

HGA

# CELL SIGNALING TECHNOLOGY AT THE OLD QUARRY

Manchester-By-The-Sea | Planning Board Presentation | February 13, 2023







# CST Guiding Principles

## Mission

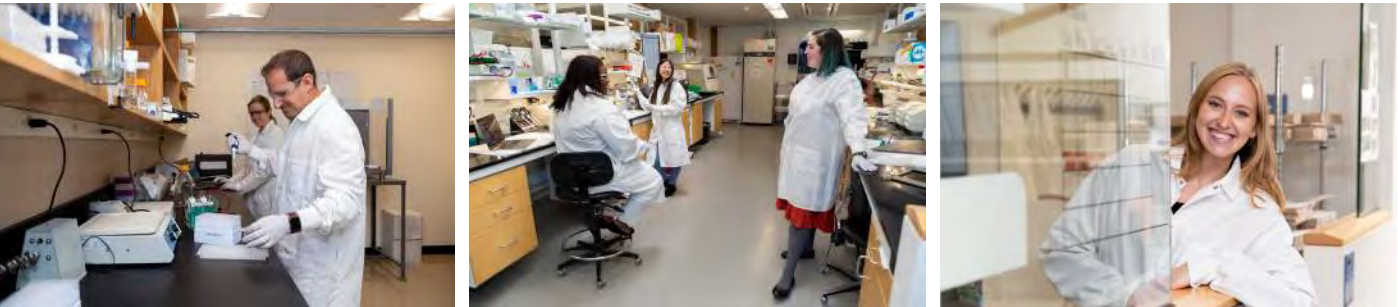
*To deliver the world's highest quality research, and diagnostic products that accelerate biological understanding and enable personalized medicine.*

*To conduct our business in ways consistent with social and environmental responsibility.*



# PROJECT GOALS

- INNOVATIVE CAMPUS FOR THE FUTURE
- CELEBRATE UNIQUE SITE AND RESTORE THE ECOSYSTEM
- TOWARDS A NET ZERO CARBON BUILDING AND SITE
- FOSTER WELL-BEING OF EMPLOYEES AND VISITOR
- INTEGRATE INTO THE COMMUNITY



# PROJECT TEAM & CONSULTANTS

HGA

MICHAEL  
VAN  
VALKENBURGH  
ASSOCIATES  
INC

T R I A

BRA+

GZA

ACENTECH

RW

RTDA

CDC  
CURTAINWALL DESIGN CONSULTING

MoharDesign

JENSEN HUGHES

ColburnGuyette  
Foodservice design

WILLOWDALE ASSOCIATES

COLUMBIA

HANCOCK  
ASSOCIATES

DFTA

GLOVSKY  
Counselors-at-Law

Fort Point Associates, Inc.  
Urban Planning Environmental Consulting Project Permitting  
A TETRA TECH COMPANY

TEC  
The Engineering Corp



DRONE VIEW 1 - EXISTING CONDITIONS





# DRONE VIEW 1 - PROPOSED CAMPUS

Note that proposed lab building, as shown here, are for massing purposes only and do not reflect an actual architectural rendering of the proposed building design.





DRONE VIEW 2 - EXISTING CONDITIONS





# DRONE VIEW 2 - PROPOSED CAMPUS

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# PROPERTY EXTENTS AND SETBACKS

- PROPERTY LINE
- 150' SETBACK
- 200' SETBACK
- WETLAND SETBACK
- DEVELOPMENT AREA

The Monolith

Atwater Ave

Manchester Athletic Club

Route 128

Exit 50

SITE  
Parcel Size: 48 Acres  
Development Area: 19 Acres  
Preserved Forest Area: 29 Acres





# ILLUSTRATIVE MASTER PLAN

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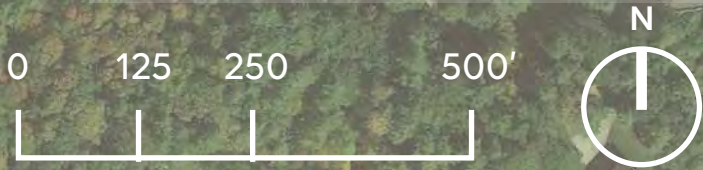
**BUILDING**  
Phase 1: 127,000 GFA  
Phase 2: 136,000 GFA  
Stories: 5 levels + PH

Employees : Phase 1 - 223  
Phase 2 - 237

**PARKING**  
Phase 1: 40 Surface, 227 Garage  
Phase 2: 16 Surface, 252 Garage

**PUBLIC AMENITIES**

- Trail Head and Parking
- Manchester Athletic Club
- Garden





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Existing Woodland

Property Line

Screening Berm

Meadow

Public Trailhead

Screening Berm

Quarry Garden

Swale

Service

Garage w/ PVs

Phase 1

Phase 2

Lobby

Meadow

Existing Woodland

Route 128

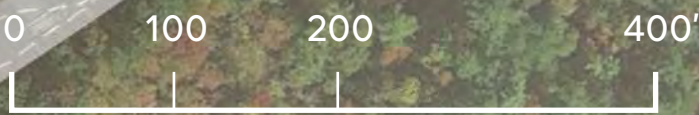
Atwater Avenue

Rain Gardens

Main Entry

Sawmill Brook

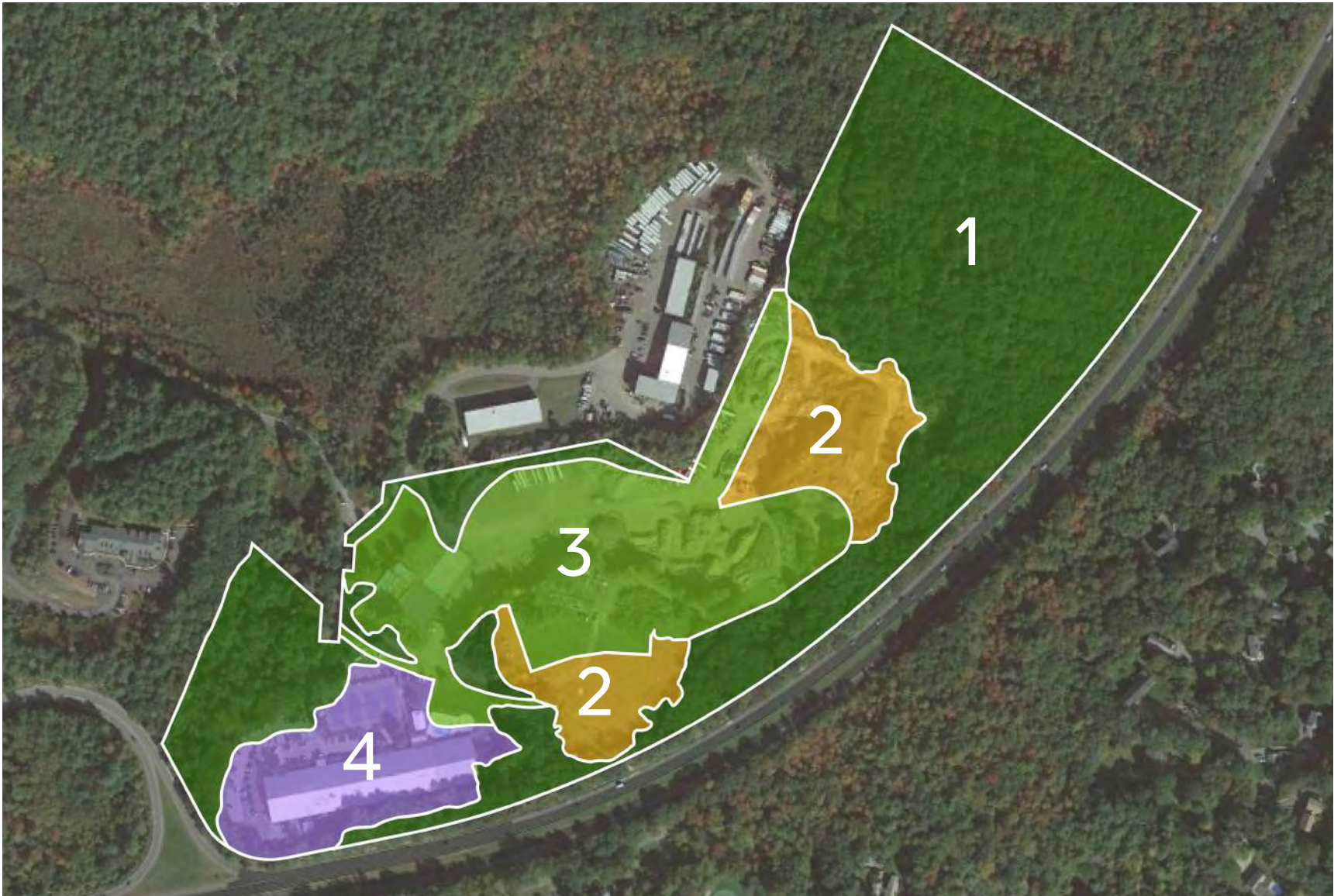
Manchester Athletic Club





# LANDSCAPE TYPES

- 1. EXISTING NATIVE WOODLAND
- 2. MEADOW PLANTING
- 3. CAMPUS LANDSCAPE
- 4. MANCHESTER ATHLETIC CLUB



Existing Native Woodland



Meadow Planting



Campus Landscape



Manchester Athletic Club



# PUBLIC ACCESS PLAN



- Existing Trail Network
- Existing Trail Access
- Proposed Trailhead



# PATHWAYS AND TRAILS



Create accessible woodland trails



Create a gathering place on the woodland hilltop

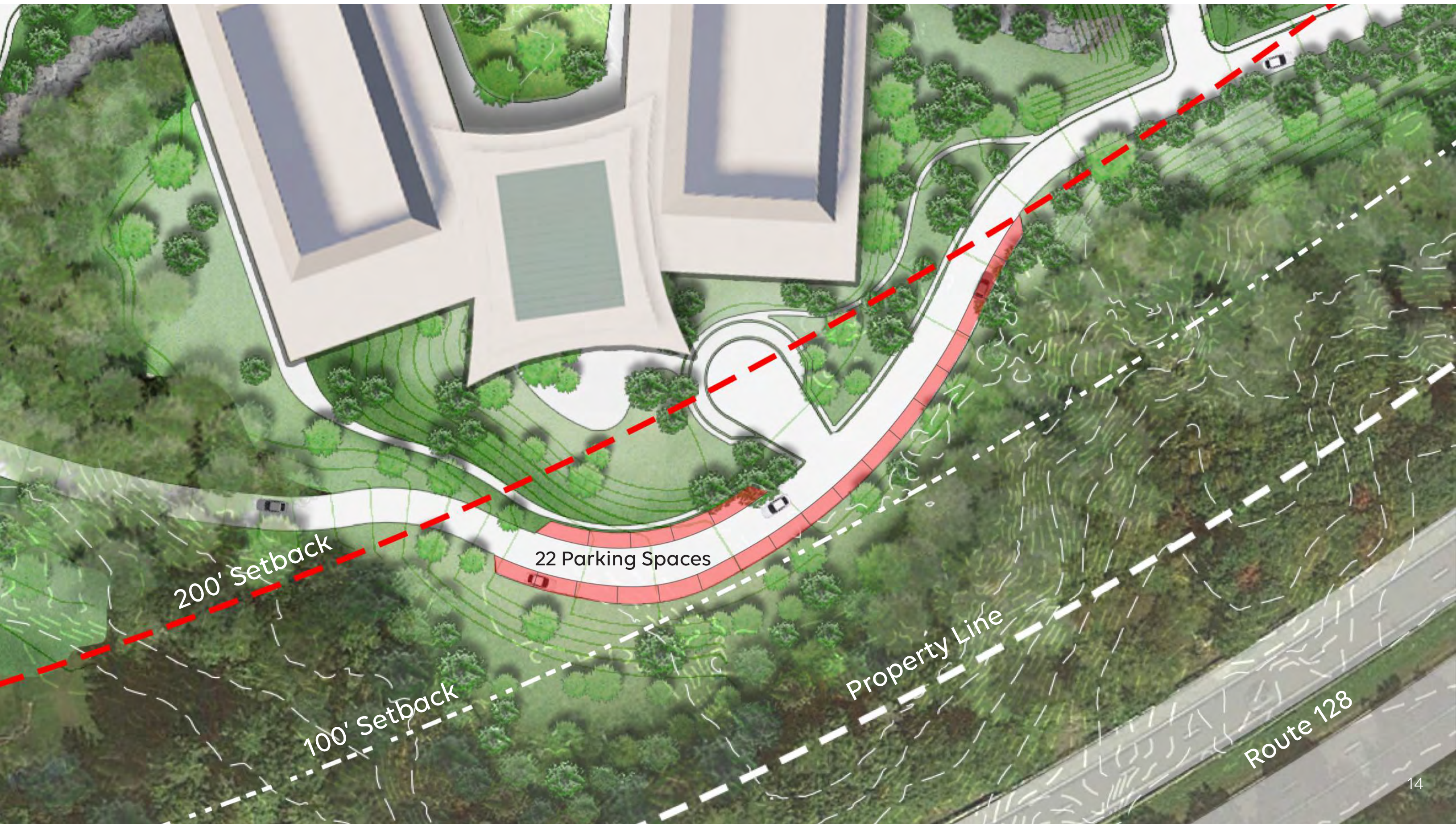
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# PARKING WITHIN 200' SETBACK

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# PHASE 1 EXTENTS

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# PHASE 2 EXTENTS

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# SUSTAINABILITY FEATURES

- 1 Solar photovoltaics
- 2 Increased glazing & visibility in transient spaces
- 3 Horizontal shading & overhang on south facade to minimize heat gain
- 4 Ground-source heat pumps (closed loops)
- 5 Indoor / outdoor connections
- 6 Biophilic design strategies throughout to connect humans to nature
- 7 High SRI roof to minimize heat absorption
- 8 Bird safe glass
- 9 Access to daylight & views for improved well-being, with daylight sensors for energy use reduction
- 10 Stormwater management ponds sized for future climate change
- 11 Mass Timber Structure at perimeter
  - Low embodied carbon
  - Natural shadows & daylight diffusion (Biophilia)
  - Natural material (Biophilia)
- 12 Healthier Materials
- 13 EV charging infrastructure
- 14 Campus walkability, existing trail connections

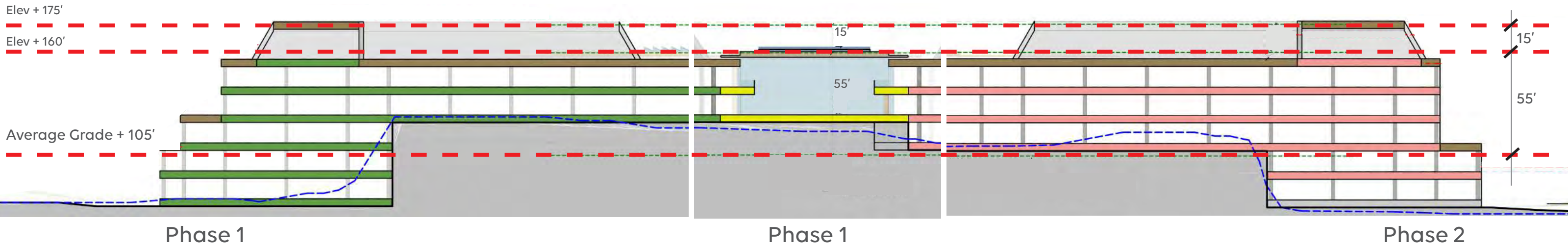
February 13, 2023



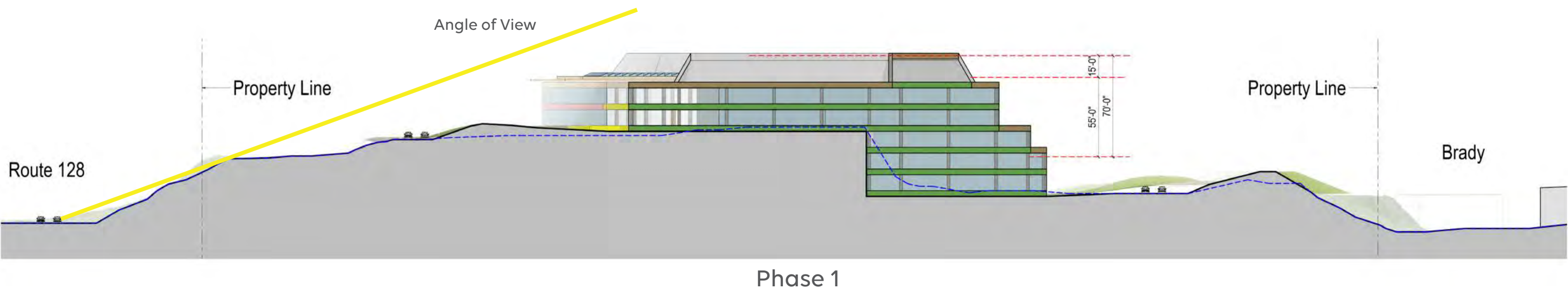


# SITE SECTION

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## AVERAGE GRADE CALCULATION





# AXON VIEW - LOOKING EAST

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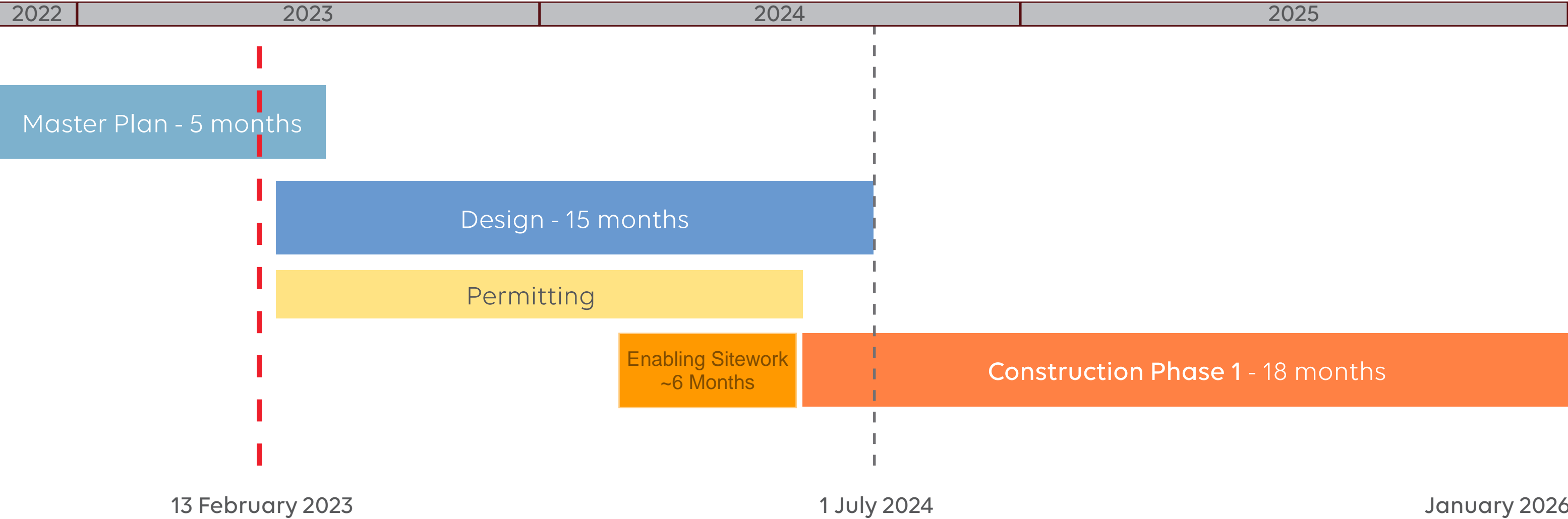








# TIMELINE







THANK YOU

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Existing Woodland

Atwater Avenue

Sawmill Brook

Manchester Athletic Club

Main Entry

Rain Gardens

Screening Berm

Quarry Garden

Swale

Phase 2

Phase 1

Lobby

Meadow

Service

Garage w/  
Rooftop Solar

Existing Woodland

Screening Berm

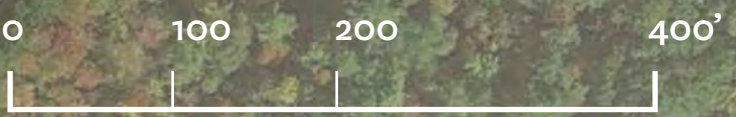
Public Trailhead

Meadow

Route 128

Property Line

Property Line





# OVERALL SITE PLAN

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