

Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

November 3, 2022

Re: 1 Canal Park

Dear Chairperson Preston Connolly and Members of the Planning Board:

The Community Development Department staff has asked us to provide you with background information on the ongoing renovation of the 1 Canal Park building (“1 Canal”), for which the Building Permit was issued on April 4, 2022, and to specifically review the equipment to be located on its roof. 1 Canal Owner, L.L.C. (“Owner”) is the owner of 1 Canal and is an affiliate of Breakthrough Properties, a national owner and developer of life science properties.

1 Canal is an approximately 107,000 square foot building that was constructed pursuant to Special Permit #38 granted by the Planning Board on July 3, 1984. Under Special Permit #38, office, laboratory, retail business and institutional uses are permitted. A copy of the Special Permit with all amendments is attached to this letter.

Owner acquired 1 Canal on July 7, 2021. Hubspot Inc., a software development company, leased all of 1 Canal, with the exception of three small retail spaces located on First Street, until September 30, 2021. Owner acquired the property to renovate the building interior, following the expiration of the Hubspot Lease, for state-of-the-art use by technical office tenants, including office and laboratory uses. The portion of 1 Canal which will be improved for laboratory use totals approximately 45,328 square feet.

The Owner has preserved the three retail suites located along First Street, totaling 7,056 square feet. One retail suite remains occupied by Blaze Pizza, subject to Owner’s ongoing rent forgiveness. The remaining two suites are vacant; one was vacated prior to covid (and Owner’s acquisition of the property) due to lack of foot traffic along First Street and the second suite was vacated shortly after the Owner acquired the property in July due to lack of foot traffic and pandemic related economic headwinds that any amount of rent relief could unfortunately not help repair. Owner is actively pursuing retail prospects to backfill the two suites along First Street and has met with the City of Cambridge’s Economic Opportunity and Development Division to pursue additional avenues to attracting small, local, M/WBE businesses to 1 Canal.

Owner applied for a building permit to perform the base building renovation on December 10, 2021 and the building permit was issued on April 4, 2022. During the building permit process, the Owner was not asked to seek CDD or Planning Board review of any of the work; during the four months the application was in process with the City, the Owner did receive feedback from ISD specifically on the rooftop. The Owner was directed by ISD to provide a 10-foot setback from the roof and the plans were revised to comply with ISD’s direction (as reflected in the final permit set). The first communication received by Owner requesting information for CDD was received on August 24, 2022; the Team subsequently met with CDD staff on September 13, 2022.

The renovation of 1 Canal does not involve any expansion of the building nor any changes to the exterior of the building, with the exception of new rooftop equipment and screening, which were planned to

accommodate and preserve the existing rooftop atrium skylight. Plans showing the new rooftop equipment and screen, including comparisons to the conditions prior to commencement of the renovation, are being submitted with this letter. As of this date, substantially all of the old rooftop equipment has been removed and all new equipment has been purchased by the Owner. Structural reinforcements to allow for the support and installation of the new equipment are complete. The renovation work is expected to be completed in May 2023 (leasehold improvements for tenants will be performed separately).

Special Permit #38 specifically allows *“Office and laboratory uses (Section 13.523).”* Section 13.52.3, the use provision for PUD 4, where 1 Canal is located, allows *“Office and Laboratory Uses. All uses listed in Section 4.34.”* Section 4.34 is the use category in the Zoning Code which covers all office uses, including general office use and technical office use, as well as laboratory & research facility uses. No change of use is occurring as a result of the renovation, as office, technical office, and laboratory & research facility are all uses permitted under the Special Permit and Section 13.52.3. Moreover, Hubspot, the former tenant, is a software development company which utilized 1 Canal for technical office purposes, and both technical office and laboratory & research facility are included within the same use subcategory (Section 4.34(f)) under the Zoning Code.

Owner’s intent at all times has been—and continues to be—to work cooperatively with City officials and to comply with all legal requirements. The rooftop equipment being installed on the building is necessary for the allowed lab use and to replace equipment original to the 1987-vintage building at the end of its useful life; noise study has been conducted by Acentech, an acoustical engineering firm, to confirm that it meets all Cambridge Noise Ordinance requirements for all adjacent buildings (including time-of-day requirements for residential buildings). The screening selected for the rooftop is, in the opinion of Owner and its architect, aesthetically pleasing and consistent with other buildings in the neighborhood. That said, Owner is happy to review the rooftop work with the Planning Board and discuss any concerns which you may have.

Sincerely,

1 Canal Owner, L.L.C.

By: 

Name: Daniel Beldegrun

Title: Chief Executive Officer



# ONE CANAL PARK PRESENTATION

11 | 03 | 2022

1. Location
2. Project Summary
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# 1 Location

CAMBRIDGE

ONE CANAL  
PARK

CAMBRIDGE STREET

MASSACHUSETTS ROUTE 28

FIRST STREET

FIRST STREET

KENDALL SQUARE

BOSTON



## 2 Project Summary

### One Canal Project Timeline:

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- o Building Permit Application Submitted: December 10, 2021
- o Building Permit Received: April 4, 2022
- o Construction Commenced: May 2, 2022
- o Estimated Construction Duration: 12 months



Exterior Image  
n.t.s.

# 3 Neighborhood Context

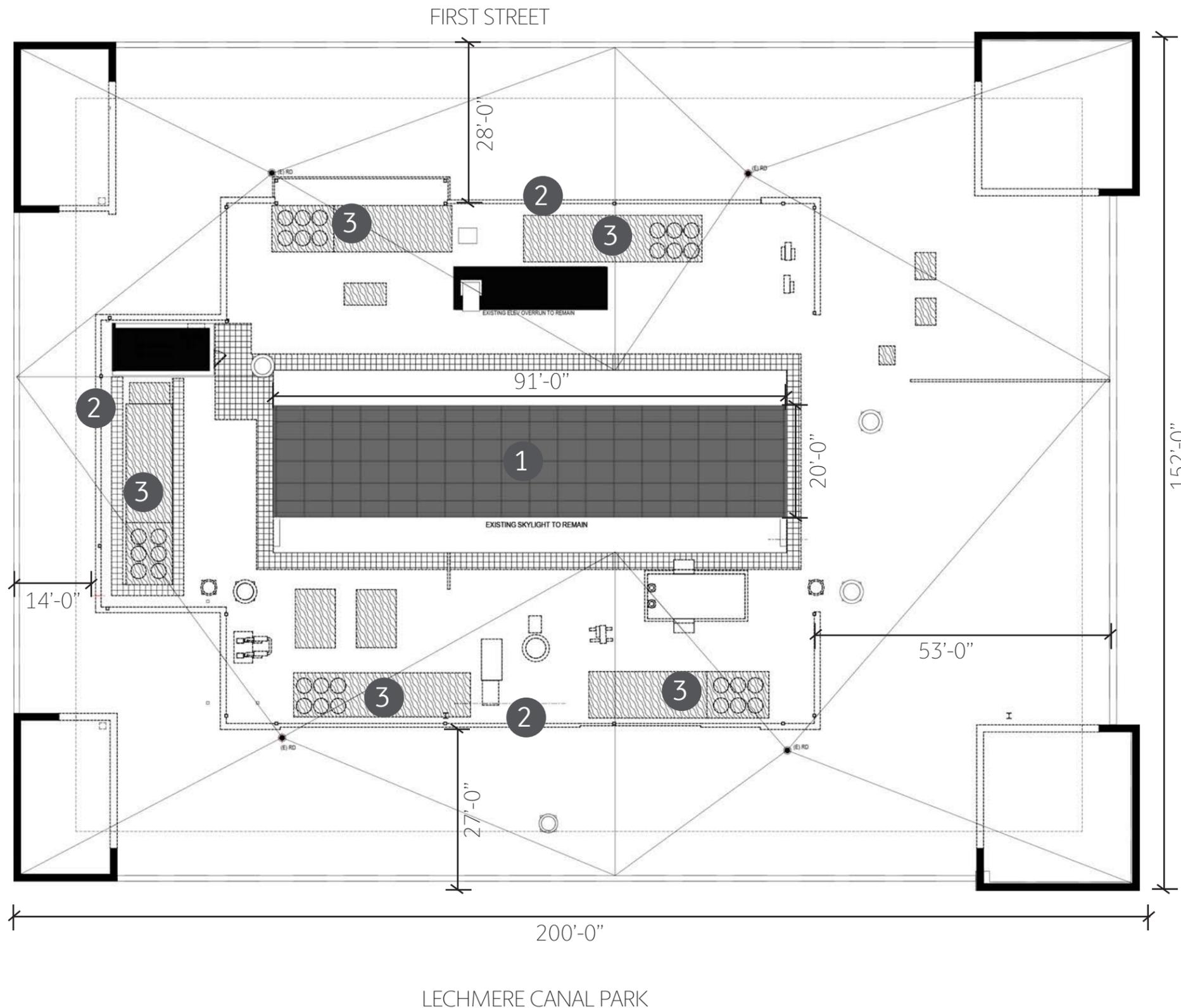


1 Surrounding Sites  
n.t.s.



2 First Street Proposed Elevations  
n.t.s.

# 4 Existing Rooftop Equipment



Proposed Rooftop Plan

## Proposed Updates

- 1 Existing Skylight (To remain)
- 2 Existing Screen Wall (To be demolished)  
\*Existing screen wall is outdated and is not accoustically rated or soundproofed\*
- 3 Existing Rooftop Equipment (To be demolished)  
\* Existing rooftop equipment are original from construction of building and are at the end of life\*

## Technical Data

Overall roof Sq Ft: 30,400 Sqft (\*with skylight)

Overall skylight Sq Ft: 1,820 Sqft

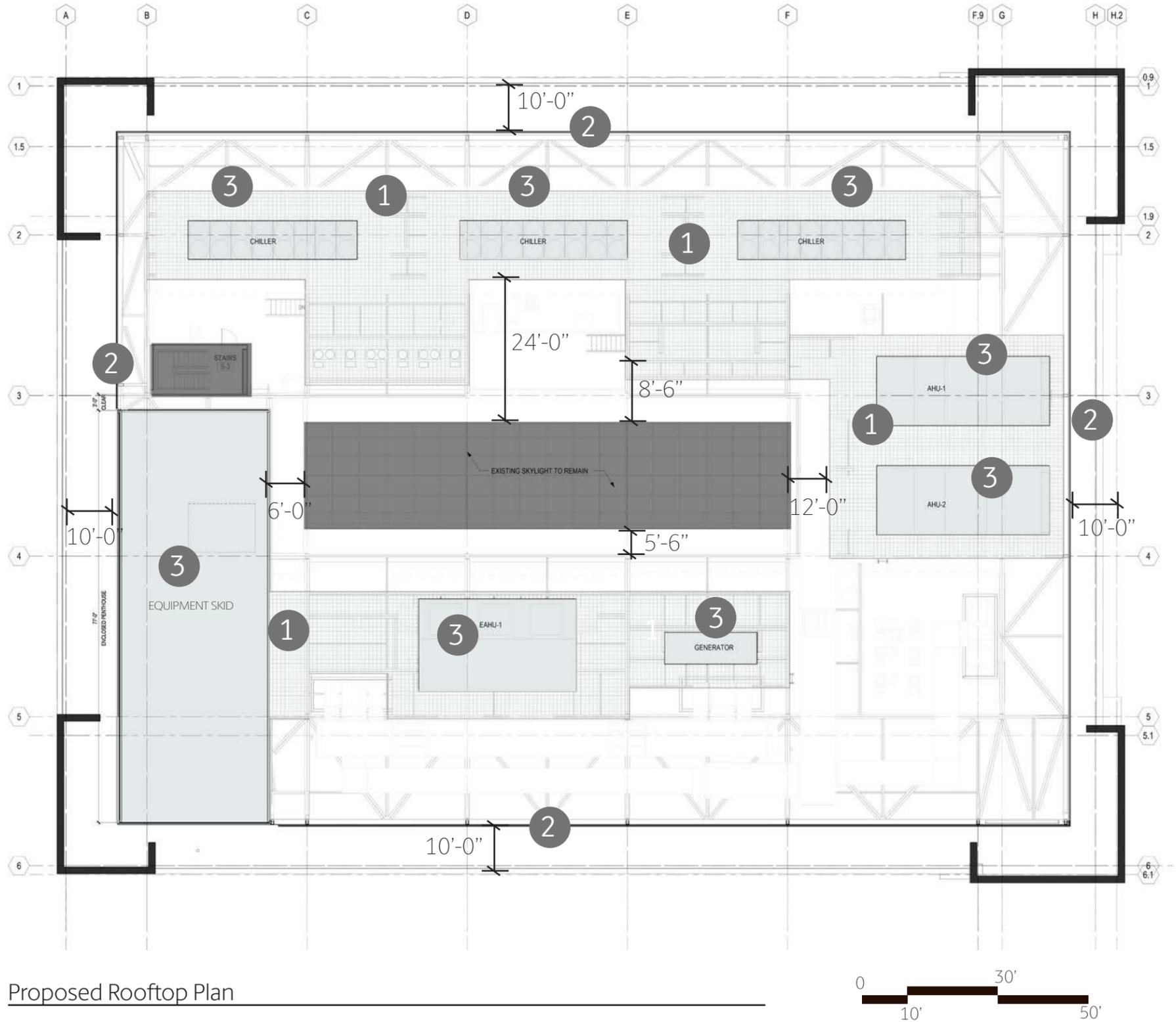
Average screen setback distance: 14'-0" - 53'-0"

Availible Roof Sqft: 28,580 Sqft

Existing Rooftop Equipment Sq Ft: 1,858 Sqft

Percentage of Availible Rooftop covered w/ Existing Equipment: 6%

# 5 New Rooftop Equipment



## Proposed Updates

- 1 New Dunnage
- 2 New Screen Wall  
\*Acoustically rated for sound blocking\*
- 3 New Rooftop Equipment

## Technical Data

Overall roof Sq Ft: 30,400 Sqft (\*with skylight)

Overall skylight Sq Ft: 1,820 Sqft

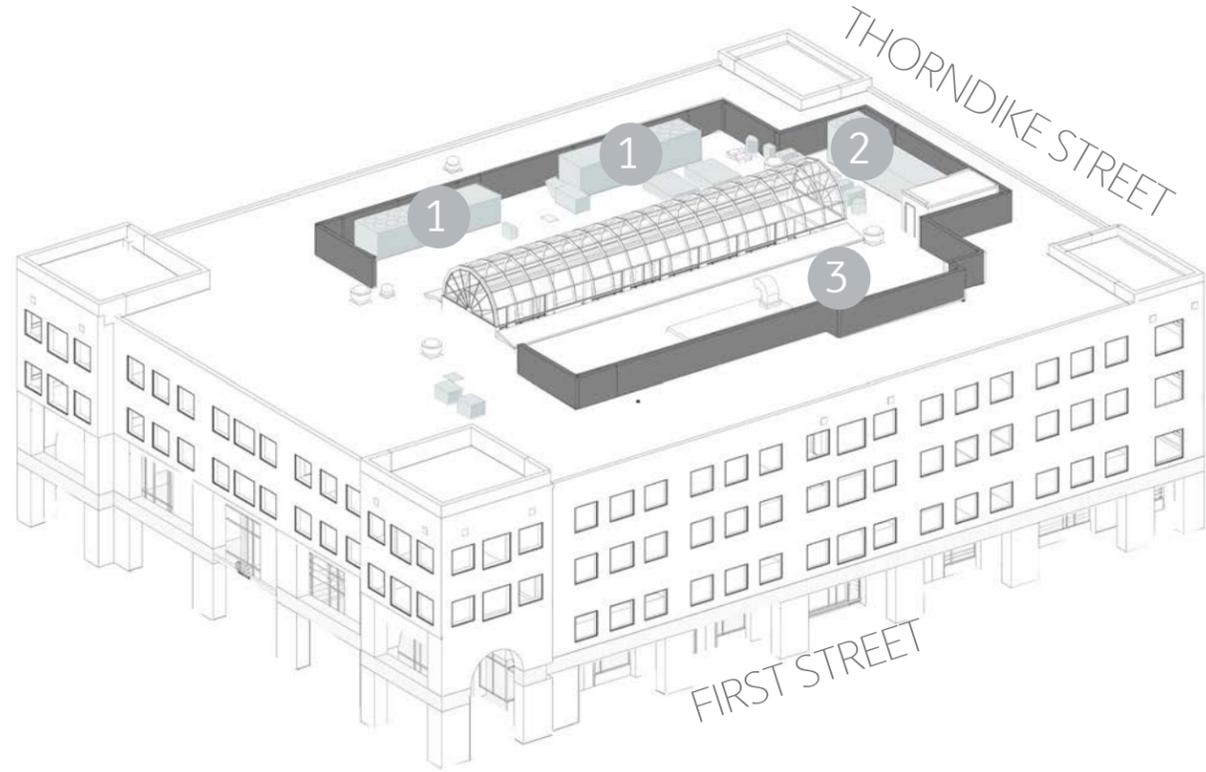
Average screen setback distance: 10'-0"

Available Roof Sqft: 28,580 Sqft

New Rooftop Equipment Sq Ft: 4,276 Sqft

Percentage of Available Rooftop covered w/ New Equipment: 14.9%

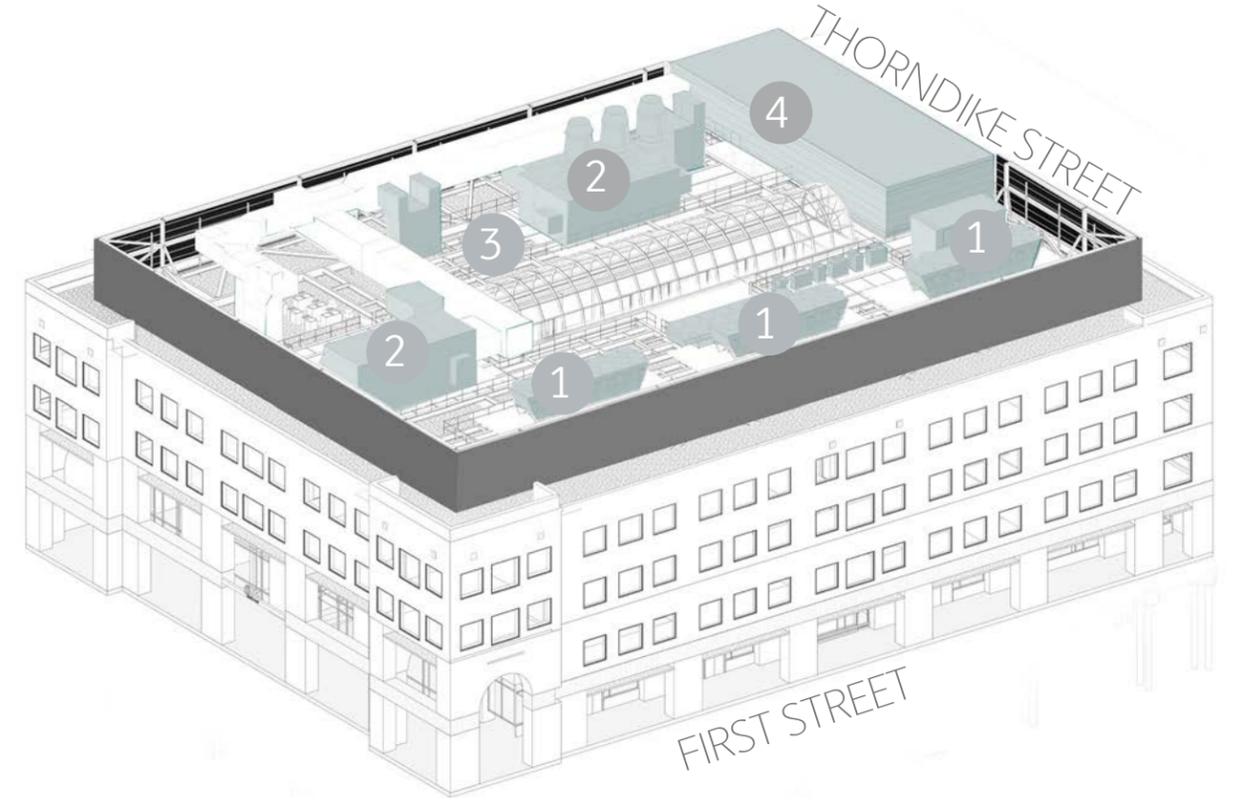
# 6 Rooftop Equipment Comparison



Rooftop Axon: Existing Rooftop Equipment  
n.t.s.

Equipment 6%

- 1 Existing Chiller
- 2 Existing AHU
- 3 Existing Generator



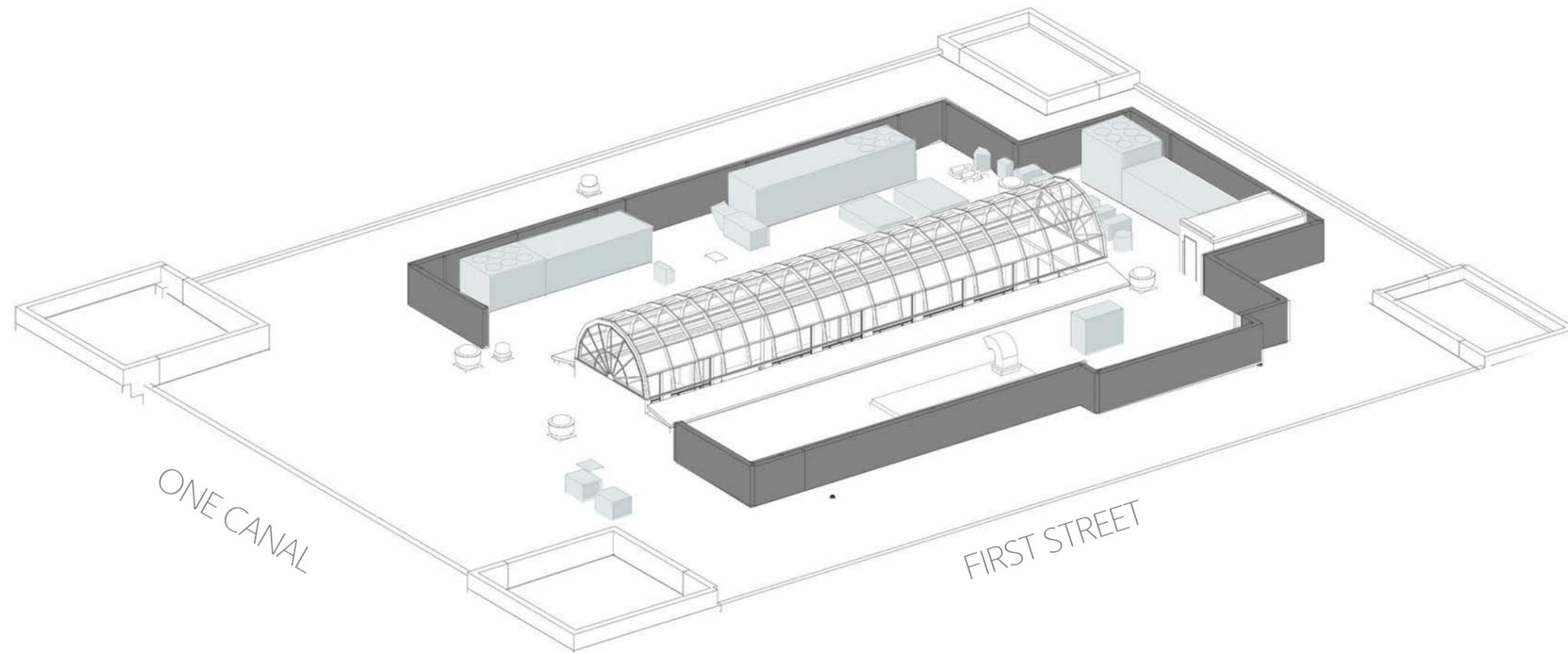
Rooftop Axon: Proposed Rooftop Equipment  
n.t.s.

Equipment 14.9%

- 1 New Chiller
- 2 New AHU
- 3 New Generator
- 4 New Prefabricated Equipment Skid

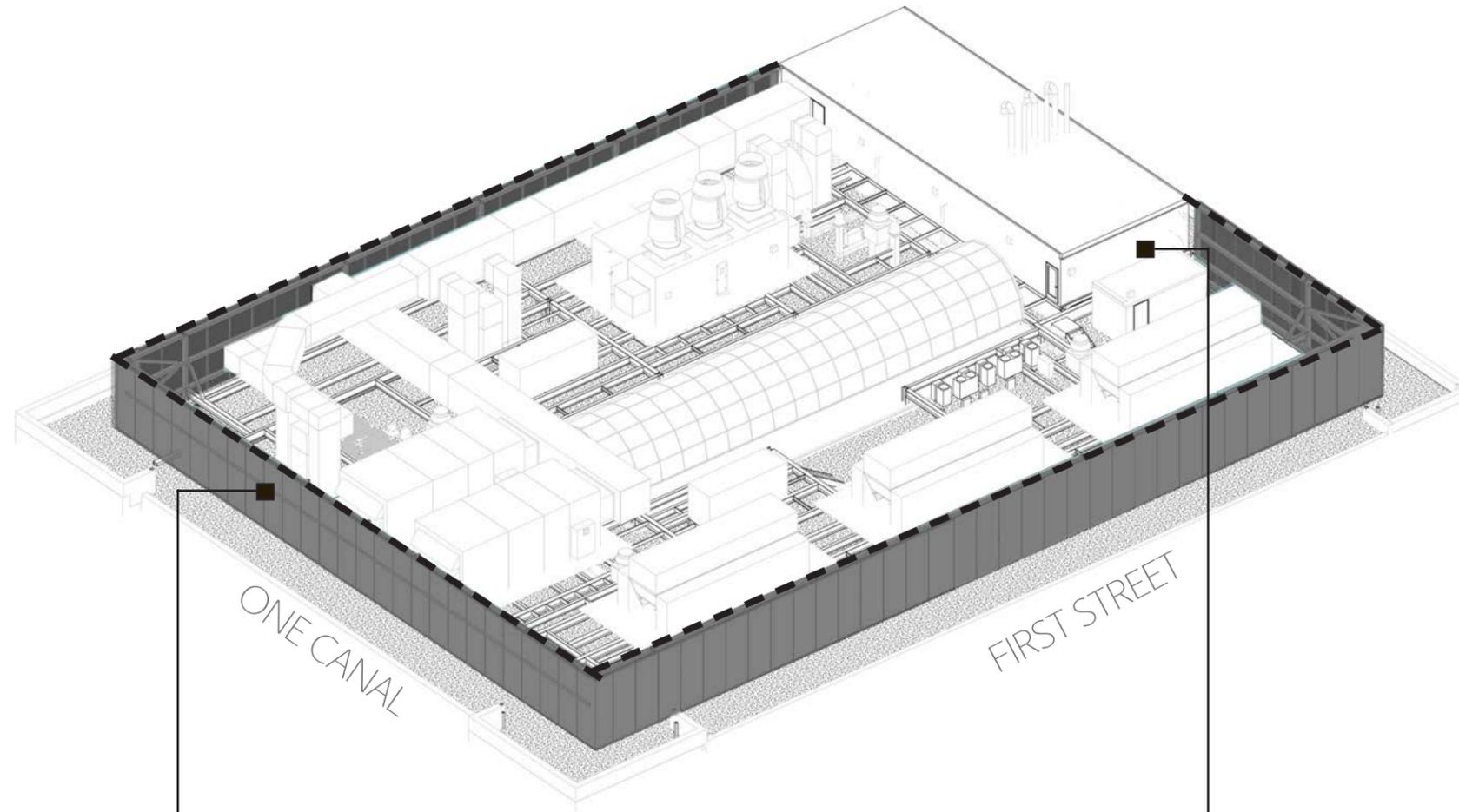
\* New equipment and screen setback distance located per direction from ISD during building permit application in January 2022

# 7 Existing Rooftop Screen



Existing Rooftop Axon: Existing Screen  
n.t.s.

# 8 New Rooftop Screen



## New Rooftop Screen

New Rooftop Screen Design:  
The new proposed screen material selection was intentionally chosen to be a matte grey to compliment the existing building language while allowing the mechanical screen to read as a relief or background in order to preserve the power of the original architecture

New Rooftop Axon: Proposed Screen  
n.t.s.



Proposed Sound & Visual Barrier Screen  
"Regal Grey Metal"



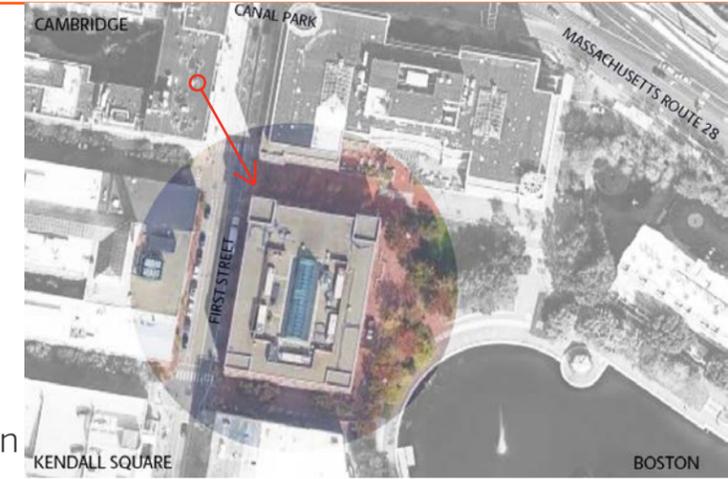
Proposed Equipment Skid Barrier  
Epsilon - Standard Enclosure

# 9 Rooftop Screen Comparison

## Existing



Existing Exterior View at First Street and Otis Street  
n.t.s.



Key Plan

## Proposed



Proposed Exterior View at First Street and Otis Street  
n.t.s.

# 9 Rooftop Screen Comparison

## Existing

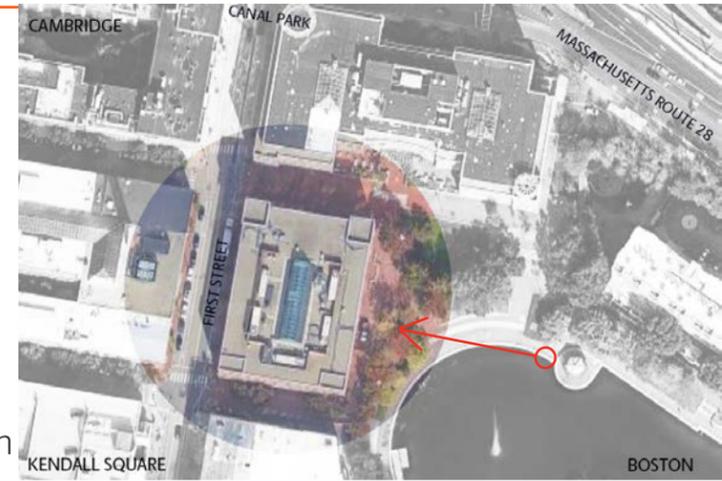


Existing Exterior View at Lechmere Canal  
Park  
n.t.s.

## Proposed



Proposed Exterior View at Lechmere Canal  
Park  
n.t.s.



Key Plan

# 9 Rooftop Screen Comparison

## Existing

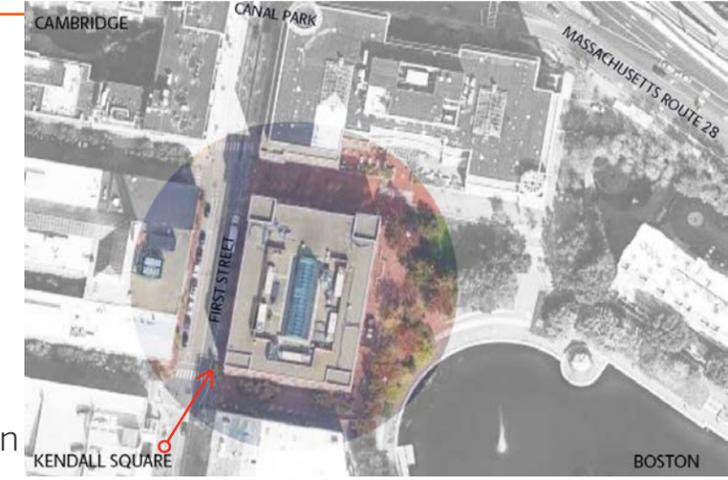


Existing Exterior view at Thorndike Street  
n.t.s.

## Proposed



Proposed Exterior view at Thorndike Street  
n.t.s.



Key Plan

# 10 Surrounding Buildings



1 First Street Proposed Elevations  
n.t.s.

# 11 Sound Control Data



Site Plan from Acentech  
n.t.s.

Residential Receivers										
<b>R1: 17 Otis Street</b>										
<b>Residential Daytime Maximum Allowable Sound Pressure Level</b>	76	75	69	62	56	50	45	40	38	60
Calculated (Daytime)	68	66	60	49	45	38	31	26	22	48
<b>Residential Nighttime Maximum Allowable Sound Pressure Level</b>	68	67	61	52	46	40	33	28	26	50
Calculated (Nighttime)	48	48	43	40	40	37	30	25	22	42
<b>R2: 4 Canal Park</b>										
<b>Residential Daytime Maximum Allowable Sound Pressure Level</b>	76	75	69	62	56	50	45	40	38	60
Calculated (Daytime)	60	58	50	41	38	33	25	18	10	41
<b>Residential Nighttime Maximum Allowable Sound Pressure Level</b>	68	67	61	52	46	40	33	28	26	50
Calculated (Nighttime)	43	43	38	36	36	32	24	18	10	37
<b>Commercial Receivers</b>										
<b>R3: 2 Canal Park</b>										
<b>Commercial Anytime Maximum Allowable Sound Pressure Level</b>	79	78	73	68	62	56	51	47	44	65
Calculated (Daytime)	70	69	62	51	48	40	32	25	23	52
Calculated (Nighttime)	51	51	45	43	42	38	30	24	23	47
<b>R4: 24 First Street</b>										
<b>Commercial Anytime Maximum Allowable Sound Pressure Level</b>	79	78	73	68	62	56	51	47	44	65
Calculated (Daytime)	69	66	58	46	43	36	28	20	15	47
Calculated (Nighttime)	50	50	45	41	42	36	27	19	15	42

## Sound Levels Measurement on Rooftop

n.t.s.  
The A-weighted and octave band community sound levels predicted from the operation of the rooftop mechanical equipment planned for the 1 Canal Park project will comply with the property-line. Sound levels limits set in the Cambridge Noise Ordinance, both during the daytime and at "all other times". In addition, project noise emissions are expected to comply with the "Mass DEP's" 10 dB over background limits and will not result in a "pure tone" condition.

Table 1. Maximum octave band sound pressure levels as required by the Cambridge Noise Ordinance in Residential and Commercial Areas.

	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz	Single Number Equivalent (dBA)
<b>Residential Daytime Maximum Allowable Sound Pressure Level</b>	76	75	69	62	56	50	45	40	38	60
<b>Residential Nighttime Maximum Allowable Sound Pressure Level</b>	68	67	61	52	46	40	33	28	26	50
<b>Commercial Anytime Maximum Allowable Sound Pressure Level</b>	79	78	73	68	62	56	51	47	44	65

# 12 Exterior Renderings

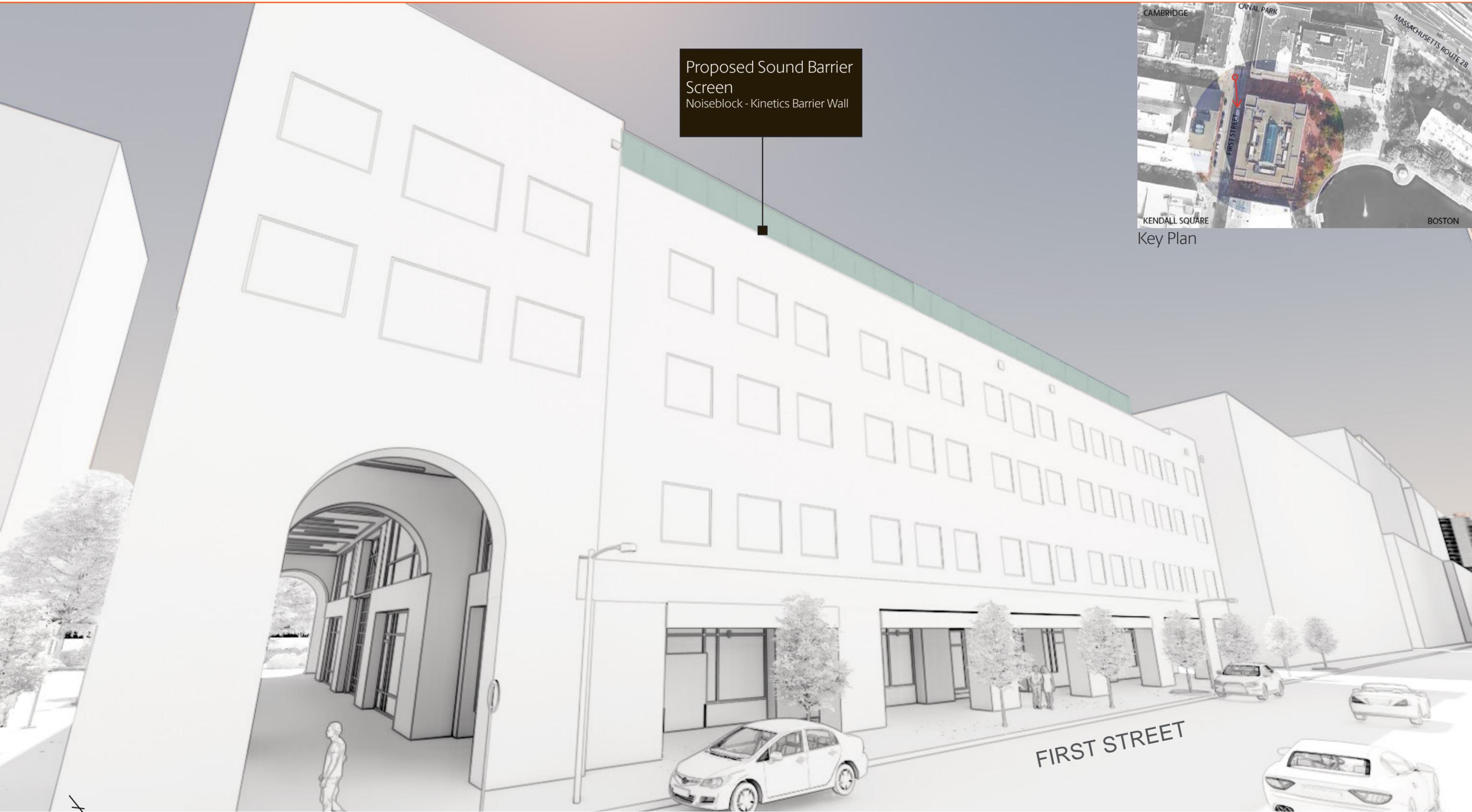
Proposed Sound Barrier  
Screen  
Noiseblock - Kinetics Barrier Wall



# 12 Exterior Renderings



# 12 Exterior Renderings



Proposed Sound Barrier  
Screen  
Noiseblock - Kinetics Barrier Wall



FIRST STREET

# 12 Exterior Renderings



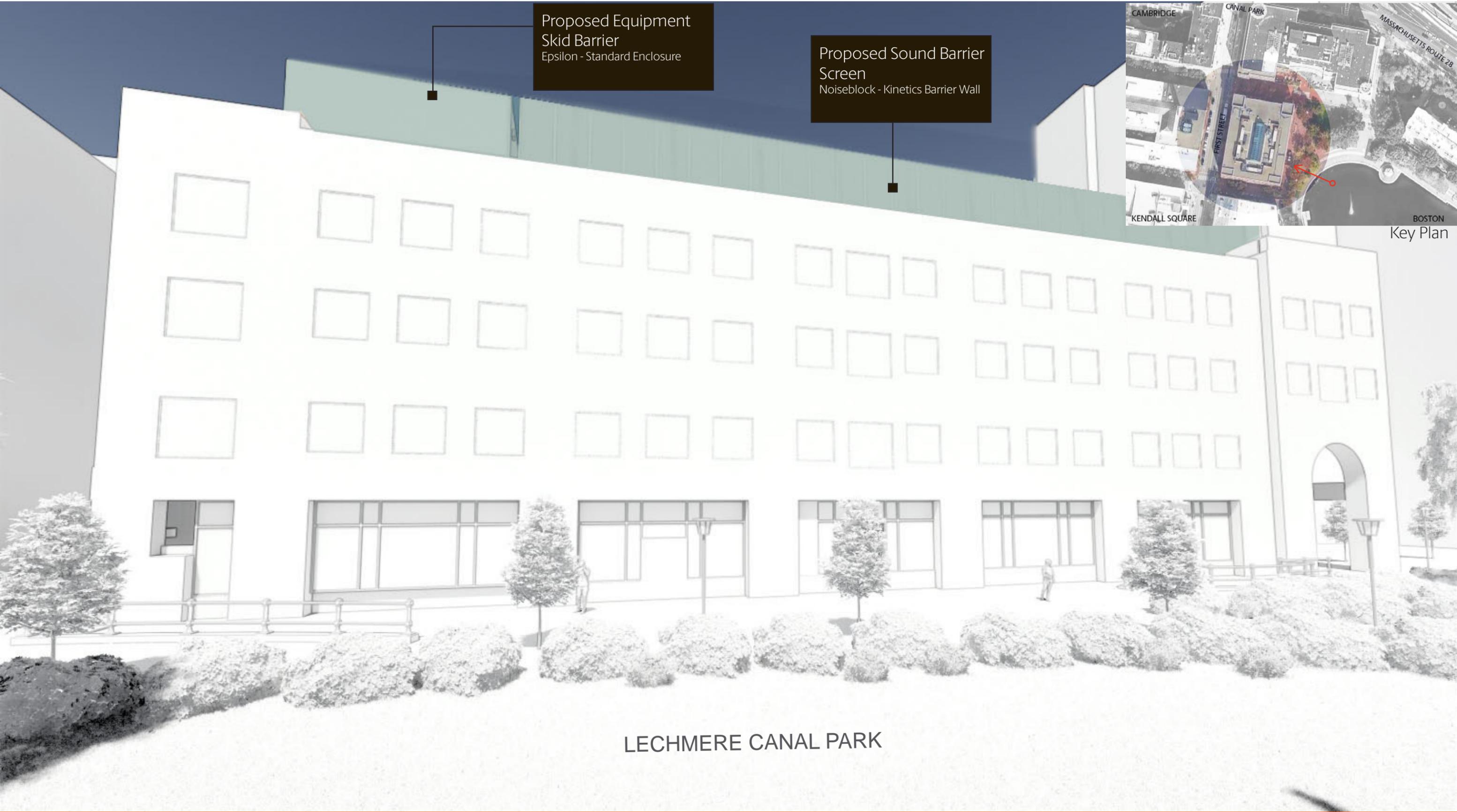
# 12 Exterior Renderings



# 12 Exterior Renderings



# 12 Exterior Renderings



Proposed Equipment Skid Barrier  
Epsilon - Standard Enclosure

Proposed Sound Barrier Screen  
Noiseblock - Kinetics Barrier Wall



LECHMERE CANAL PARK

# 12 Exterior Renderings



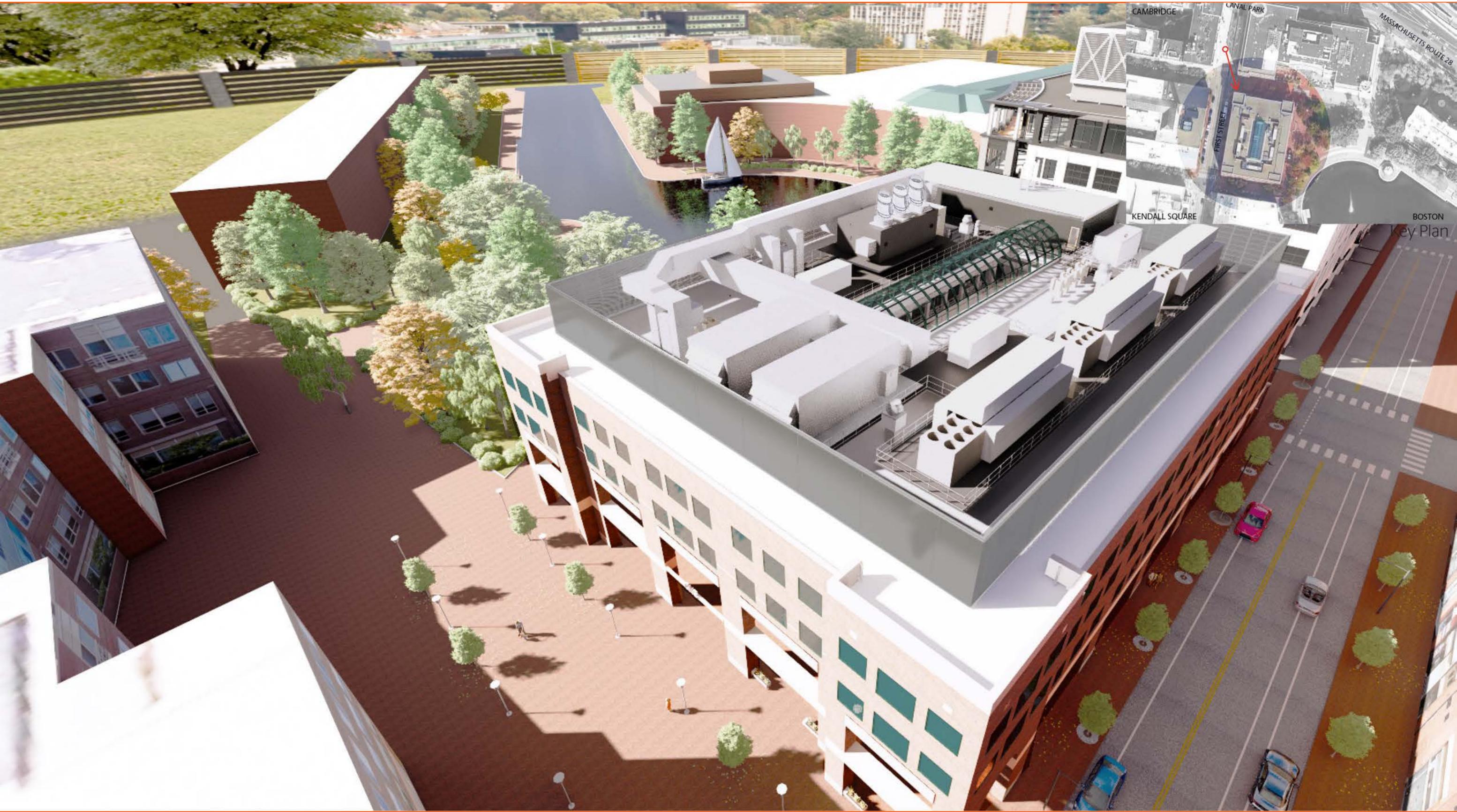
# 12 Exterior Renderings



# 13 Rooftop Views



# 13 Rooftop Views



# 13 Rooftop Views



# 13 Rooftop Views



# 13 Rooftop Views



# 13 Rooftop Views



# 14 Exterior Elevations



## 1 First Street Proposed Elevations



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T R I A  
*the architecture of discovery*