



# CambridgeSide 2.0

## Special Permit Application

Volume III: Design Review Materials for Initial Buildings and Associated Improvements:

- i. 20 CambridgeSide
- ii. 60 First Street
- iii. Associated landscape and hardscape improvements

Submitted to:  
City of Cambridge

Submitted by:

**NEW ENGLAND  
DEVELOPMENT**

New England Development  
75 Park Plaza, Boston, MA 02116

Prepared by:

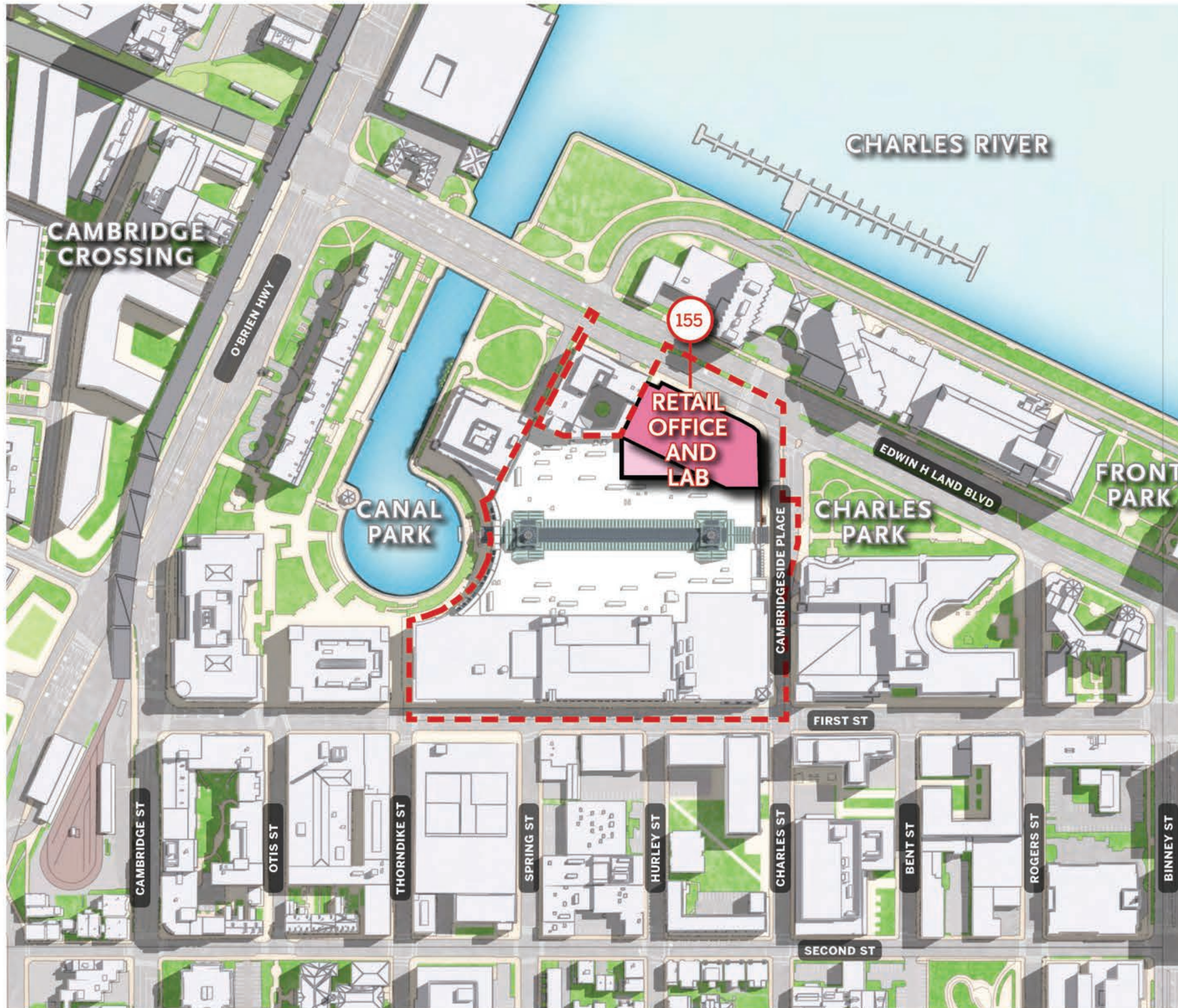




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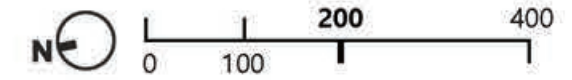
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# **20 CambridgeSide (formerly Macy's)**



Design Review  
**20 CambridgeSide**  
 DEVELOPMENT PLAN

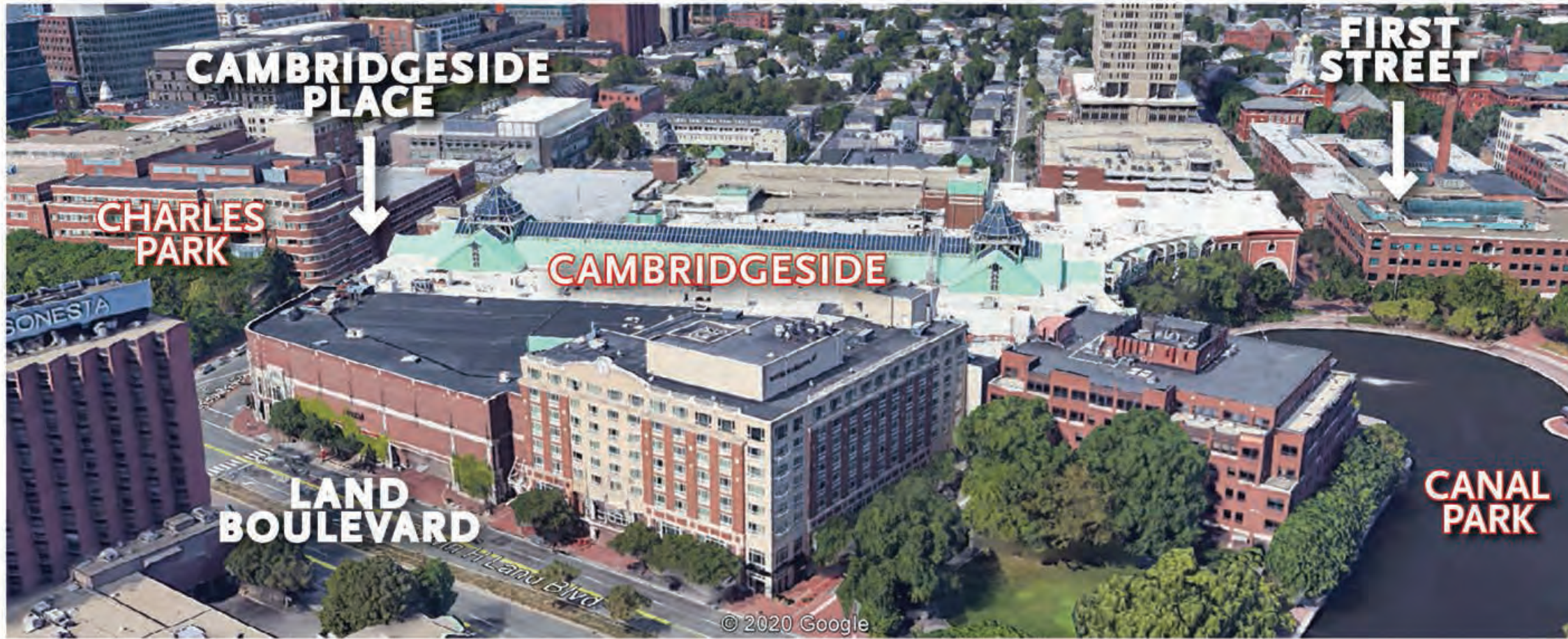
VOLUME III  
 EXHIBIT 20CS.1



**Legend**

PUD-8 DEVELOPMENT PARCEL

BUILDING HEIGHT



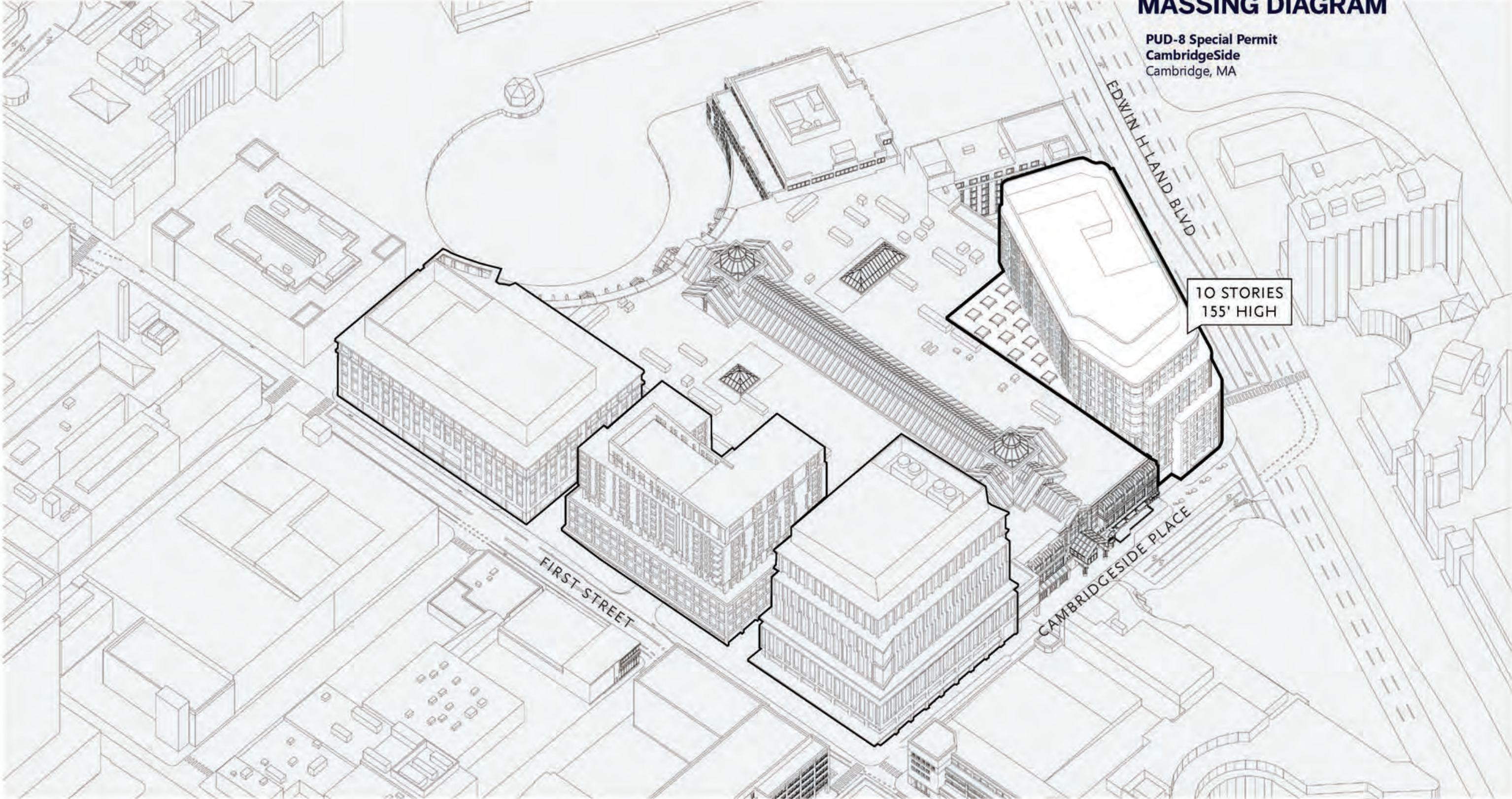
Design Review  
**20 CambridgeSide**  
 EXISTING CONDITIONS

VOLUME III  
 EXHIBIT 20CS.2



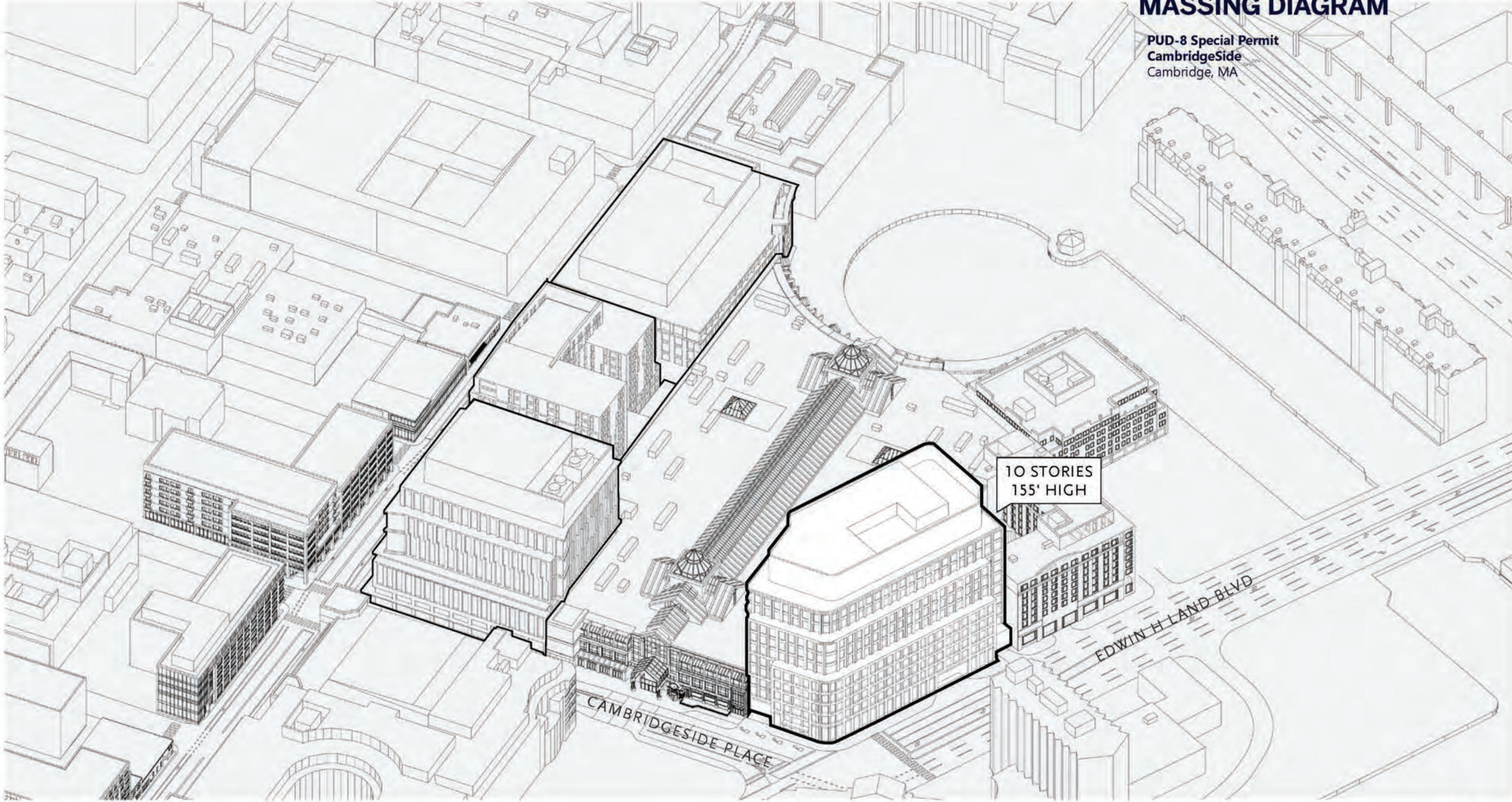
Design Review  
**20 CambridgeSide**  
MASSING DIAGRAM

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA



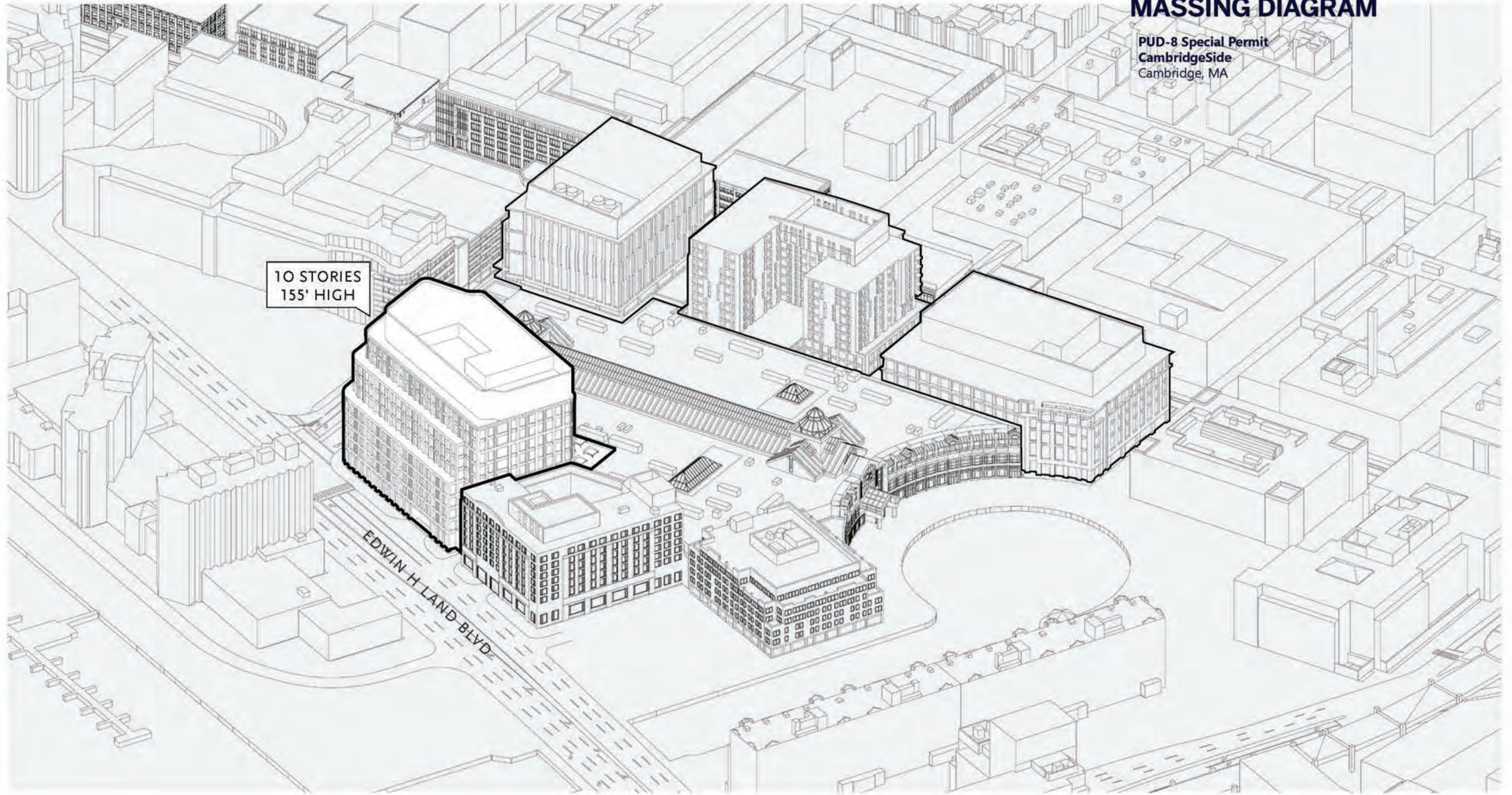
Design Review  
**20 CambridgeSide**  
MASSING DIAGRAM

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA



Design Review  
**20 CambridgeSide**  
MASSING DIAGRAM

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA



10 STORIES  
155' HIGH

EDWIN H LAND BLVD



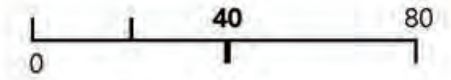
# Design Review

## 20 CambridgeSide

### EAST/WEST SECTION

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

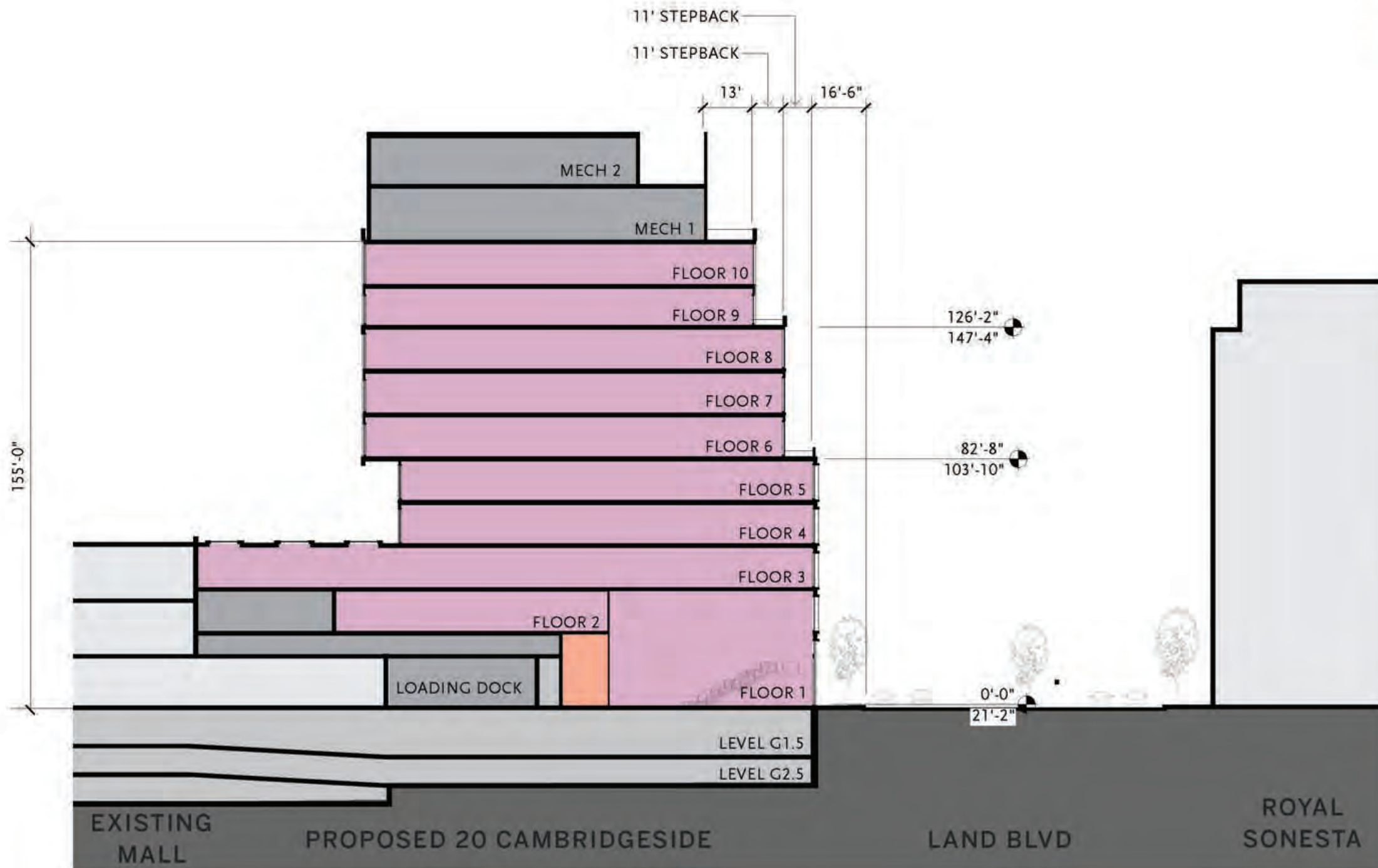
VOLUME III  
EXHIBIT 20CS.6



#### Legend

- RETAIL/ACTIVE STOREFRONT
- OFFICE/LAB
- BOH
- PARKING/LOADING
- OTHER

#### Keyplan



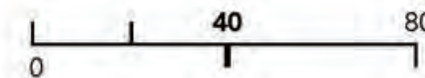
# Design Review

## 20 CambridgeSide

### NORTH/SOUTH SECTION

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

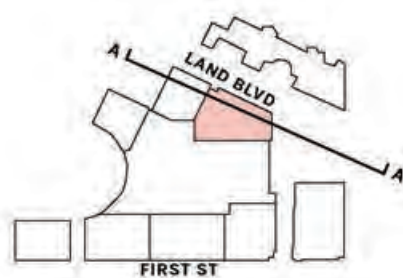
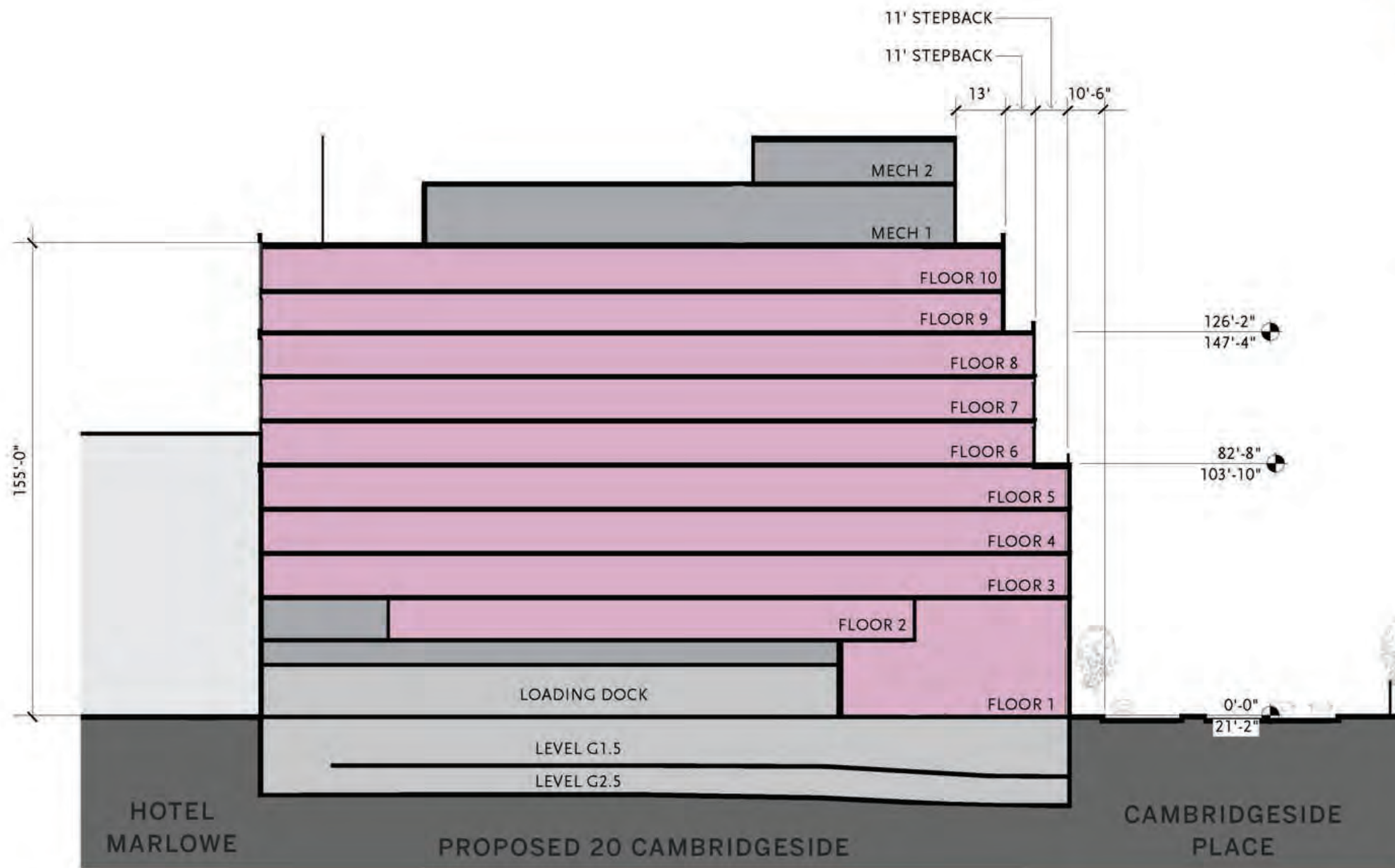
VOLUME III  
EXHIBIT 20CS.7



#### Legend

- RETAIL/ACTIVE STOREFRONT
- OFFICE/LAB
- BOH
- PARKING/LOADING
- OTHER

#### Keyplan



# Design Review

## 20 CambridgeSide

### LOWER GARAGE LEVEL G2.5

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.8



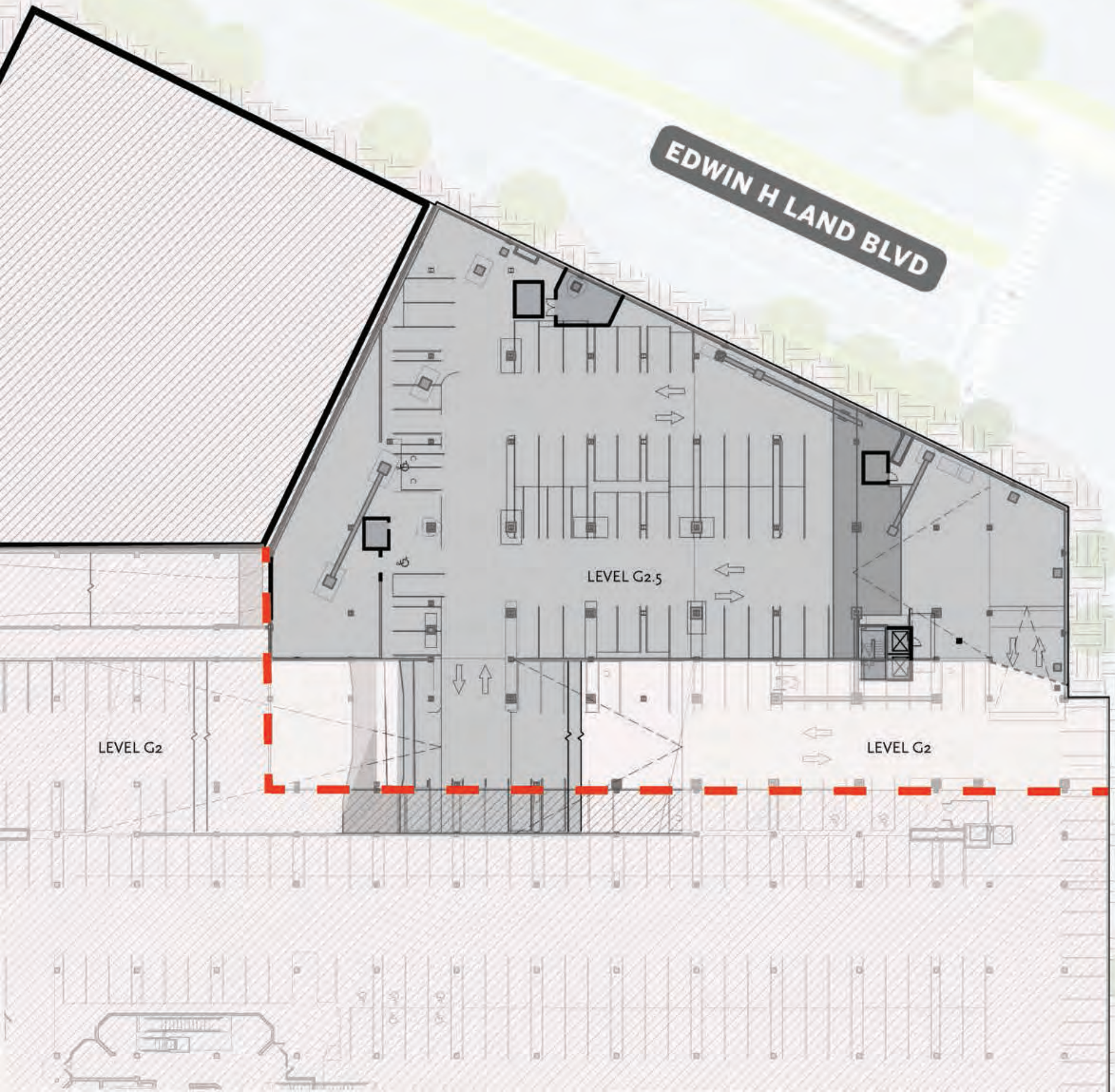
#### Legend

- PROPERTY LINE
- BOH
- PARKING/LOADING
- OTHER

#### Keyplan



NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS | CS CAMBRIDGE



EDWIN H LAND BLVD

CAMBRIGESIDE PLACE

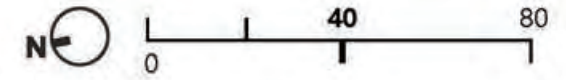
# Design Review

## 20 CambridgeSide

### LOWER GARAGE LEVEL G1.5

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.9



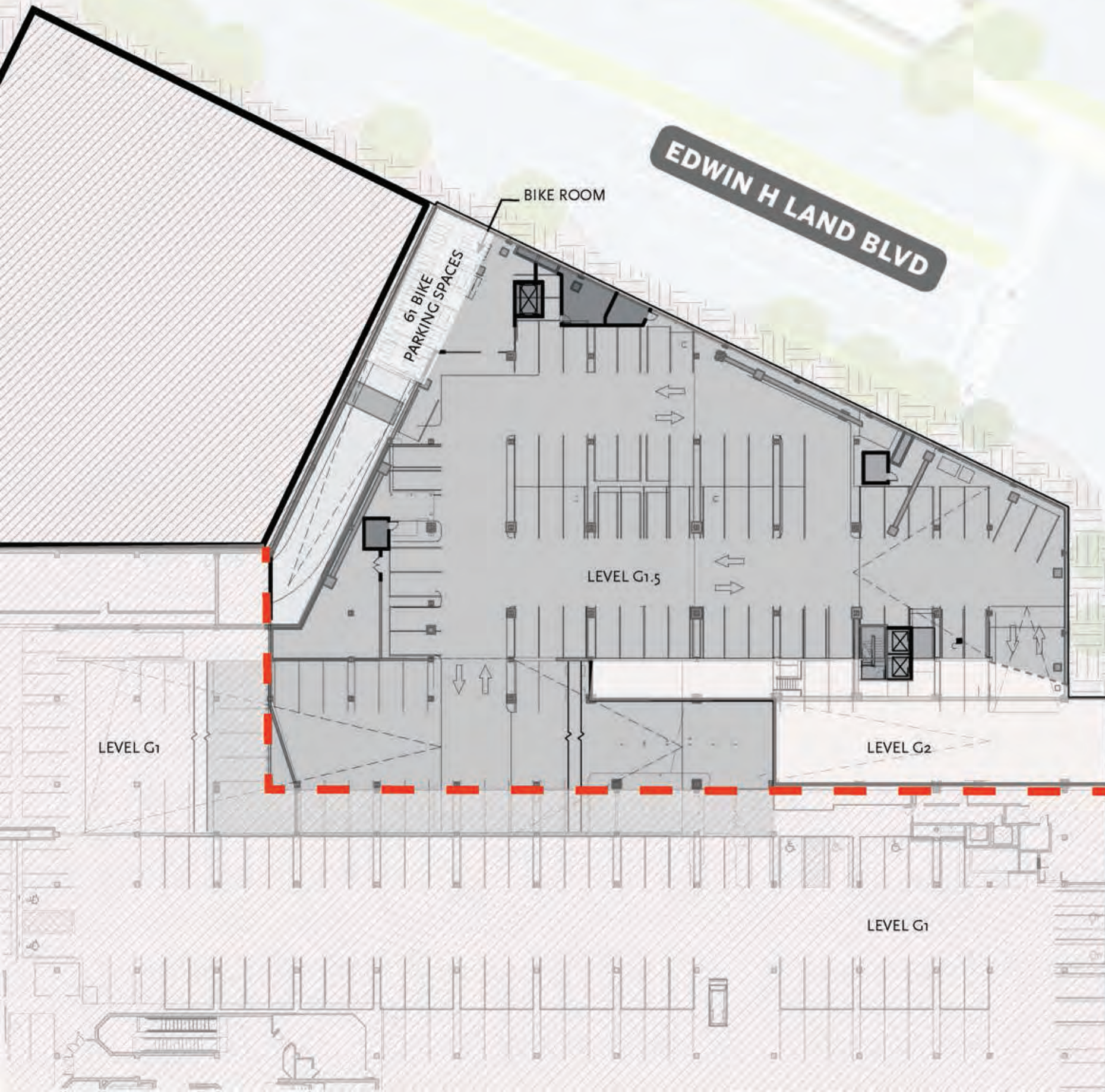
#### Legend

- PROPERTY LINE
- BOH
- PARKING/LOADING
- OTHER

#### Keyplan



NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS | CS CAMBRIGESIDE

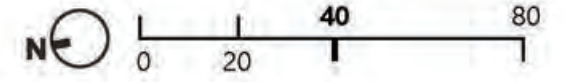


EDWIN H LAND BLVD

CAMBRIGESIDE PLACE

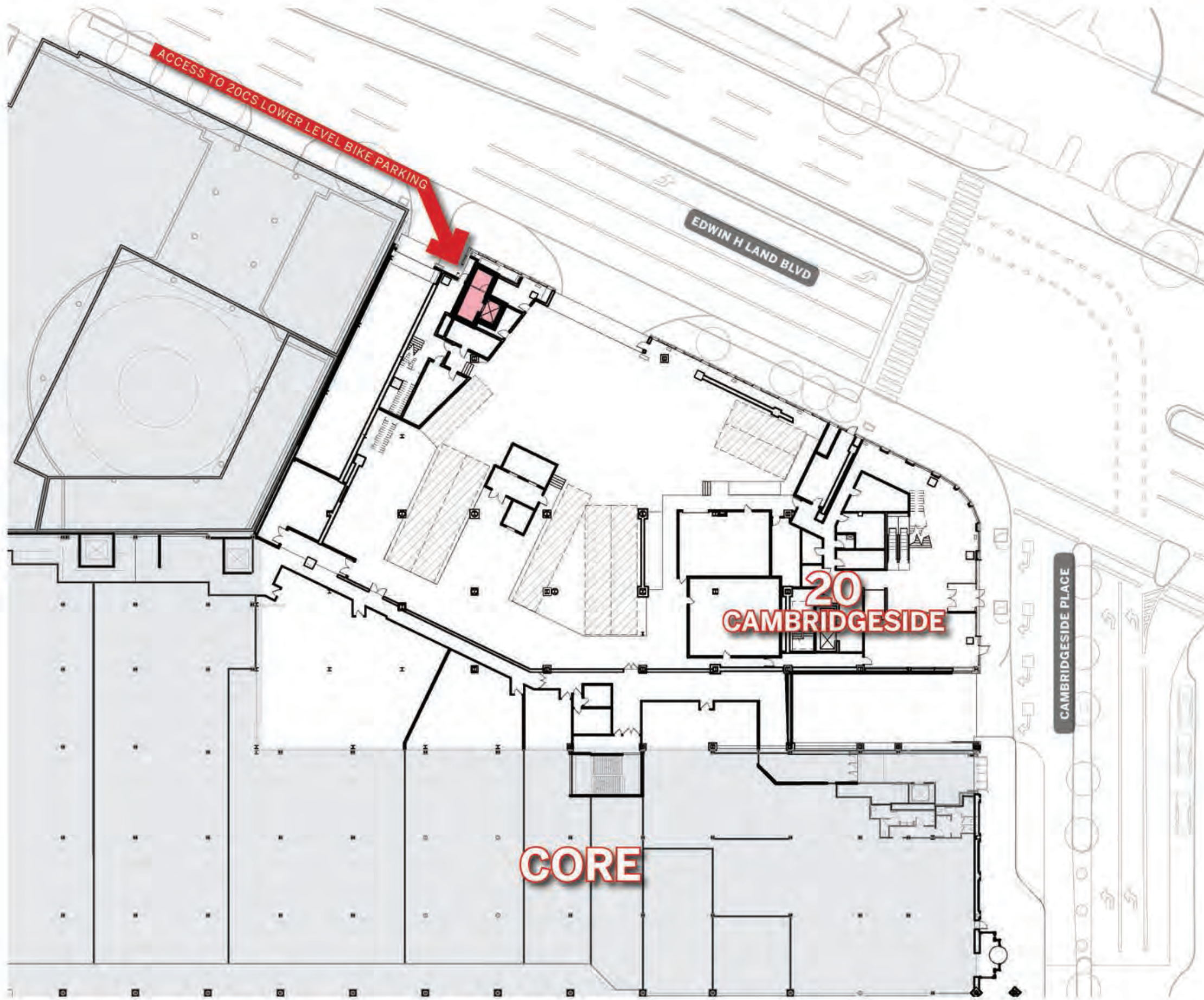
Design Review  
**20 CambridgeSide**  
BIKE PARKING PLAN

VOLUME III  
EXHIBIT 20CS.10



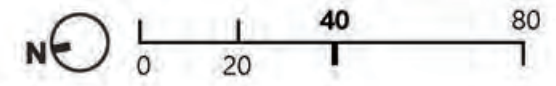
**Legend**

 LONG TERM BIKE PARKING

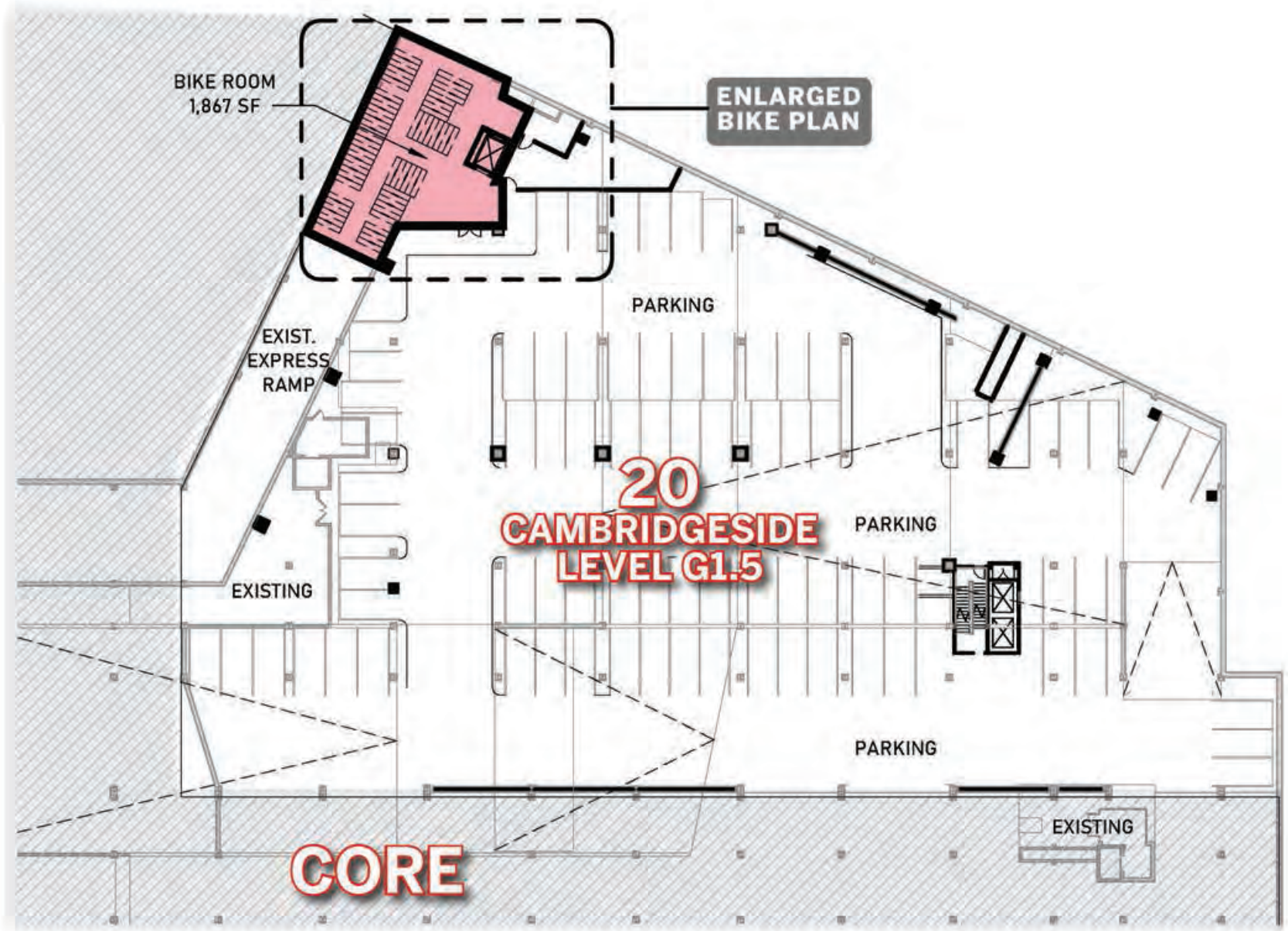


Design Review  
**20 CambridgeSide**  
BIKE PARKING LEVEL G1.5

VOLUME III  
EXHIBIT 20CS.11

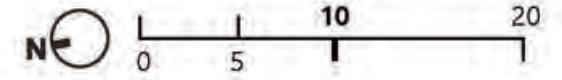


**Legend**  
LONG TERM BIKE PARKING

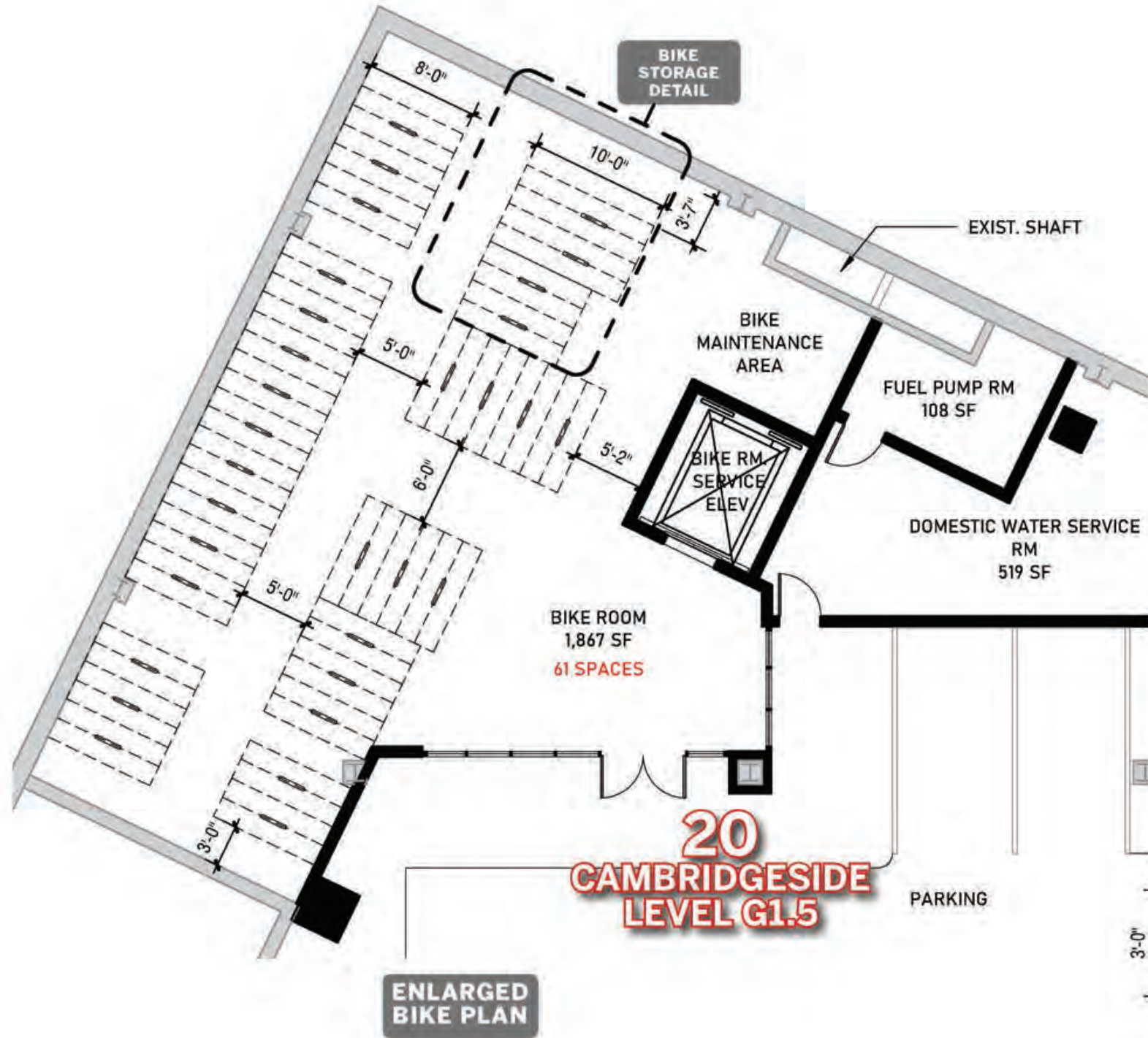


Design Review  
**20 CambridgeSide**  
 BIKE PARKING DETAIL PLAN

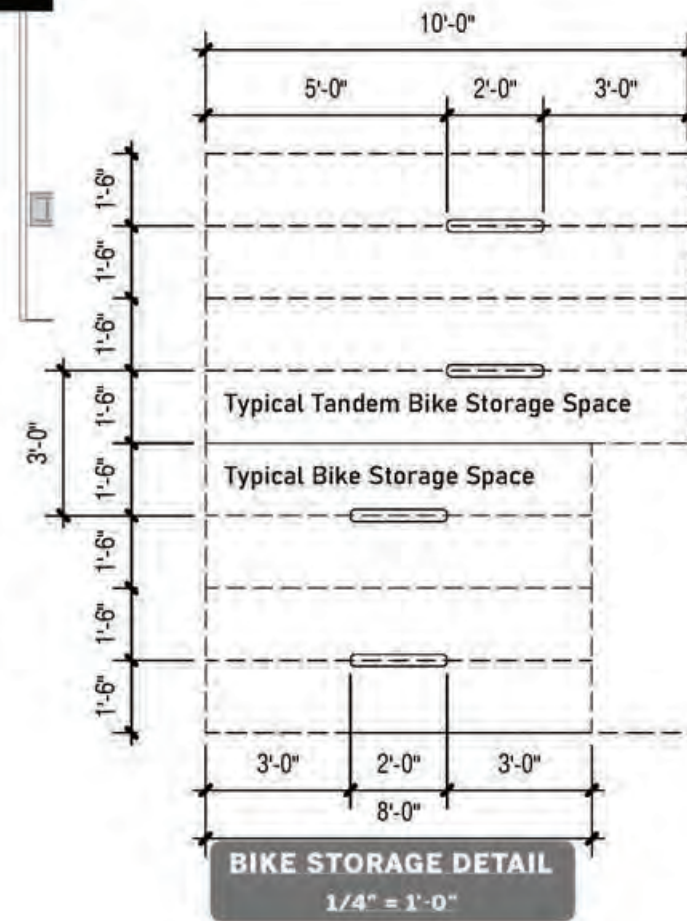
VOLUME III  
 EXHIBIT 20CS.12



Legend



**20**  
**CAMBRIDGESIDE**  
**LEVEL G1.5**



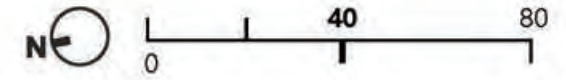
# Design Review

## 20 CambridgeSide

### GROUND FLOOR PLAN

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.13



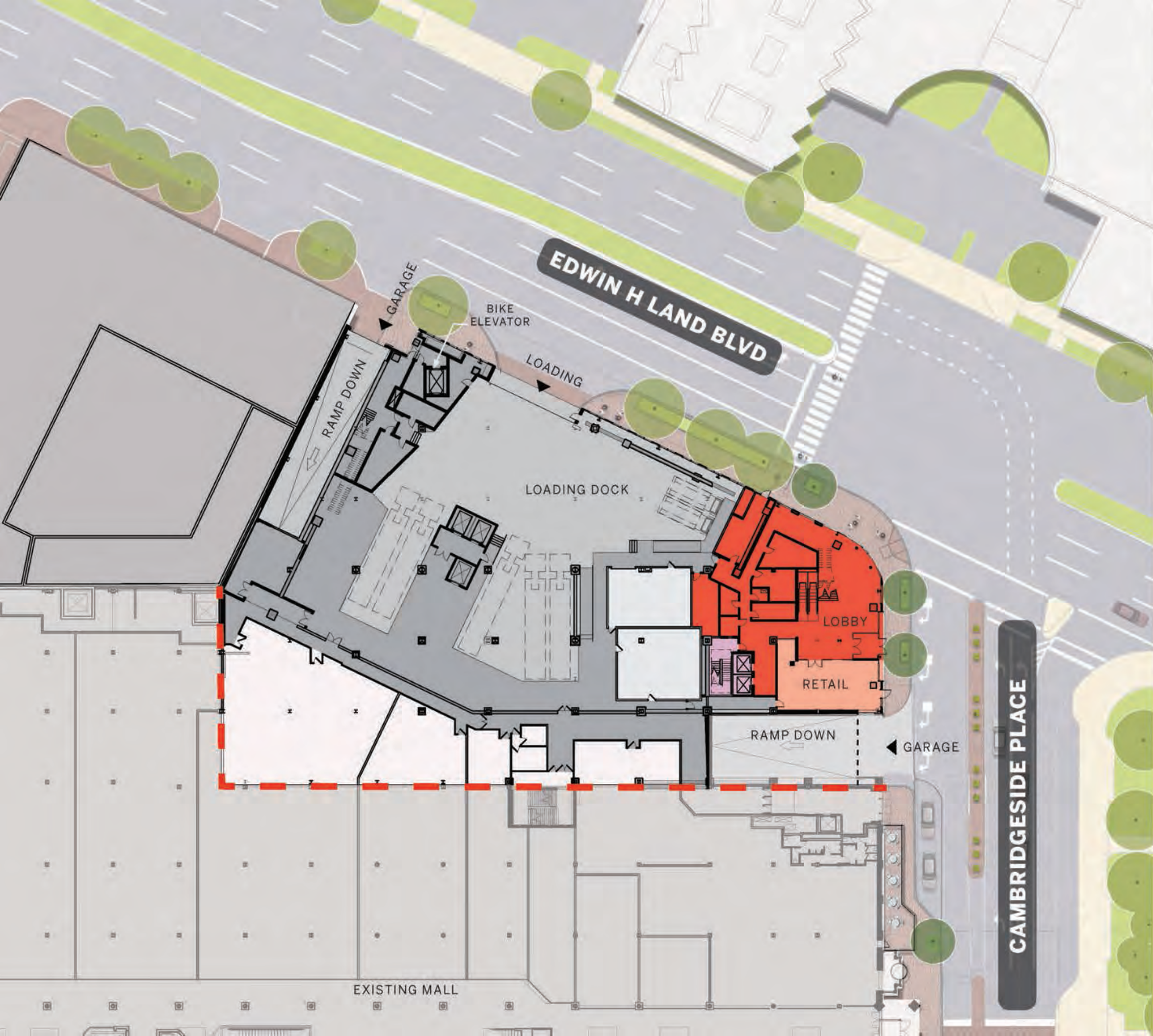
#### Legend

- PROPERTY LINE
- RETAIL/ACTIVE STOREFRONT
- LOBBY / GATHERING
- BOH
- PARKING/LOADING

#### Keyplan



NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS |





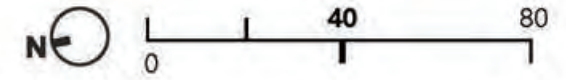
# Design Review

# 20 CambridgeSide

## 2nd FLOOR PLAN

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.14



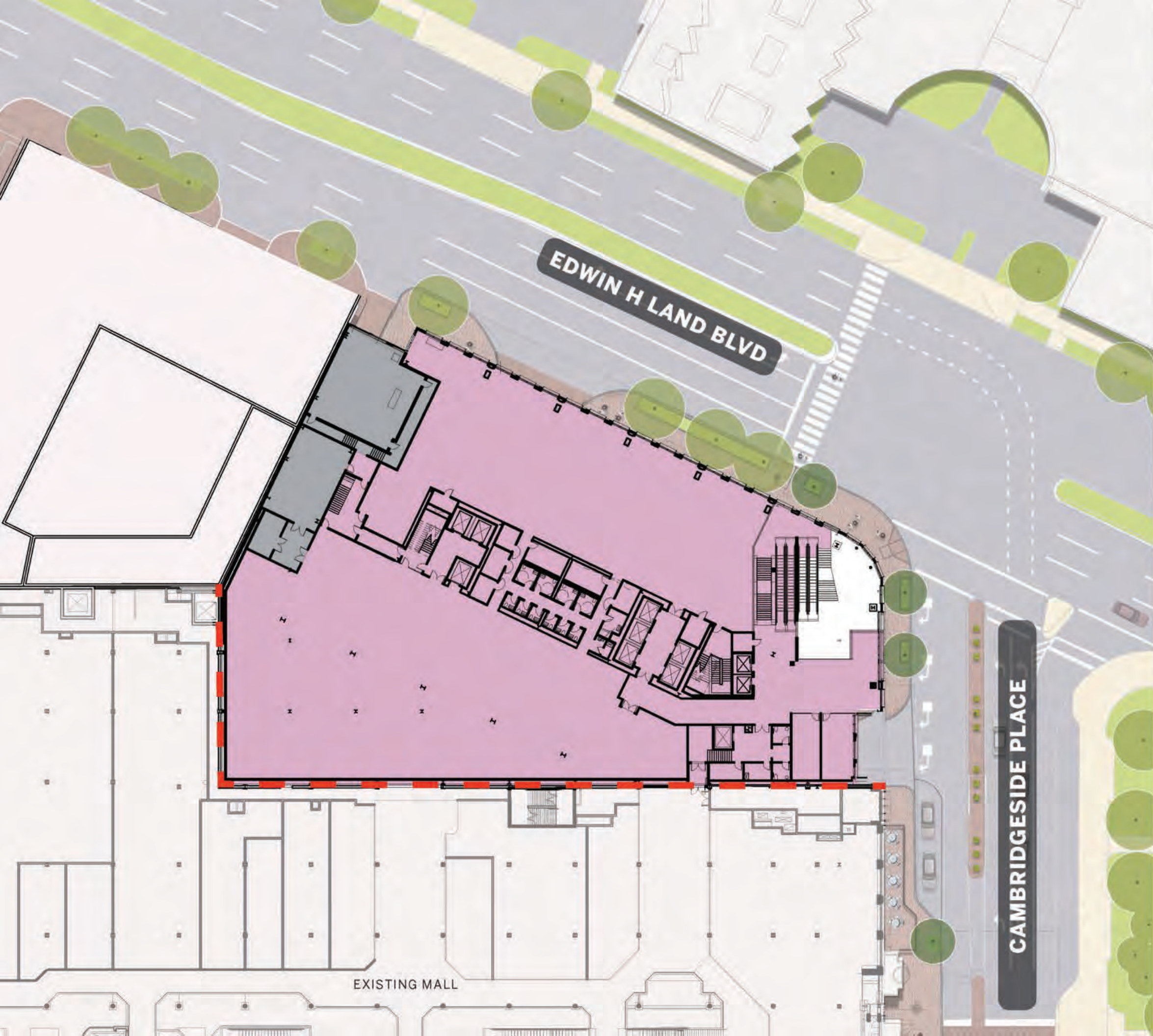
### Legend

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

### Keyplan



NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS |



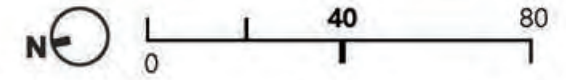
# Design Review

## 20 CambridgeSide

### 3rd FLOOR PLAN

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.15



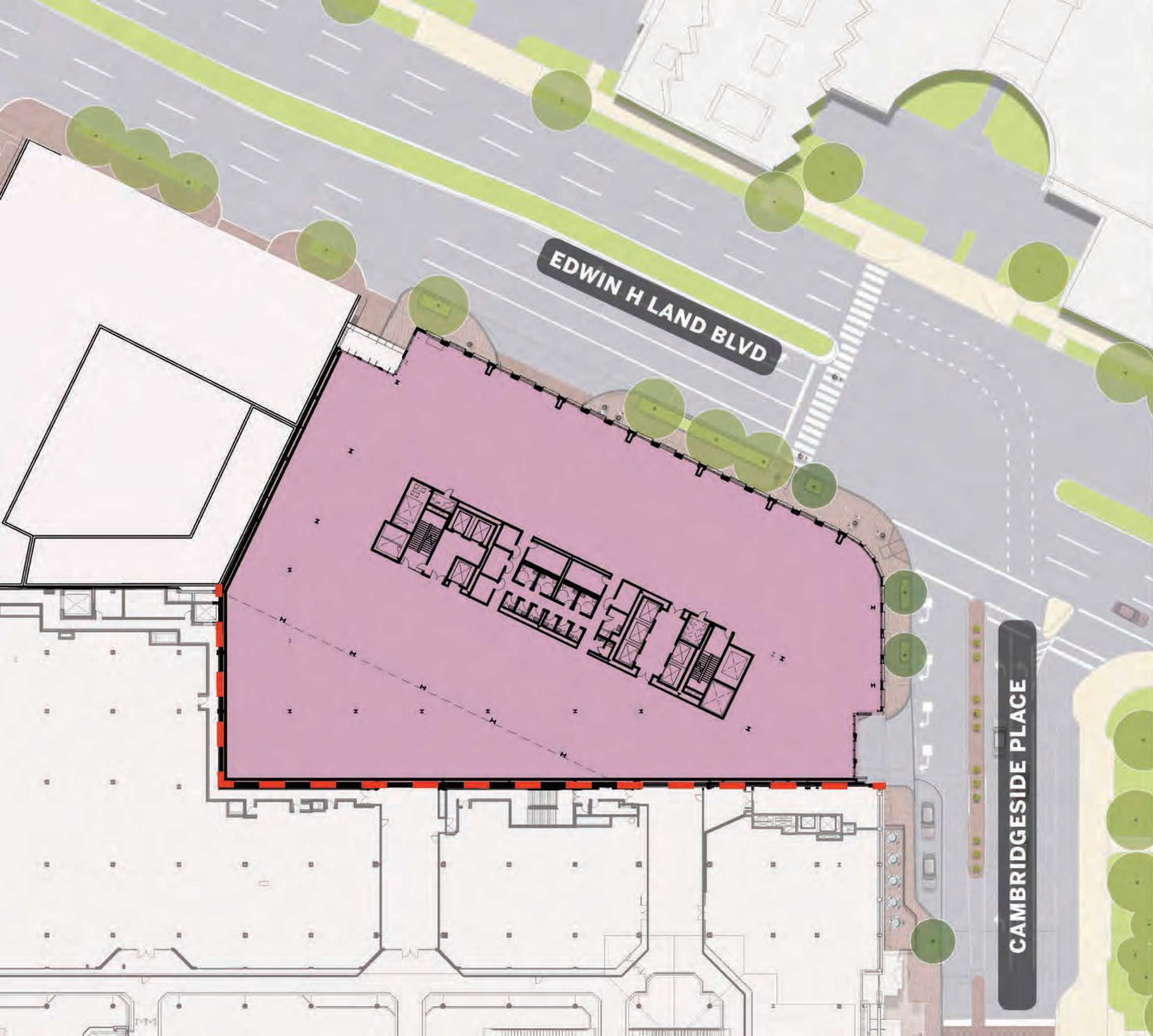
#### Legend

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

#### Keyplan



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



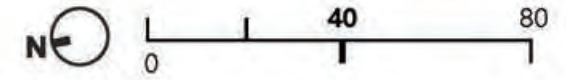
# Design Review

## 20 CambridgeSide

### 4th and 5th FLOOR PLANS

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.16



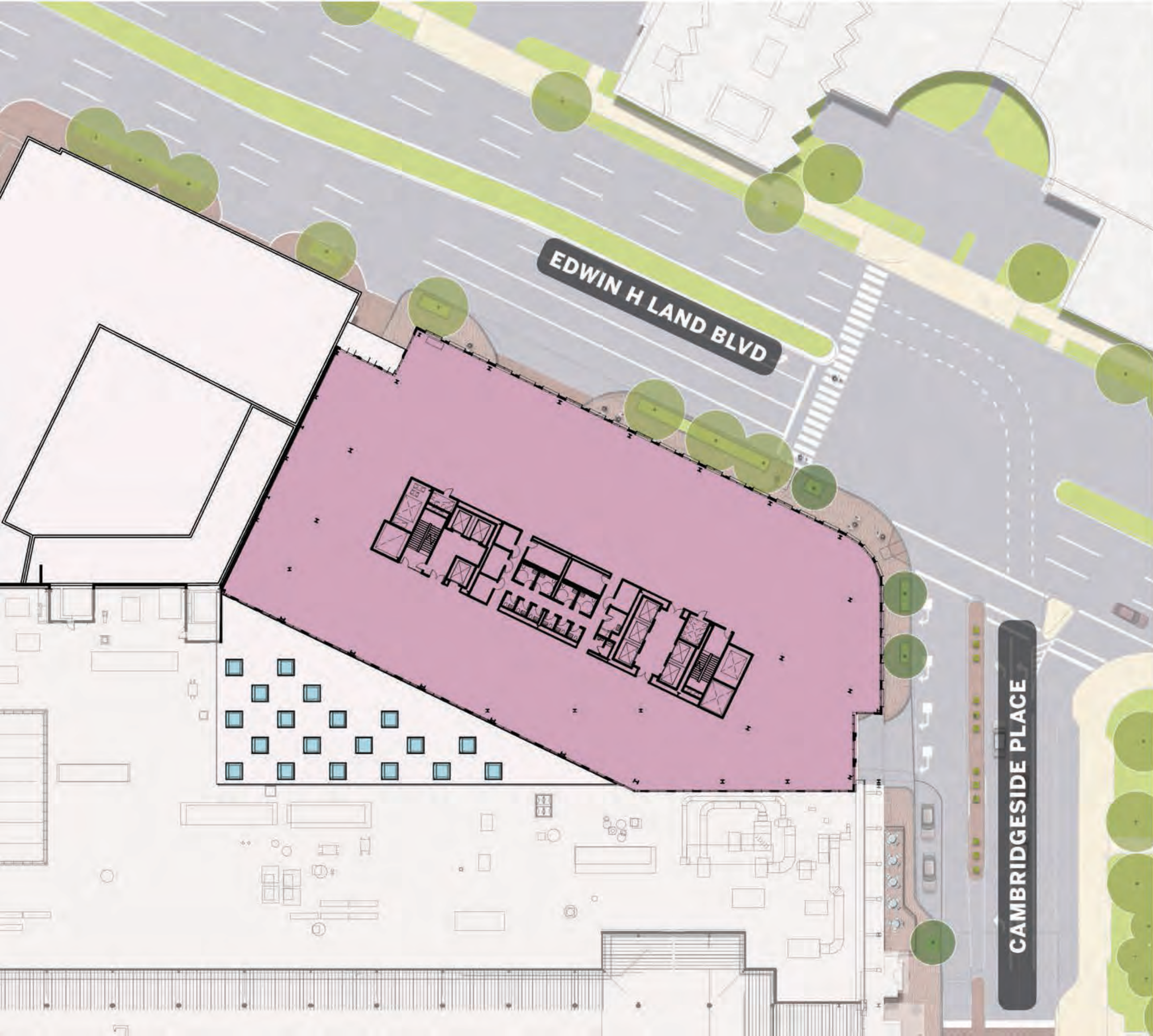
#### Legend

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

#### Keyplan



NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS | CS CAMBRIGESIDE



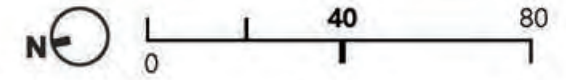
# Design Review

## 20 CambridgeSide

### 6th to 8th FLOOR PLANS

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.17



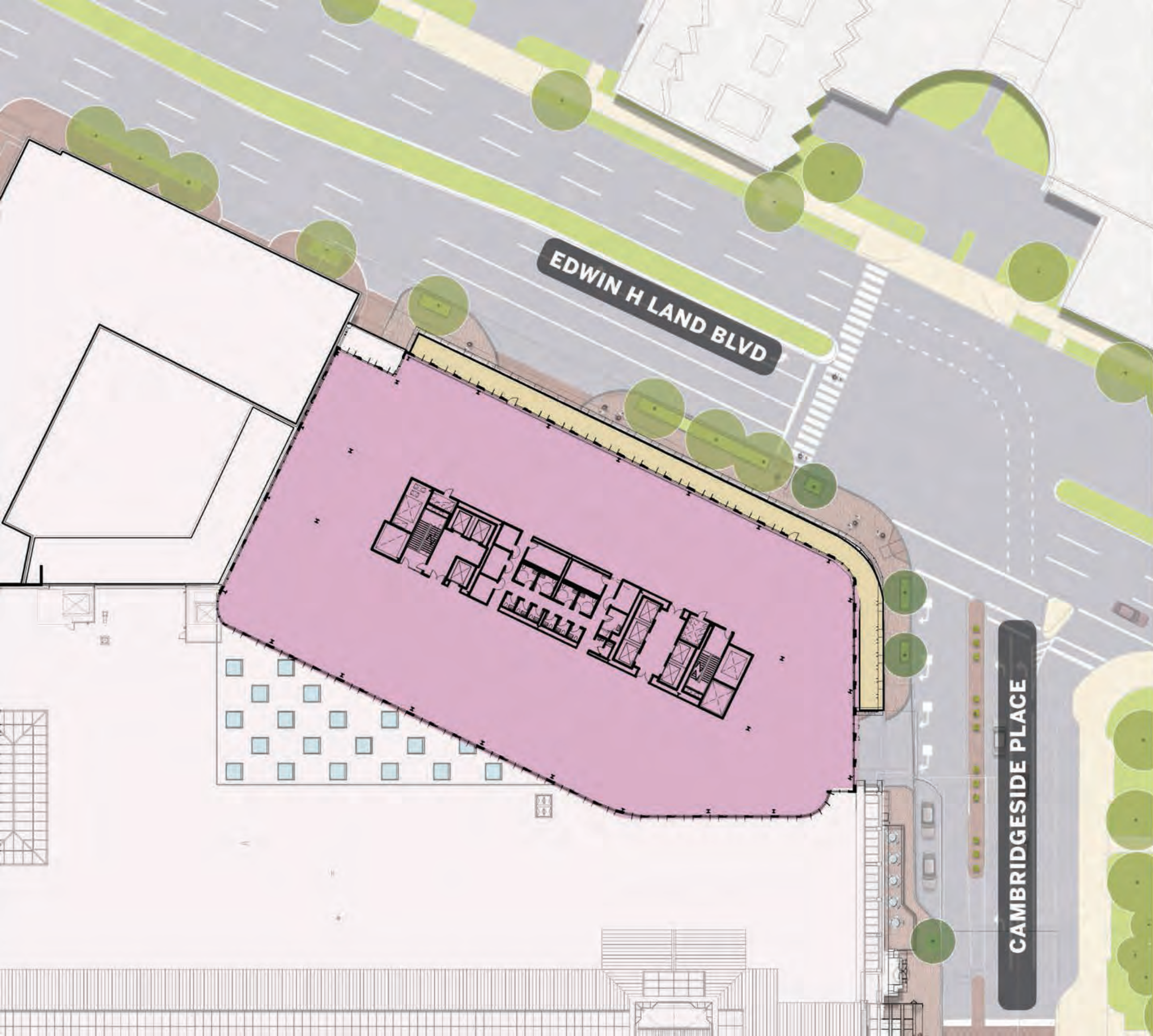
#### Legend

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

#### Keyplan



NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS |



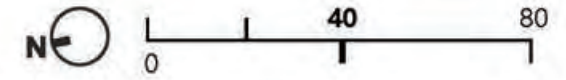
# Design Review

## 20 CambridgeSide

### 9th and 10th FLOOR PLANS

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.18



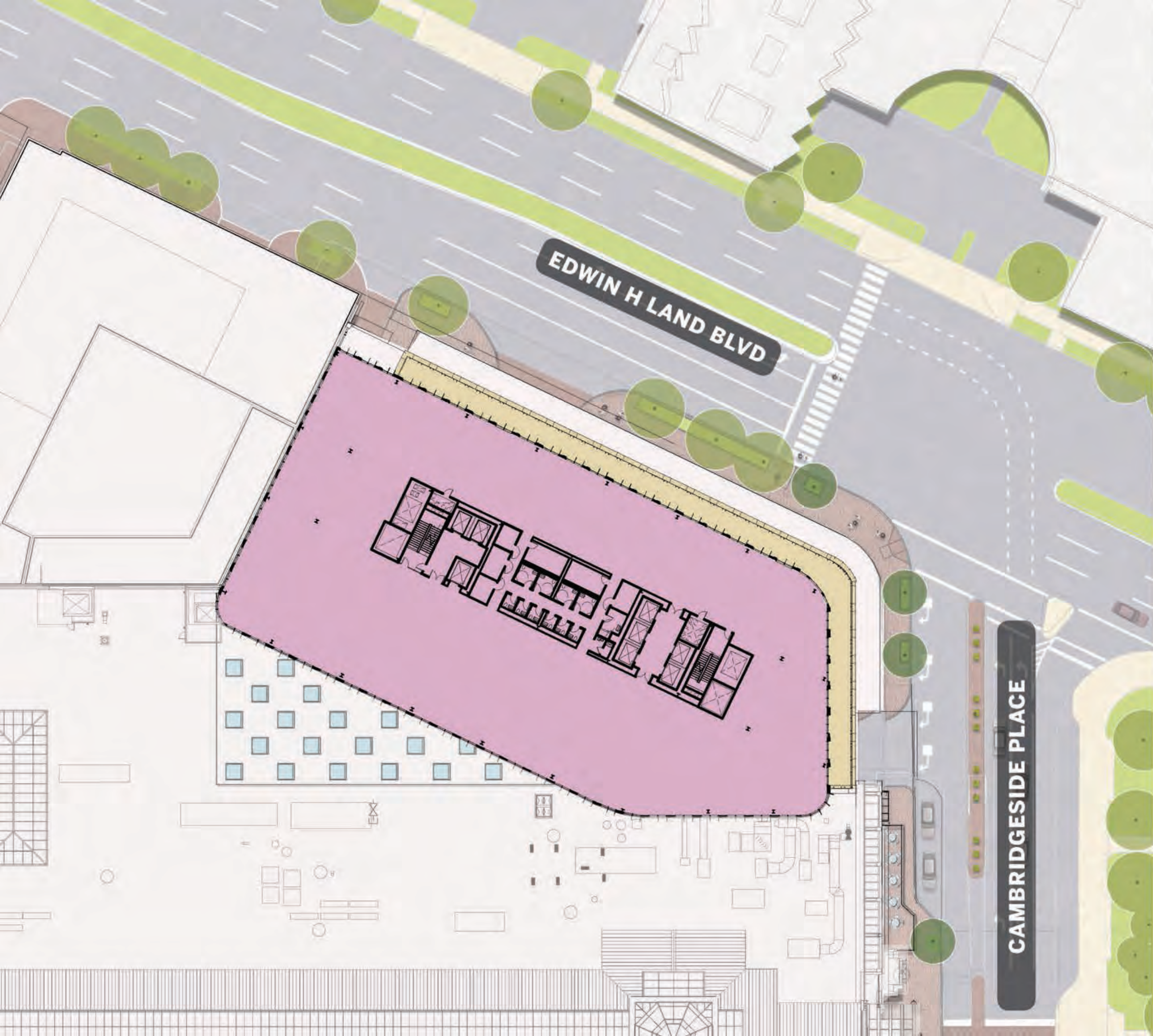
#### Legend

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

#### Keyplan



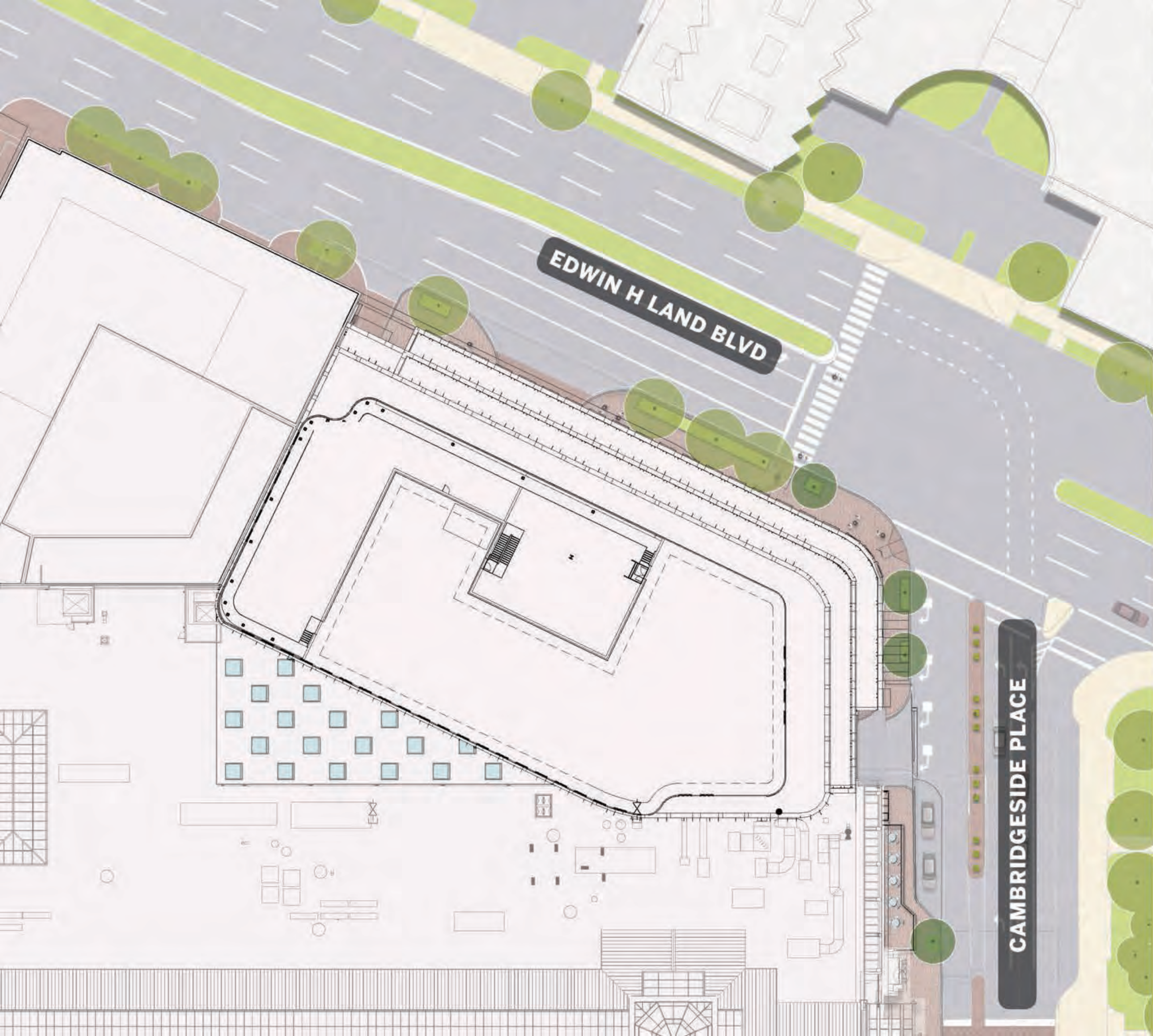
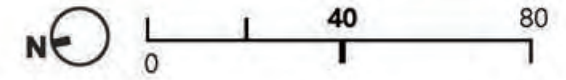
NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS | CS CAMBRIGESIDE



# Design Review 20 CambridgeSide ROOF PLAN

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

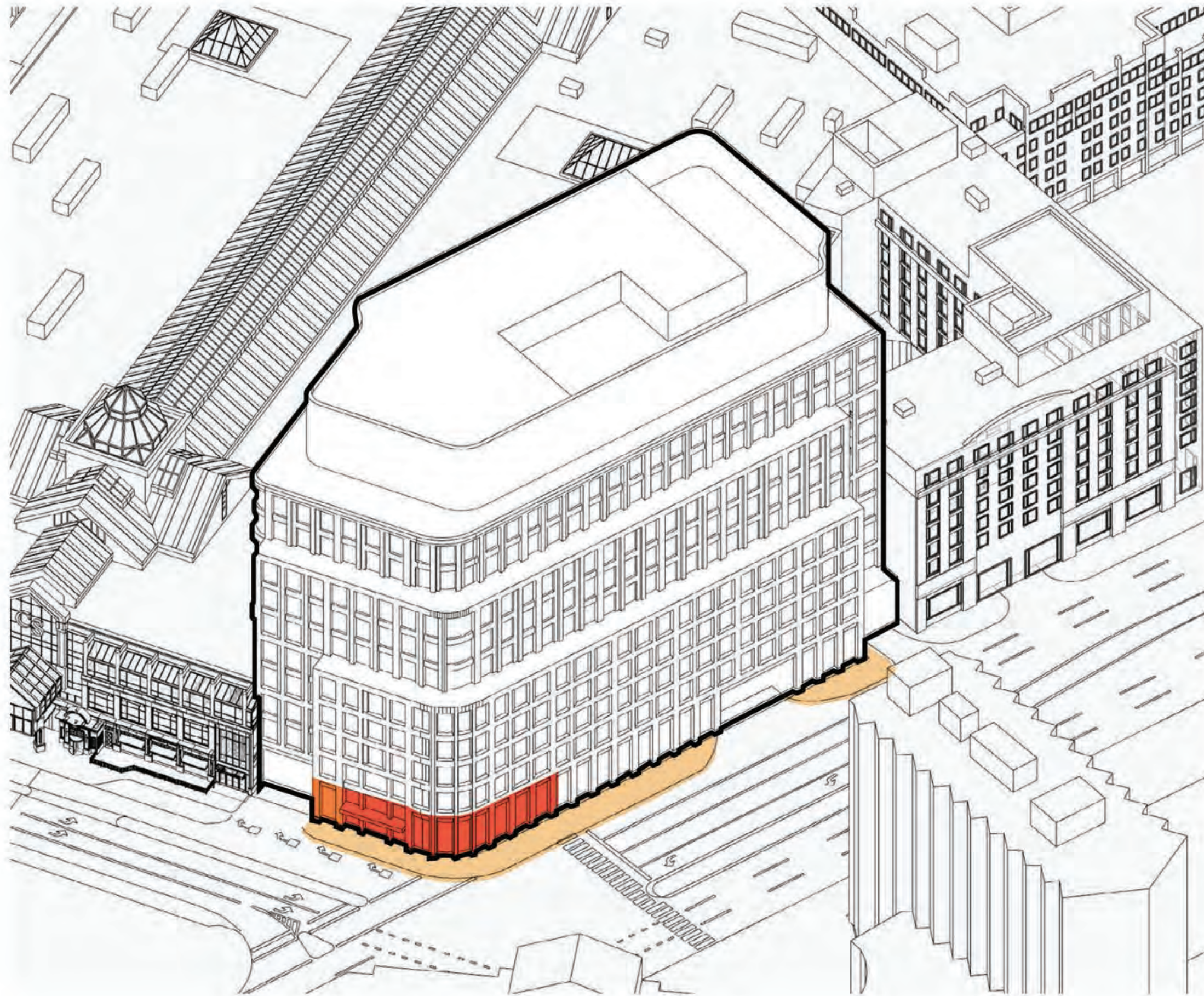
VOLUME III  
EXHIBIT 20CS.19



## Keyplan



NEW ENGLAND DEVELOPMENT | ELKUS | MANFREDI ARCHITECTS | CS CAMBRIGESIDE



Design Review  
**20 CambridgeSide**  
 RETAIL AND ACTIVE USE

PUD-8 Special Permit  
 CambridgeSide  
 Cambridge, MA

**VOLUME III**  
**EXHIBIT 20CS.20**

**Legend**

- PUBLIC OUTDOOR SPACE
- RETAIL / ACTIVE STOREFRONT
- LOBBY / GATHERING

**Keyplan**





**A NEW GATEWAY TO CAMBRIDGE**



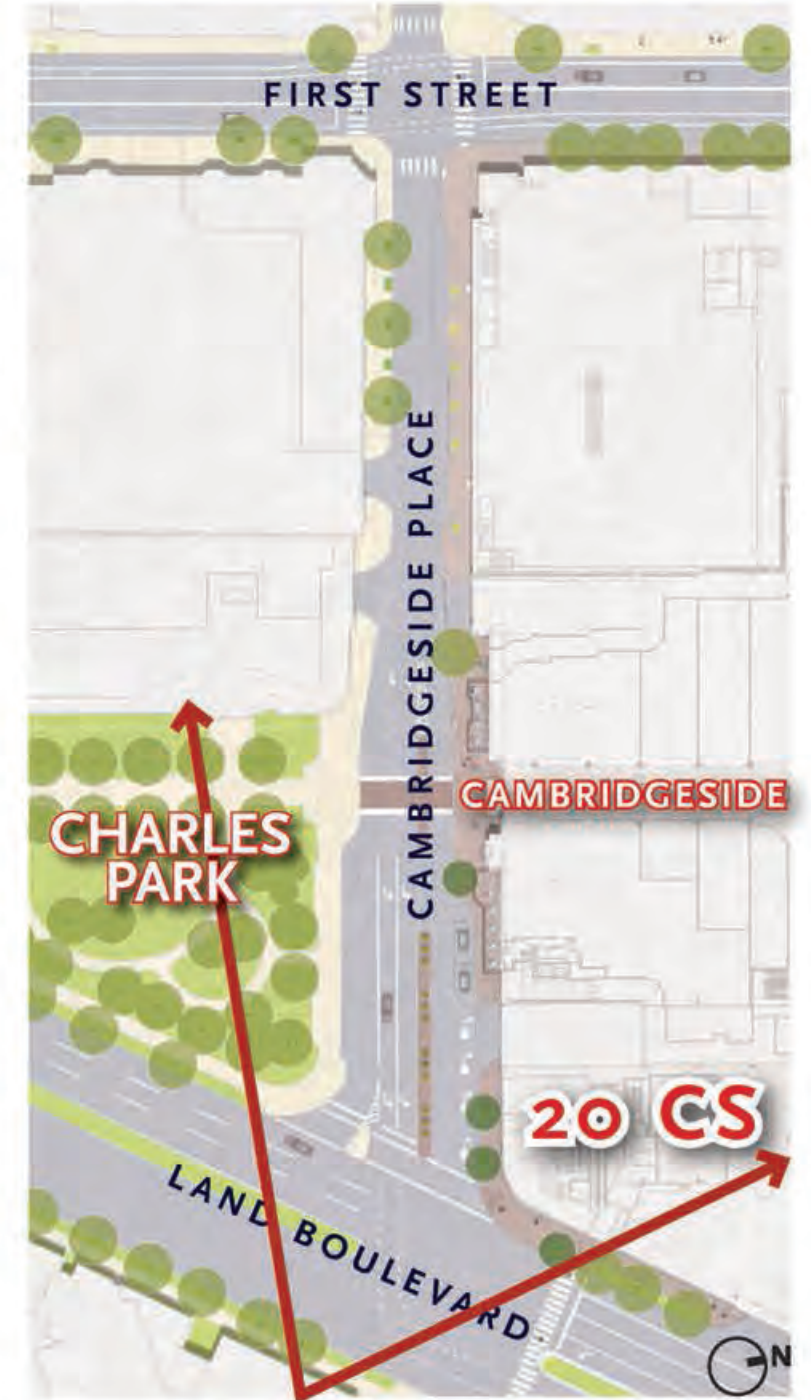
**EXISTING CAMBRIDGESIDE PLACE**



Design Review  
**20 CambridgeSide**  
 STREETScape VIEW

PUD-8 Special Permit  
 CambridgeSide  
 Cambridge, MA

**VOLUME III**  
 EXHIBIT 20CS.21

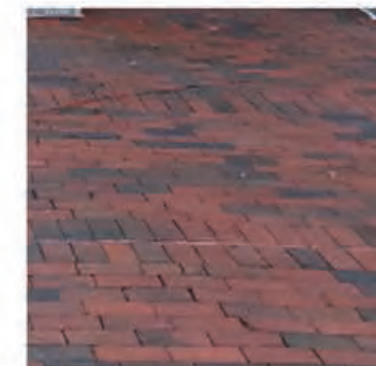
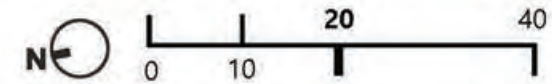




Design Review  
**20 CambridgeSide**  
 LANDSCAPE MATERIAL PLAN

PUD-8 Special Permit  
 CambridgeSide  
 Cambridge, MA

**VOLUME III**  
**EXHIBIT 20CS.22**



CAMBRIDGE CITY  
 STANDARD BRICK PAVING



GRANITE ENTRANCE  
 PAVING



TREE GRATE



PLANTER POTS

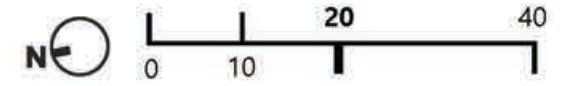
# Design Review

## 20 CambridgeSide

### LANDSCAPE PLANTING PLAN

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.23



ENGLISH OAK



ENGLISH OAK



SHRUB PLANTING



SHRUB PLANTING



SHRUB PLANTING



SHRUB PLANTING

Design Review  
**20 CambridgeSide**  
ARCHITECTURAL CHARACTER

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.24

1. CHANNEL GLASS



2. VERTICAL METAL PANEL AND METAL TRANSOM



3. VERTICAL BRICK PIERS WITH METAL TRANSOM PANELS



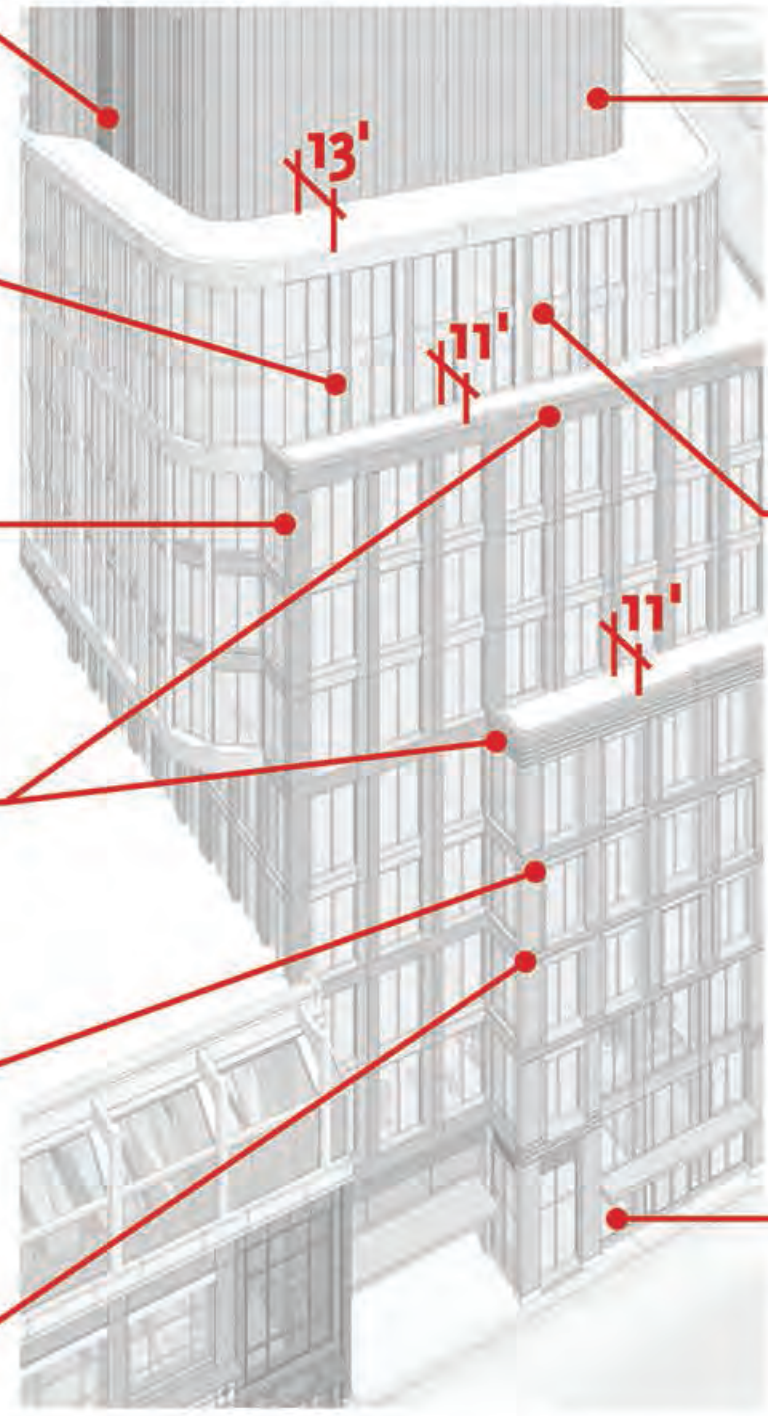
4. METAL CORNICE



5. EXTENDED WINDOW FRAMES SET IN BRICK



6. HORIZONTAL BRICK BELTS WITH ARTICULATED BRICK DETAILING



ARTICULATED PENTHOUSE, MATERIALLY INTEGRATED WITH THE BUILDING FACADE

INCORPORATE OPAQUE ELEMENTS AND SHADES TO CONTROL SOLAR GAIN ON EAST/SOUTH/WEST FACADES

TRANSPARENCY AT GROUND FLOOR

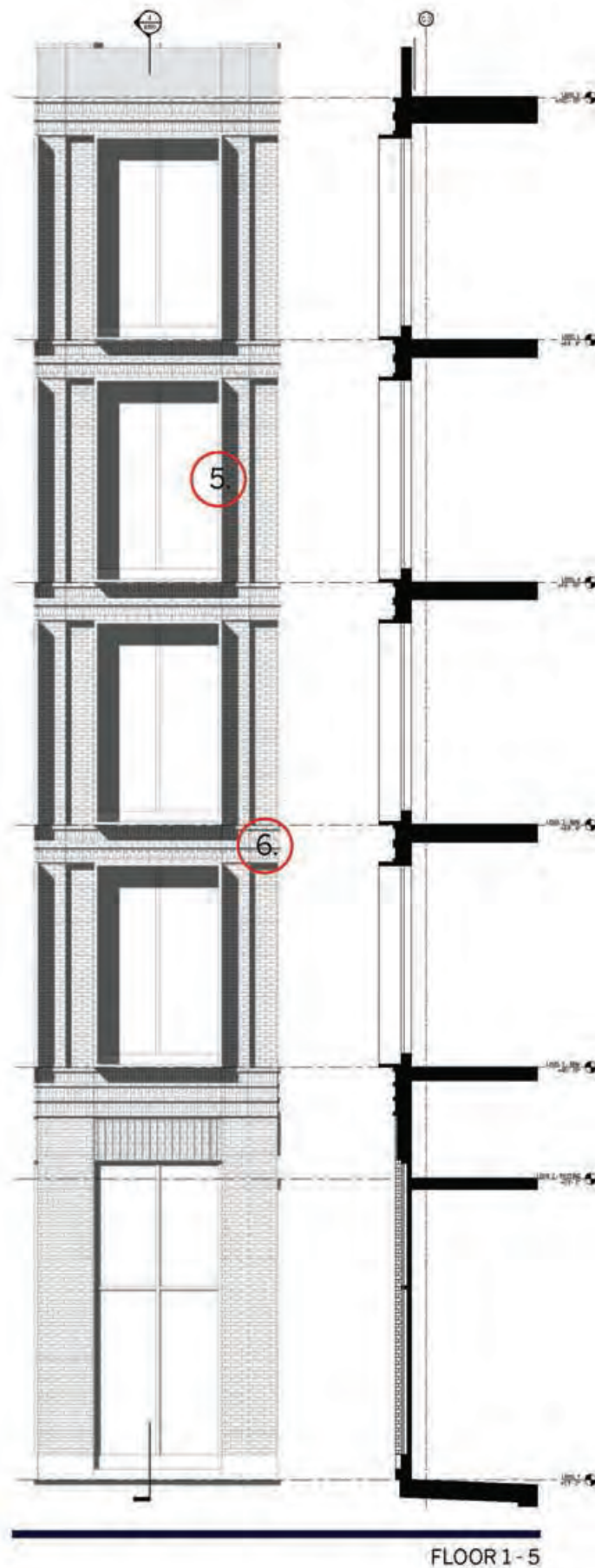
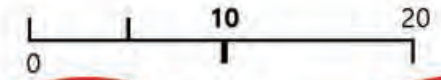
# Design Review

## 20 CambridgeSide

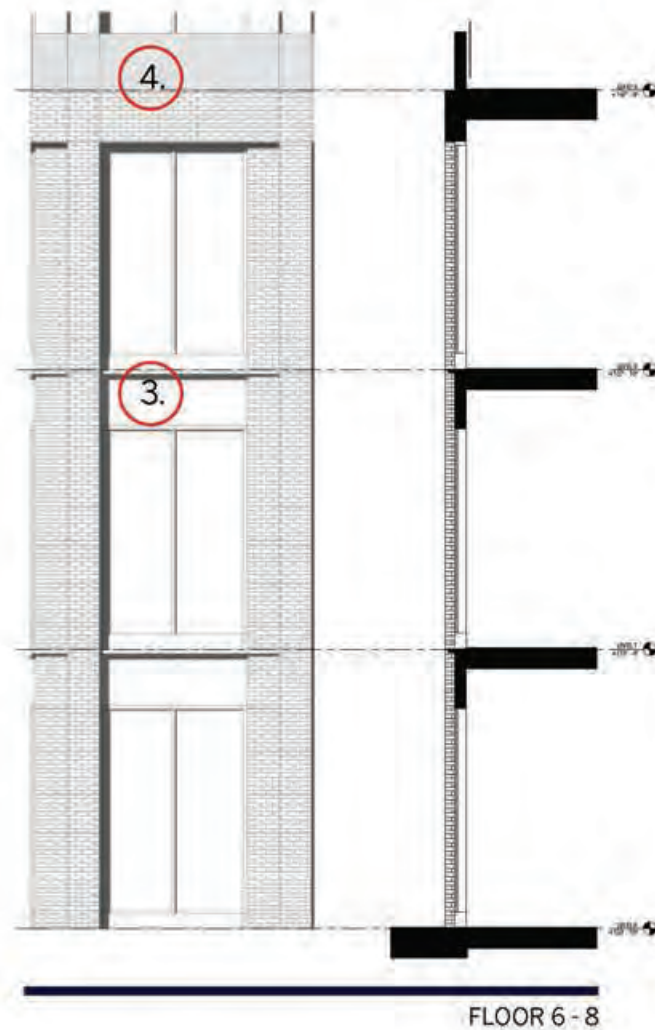
### MATERIALS AND DETAILS

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

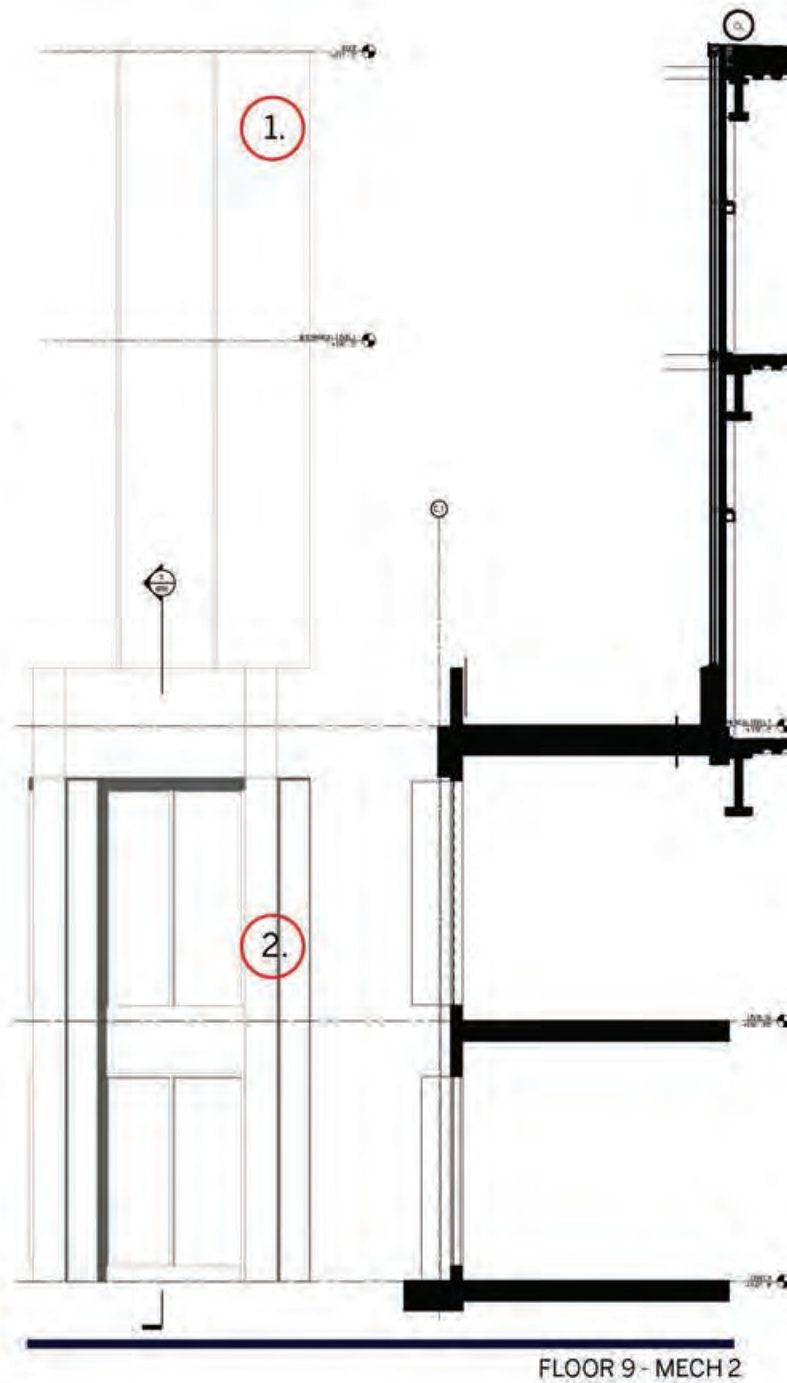
VOLUME III  
EXHIBIT 20CS.25



FLOOR 1 - 5



FLOOR 6 - 8



FLOOR 9 - MECH 2



1. CHANNEL GLASS



2. VERTICAL METAL PANEL AND METAL TRANSOM



3. VERTICAL BRICK PIERS WITH METAL TRANSOM PANELS



4. METAL CORNICE



5. EXTENDED WINDOW FRAMES SET IN BRICK

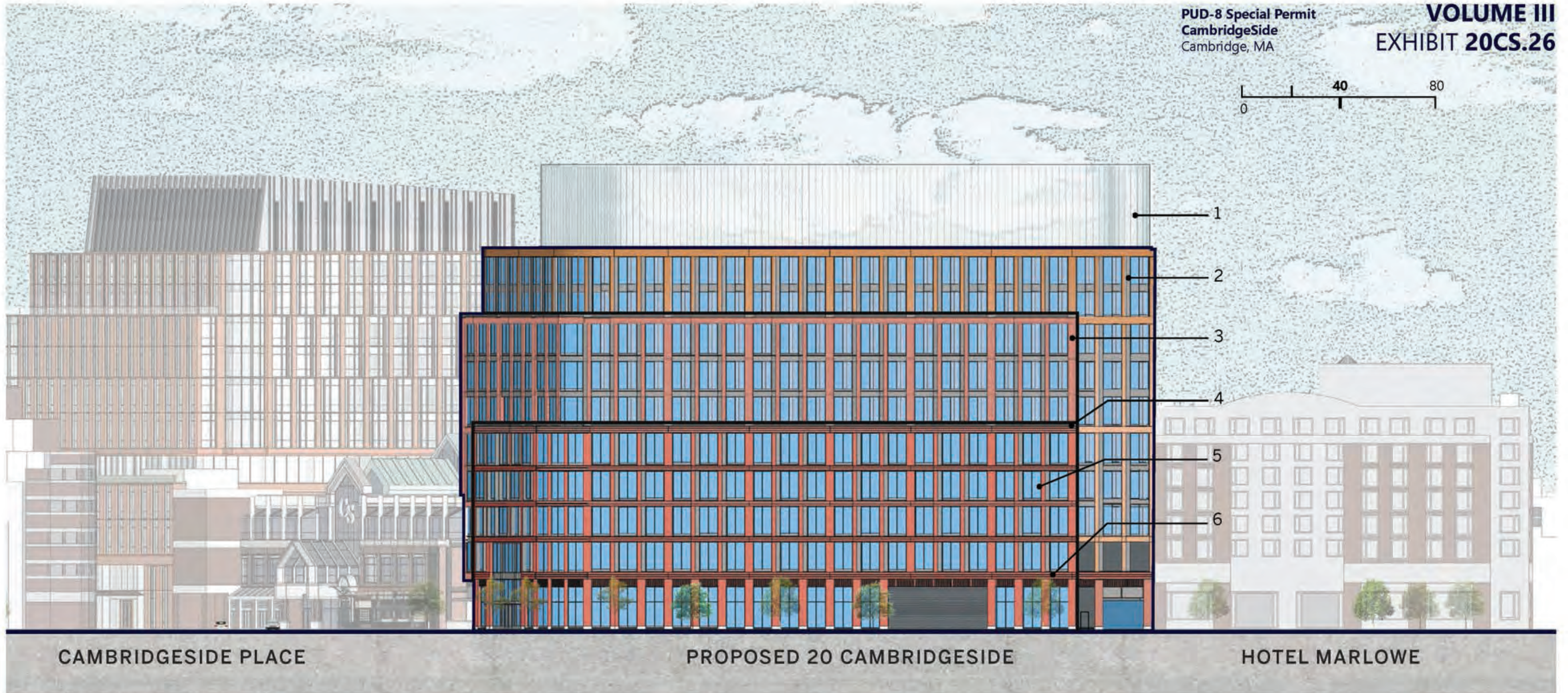
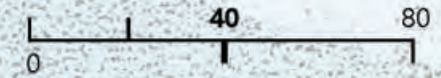


6. HORIZONTAL BRICK BELTS WITH ARTICULATED BRICK DETAILING

# Design Review 20 CambridgeSide EAST ELEVATION

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.26



CAMBRIDGESIDE PLACE

PROPOSED 20 CAMBRIDGESIDE

HOTEL MARLOWE



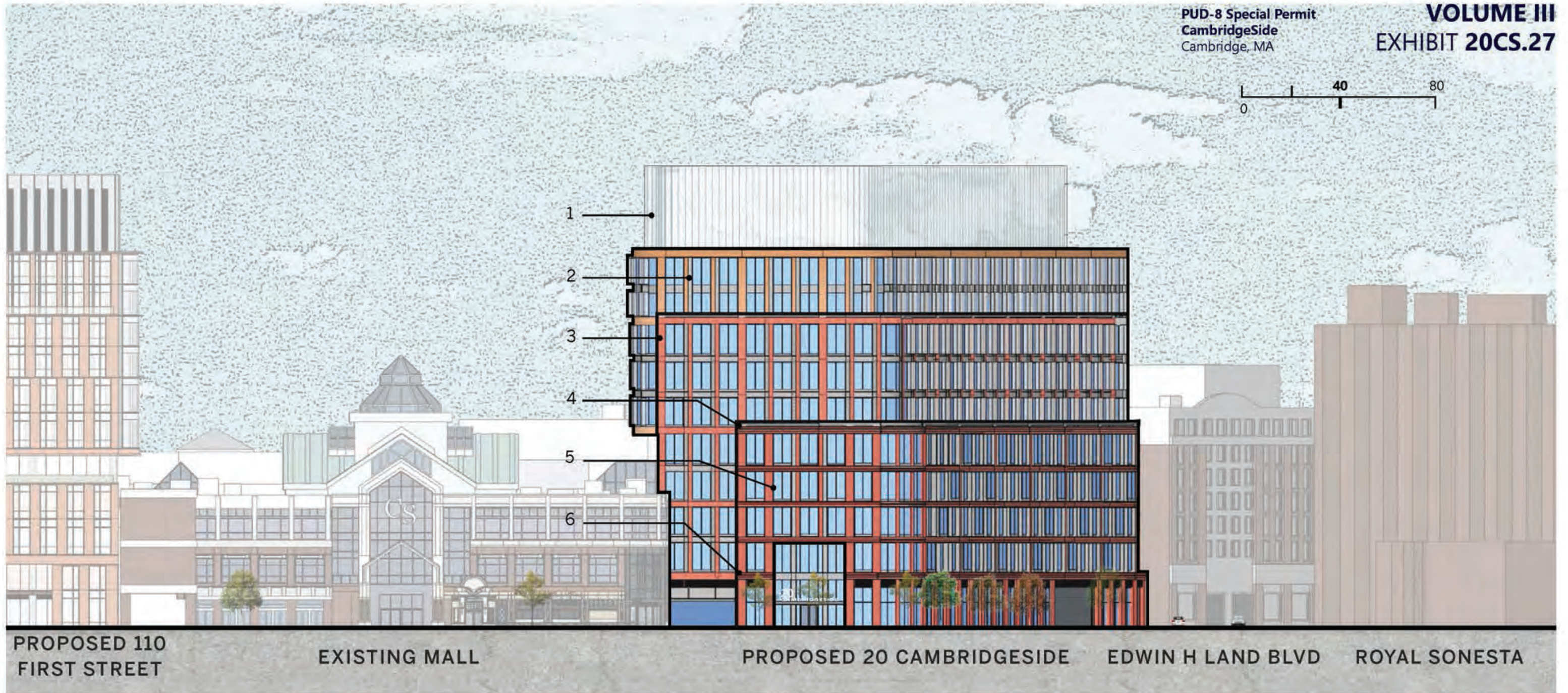
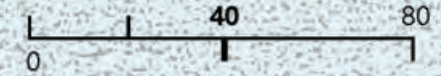
# Design Review

## 20 CambridgeSide

### SOUTH ELEVATION

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

VOLUME III  
EXHIBIT 20CS.27





**CHARLES  
PARK**

**ROYAL  
SONESTA**

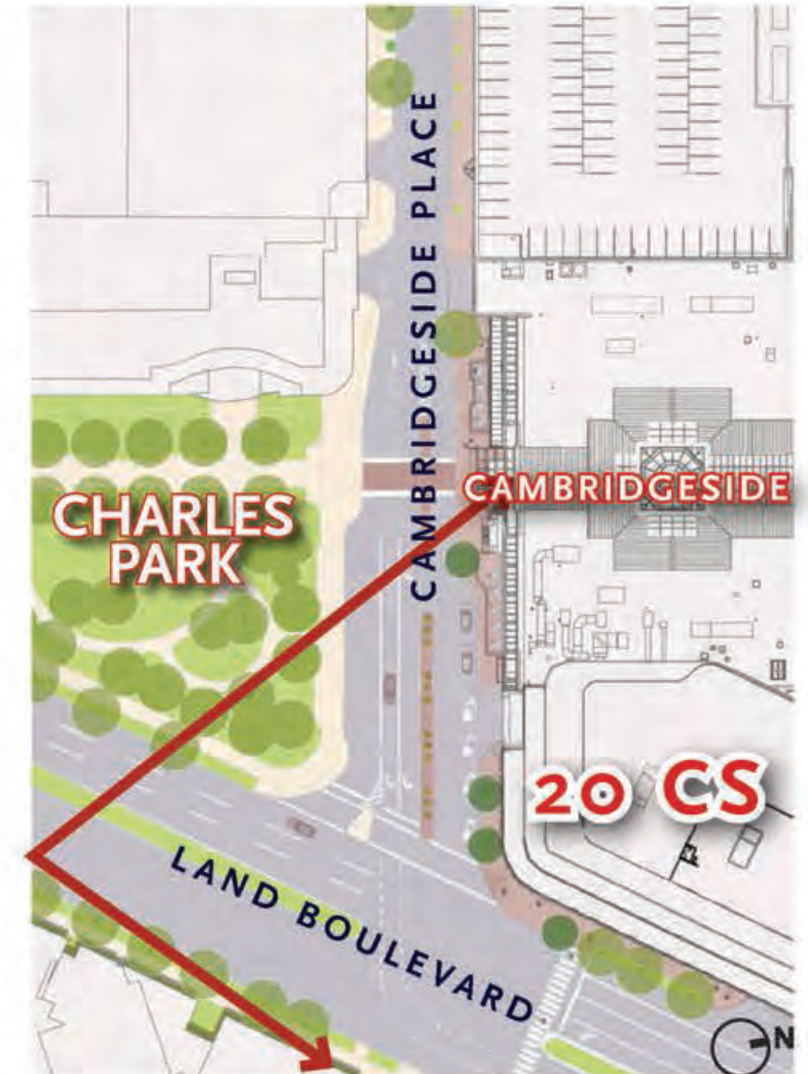
**LAND BOULEVARD**



# Design Review 20 CambridgeSide LAND BOULEVARD VIEW

PUD-8 Special Permit  
CambridgeSide  
Cambridge, MA

**VOLUME III**  
**EXHIBIT 20CS.28**



NEW ENGLAND  
DEVELOPMENT

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