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## **Moriarty, HYM I.G. and Canyon Johnson break ground on TWENTY|20; design for 355-unit apartment tower provided by CBT Architects**

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City of Cambridge and Commonwealth of Massachusetts officials joined executives of The HYM Investment Group, LLC, Canyon Johnson, Pan Am Railroad, and East Cambridge neighborhood representatives to formally break ground on TWENTY|20, a 20-floor, 355-unit luxury apartment tower at the developing 5.2 million s/f mixed use neighborhood.

TWENTY|20 was designed by CBT Architects and is being constructed by John Moriarty & Associates. A construction loan for 'TWENTY|20' was provided by Wells Fargo.

The first of more than 500 steel-reinforced concrete pilings were driven following short remarks and a celebration for the start of the first new building of 18 at NorthPoint.

"We are proud to play a role in helping a long-dormant site become an active place where people will live and work," said Thomas O'Brien, managing director of HYM I.G. "Cambridge has a specific need for new opportunities for growth to accommodate the needs of the life sciences and technology sectors in particular. We're pleased to contribute to the city's future."

When completed, NorthPoint will have about 2,800 residential units and approximately 2.2 million s/f of commercial space.

Among those attending the event and speaking were Mass. secretary of Housing and Economic Development Greg Bialecki, state senator Sal DiDomenico, city of Cambridge councilor and vice mayor Denise Simmons, and Cambridge city councilors Marjorie Decker, Craig Kelley, David Maher, Leland Cheung, and Minka vanBeuzekom.

"These new residences are the beginning of a great new and vibrant neighborhood that will enliven East Cambridge," said mayor Henrietta Davis. "I am looking forward to the new NorthPoint -- the new jobs, places to live and shop, and transportation opportunities that will come along with it."

'TWENTY|20', located at number 20 on a new way called Child St., just north of the Gilmore Bridge, will feature 8,690 s/f of retail space at the base of its studio to three-bedroom apartments.

The tower, scheduled for initial occupancy in spring of 2015, will have a fitness center and half-court basketball, media and gathering rooms, a conference room, roof deck, security, garage and bicycle parking, and 24/7 concierge service.

Forty-one of the units will be below market in price. The building is expected to achieve a LEED Silver rating for sustainability, and two new parks are being built simultaneously with the residential tower. A grand pedestrian connection will link the street level and parks of NorthPoint with the Gilmore Bridge and nearby Community College Station on the MBTA's Orange Line.

NorthPoint is a 45-acre former railyard that was permitted for office, residential, lab, recreational and other uses by the city. The 5.2 million s/f will be about three-fifths residential and two-fifths commercial, including office, lab and retail space.

NorthPoint Common, an 11-acre centrally located park, one of many amenities, is complete, with a view of the north tower of the Zakim-Bunker Hill Bridge. Two existing, low-rise residential buildings were completed earlier at NorthPoint, with more than 90% of the 329 units sold or under agreement. NorthPoint is a joint venture of The HYM Investment Group, LLC, the development partner; Canyon Johnson Urban Funds; and Pan Am Railways.

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