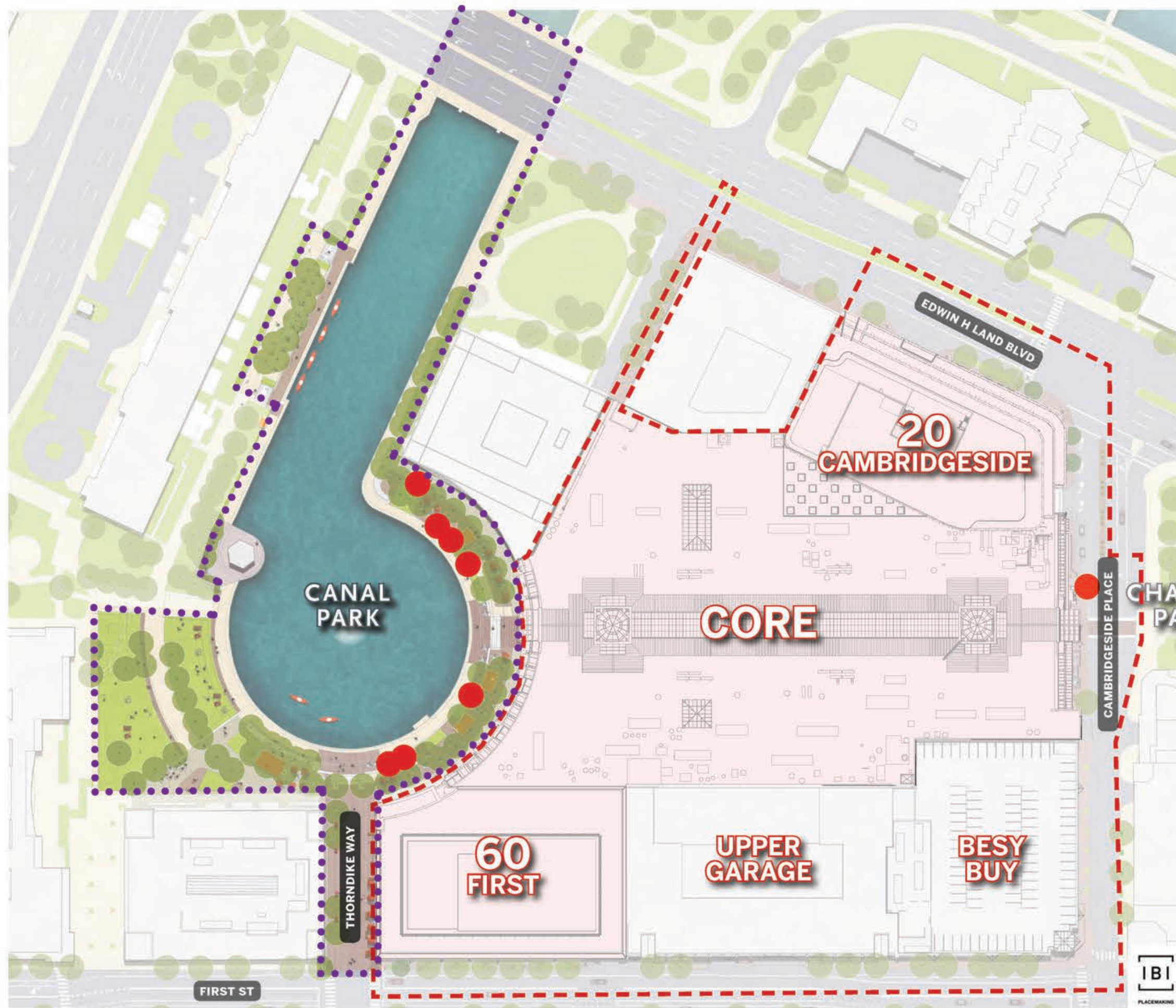
PUD-8 Special Permit
 CambridgeSidel
 Cambridge, MA

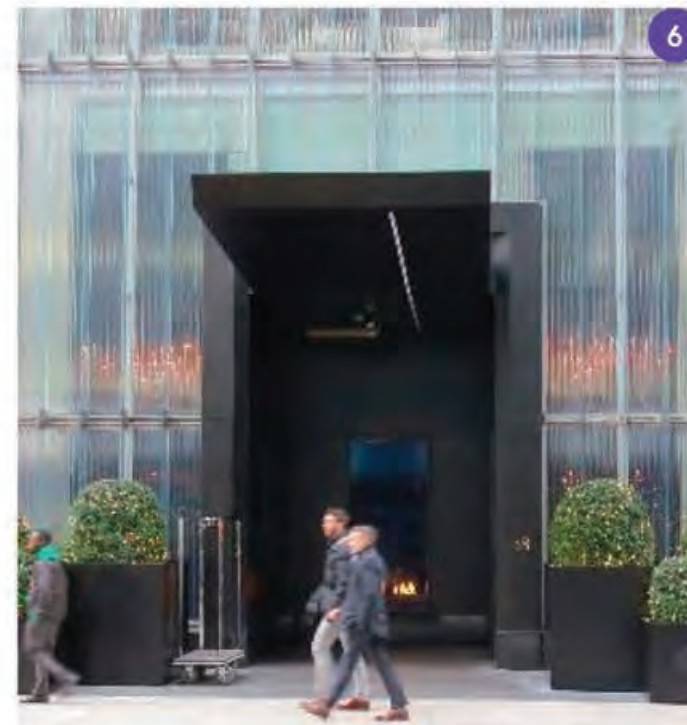
VOLUME III
EXHIBIT CPk.2



Legend

- PUD-8 DEVELOPMENT PARCEL
- LANDSCAPE/HARDSCAPE IMPROVEMENTS
- PROPOSED NEW TREES





Open Space Design Review
Conceptual Illustrations
Landscape Plan
CAMBRIDGESIDE PLACE INITIAL PHASE
PUD-8 Special Permit
CambridgeSidel
Cambridge, MA
VOLUME III
EXHIBIT CPk.3

Legend

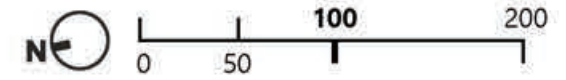
- 1 IMPROVED PEDESTRIAN PAVING
- 2 PROPOSED TREE
- 3 EXISTING TREE
- 4 ENTRANCE PAVING
- 5 BIKE RACKS
- 6 ENHANCED PEDESTRIAN ENTRY
- 7 EXISTING OUTDOOR SEATING AREA TO REMAIN
- 8 TREE GRATE



Open Space Design Review Conceptual Illustrations Site Lighting Plan

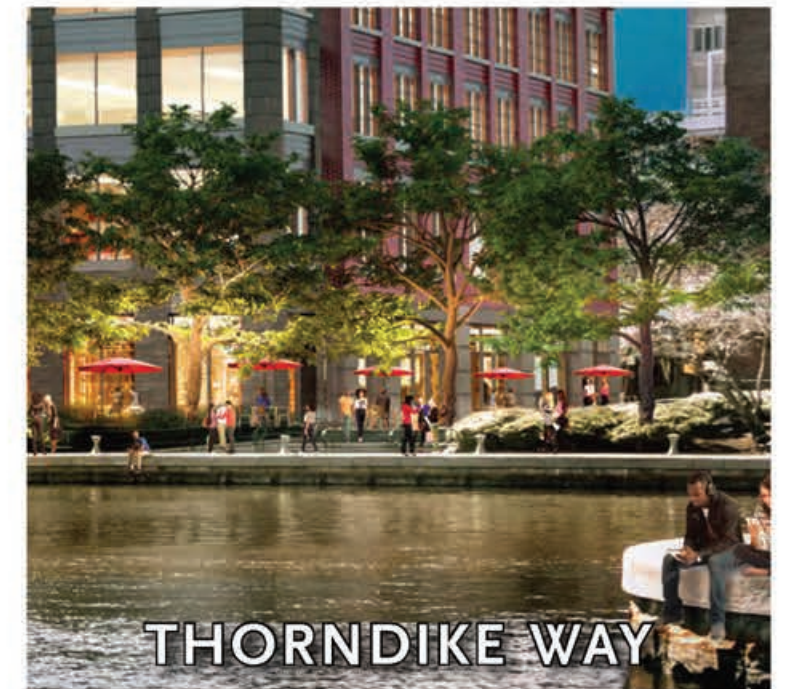
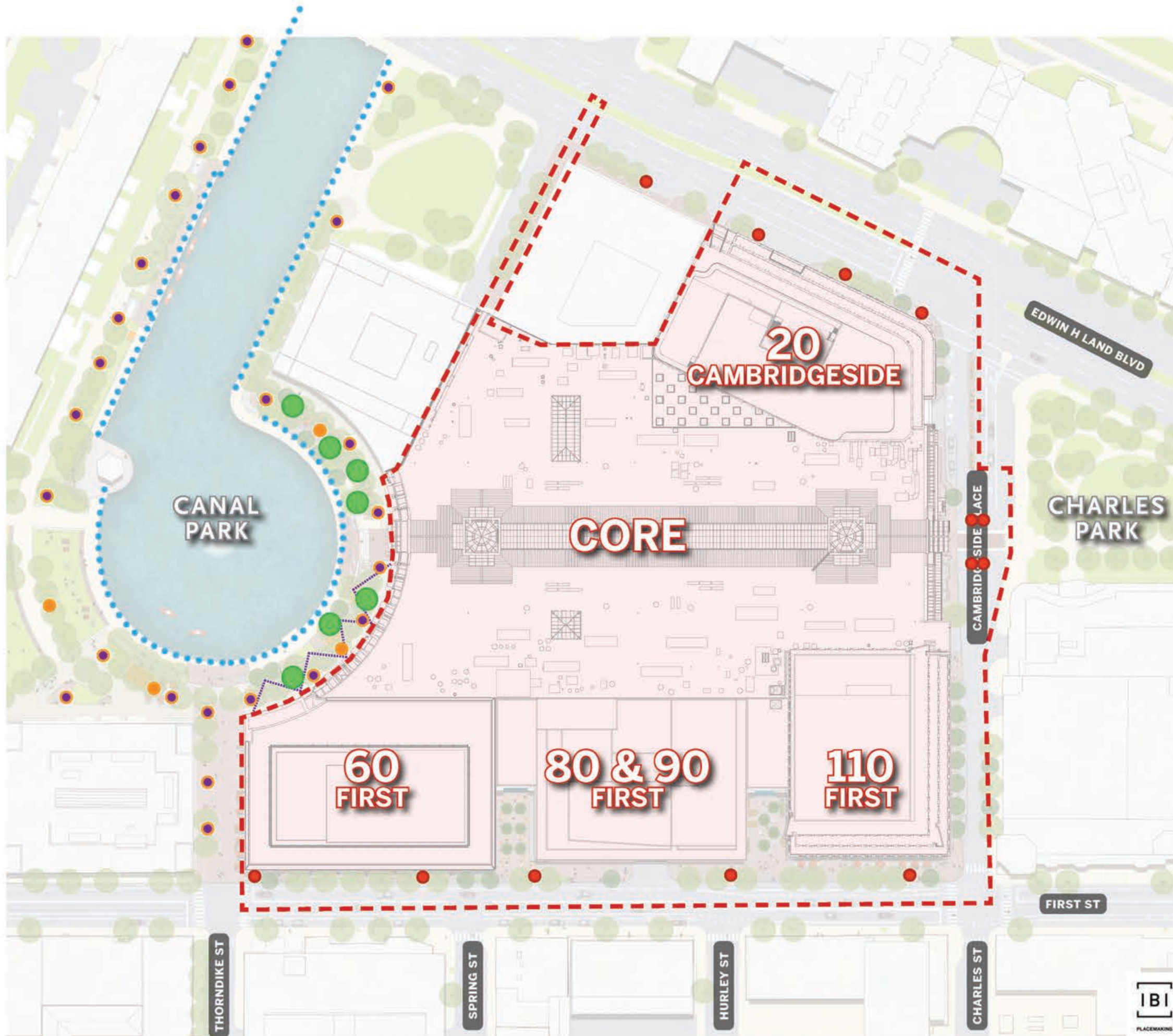
PUD-8 Special Permit
CambridgeSidel
Cambridge, MA

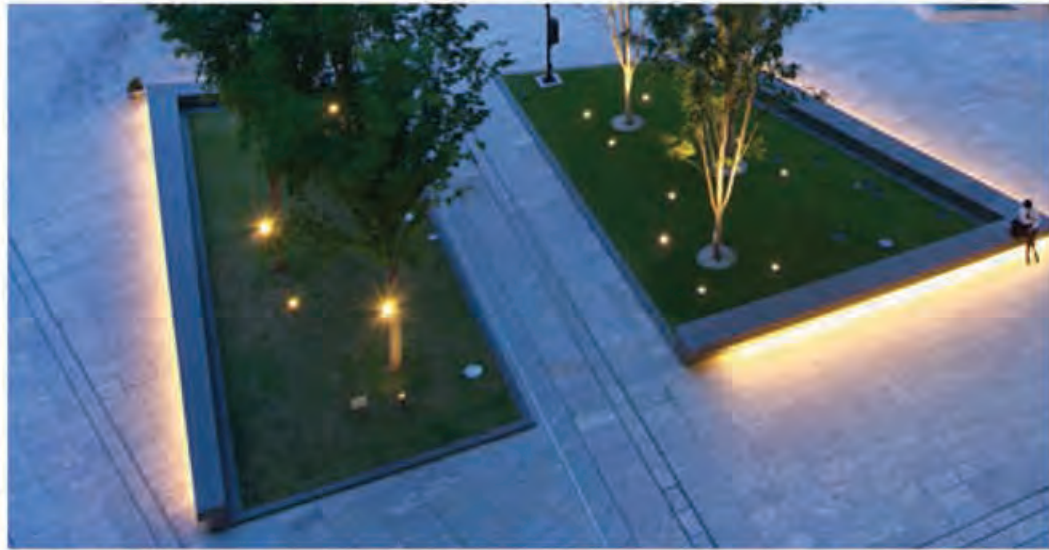
VOLUME III
EXHIBIT CPk.4



Legend

- PUD-8 DEVELOPMENT PARCEL
- STREET LIGHT (EXISTING)
- CANAL POLE LIGHT (EXISTING)
- ACCENT SPOT LIGHT (EXISTING)
- ⋯ CANAL PATH LIGHT (NEW)
- CANAL MOONLIGHT (NEW)

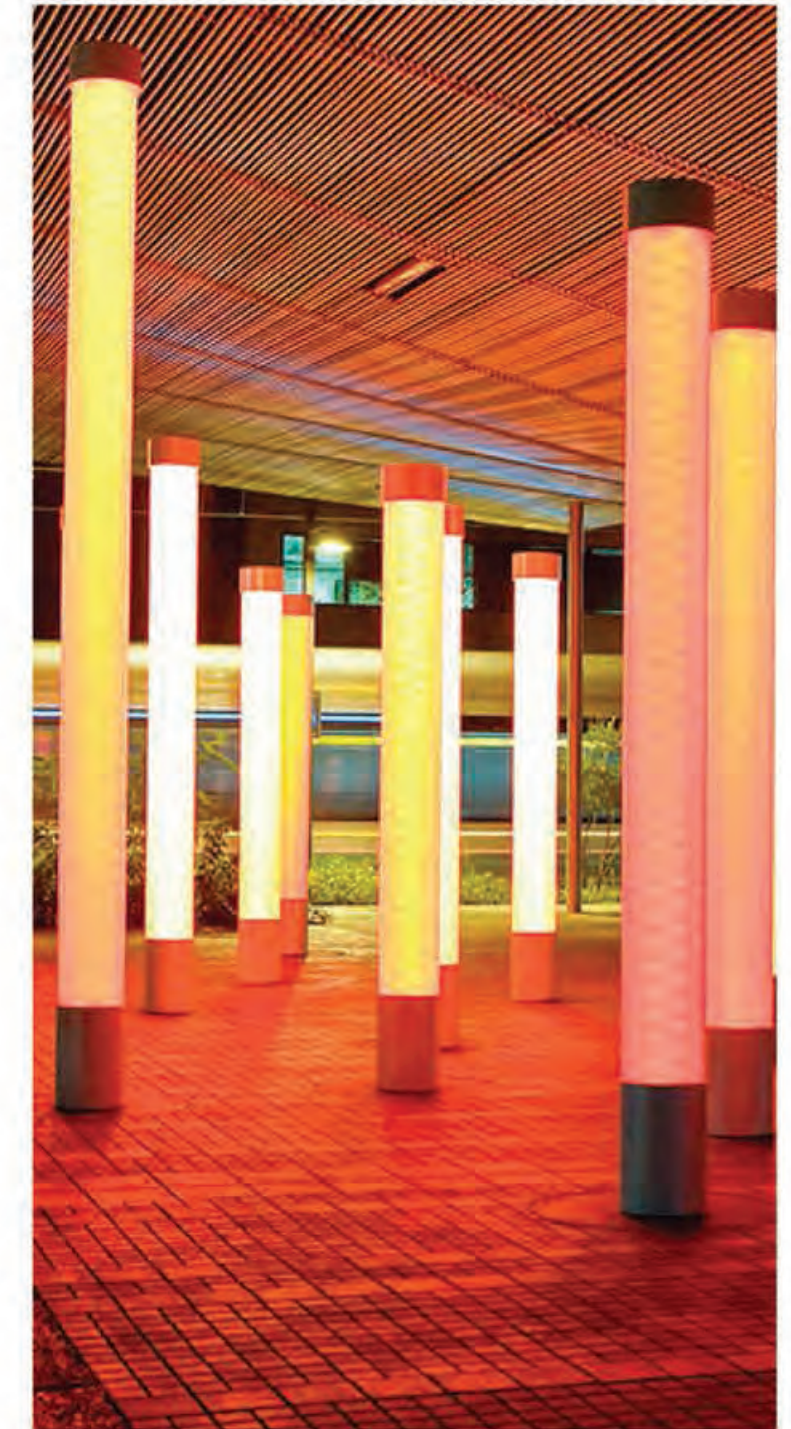


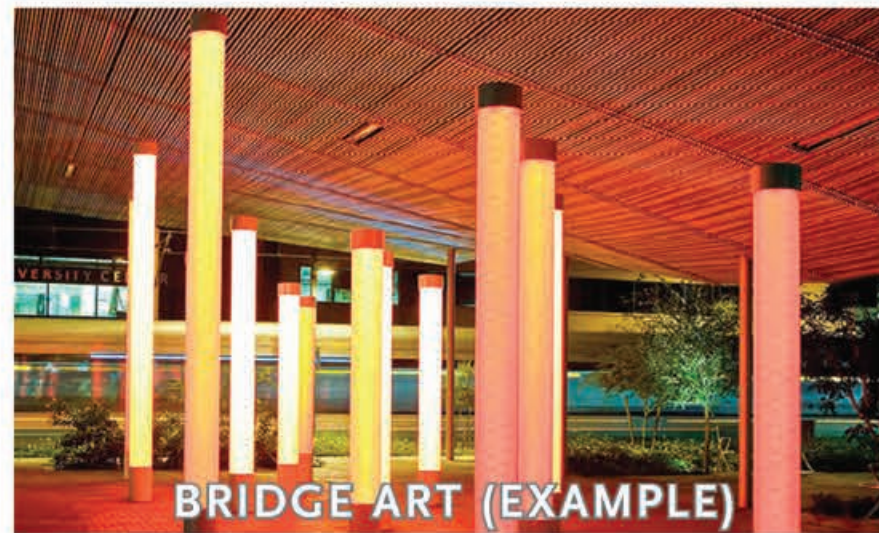
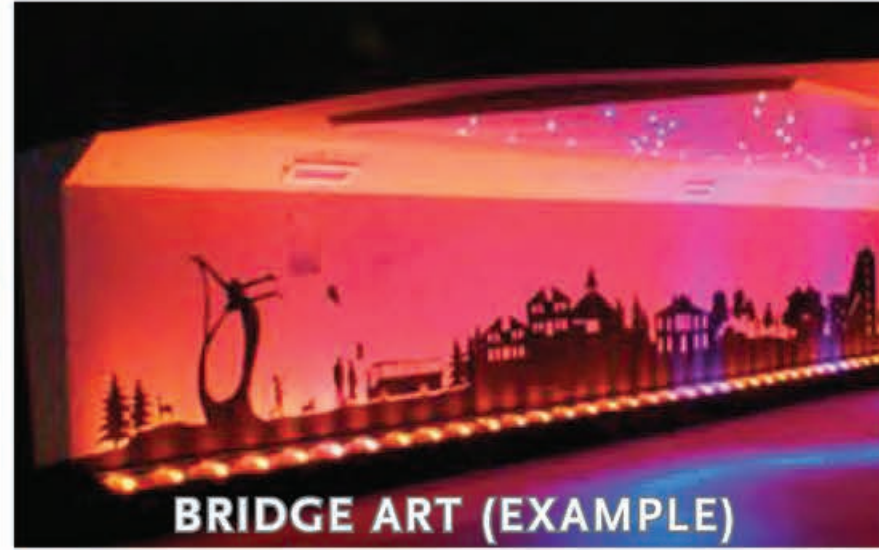


Open Space Design Review Conceptual Illustrations Site Lighting

PUD-8 Special Permit
CambridgeSidel
Cambridge, MA

VOLUME III
EXHIBIT CPk.5



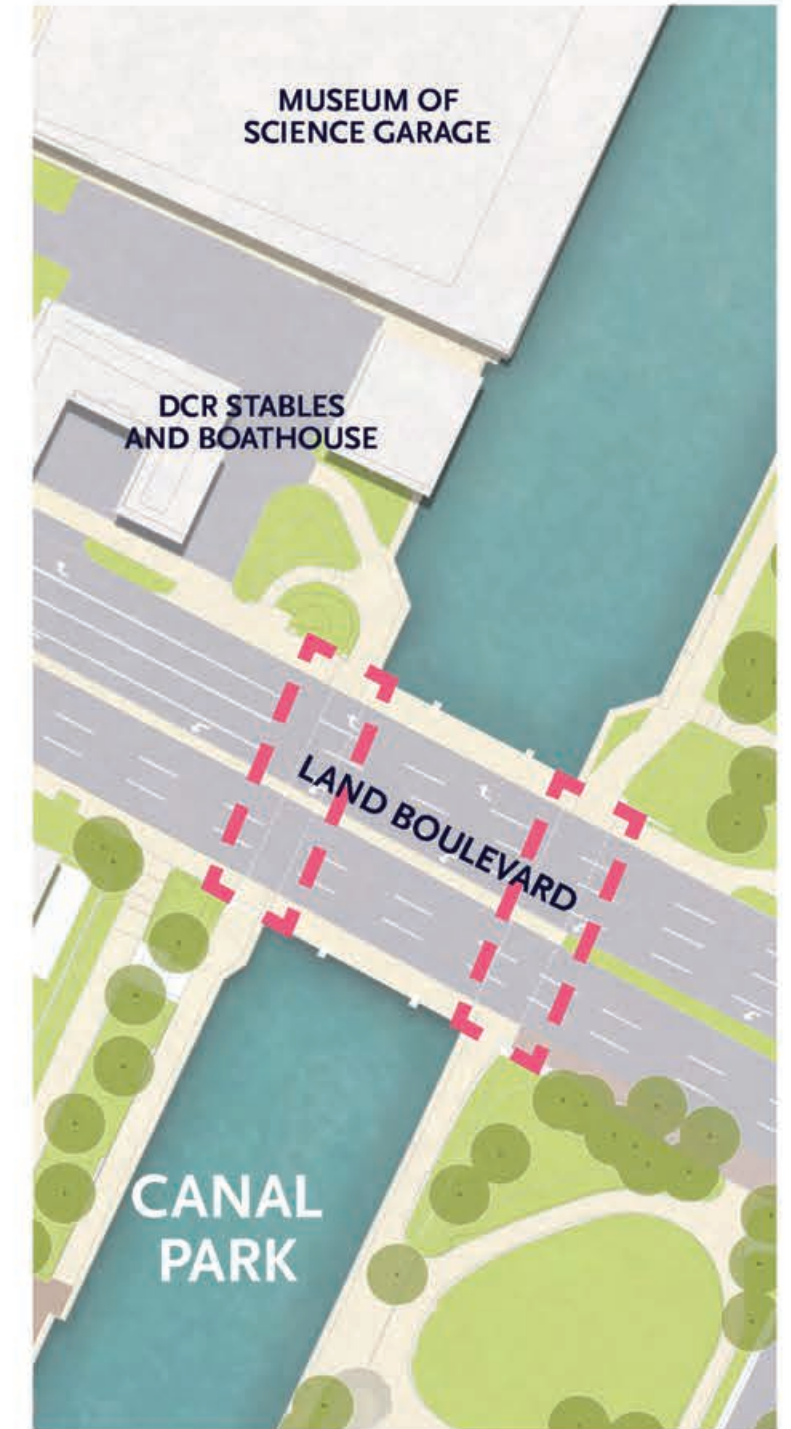


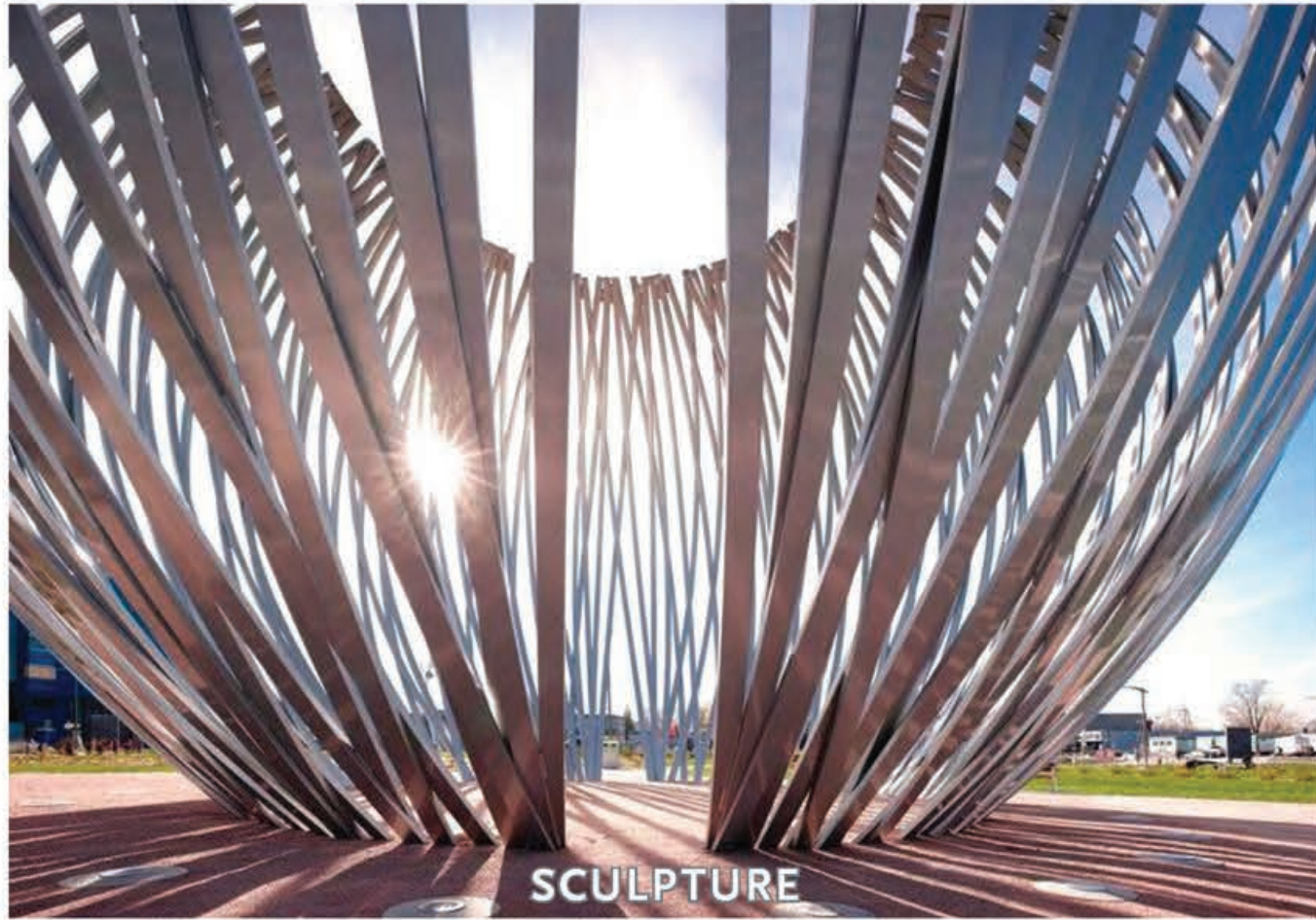
Open Space Design Review Conceptual Illustrations Land Blvd. Bridge

INITIAL PHASE

PUD-8 Special Permit
CambridgeSidel
Cambridge, MA

VOLUME III
EXHIBIT CPk.6





SCULPTURE



WATER SPORTS



SEATING



SEATING



Open Space Design Review
Conceptual Illustrations

Lower Canal

INITIAL PHASE

PUD-8 Special Permit
CambridgeSidel
Cambridge, MA

VOLUME III
EXHIBIT CPk.7



NEW ENGLAND
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



Open Space Design Review
Conceptual Illustrations

Canal Park

VIEW TOWARD LAND BLVD. BRIDGE

PUD-8 Special Permit
CambridgeSidel
Cambridge, MA

VOLUME III
EXHIBIT CPk.8



EXISTING PHOTO



NEW ENGLAND
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



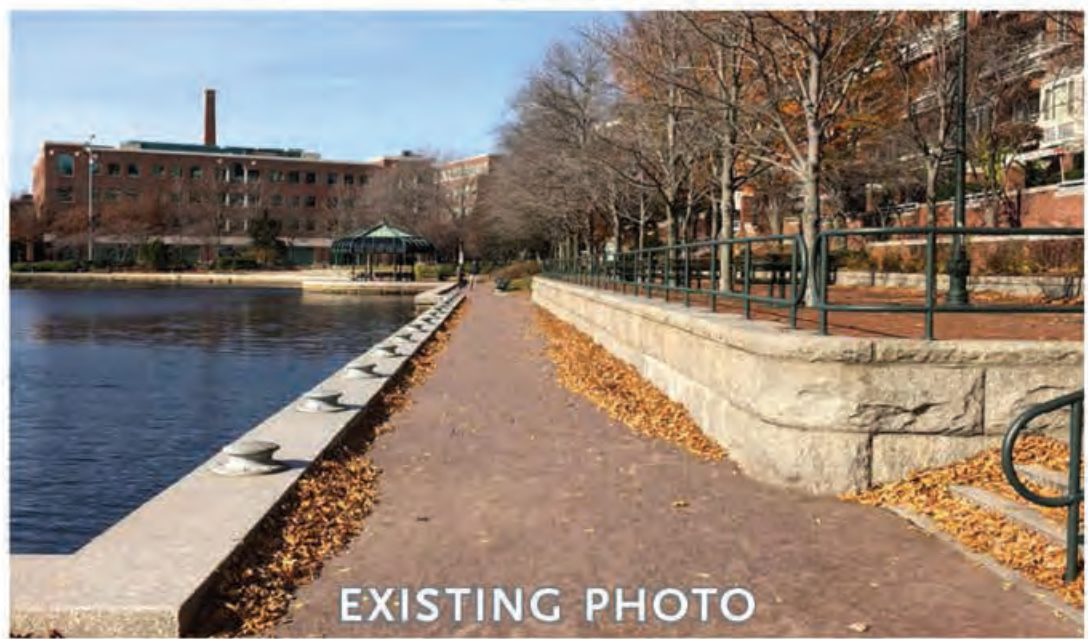
Open Space Design Review
Conceptual Illustrations

Canal Park

VIEW TO WEST

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME II
EXHIBIT OSP.9



EXISTING PHOTO



NEW ENGLAND
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS



Open Space Design Review
Conceptual Illustrations

Canal Park

VIEW TO WEST

PUD-8 Special Permit
CambridgeSide
Cambridge, MA

VOLUME II
EXHIBIT OSP 10

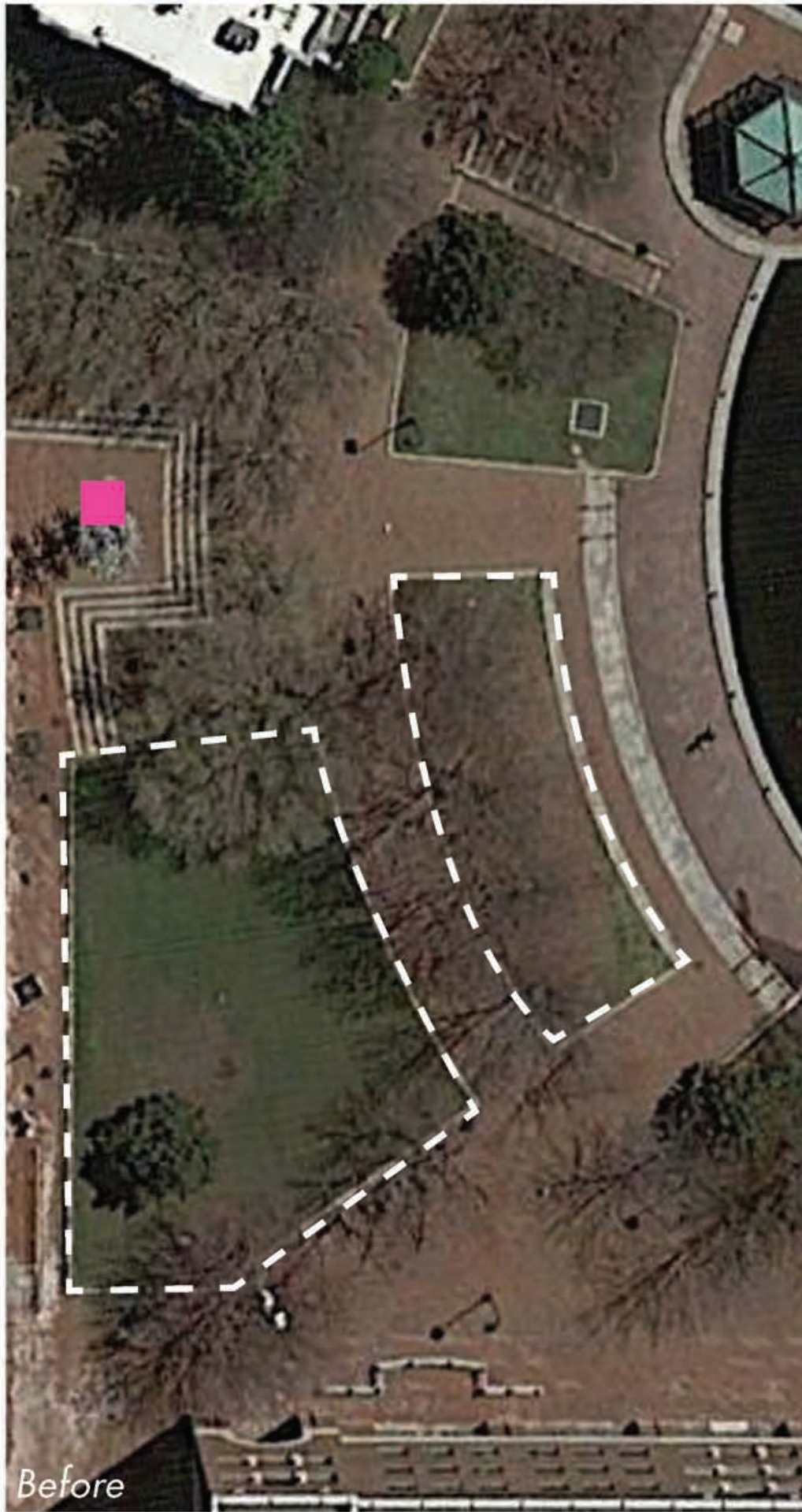


NEW ENGLAND
DEVELOPMENT

ELKUS

MANFREDI
ARCHITECTS





Before



After

Approx. 750 People Capacity



Open Space Design Review
Conceptual Illustrations

Great Lawn

INITIAL PHASE

PUD-8 Special Permit
CambridgeSidel
Cambridge, MA

VOLUME III
EXHIBIT CPk.11



NEW ENGLAND
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS





Open Space Design Review
Conceptual Illustrations
Activity and Programming
INITIAL PHASE

PUD-8 Special Permit
 CambridgeSidel
 Cambridge, MA

VOLUME III
EXHIBIT CPk.12



CANAL PARK





SEATING



POP-UP CAFE



OVERHEAD LIGHTING



Open Space Design Review

Conceptual Illustrations

Upper Canal

INITIAL PHASE

PUD-8 Special Permit
CambridgeSidel
Cambridge, MA

VOLUME III
EXHIBIT CPk.13



NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS | CS CAMBRIDGE SIDEL



LOCAL ART



OUTDOOR SEATING



LIGHTING



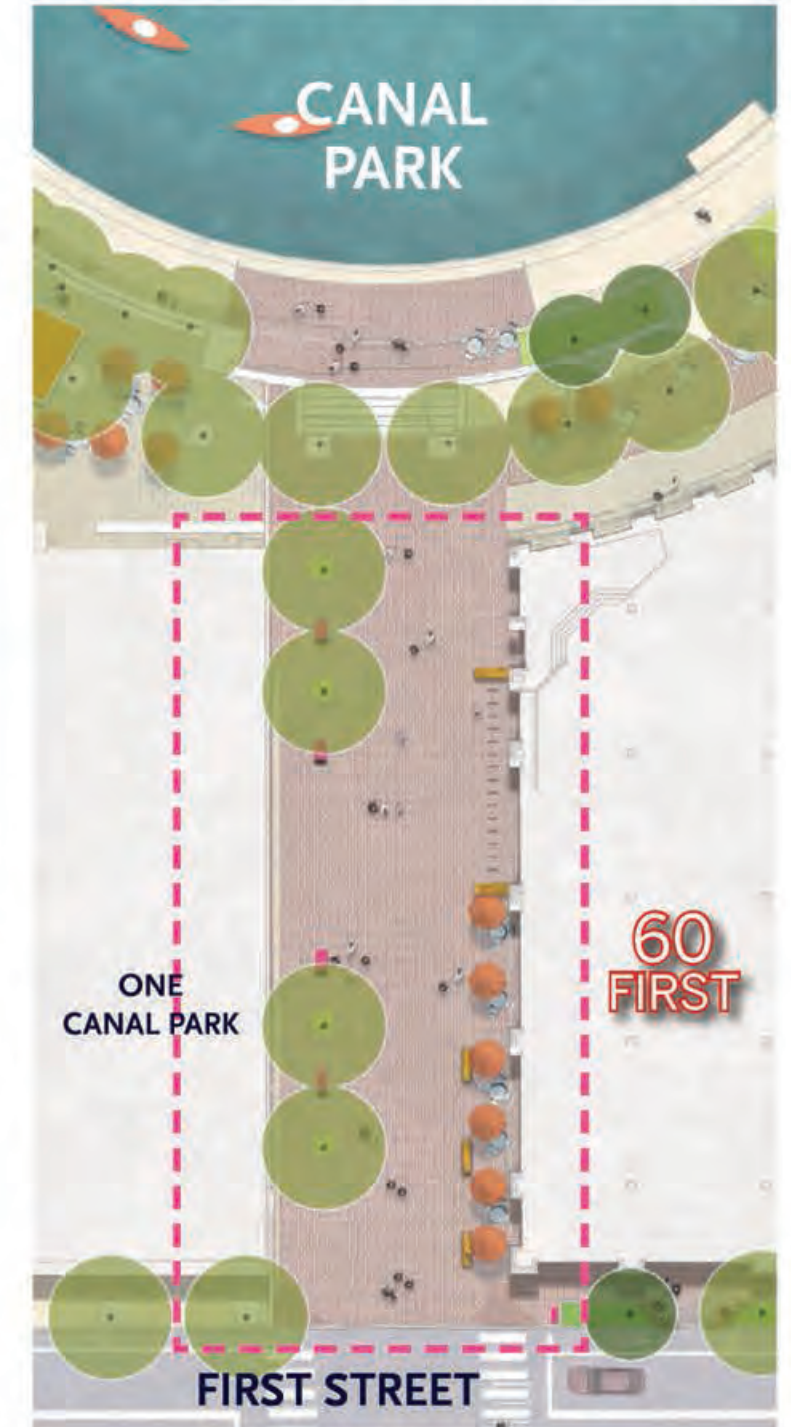
THORNDIKE WAY



Open Space Design Review
Conceptual Illustrations
Thorndike Way

INITIAL PHASE
PUD-8 Special Permit
CambridgeSidel
Cambridge, MA

VOLUME III
EXHIBIT CPk.14



NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS | CS CAMBRIDGE SIDEL