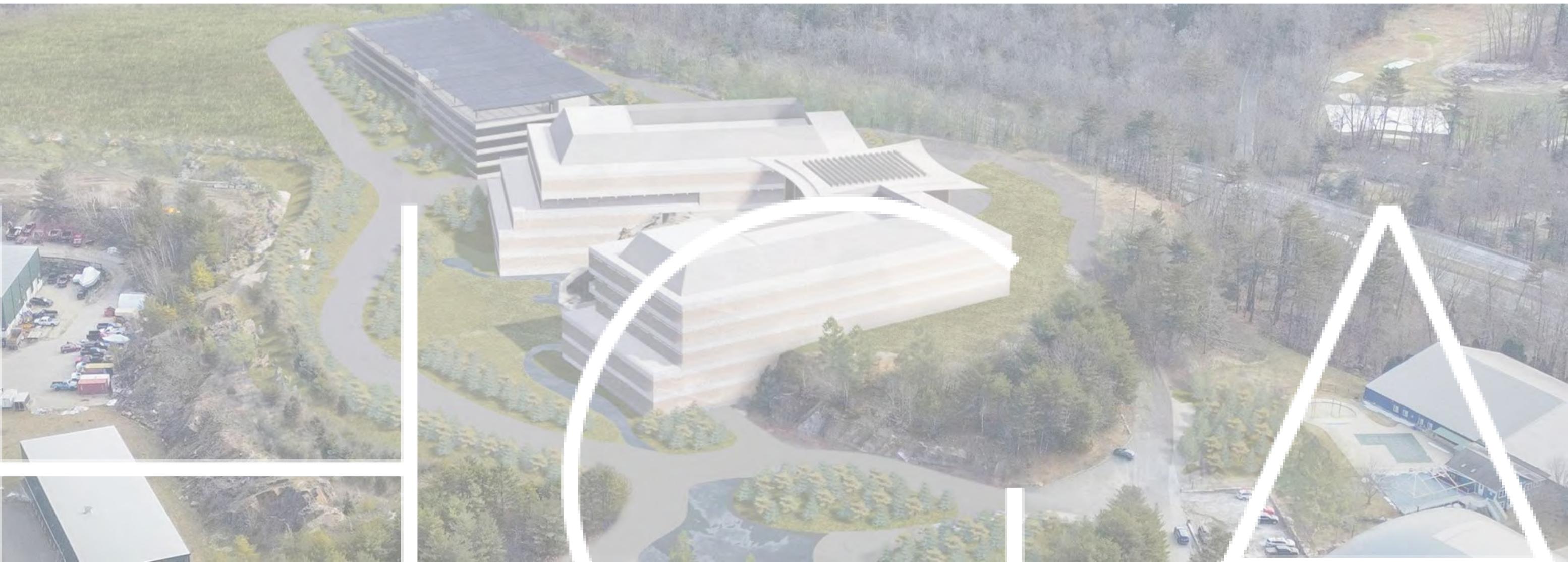


HGA

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

TRIA

BRA+

GZA

ACENTECH

RWBY

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

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.



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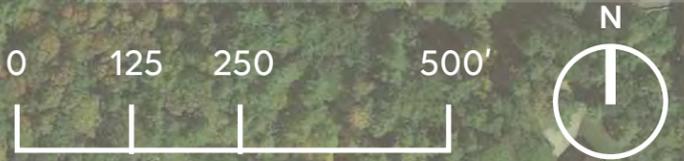
BUILDING
 Phase 1: 127,000 GFA
 Phase 2: 136,000 GFA
 Stories: 5 levels + PH

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

Atwater Avenue

Property Line

Screening Berm

Meadow

Public Trailhead

Screening Berm

Rain Gardens

Quarry Garden

Swale

Service

Garage w/ PVs

Main Entry

Phase 2

Phase 1

Lobby

Existing Woodland

Meadow

Property Line

Route 128

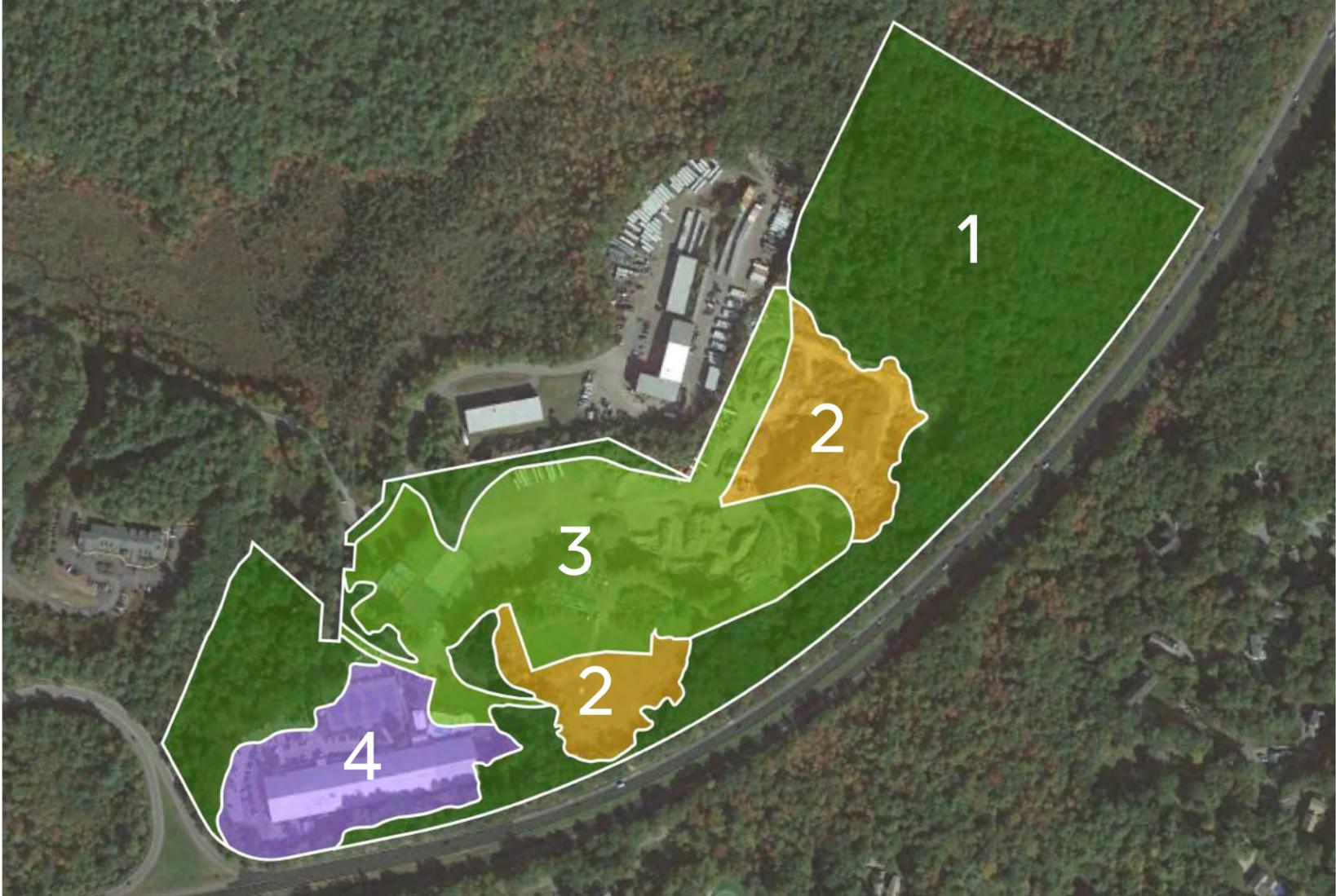
Sawmill Brook

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

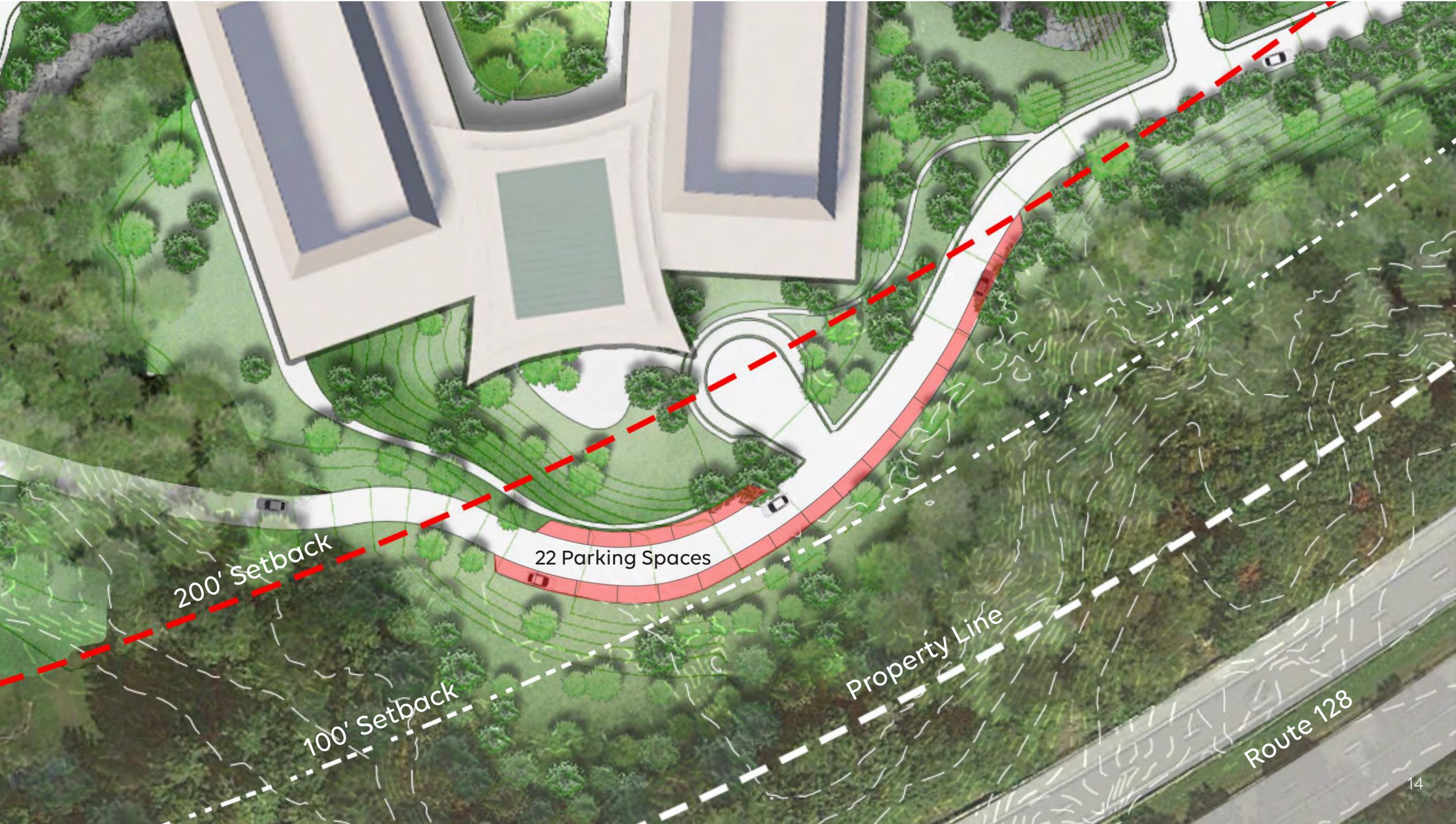
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Gathering Place

PARKING WITHIN 200' SETBACK

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PHASE 1 EXTENTS

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PHASE 2 EXTENTS

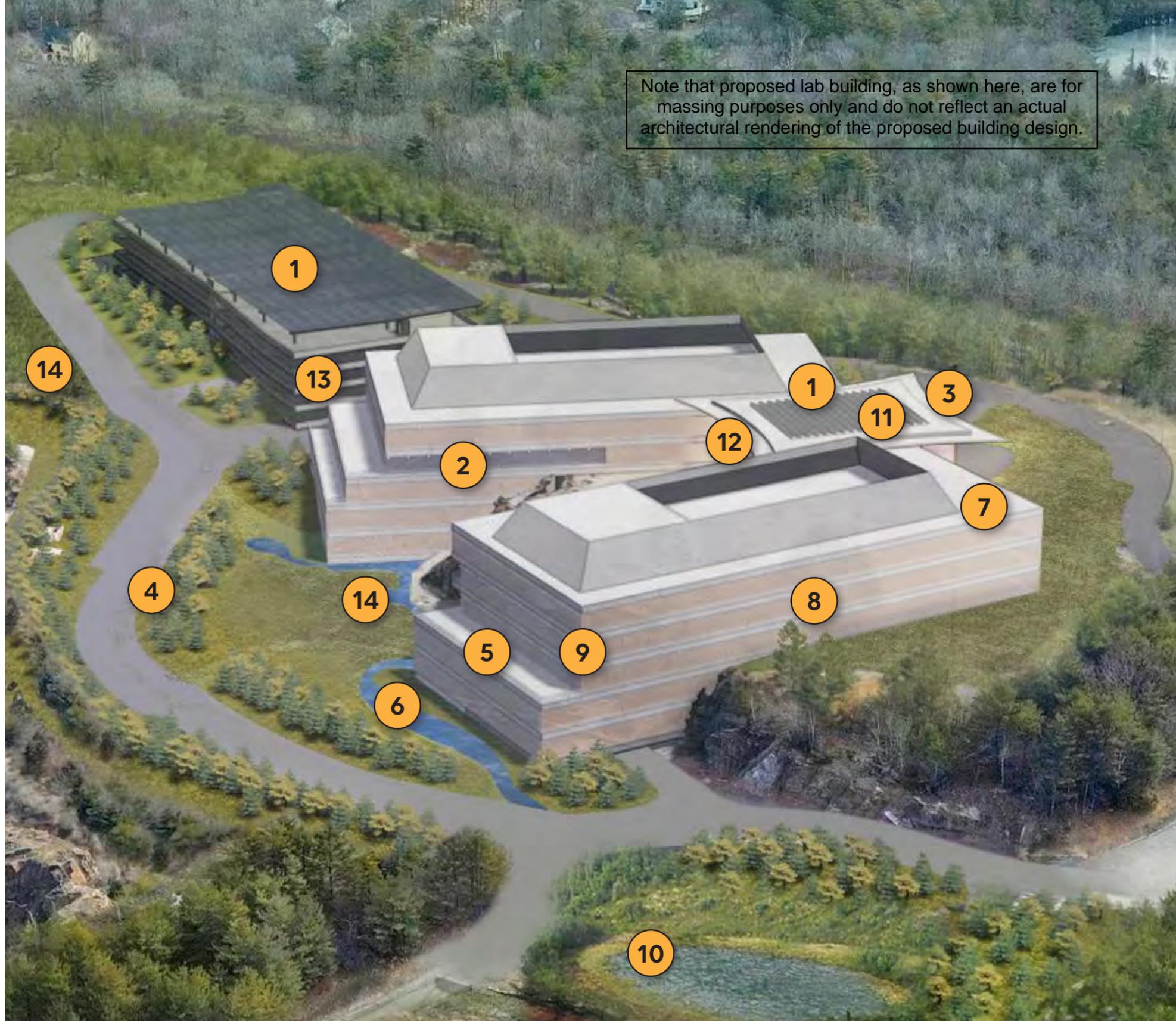
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SUSTAINABILITY FEATURES

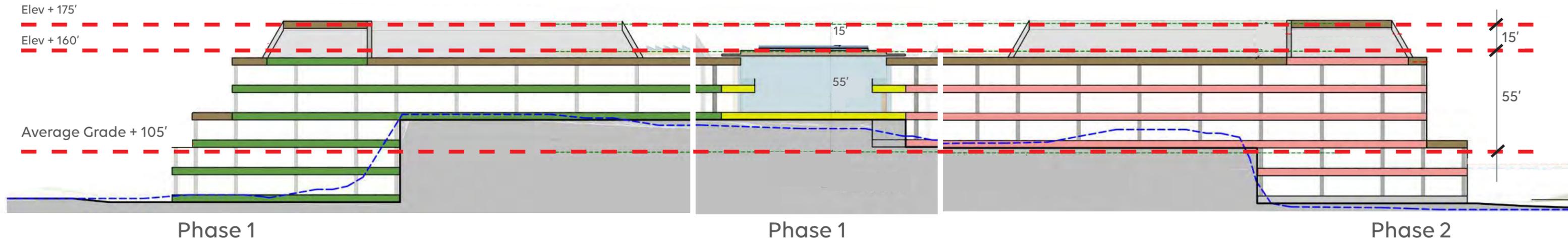
- 1 Solar photovoltaics
- 2 Increased glazing & visibility in transient spaces
- 3 Horizontal shading & overhang on south facade to minimize heat gain
- 4 Ground-source heat pumps (closed loops)
- 5 Indoor / outdoor connections
- 6 Biophilic design strategies throughout to connect humans to nature
- 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

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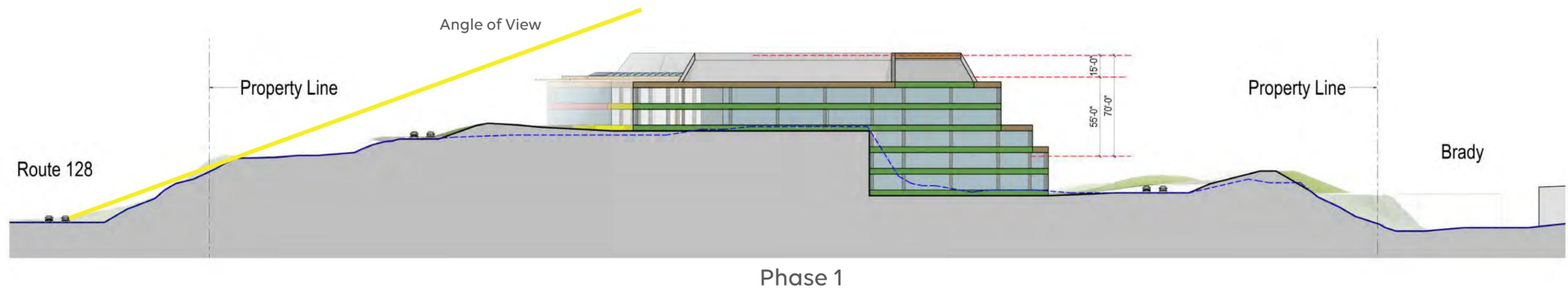


SITE SECTION

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AVERAGE GRADE CALCULATION

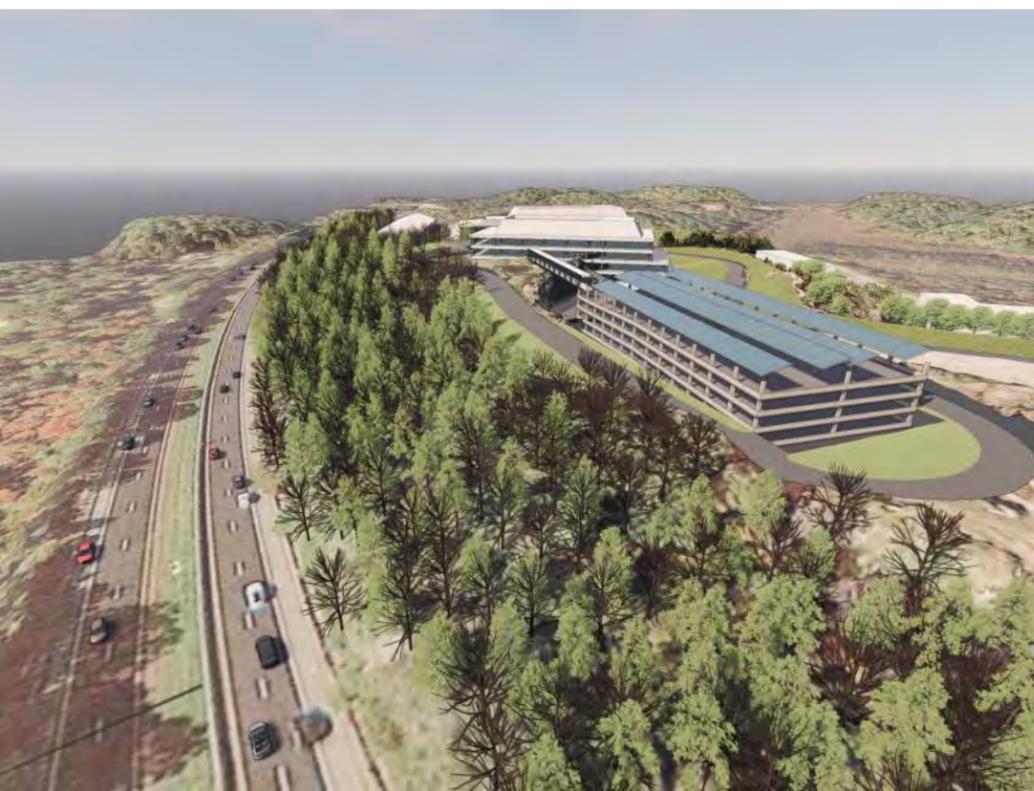


AXON VIEW - LOOKING EAST

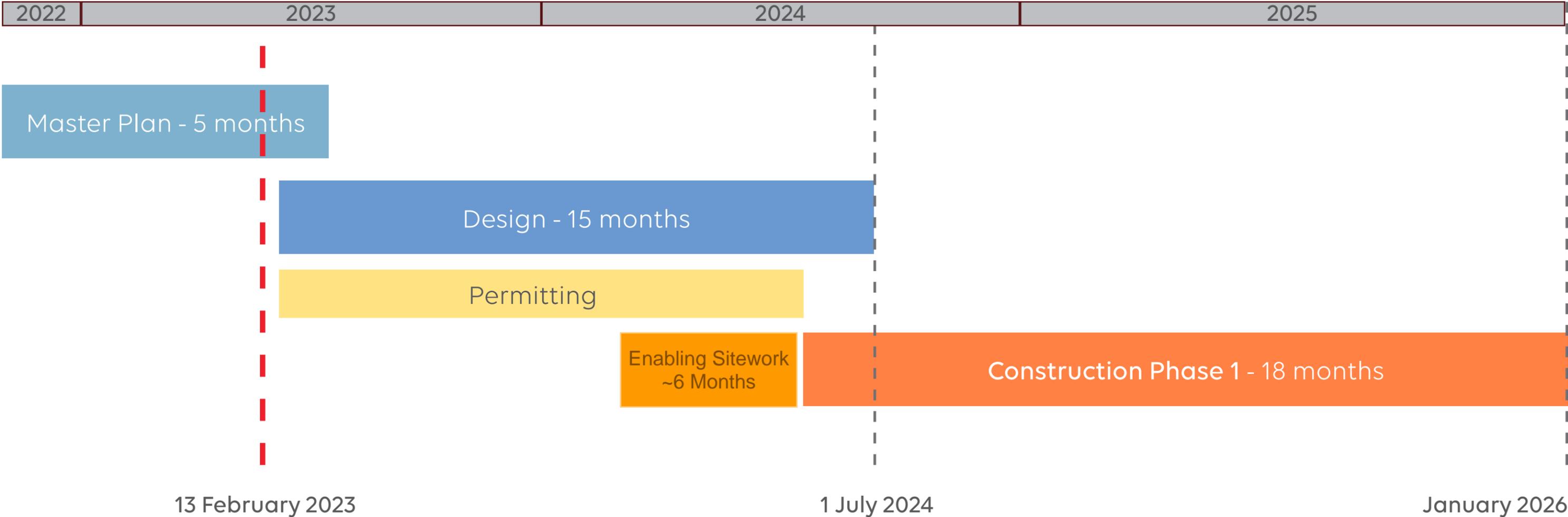
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TIMELINE





THANK YOU

HGA

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Existing Woodland

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Property Line

Screening Berm

Meadow

Public Trailhead

Screening Berm

Quarry Garden

Swale

Service

Garage w/
Rooftop Solar

Property Line

Rain Gardens

Main Entry

Phase 2

Phase 1

Lobby

Meadow

Existing Woodland

Route 128

Sawmill Brook

Manchester Athletic Club

