

SELECTED IMAGES from SPECIAL PERMIT PB-364

by New England Development (N.E.D.)

To get started, go to www.cambridgema.gov > Search on "planning board" > Meeting for Oct. 6, to get list of documents. [Or, <https://cambridgema.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2304&Inline=True>

I also found it with <https://www.cambridgema.gov/specialpermits/pb364>.

Looking for any given image can be complicated, first because there are two names for some documents, e.g. Graphics Pt. 2 is the same as Graphic Vol. II; and secondly, because different naming and numbering systems are used for the same pages:

- real page numbers [revealed at top of image if you use scrolling feature at far right of computer screen.
- small page numbers at lower right of pages, e.g. 2-90.
- OSP numbers.

Three (3) collections of photos are available

1. **Agenda Packet, Oct. 6, 2020.** To find these, stay on Oct. 6 Meeting; scroll down past official text.
2. **Graphics, Part 2** [PB364 Application Graphics -Part 2] Also called Volume II.

<https://cambridgema.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2304&Inline=True>.

When you find "Public Hearings 6:30 p.m. PB# 364", click on Materials; choose Graphics, Part 2.
Scroll past the Shadow Study to get to the Pictures

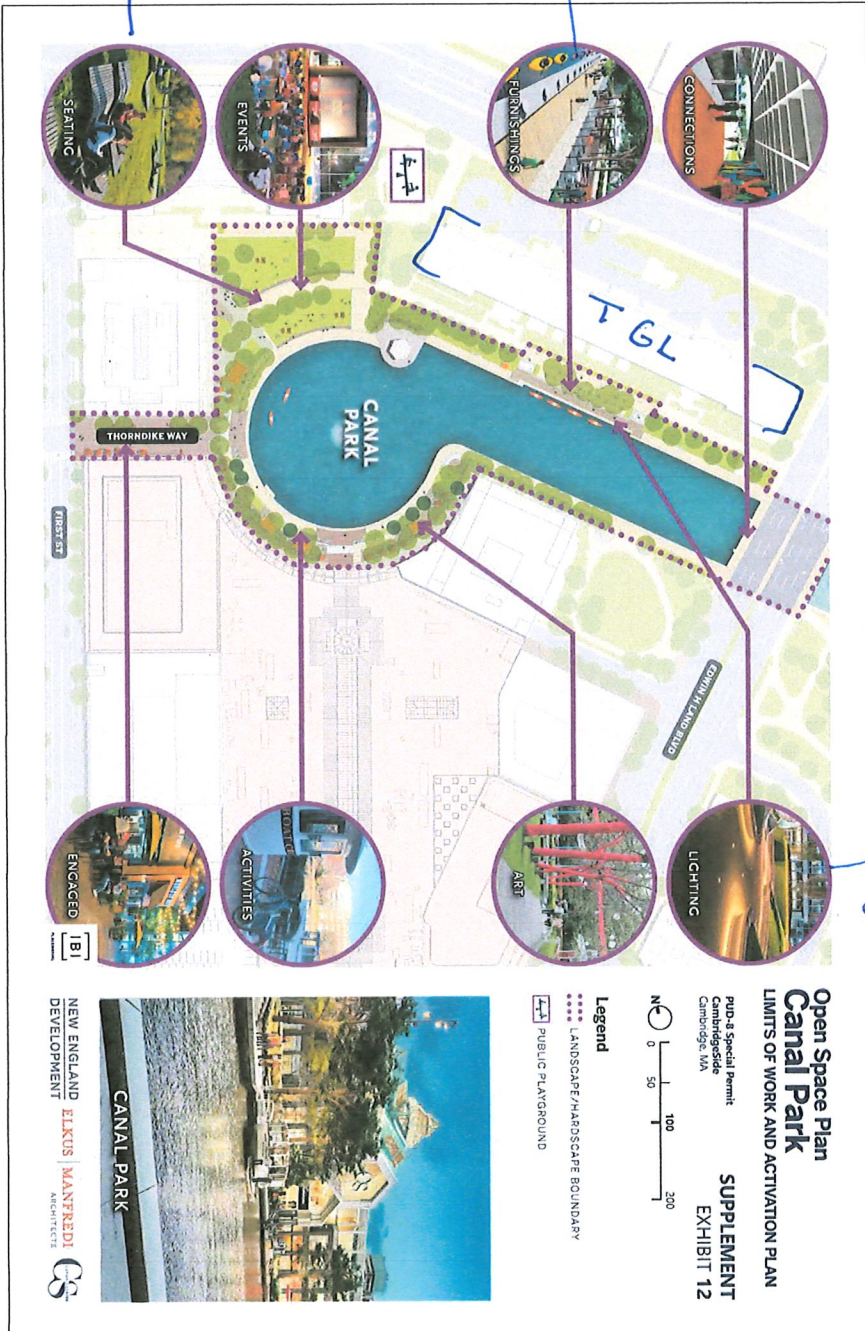
3. **Supplement, 11/20/2020.** [PB364 Application Supplement, 11/20/2020]

<https://cambridgema.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2304&Inline=True>.

1. Overview [Numbered Map]	<u>Graphics 2, p. 39.</u>
2. Planned Pavilion in front of TGL residences	<u>Agenda Packet, p. 24.</u>
3. "Front yard" of TGL residences, and existing Pavilion / Gazebo	From Google, not from Special Permit materials.
4. Lighting [Pollution]	<u>Agenda Packet, p. 27.</u>
5. Site Furnishings, bed-sized chaise lounges	<u>Graphics Vol. 2, p. 41</u> Remember to scroll past "Shadow Study"
6. Movie Screen	<u>Graphics, Vol. 2, p. 45.</u> <u>[OSP-9, p. 2-90]</u> [OSP = Open Space Plan]
7. Replacement of terra cotta runners' gravel with tan boardwalk	<u>Supplement, Exhibit 11, p. 3-28. Landscape,</u>
8. Site paving- change in materials	<u>Graphics, vol II, p. 49, [Exhibit 12, p 2-94</u>
9. Lower Canal: Boomerang-shaped bench, with change to gray and white paving;	<u>Graphics, vol II, p. 41 out of 53.</u> <u>[Exhibit OSP-5, p. 2-86]</u>
10. Six-foot high backed benches, Upper Canal, in front of mall.	<u>Graphics, Vol. 2, p. 43</u>

Overview of Planned Redevelopment of the Park.

Light pollution, especially if tall security lights are kept.



Quiet Lawn

Canal Park

Wall of Trees



*New Pavilion and Furniture
in front of Thomas Graves Landing
residences.*

 NEW ENGLAND DEVELOPMENT
 ELKUS MANSFIELD ARCHITECTS
 BOSTON PLANNING & DEVELOPMENT COUNCIL

Packet Pg. 24

Google Maps

Charles River

*(not from Special Permit)
Existing garage and
front of TEL residences*

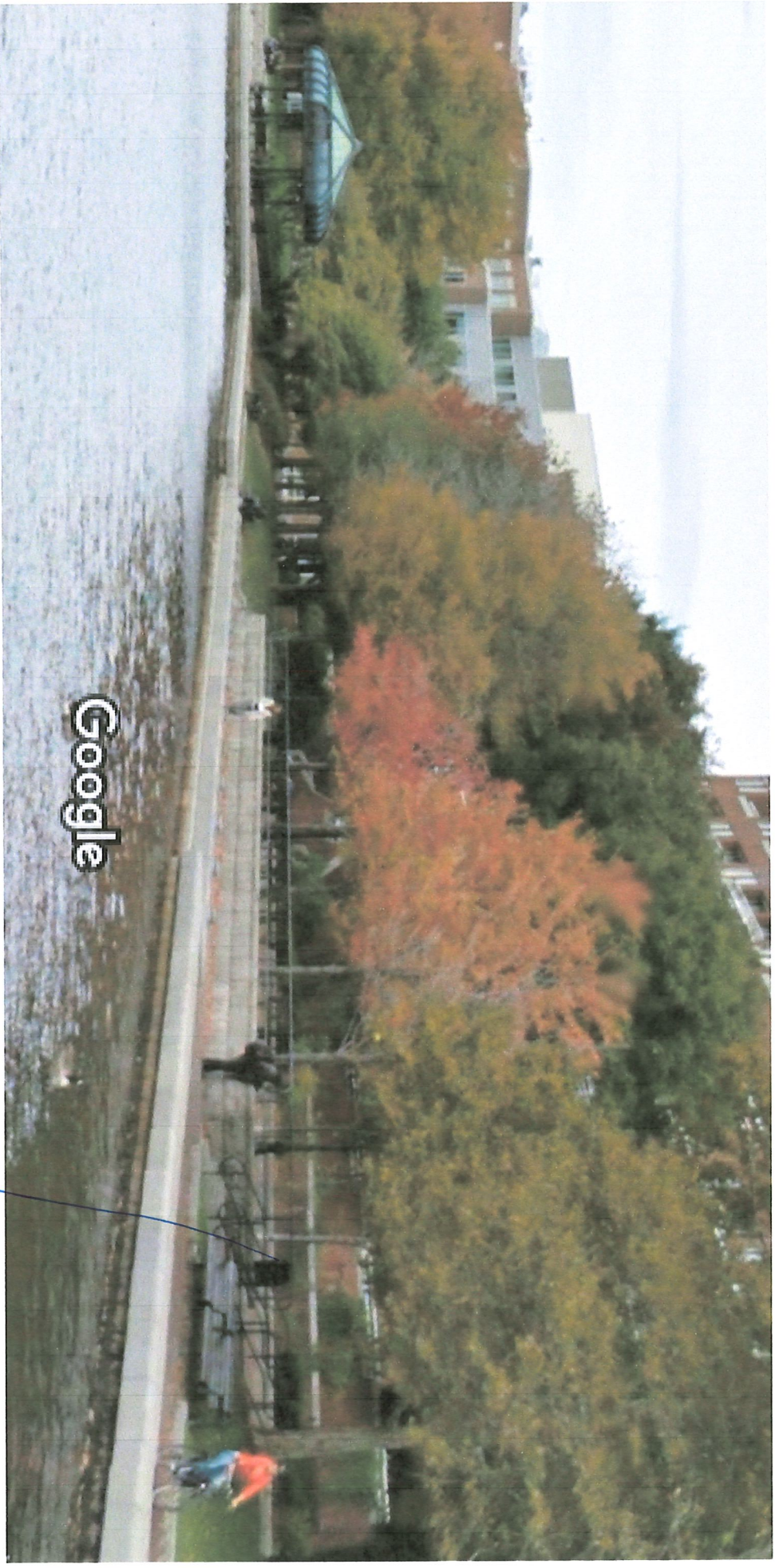
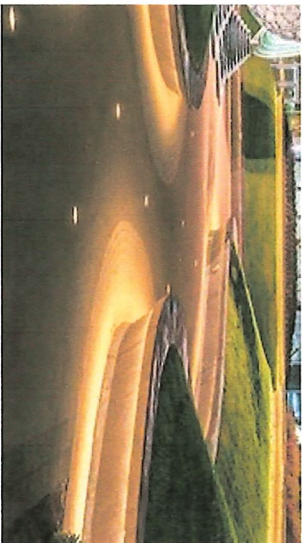
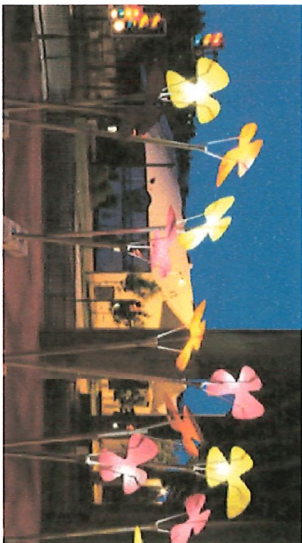
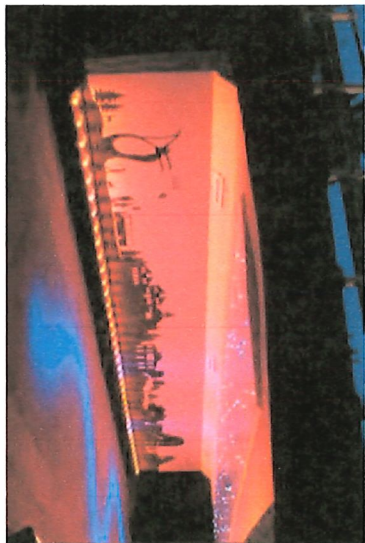
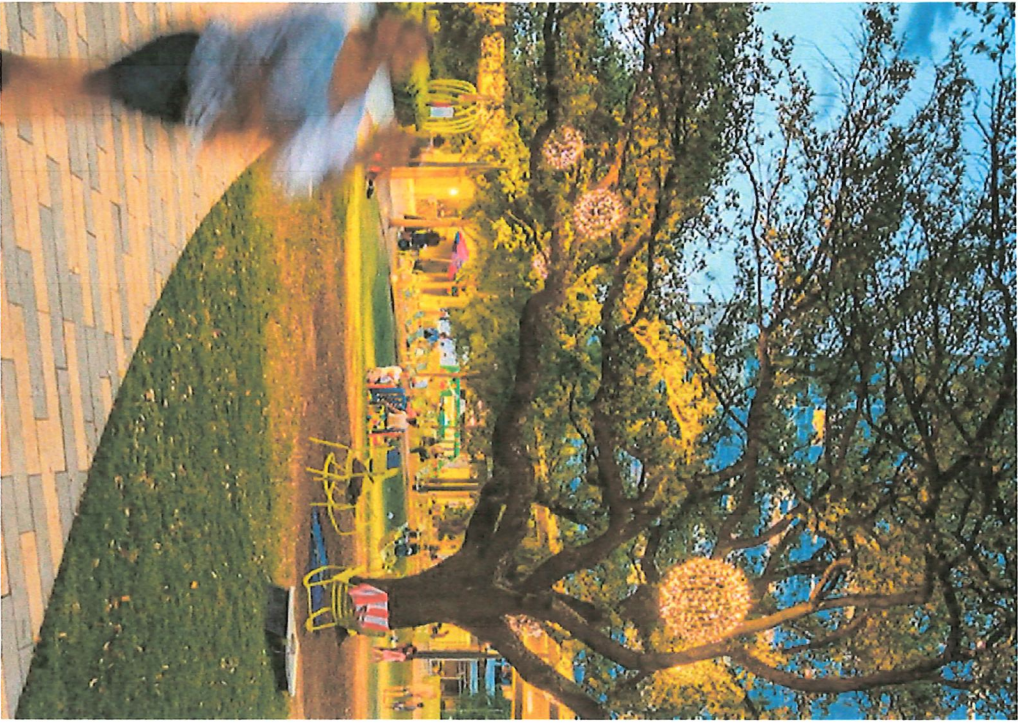


Image capture: Oct 2015 © 2020 Google

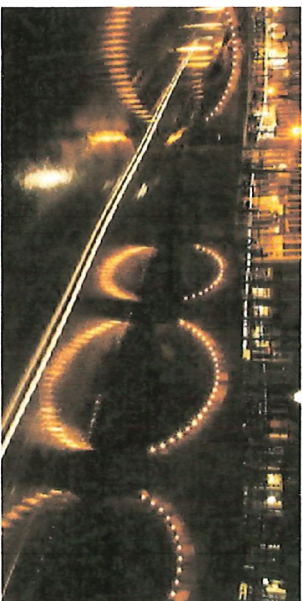
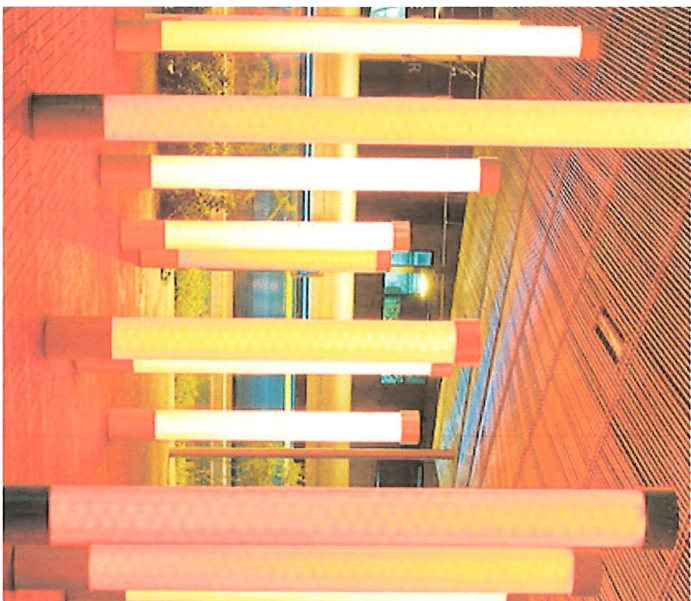
*Location of planned
new garage.*

Lighting



Light pollution

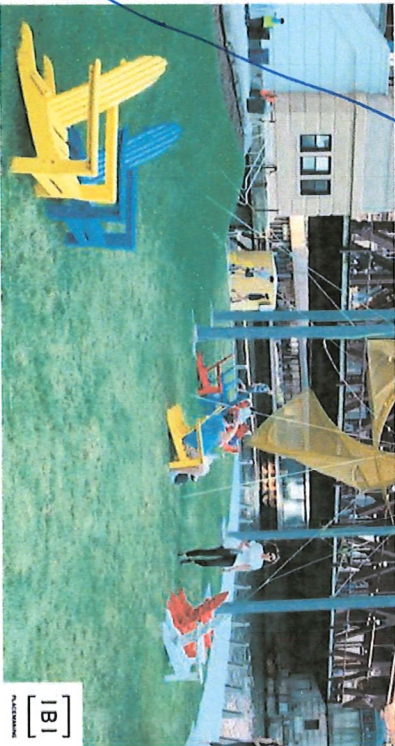
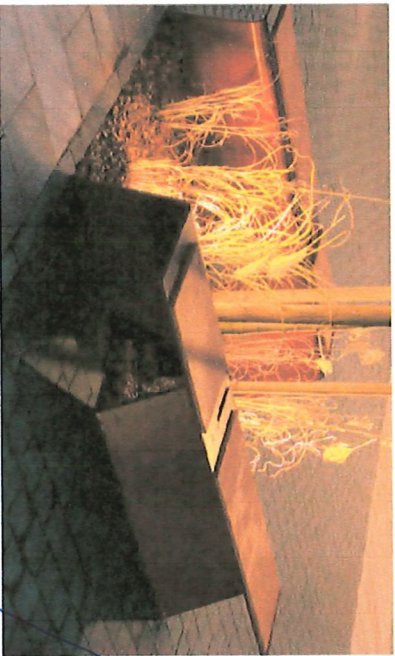
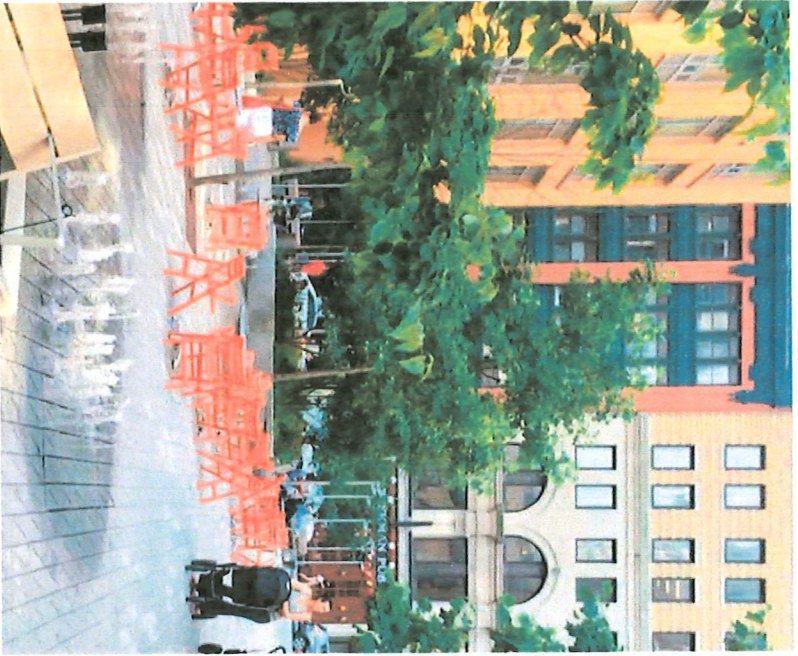
Light pollution



Open Space Plan
Conceptual Illustrations
Site Furnishings

PUD-8 Special Permit
 Cambridge
 Cambridge, MA

VOLUME II
EXHIBIT OSP.13



IBI
 GROUP



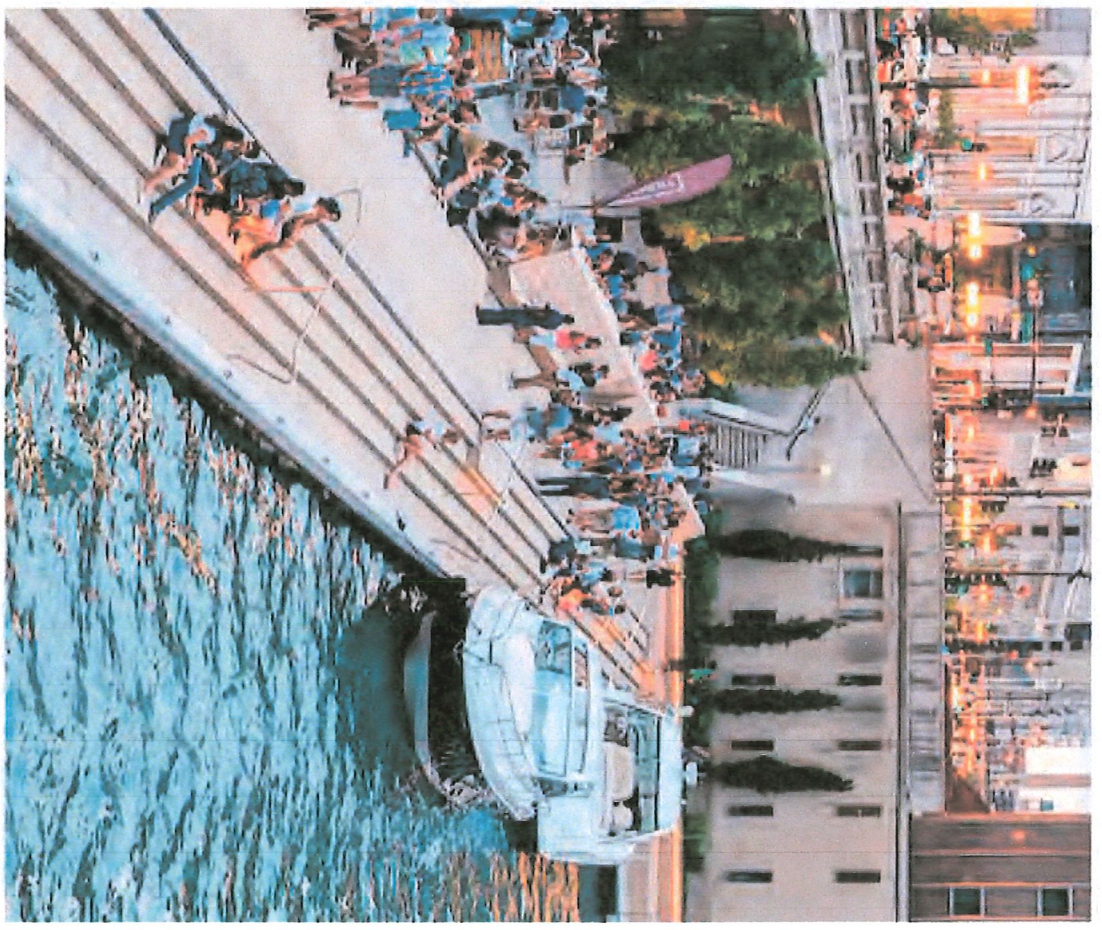
NEW ENGLAND
 DEVELOPMENT **EIKUS** | **MANFREDI**
 ARCHITECTS **GS**

Chair Lounger (double width)

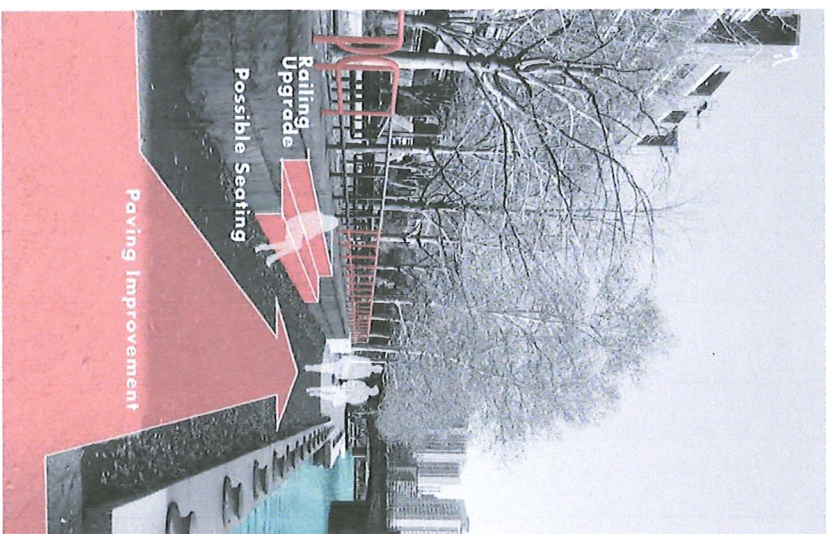
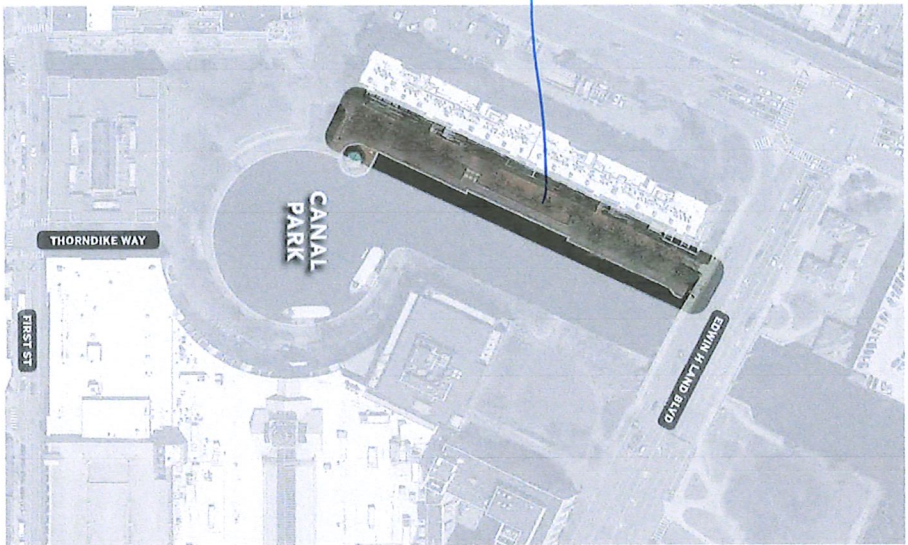
Graphics 2, OSP.13



Movie screen for Great Lawn



*T&L
residences*



NEW ENGLAND DEVELOPMENT ELKUS | MANFREDI ARCHITECTS

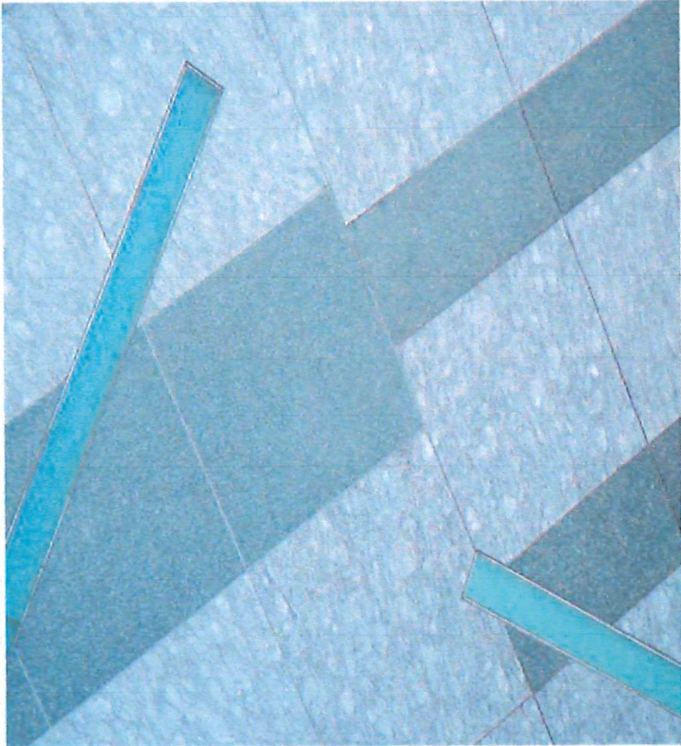
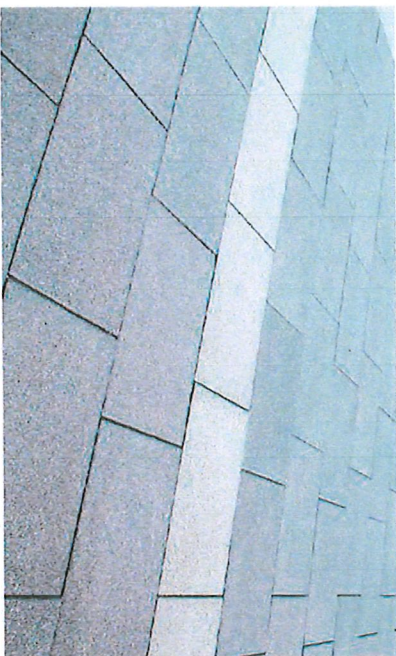


Open Space Plan
Landscape Plan
OPPORTUNITIES DIAGRAM : HARDSCAPE
PUD-3 Special Permit
Cambridgeside
Cambridge, MA
SUPPLEMENT
EXHIBIT 11



*turn asphalt gravel
replaced with boardwalk*

*Supplement 9-28
near in Reservoir*



Open Space Plan
Conceptual Illustrations
Site Paving

PUD-3 Special Permit
 Cambridge
 Cambridge, MA

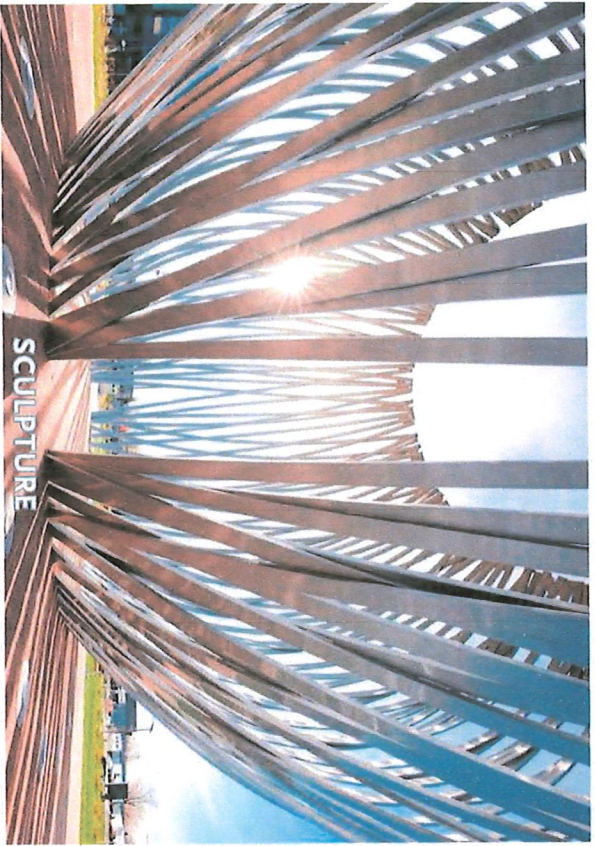
VOLUME II
EXHIBIT OSP.12



NEW ENGLAND
 DEVELOPMENT

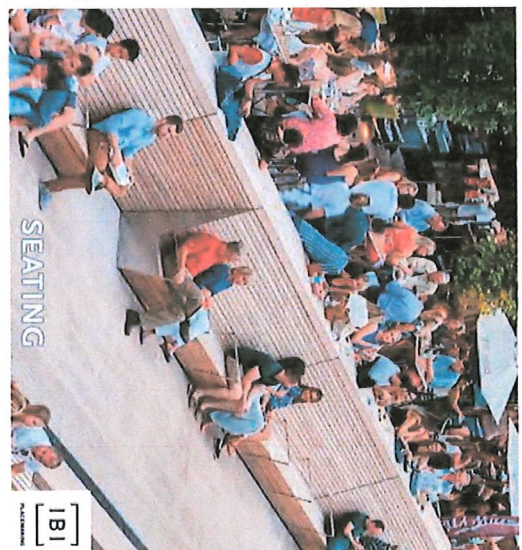
ELKUS | MANFREDI
 ARCHITECTS





Boomerang bench

replacement of red brick



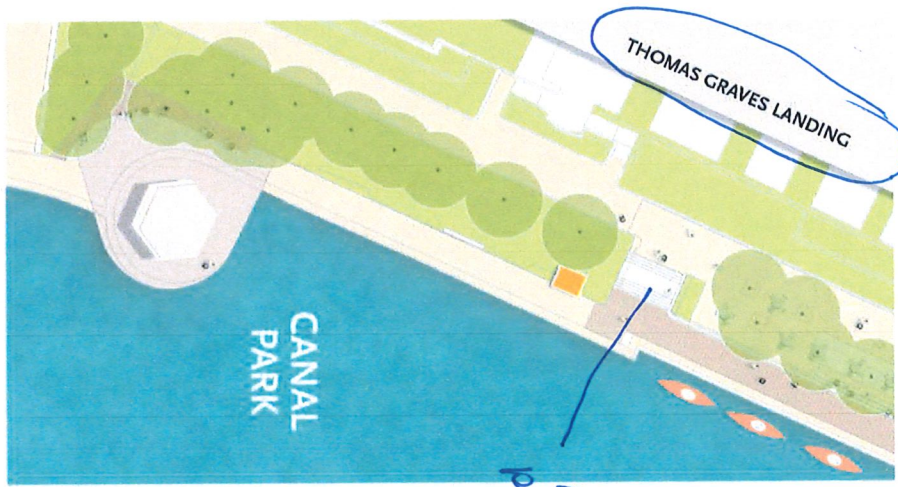
also at pond 6/5



Open Space Plan
 Conceptual Illustrations
Lower Canal

VOLUME II
EXHIBIT OSP5

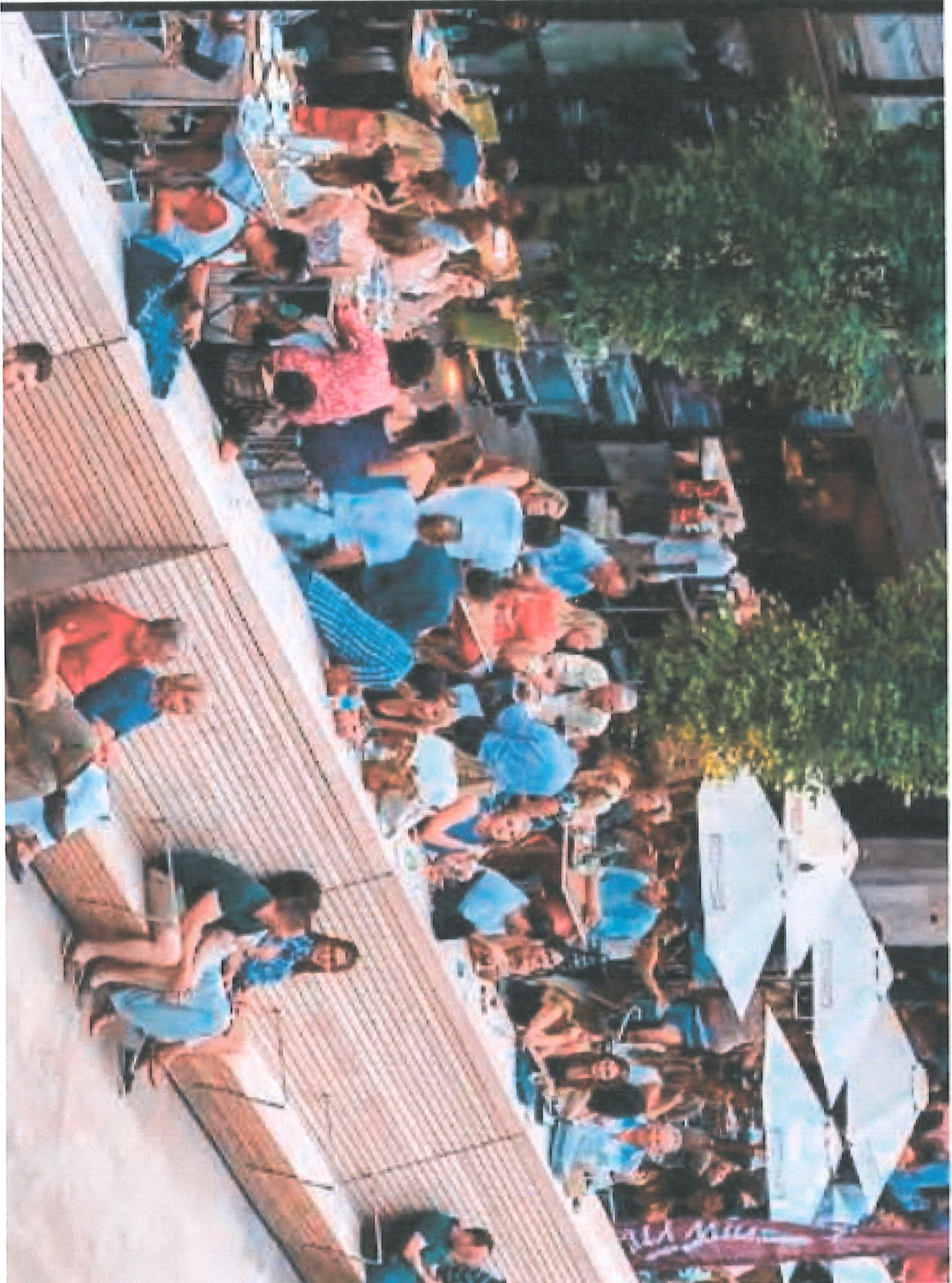
INITIAL PHASE
 PUD-8 Special Permit
 CambridgeSide
 Cambridge, MA



NEW ENGLAND DEVELOPMENT

ELKUS | MANFREDI ARCHITECTS

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Upper Canal
in front of mall
p. 43
Vol. II, graphics

PLANNED FEATURES INHARMONIOUS TO EXISTING DESIGN OF LECHMERE CANAL PARK

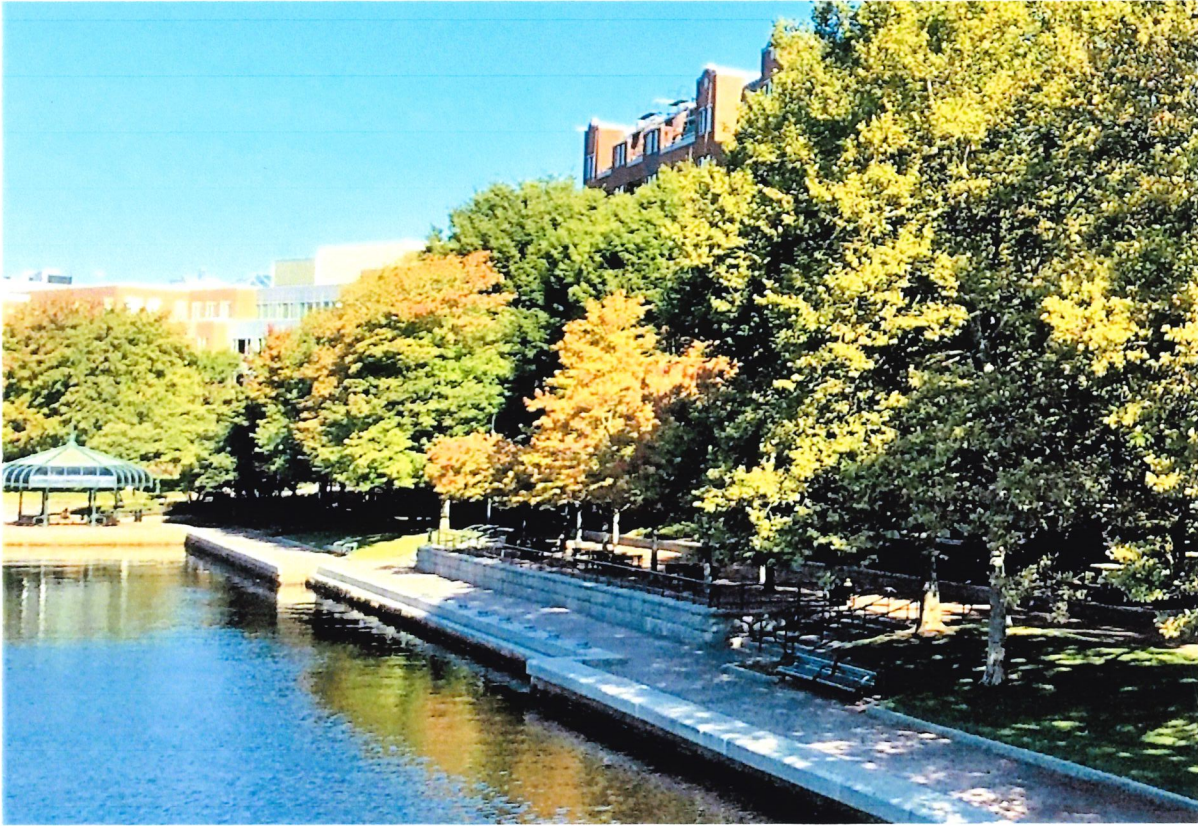


Plan for “front yard” of TGL residences: glass/plexiglass pavilion and fence, boardwalk, movable furniture -- clean cut, but cheap-looking, incongruous with historical design of the park. Existing gazebo: upper left. [p. 24, <https://cambridgema.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2304&Inline=True>]



Clashing furniture design planned for park: high-backed benches, boomerang structure on gray and white paving, double chaise lounges [Excerpts from p. 41 in developer’s PB364 Application Graphics -Part 2.] Go to https://www.cambridgema.gov/-/media/Files/CDD/ZoningDevel/SpecialPermits/sp364/sp364_appgraphics2_2020813.pdf

EXISTING DESIGN FEATURES OF LECHMERE CANAL PARK



Existing landscape in front of Thomas Graves Landing residences. [M. Lundberg]



Existing historical gazebo; visiting wildlife, looking east. [<https://tclf.org/landscapes/lechmere-canal-park>]



Front of TGL residences with brick paving, historic "bishop's crook" lamp post.



Great Lawn at the Park. Does it really need a movie theater? Nature park or commercial property?



A symphony in terra cotta and green, with great lawn hidden by tree tops. [M. Lundberg, 2020]



Gazebo, runners' gravel and brick paving, with fountain in the middle. [M. Lundberg, 2020]



A historic Cambridge inspiration - Bullfinch Square. [<http://www.gundpartnership.com/Bulfinch-Square>]