

87-101 Blanchard Road Cambridge

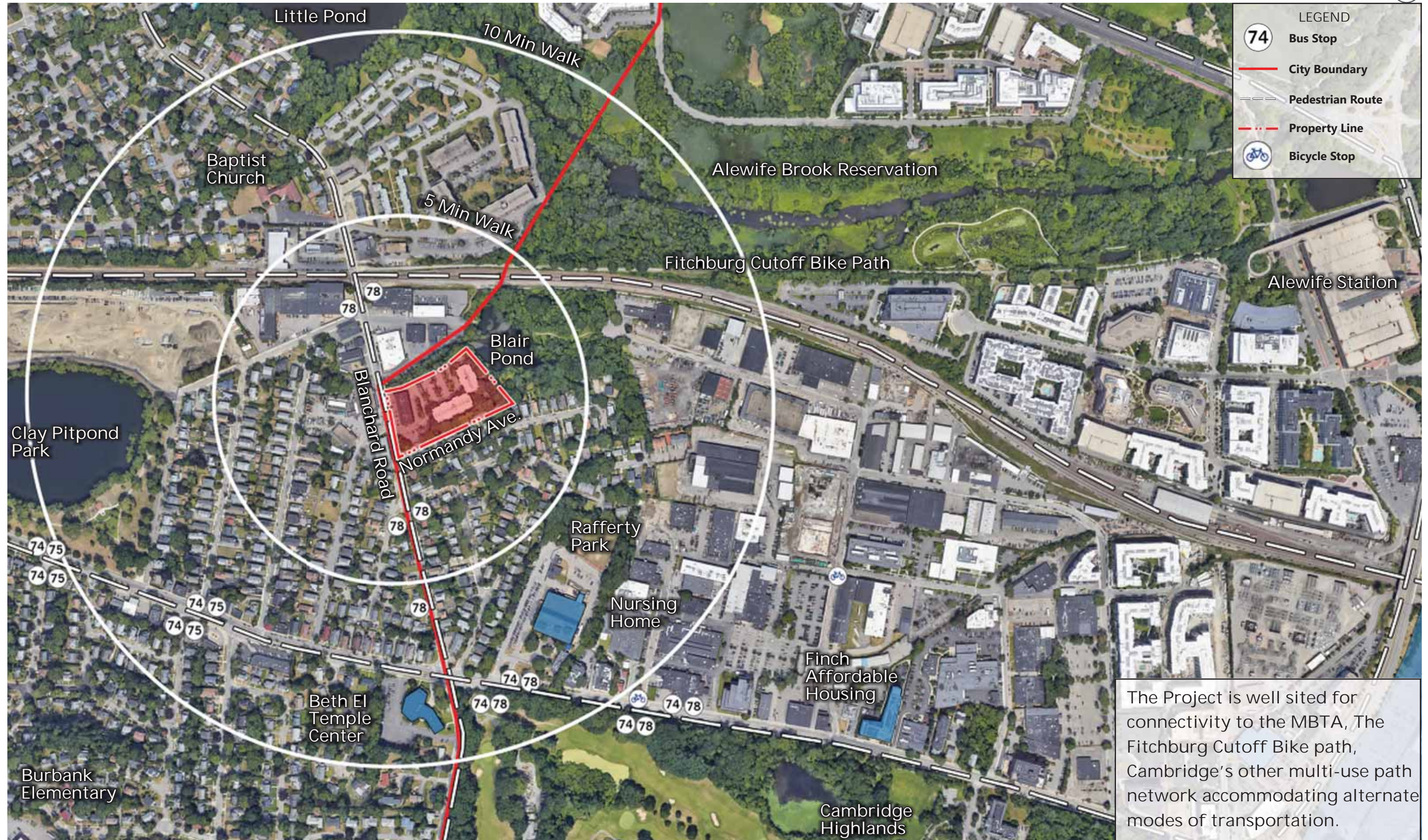
November 29, 2023 | Volume 2: Graphics



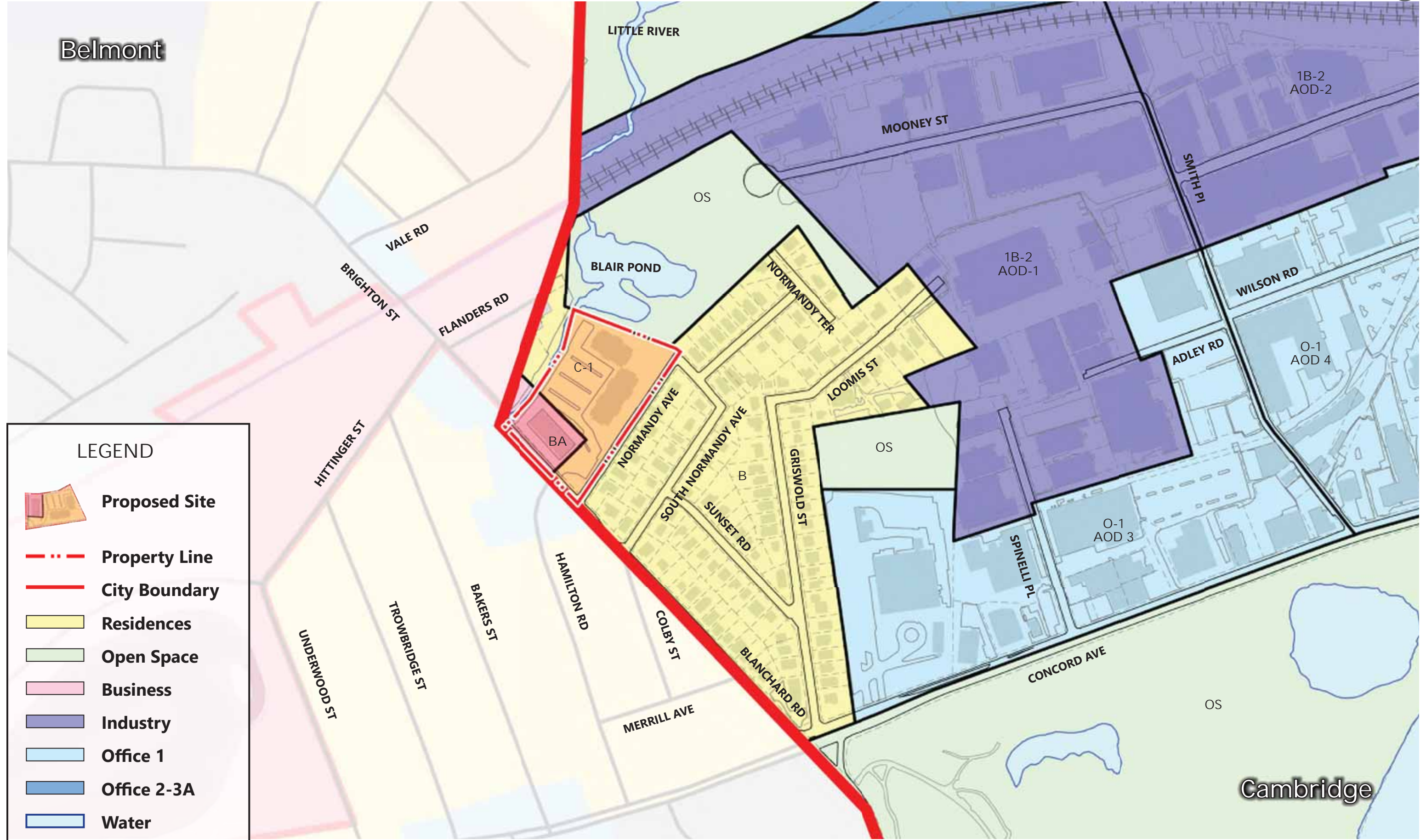
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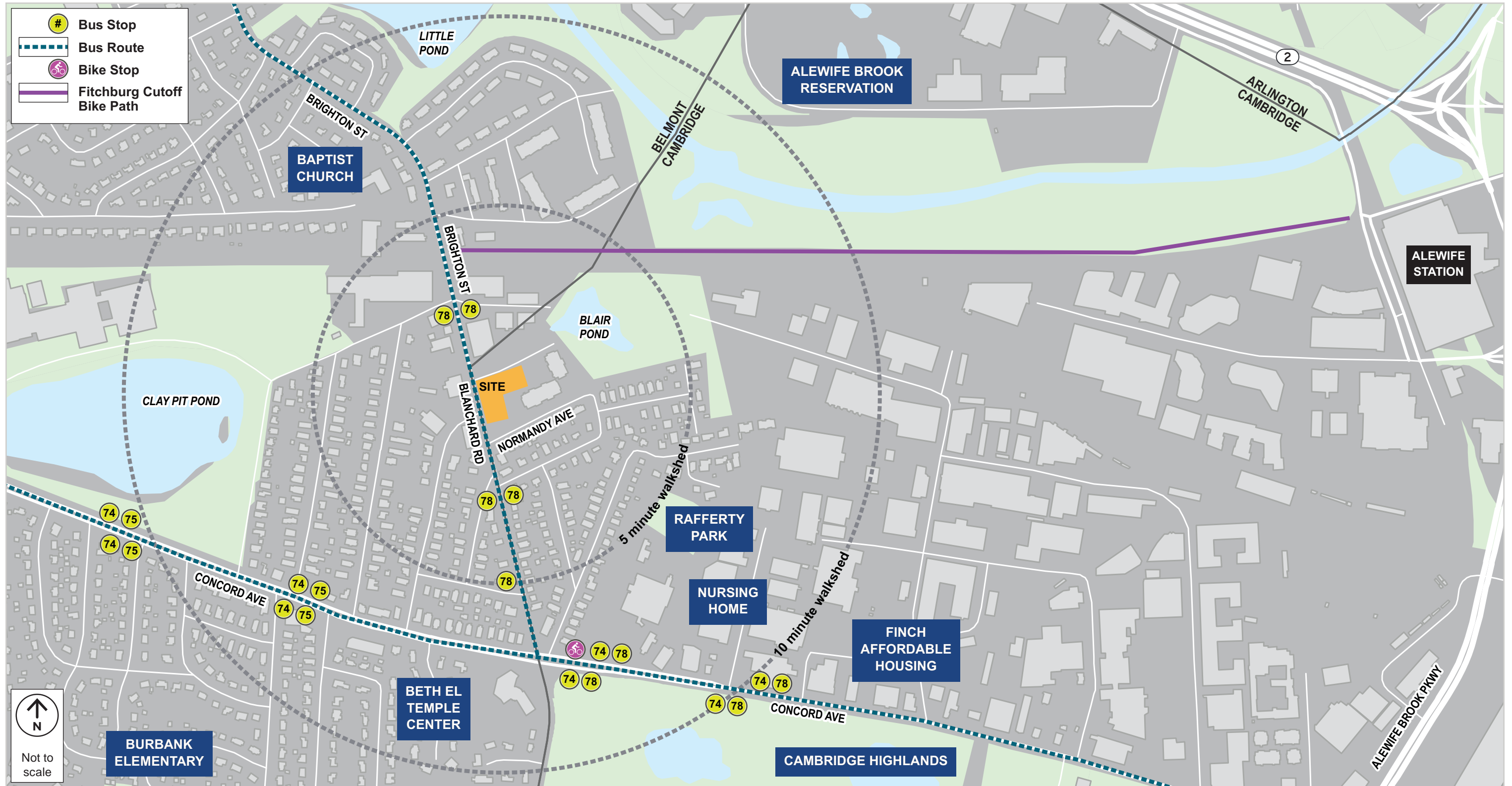


Belmont

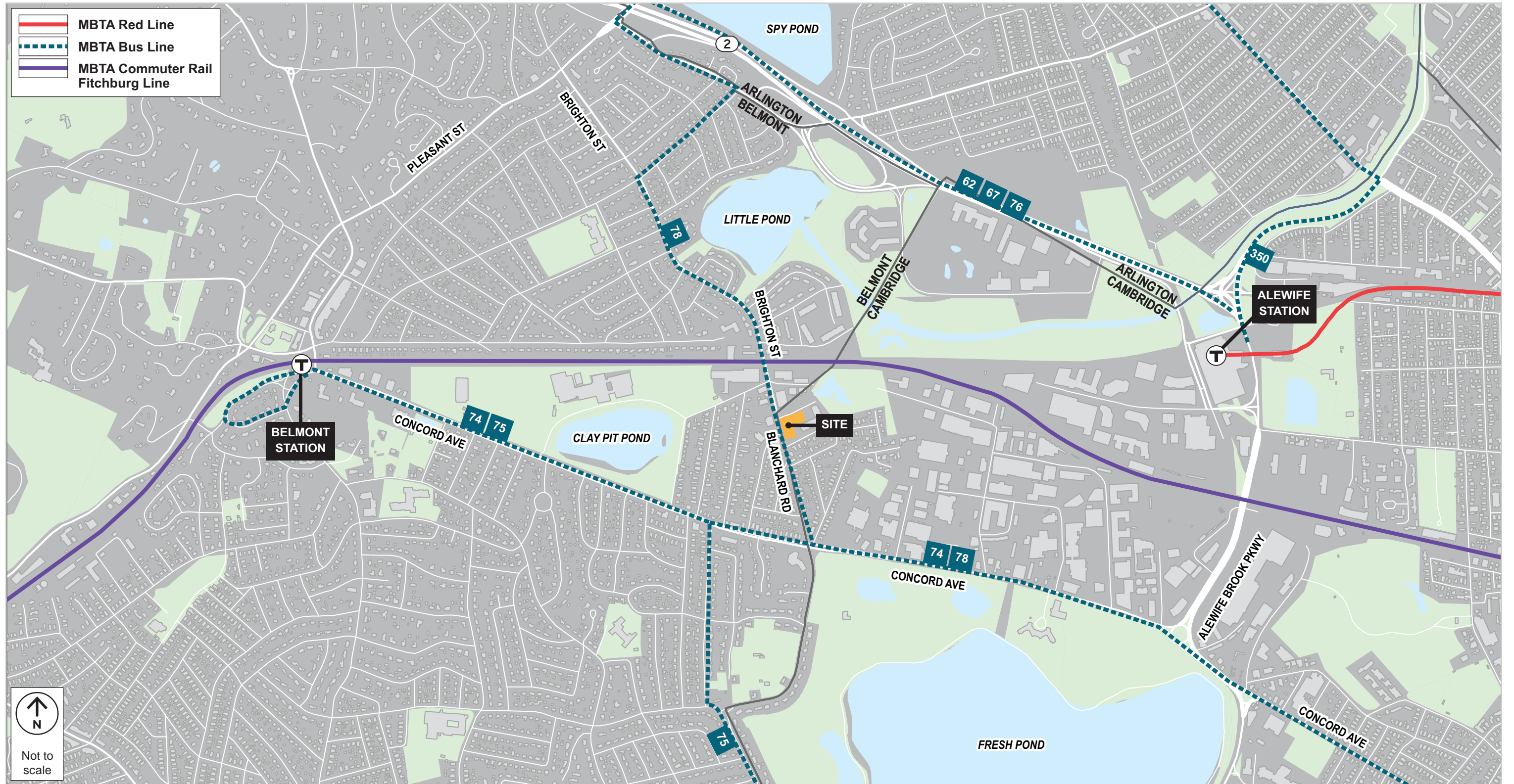


LEGEND

-  Proposed Site
-  Property Line
-  City Boundary
-  Residences
-  Open Space
-  Business
-  Industry
-  Office 1
-  Office 2-3A
-  Water



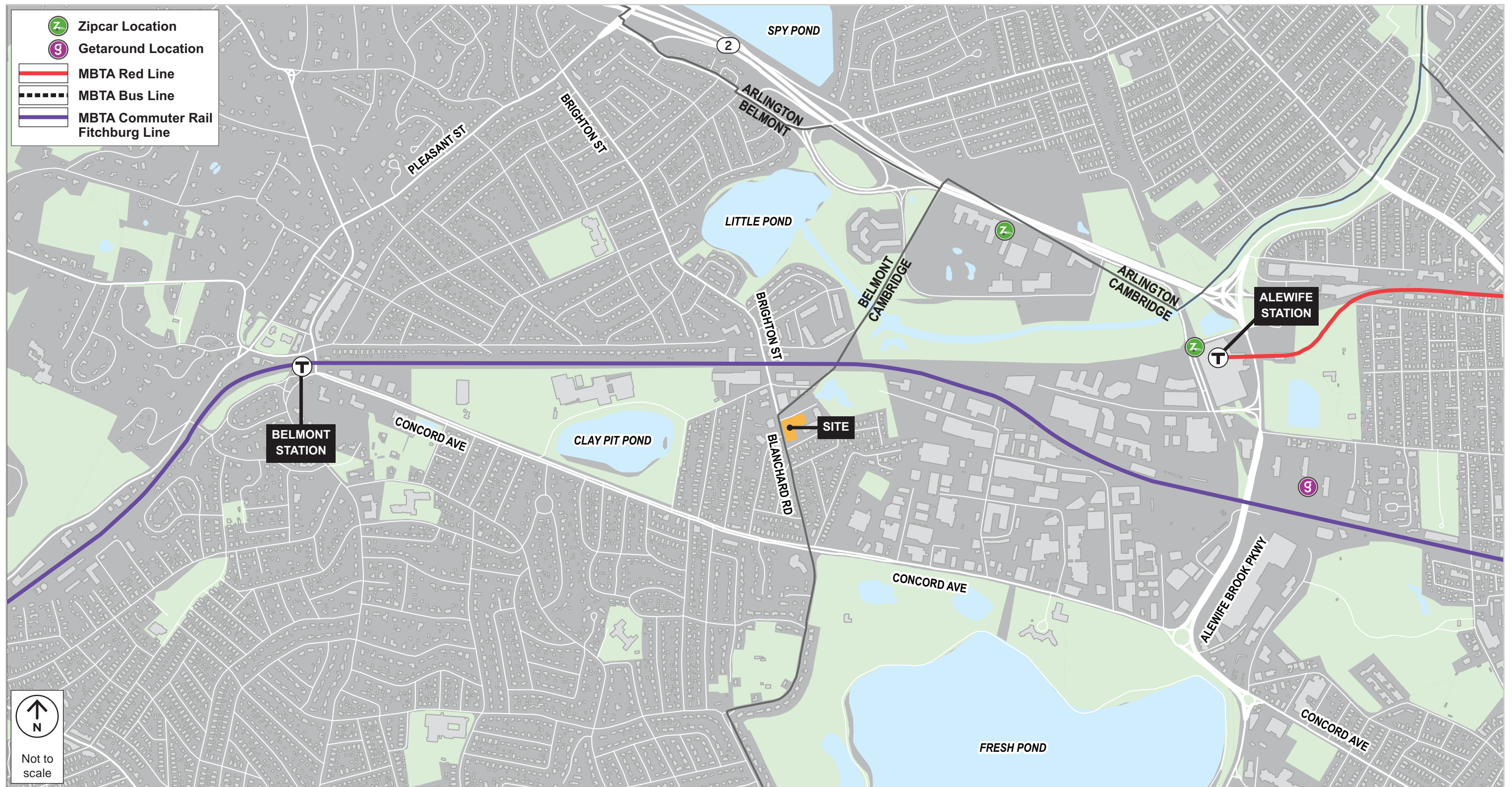
Public Transportation



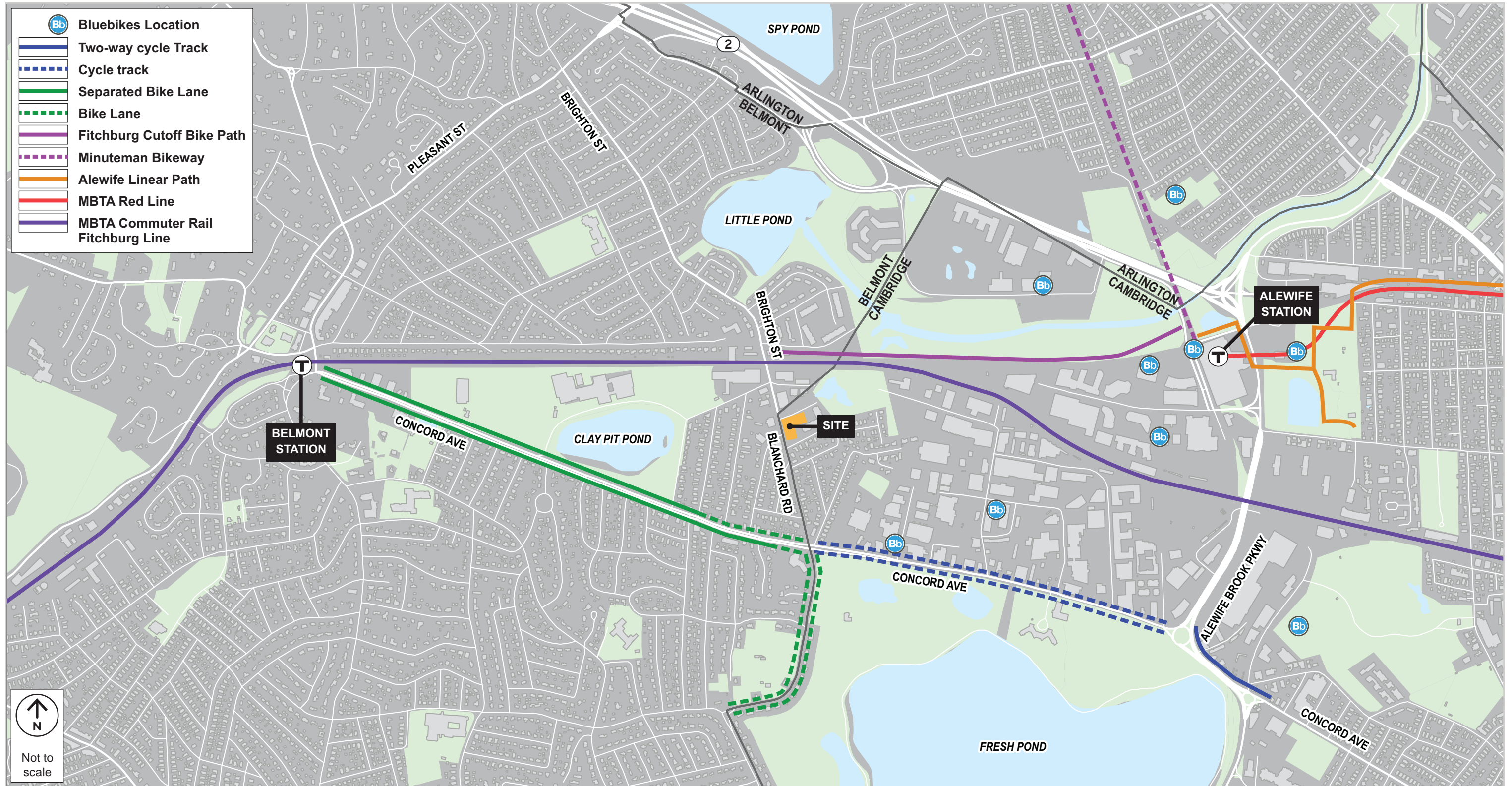
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Car-Share Locations



Bicycle Facilities



ZONING SCHEDULE 11-29-23

89 Blanchard Road - Cambridge, MA

	Existing	District Zoning Standards		AHO Zoning Standards	Proposed
Base Zoning District(s)	Residence C-1 (C-1) Business A (BA)				
Overlay Zoning District(s)	Affordable Housing Overlay (AHO)				
		C-1	BA		
Min. Lot Area in Square Feet (SF)	138,844± SF	5,000 SF	No Minimum	No Minimum	138,844± SF
Min. Lot Width in Feet (FT)	288.1± FT	50 FT	No Minimum	No Minimum	288.1± FT
Number of Buildings	3	N/A	N/A	N/A	3
Existing to be Demolished					1 Business Bldg.
New Construction					1 Residential Bldg.
Min. Front Yard Setback	31.6± FT	10 FT	No Minimum	0 FT (C-1) 0 FT (BA)	15.6± FT
Min. Side Yard Setback in Feet	23.9± FT	7.5 FT	No Minimum	0 FT (C-1) 0 FT (BA)	23.9± FT
Min. Rear Yard Setback in Feet	N/A (Corner Lot)	N/A	N/A	N/A	N/A – Corner Lot
Gross Floor Area	15,306± SF (Comm) 85,588± SF (Res) 100,894± SF Total	-----	-----	-----	103,726± SF Prop. AHO Bldg. 189,314± SF Total
Max. Floor Area Ratio (FAR)	0.73	0.75	1.75	2.0 (C-1) None (BA)	1.36 Total
Maximum Height in Feet	33.9± FT/3.5 Stories	35 FT	45 FT	45/50 FT (C-1) 100 FT (BA)	70 FT
Dwelling Units (DU)	80	71	53	No Maximum	110 new 190 total
Minimum Lot Area per DU in Square Feet	1,735.5± SF	1,500 SF	600 SF	No Minimum	730.75± SF
Total Open Space in SF	36.1± % (50,219± S.F.)	30%	15%	30% (C-1) 30% (BA)	38.4± % (53,377± S.F.) Overall Site Open Space
Private Open Space	36.1± % (50,219± S.F.)	30%	15%	30%	38.4± % (53,377± S.F.)
Permeable Open Space	36.1± % (50,219± S.F.)	30%	15%	30%	38.4± % (53,377± S.F.)
Open Space above Ground Level	-----	No Minimum	No Minimum	No Minimum	-----
Total Off-Street Parking Spaces	118	80	30	No Minimum	110
Provided On-Site	118	80	30	No Minimum	110
Provided Off-Site	0	0	0	0	0
Long-Term Bicycle Parking Spaces	0	67			67 interior to building
Short-Term Bicycle Parking Spaces	0	20 covered 11 uncovered			20 covered 12 uncovered
Provided On-Site	0	20 covered 11 uncovered			20 covered 12 uncovered
Fund Contribution	0	0	0	0	0
Public Bicycle Sharing Stations	0	0	0	19	19
Provided On-Site	0	0	0	19	19
Provided Off-Site	0	0	0	0	0
Loading Bays	0	N/A	0	N/A	0

NOTES:

- Existing front yard setback is measured from Normandy Avenue to existing 48-unit residential building.
- Existing side yard setback is the right side yard from Normandy Avenue to existing 32-unit residential building.
- Existing lot width is measured perpendicular to the mean direction of the side lot lines from Blanchard Road.
- District standard dwelling unit values are based on the area of the lot within the Residence C-1 and Business A Zones.
- Existing and proposed open space calculations are provided for the entire parcel, not by Zoning District.
- Reduction of 28 bicycle parking spaces with provision of providing a 19-dock Blue Bike station.



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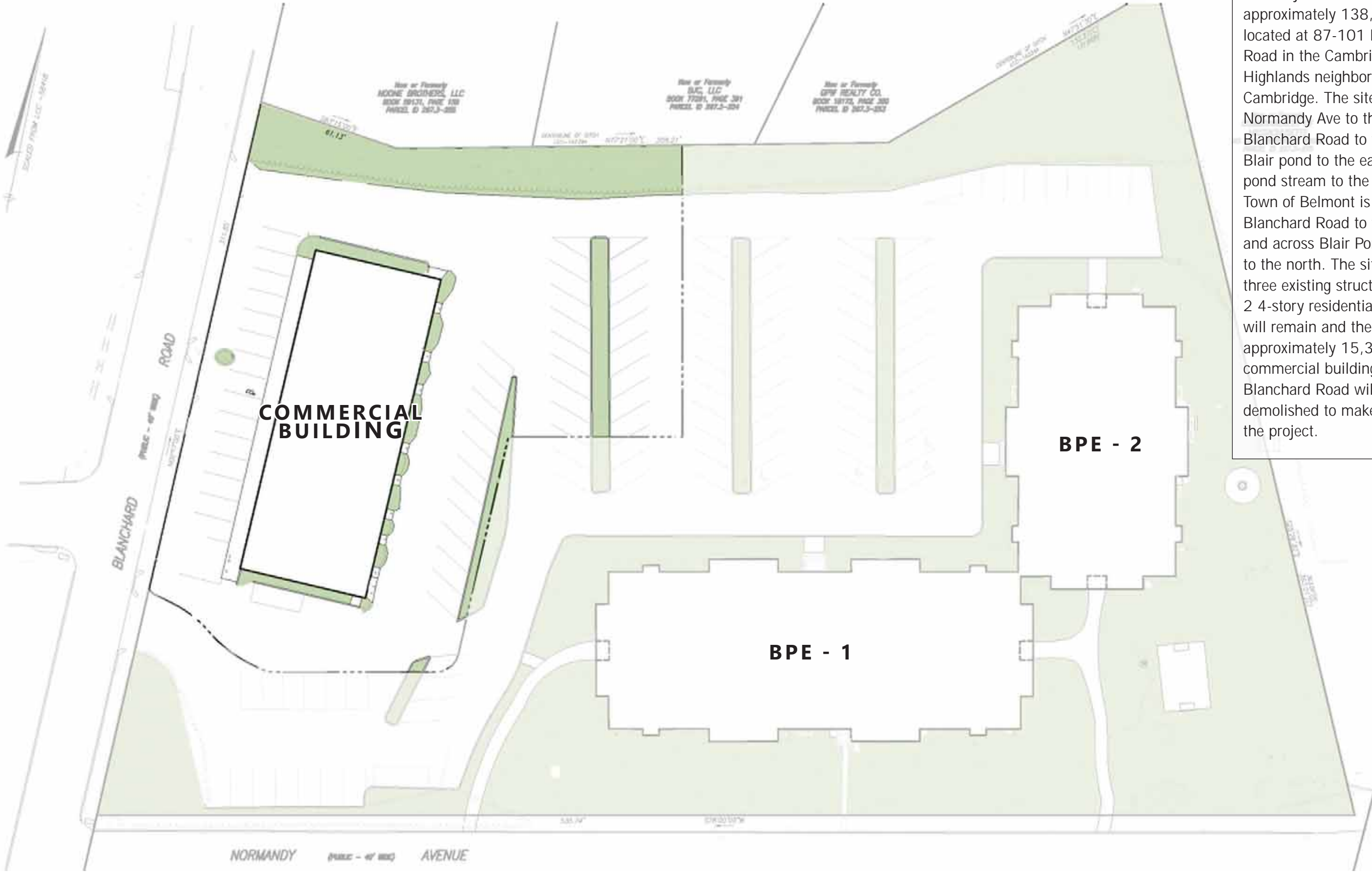
LEGEND

- Property Line
- Limits of Proposed Project

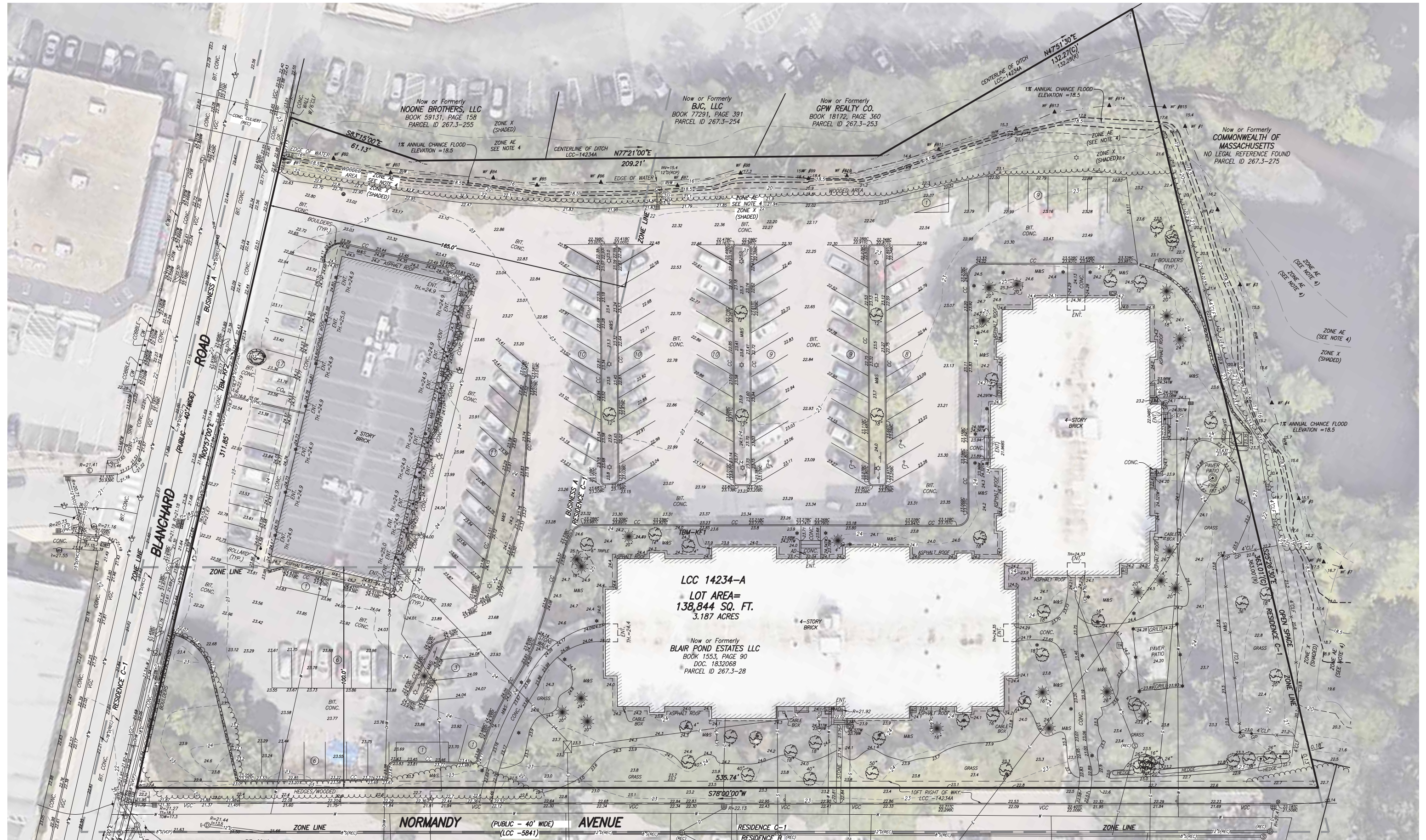
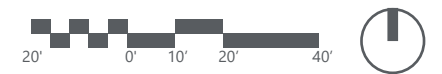


LEGEND

- Property Line
- Limits of Proposed Project



The Project Site is approximately 138,844 sf. located at 87-101 Blanchard Road in the Cambridge Highlands neighborhood of Cambridge. The site abuts Normandy Ave to the south, Blanchard Road to the west, Blair pond to the east and Blair pond stream to the north. The Town of Belmont is across Blanchard Road to the west and across Blair Pond Stream to the north. The site has three existing structures, the 2 4-story residential buildings will remain and the 2-story approximately 15,300 sf commercial building along Blanchard Road will be demolished to make way for the project.



Existing Conditions



Looking at the parking lot at the North East of the site from Blanchard Road.



Photo of Existing Building Looking North



Looking at the corner of Blanchard Road and Normandy Ave. from Blanchard Rd.



Dead or dying trees along Normandy Avenue.



Blair Pond access via Flanders Road, Belmont



Blair Pond access via Mooney Street



Blair Pond access via Normandy Avenue

Design Statement

The Project will bring new vitality to the neighborhood, introducing 110 units of age restricted senior housing, and returning Blanchard Read to a pedestrian-oriented street

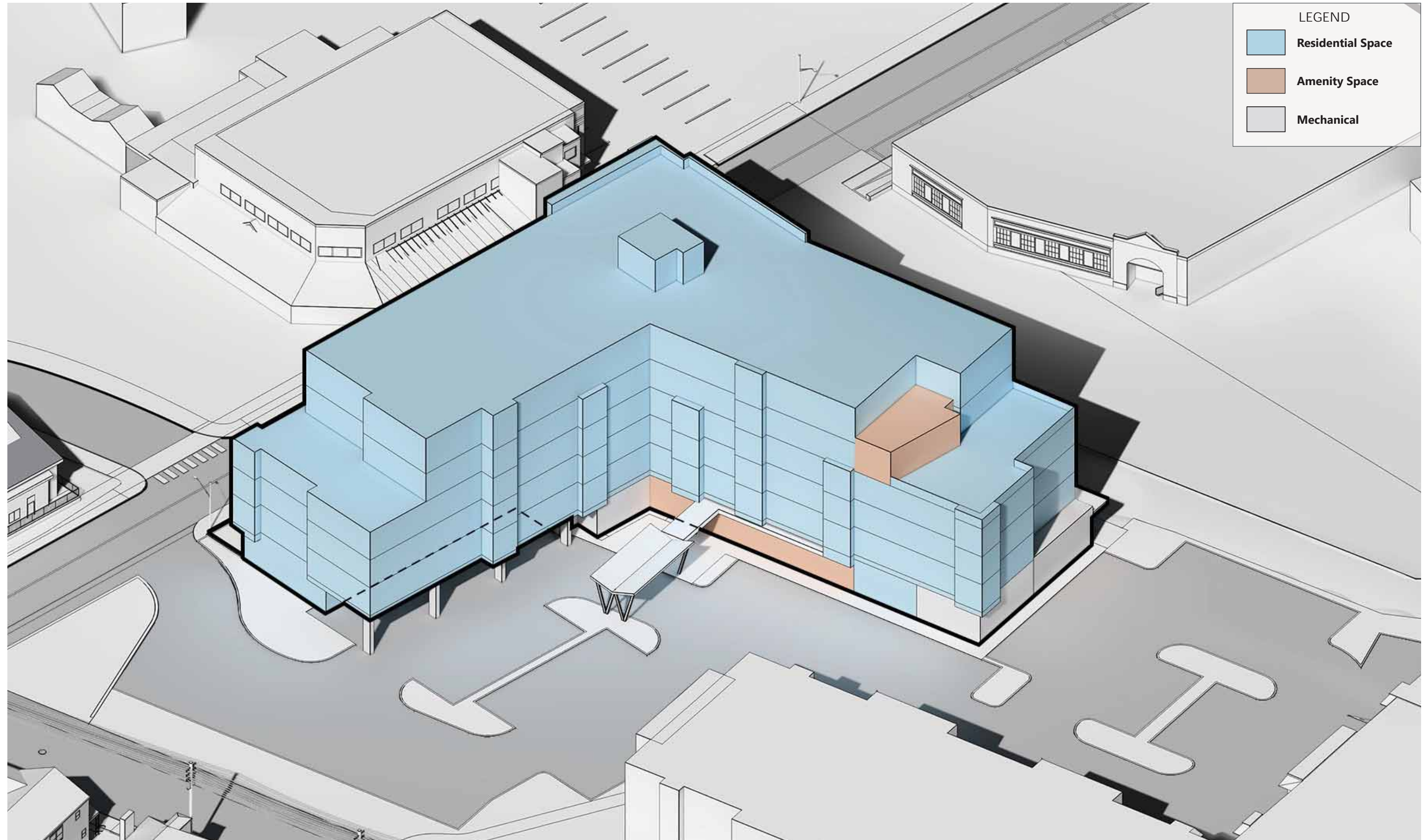
The design will create an experience that is universally accessible, and populated with numerous interior and exterior amenity spaces to enrich the lives of the residents. The architecture is reflective of the unique conditions of the site - drawing from the history of Blair Pond and the Cambridge Highlands to create a building that is well suited for the site, in the language of a contemporary and high-performing envelope.

The site currently has three existing structures. The two 4-story residential structure will remain and the existing 2-story commercial building will be demolished. The Project is proposed as a 6-story new construction building of approximately 98,000 sf, built in 2 phases. There will be no basement. The project will contain 110 residential units and associated amenity space. The ground level will consist of 5 residential units, 8,500 sf associated with amenities including an enclosed bike room for 67 bikes and approximately 1,800 sf of utility and storage space. Other amenity spaces proposed are a fitness center, community room, mail room, management offices, case worker offices, and a library. There is also a proposed solarium at level 5 associated with an east facing roof deck to take advantage of views to Blair Pond. Ground level open space will primarily be associated with Blair Pond Stream and line the northern edge of the amenity space with a mix of indoor and outdoor spaces.

The project will be developed under the Cambridge Affordable Housing Overlay (AHO) guidelines and will comply with MA Department of Housing and Community Development (DHCD) regulation. The building will also be built in accordance with City of Cambridge Article 22 Green Building Requirement with City of Cambridge Article 22 Green Building Requirement and City of Cambridge Article 22 Green Building Requirement and is pursuing passive House institute (PHI) certification.



Program Division Diagram



87-101 Blanchard Road, Cambridge

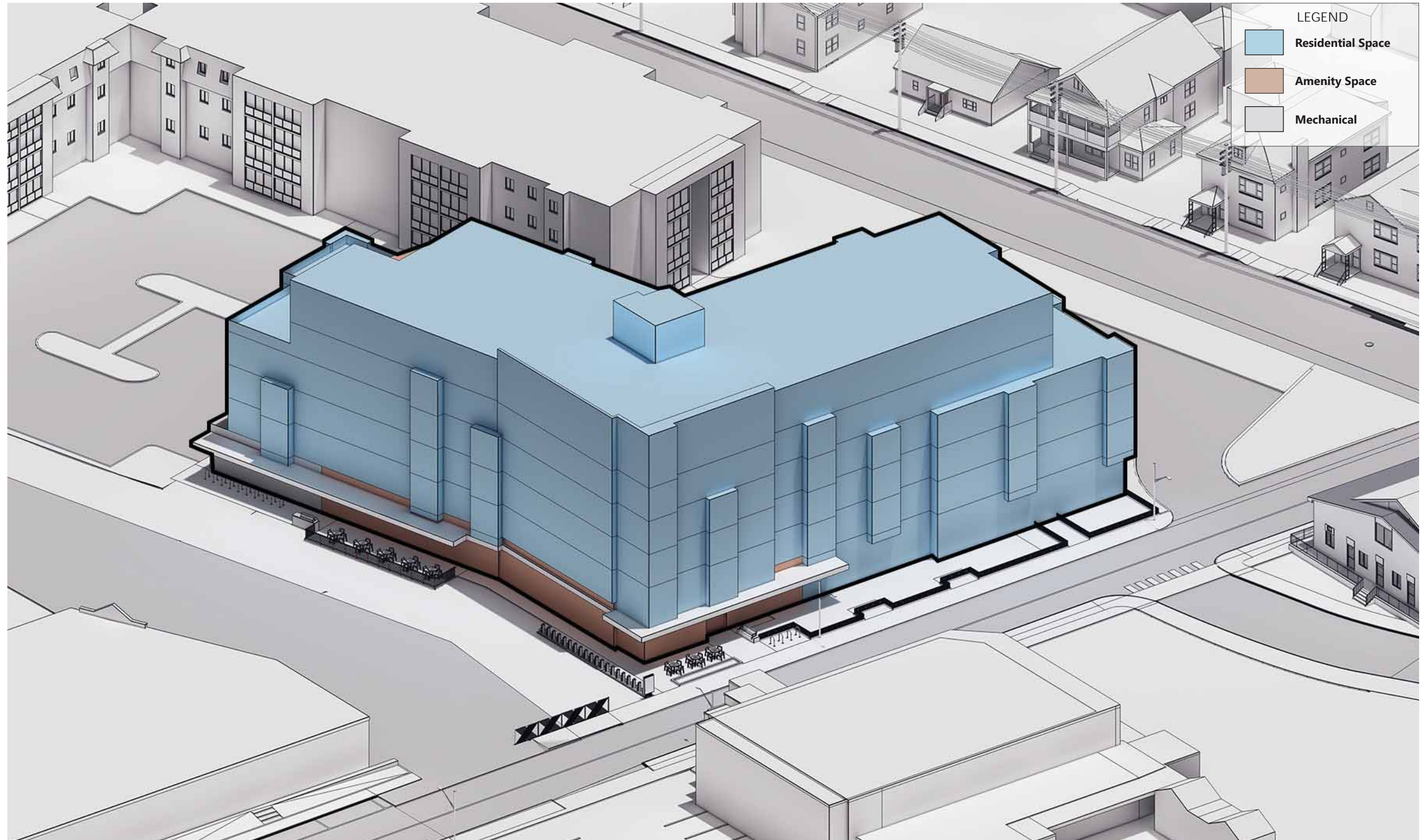
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 B'NAI B'RITH HOUSING

 HANCOCK ASSOCIATES
Surveyors | Engineers | Scientists

 ground tat

Program Division Diagram



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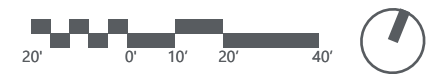
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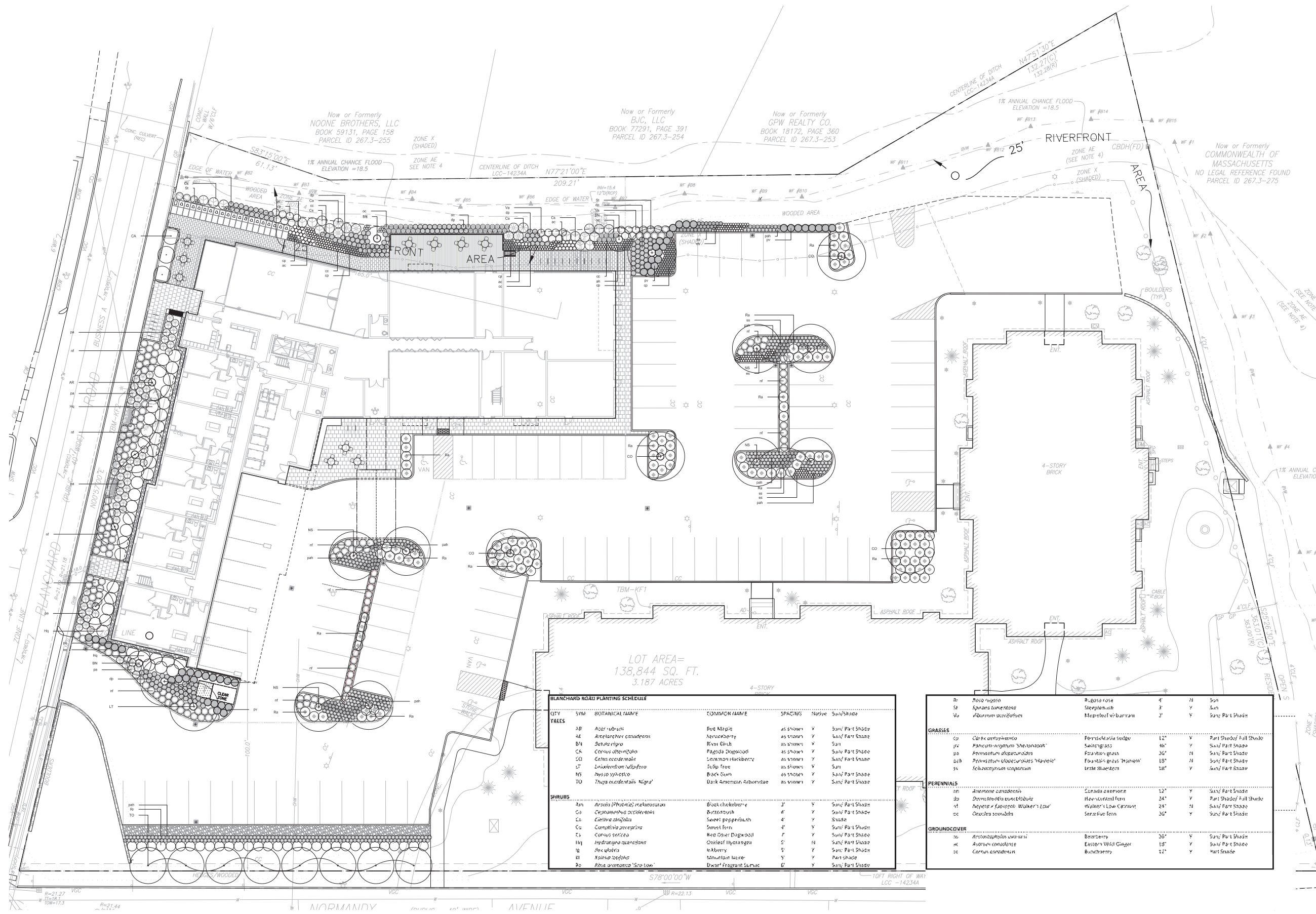
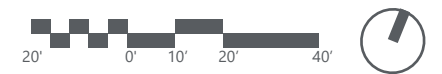
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LOT AREA =
138,844 SQ. FT.
3.187 ACRES

BLANCHARD ROAD PLANTING SCHEDULE

CITY TREES	SYMB	BOTANICAL NAME	COMMON NAME	SPACING	Native	Sun/Shadow
AP		Acer rubrum	Red Maple	as shown	Y	Sun/ Part Shade
AE		Ampelopsis canadensis	Ampelopsis	as shown	Y	Sun/ Part Shade
BA		Betula nigra	River Birch	as shown	Y	Sun
CA		Cornus alternifolia	Pagoda Dogwood	as shown	Y	Sun/ Part Shade
CC		Cornus occidentalis	Common Haskberry	as shown	Y	Sun/ Part Shade
LT		Liriodendron tulipifera	Tulip Tree	as shown	Y	Sun
NS		Nyssa sylvatica	Black Gum	as shown	Y	Sun/ Part Shade
TD		Thuja occidentalis 'Nigra'	Dark American Arborvitae	as shown	Y	Sun/ Part Shade
SHRUBS						
Am		Azalea (Rhodod.) macrocarpa	Black Chokeberry	3'	Y	Sun/ Part Shade
Co		Ceanothus occidentalis	Burfordshrub	4'	Y	Sun/ Part Shade
Co		Ceanothus glaucus	Sweet pepperbush	4'	Y	Shade
Co		Cornus alternifolia	Sweet Fern	4'	Y	Sun/ Part Shade
Co		Cornus sericea	Red Osier Dogwood	7'	Y	Sun/ Part Shade
Hij		Hydrangea quercifolia	Osierleaf Hydrangea	5'	Y	Sun/ Part Shade
IR		Ilex verticillata	Red-berry	5'	Y	Sun/ Part Shade
RI		Ribes sibiricum	Mountain Huckleberry	5'	Y	Part Shade
Ro		Rosa rugosa 'Grazia'	Double Rose	6'	Y	Sun/ Part Shade

Rr	Rosa rugosa	Rugosa rose	4'	N	Sun
Sr	Spiraea tomentosa	Steeplebush	3'	Y	Sun
Vs	Viburnum acerifolium	Moppleleaf viburnum	3'	Y	Sun/ Part Shade
GRASSES					
Sp	Stipa pennsylvanica	Pennsylvanian sedge	12"	Y	Part Shade/ Full Shade
Sp	Stipa virginica 'Spartan'	Spartan sedge	16"	Y	Sun/ Part Shade
Sp	Stipa virginica 'Spartan'	Spartan sedge	16"	Y	Sun/ Part Shade
Sp	Stipa virginica 'Spartan'	Spartan sedge	16"	Y	Sun/ Part Shade
Sp	Stipa virginica 'Spartan'	Spartan sedge	16"	Y	Sun/ Part Shade
Sp	Stipa virginica 'Spartan'	Spartan sedge	16"	Y	Sun/ Part Shade
PERENNIALS					
an	Anemone canadensis	Canada anemone	12"	Y	Sun/ Part Shade
an	Anemone canadensis	Canada anemone	12"	Y	Sun/ Part Shade
an	Anemone canadensis	Canada anemone	12"	Y	Sun/ Part Shade
an	Anemone canadensis	Canada anemone	12"	Y	Sun/ Part Shade
GROUNDCOVER					
an	Anemone canadensis	Canada anemone	12"	Y	Sun/ Part Shade
an	Anemone canadensis	Canada anemone	12"	Y	Sun/ Part Shade
an	Anemone canadensis	Canada anemone	12"	Y	Sun/ Part Shade



Retail Frontage Existing As of 10/24/22	120 LF
Proposed Social Services Frontage	63 LF
Percentage	53%

UNIT MATRIX PER FLOOR	
Name	Area
PHASE 1	
1 BED	576 SF
PHASE 1: 1	576 SF
PHASE 2	
1 BED	576 SF
1 BED	601 SF
1 BED	576 SF
1 BED	646 SF
PHASE 2: 4	2,398 SF
Grand total: 5	2,974 SF



LOT AREA
138,844± SQ. F
3.187± ACRES



LOT AREA
 138,844± SQ. FT.
 3.187± ACRES



UNIT MATRIX PER FLOOR

Name	Area
------	------

PHASE 1	
1 BED	596 SF
1 BED	594 SF
1 BED	587 SF
1 BED	613 SF
1 BED	659 SF
1 BED	586 SF
1 BED	576 SF
1 BED	640 SF
1 BED	576 SF
1 BED	593 SF
1 BED	575 SF
1 BED	575 SF
1 BED	593 SF
1 BED	576 SF
PHASE 1: 14	8,340 SF
PHASE 2	
1 BED	576 SF
1 BED	594 SF
1 BED	596 SF
1 BED	594 SF
1 BED	601 SF
1 BED	576 SF
1 BED	681 SF
1 BED	612 SF
1 BED	578 SF
PHASE 2: 9	5,406 SF
Grand total: 23	13,746 SF

LOT AREA
 138,844± SQ. F
 3.187± ACRES



UNIT MATRIX PER FLOOR	
Name	Area
PHASE 1	
1 BED	596 SF
1 BED	594 SF
1 BED	587 SF
1 BED	576 SF
1 BED	613 SF
1 BED	586 SF
1 BED	576 SF
1 BED	640 SF
1 BED	576 SF
1 BED	593 SF
1 BED	575 SF
1 BED	593 SF
1 BED	659 SF
1 BED	575 SF
PHASE 1: 14	8,340 SF
PHASE 2	
1 BED	576 SF
1 BED	594 SF
1 BED	596 SF
1 BED	594 SF
1 BED	601 SF
1 BED	576 SF
1 BED	681 SF
1 BED	610 SF
1 BED	578 SF
PHASE 2: 9	5,404 SF
Grand total: 23	13,744 SF

LOT AREA
138,844± SQ. F.
3.1874 ACRES

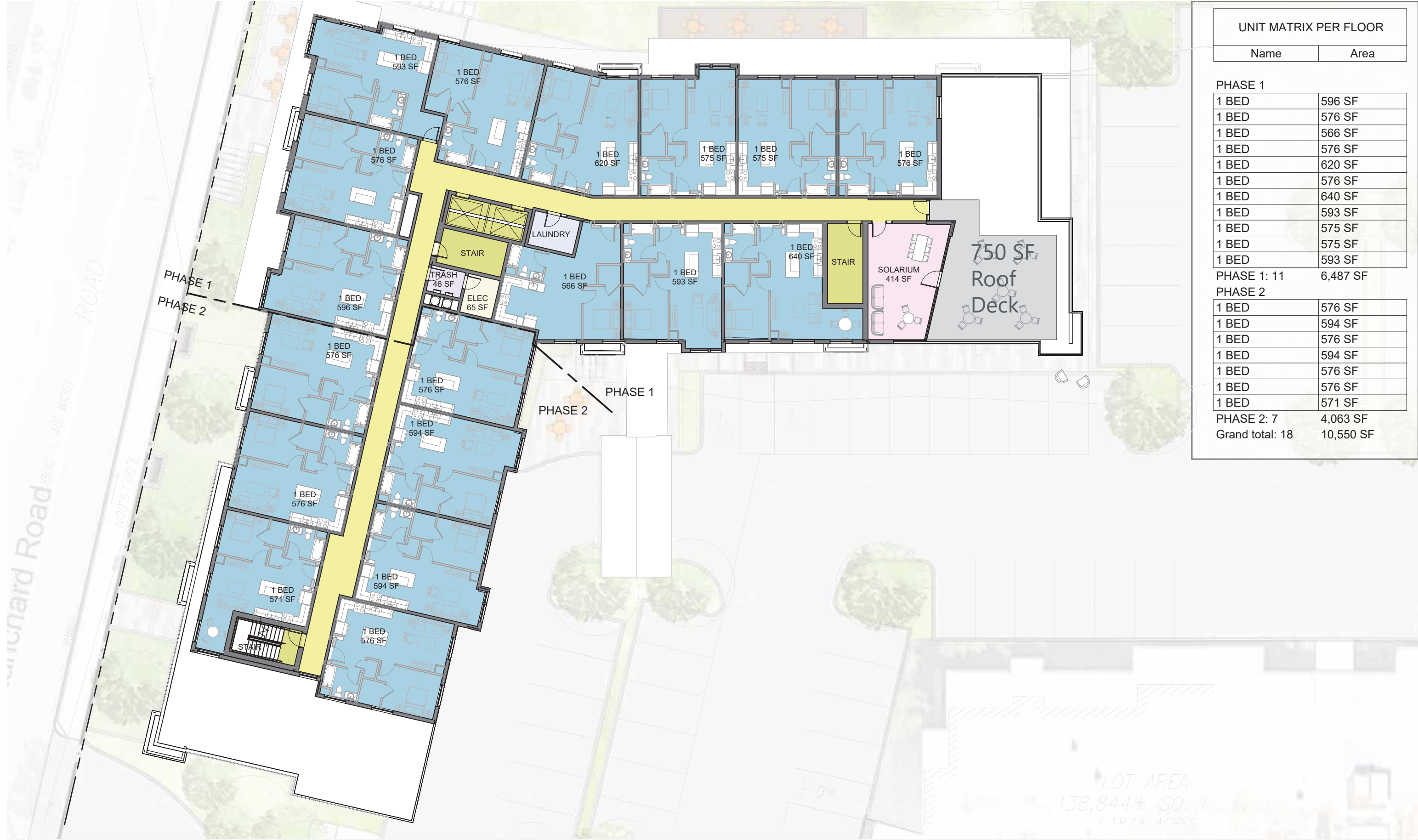


UNIT MATRIX PER FLOOR

Name	Area
------	------

PHASE 1	
1 BED	596 SF
1 BED	594 SF
1 BED	586 SF
1 BED	613 SF
1 BED	565 SF
1 BED	576 SF
1 BED	640 SF
1 BED	576 SF
1 BED	659 SF
1 BED	593 SF
1 BED	575 SF
1 BED	575 SF
1 BED	593 SF
1 BED	576 SF
PHASE 1: 14 8,318 SF	
PHASE 2	
1 BED	576 SF
1 BED	594 SF
1 BED	596 SF
1 BED	594 SF
1 BED	601 SF
1 BED	576 SF
1 BED	666 SF
1 BED	610 SF
1 BED	578 SF
PHASE 2: 9 5,389 SF	
Grand total: 23 13,707 SF	

LOT AREA
138,844± SQ. F
3.187± ACRES



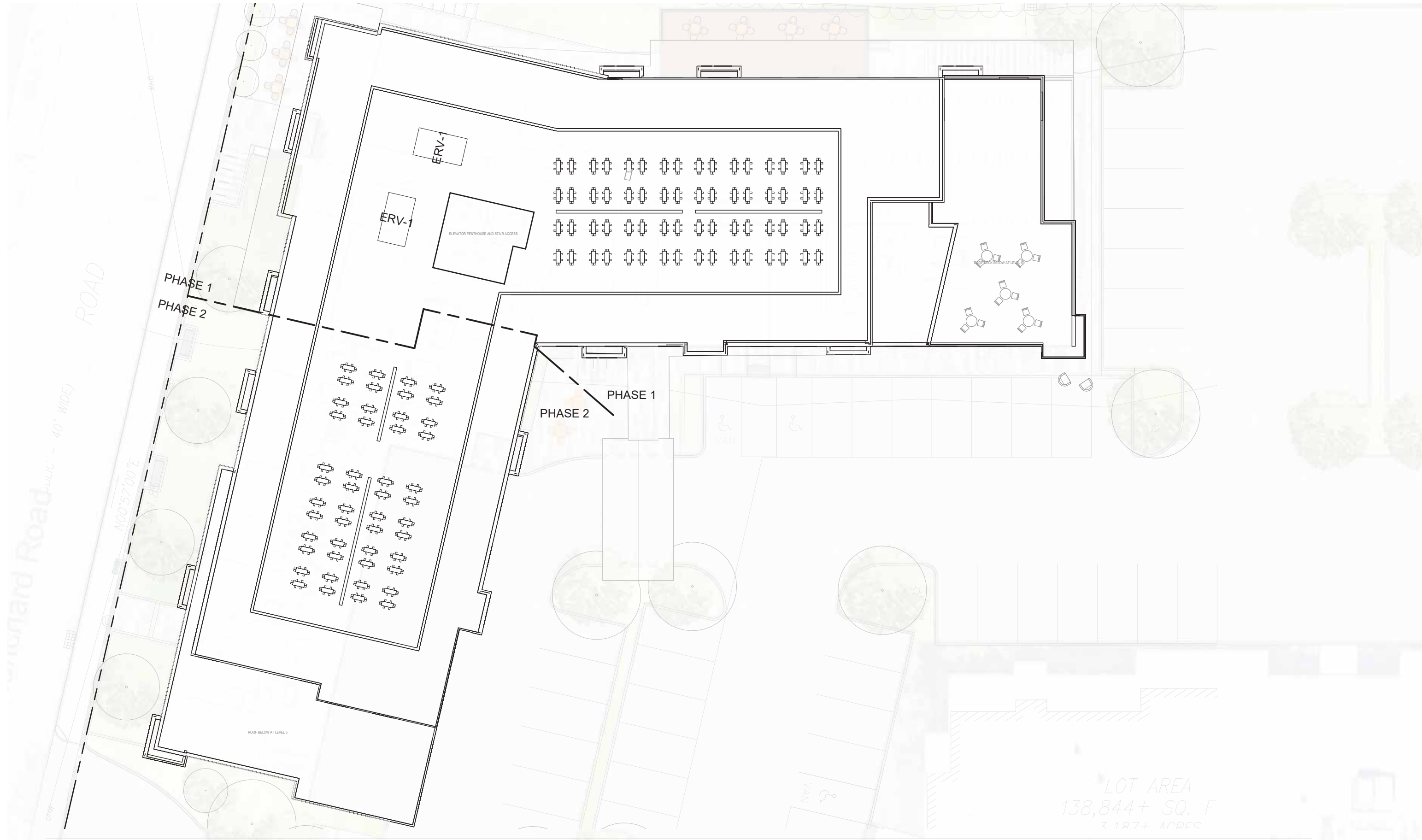
UNIT MATRIX PER FLOOR	
Name	Area
PHASE 1	
1 BED	596 SF
1 BED	576 SF
1 BED	566 SF
1 BED	576 SF
1 BED	620 SF
1 BED	576 SF
1 BED	640 SF
1 BED	593 SF
1 BED	575 SF
1 BED	575 SF
1 BED	593 SF
PHASE 1: 11	6,487 SF
PHASE 2	
1 BED	576 SF
1 BED	594 SF
1 BED	576 SF
1 BED	594 SF
1 BED	576 SF
1 BED	576 SF
1 BED	571 SF
PHASE 2: 7	4,063 SF
Grand total: 18	10,550 SF

LOT AREA
138,844± SQ. F
3.1874 ACRES

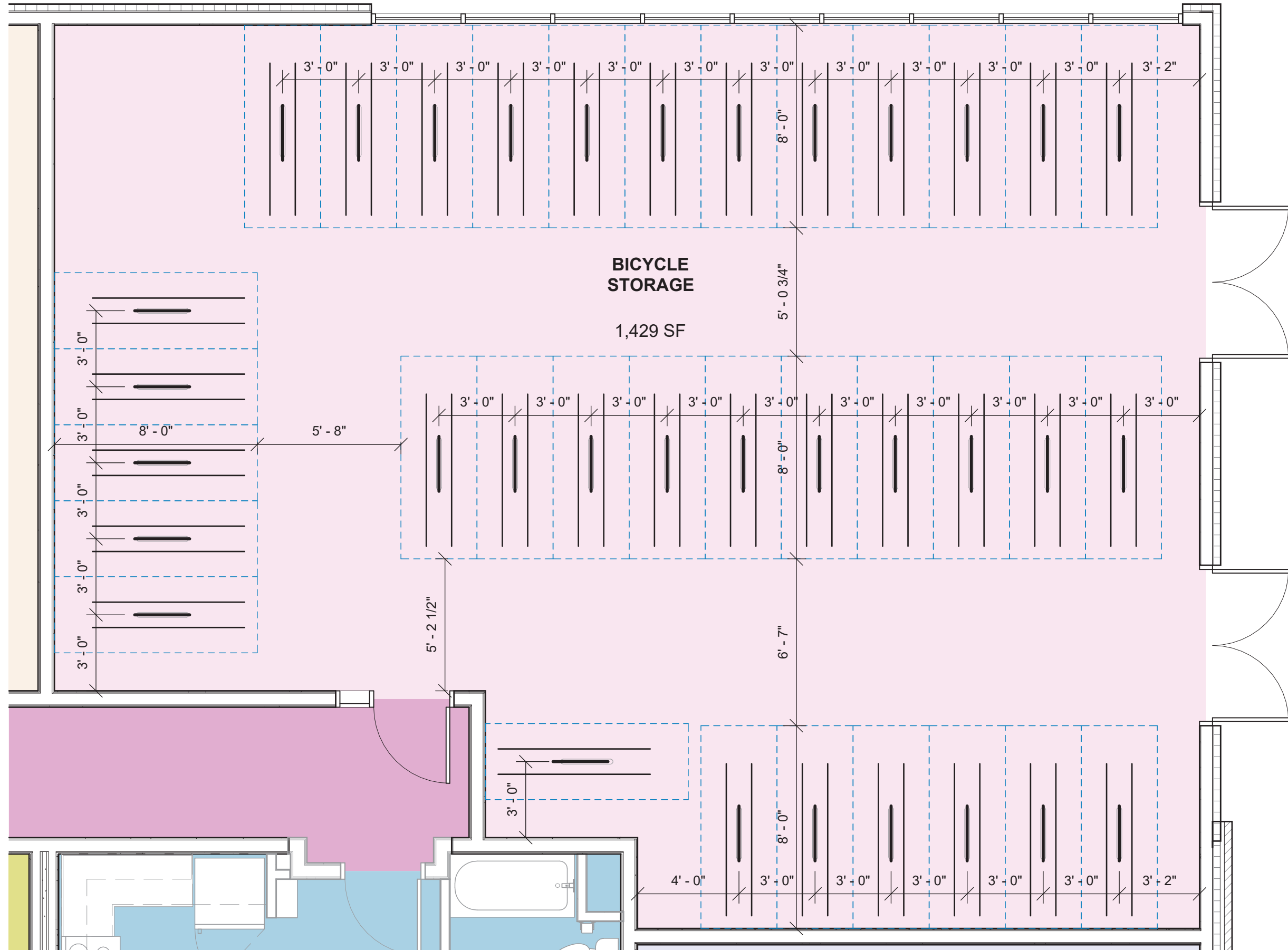


UNIT MATRIX PER FLOOR	
Name	Area
PHASE 1	
1 BED	576 SF
1 BED	576 SF
1 BED	566 SF
1 BED	576 SF
1 BED	620 SF
1 BED	576 SF
1 BED	640 SF
1 BED	593 SF
1 BED	555 SF
1 BED	575 SF
1 BED	593 SF
PHASE 1: 11	6,447 SF
PHASE 2	
1 BED	576 SF
1 BED	576 SF
1 BED	576 SF
1 BED	594 SF
1 BED	576 SF
1 BED	576 SF
1 BED	571 SF
PHASE 2: 7	4,045 SF
Grand total: 18	10,492 SF

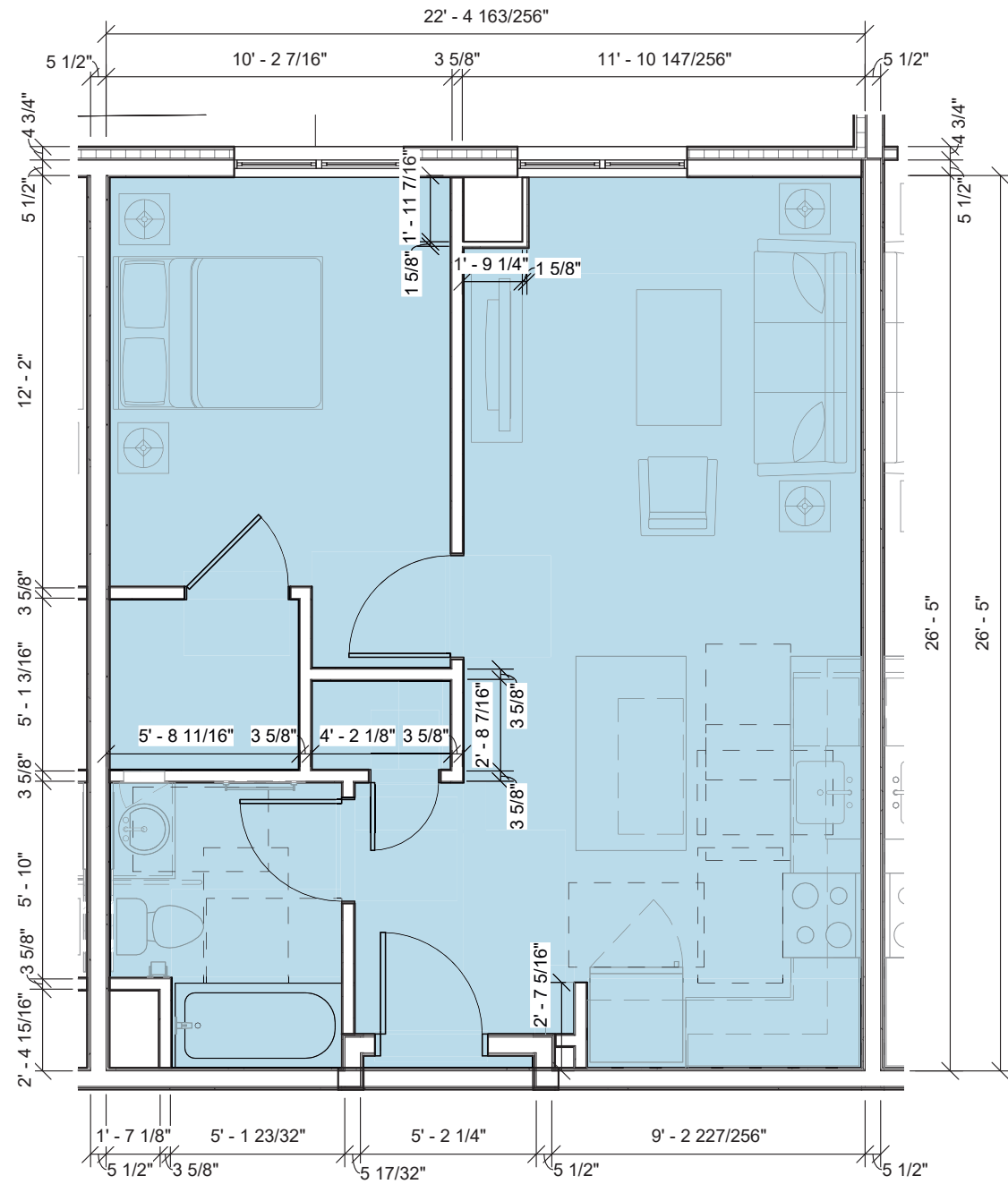
LOT AREA
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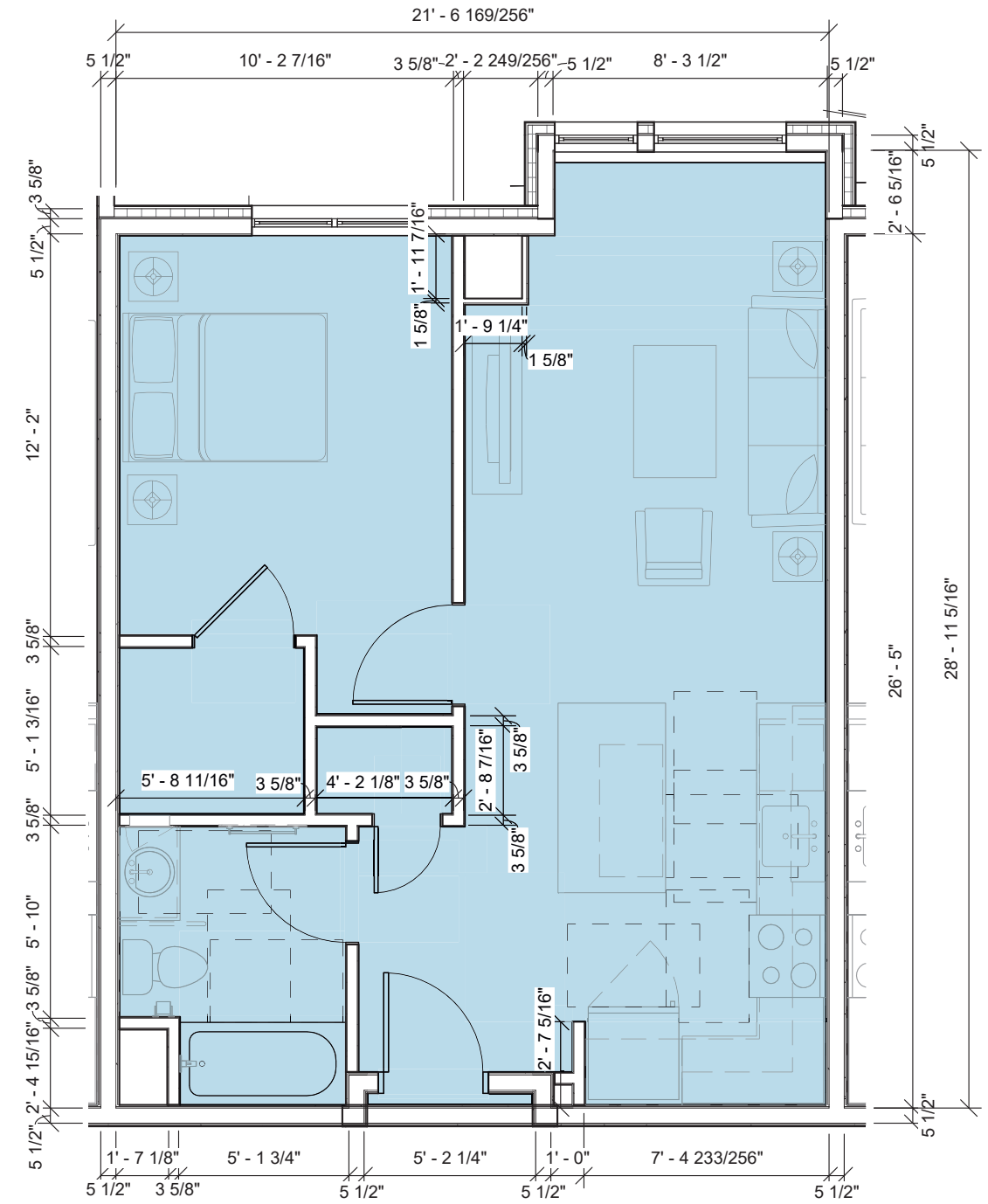
LOT AREA
 138,844± SQ. F
 3.1874 ACRES



Typical 1 Bedroom Unit Plan



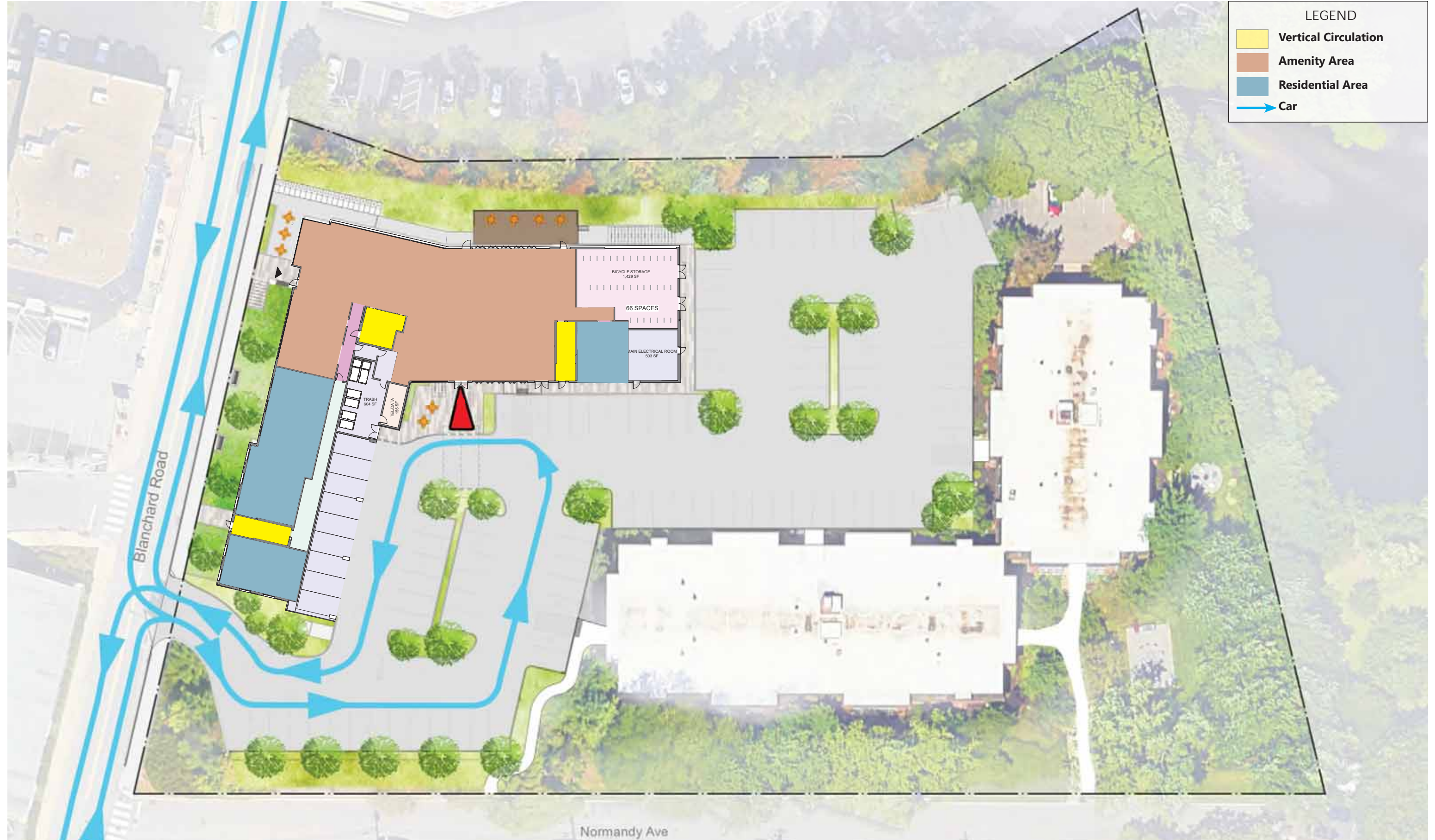
A UNIT TYPE A
Scale: 1/4" = 1'-0"



B UNIT TYPE B
Scale: 1/4" = 1'-0"

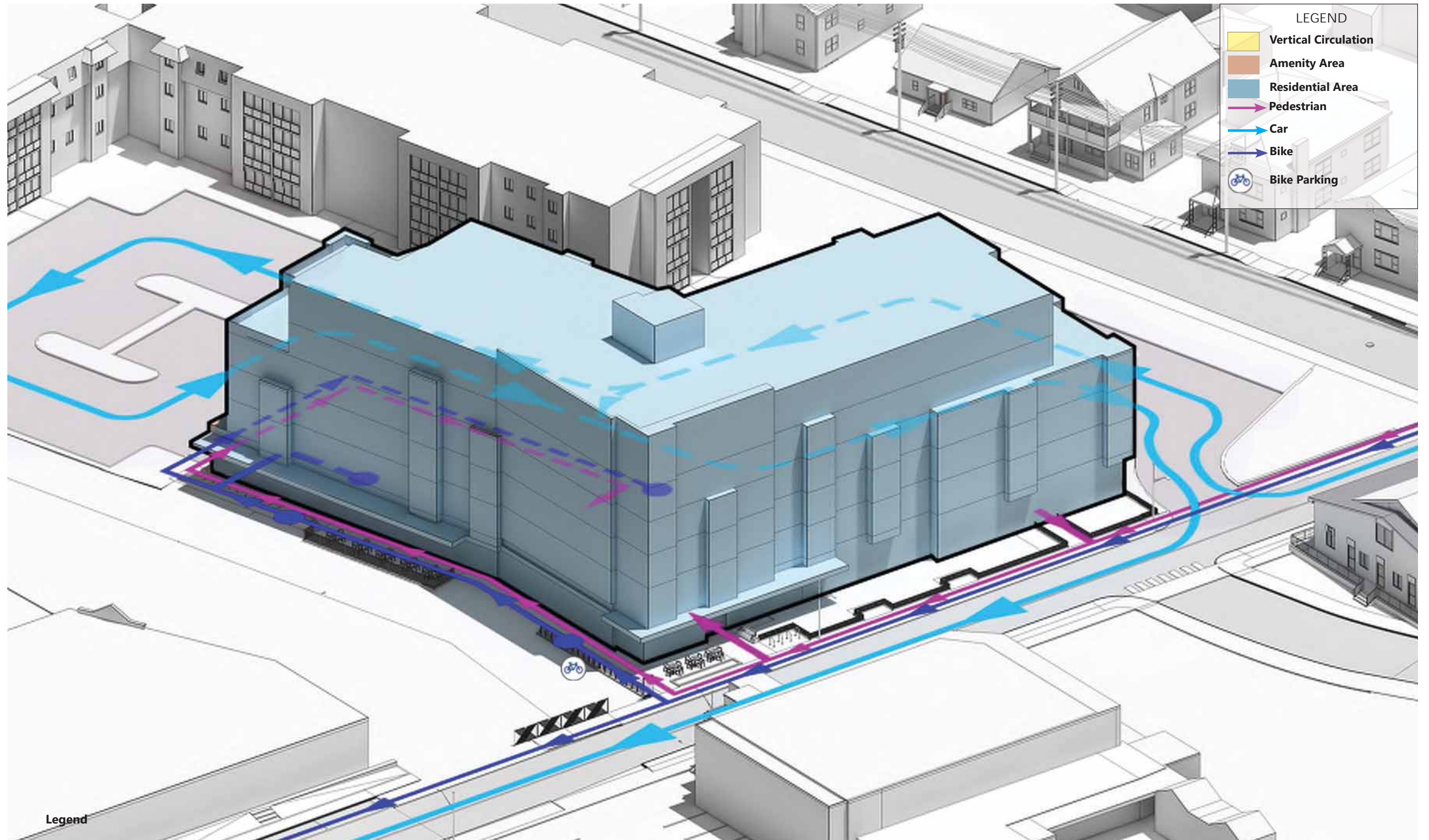




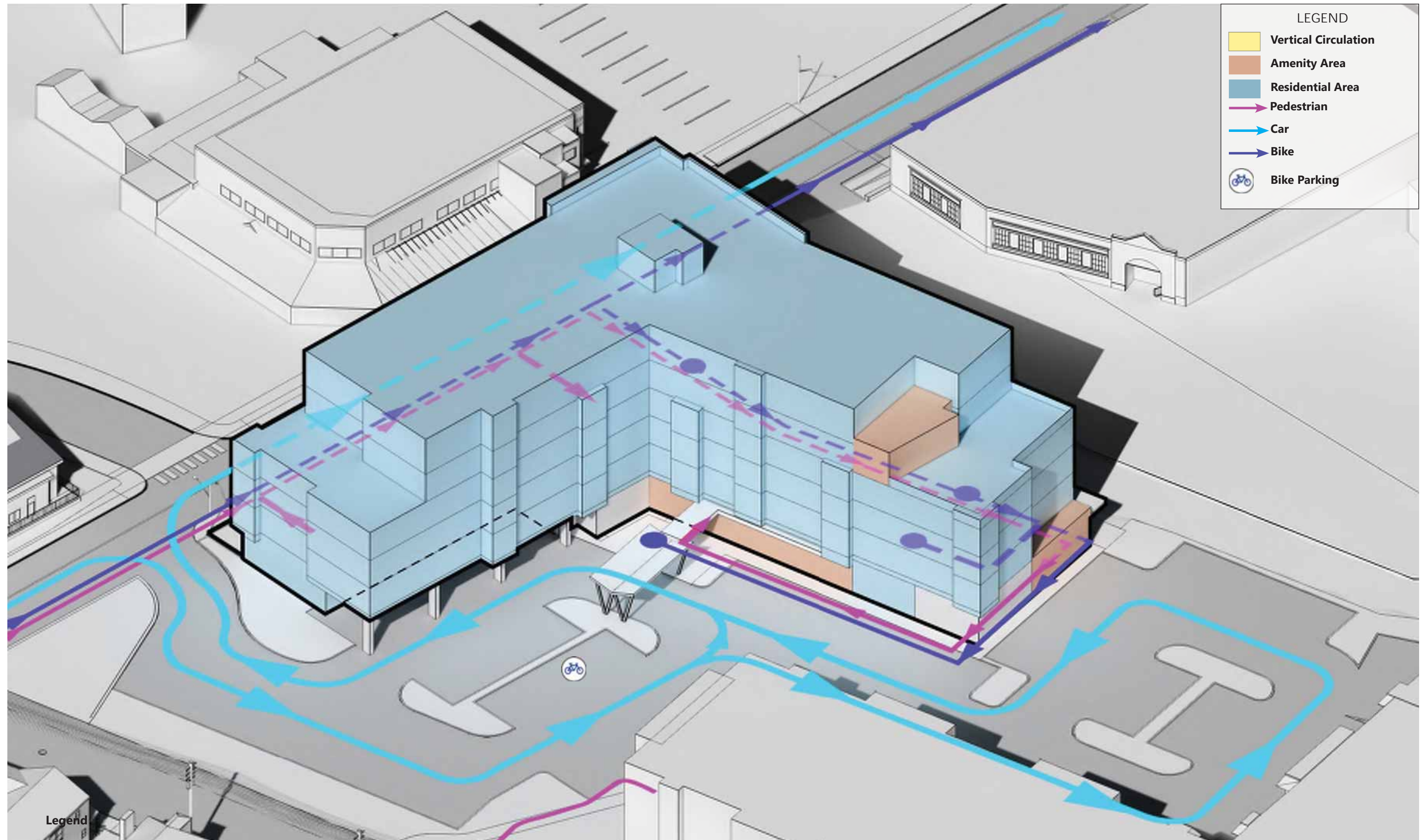




Circulation Diagram



Circulation Diagram



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 B'NAI BRITH HOUSING

 HANCOCK ASSOCIATES
Surveyors | Engineers | Scientists

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Front Garden | Clean, Simple Palette, Iron Fence, Hedges





Materials Plan

Materials Plan



Products and Materials Palette



Bike Rack



Planter Fence



Wooden Backed Bench with Arms



Movable Tables and Chairs



Permeable Pavers



Precast Concrete Pavers



Wood Decking



Outdoor Grill

Wetland Planting Palette



Sweetpepper Bush



Sensitive Fern



Mapleleaf Viburnum



Bunchberry



Pennsylvania Sedge



Red Osier Dogwood



Steeplebush



Anemone



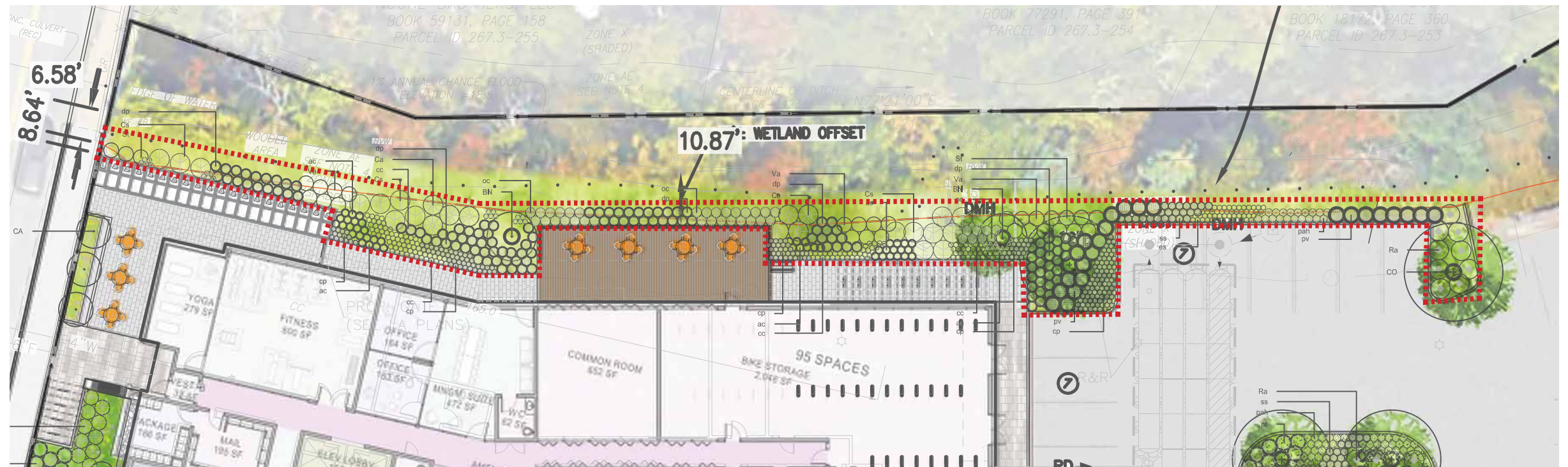
Hayscented Fern



Eastern Wild Ginger



River Birch



Blanchard Road Planting Palette



Fountain Grass



Oakleaf Hydrangea



Walkers Low Catmint



Pagoda Dogwood



Red Maple



Blanchard Road Planting Palette



Fountain Grass



Switch Grass



Grow Low Sumac



Walkers Low Catmint



Black Gum



Hackberry



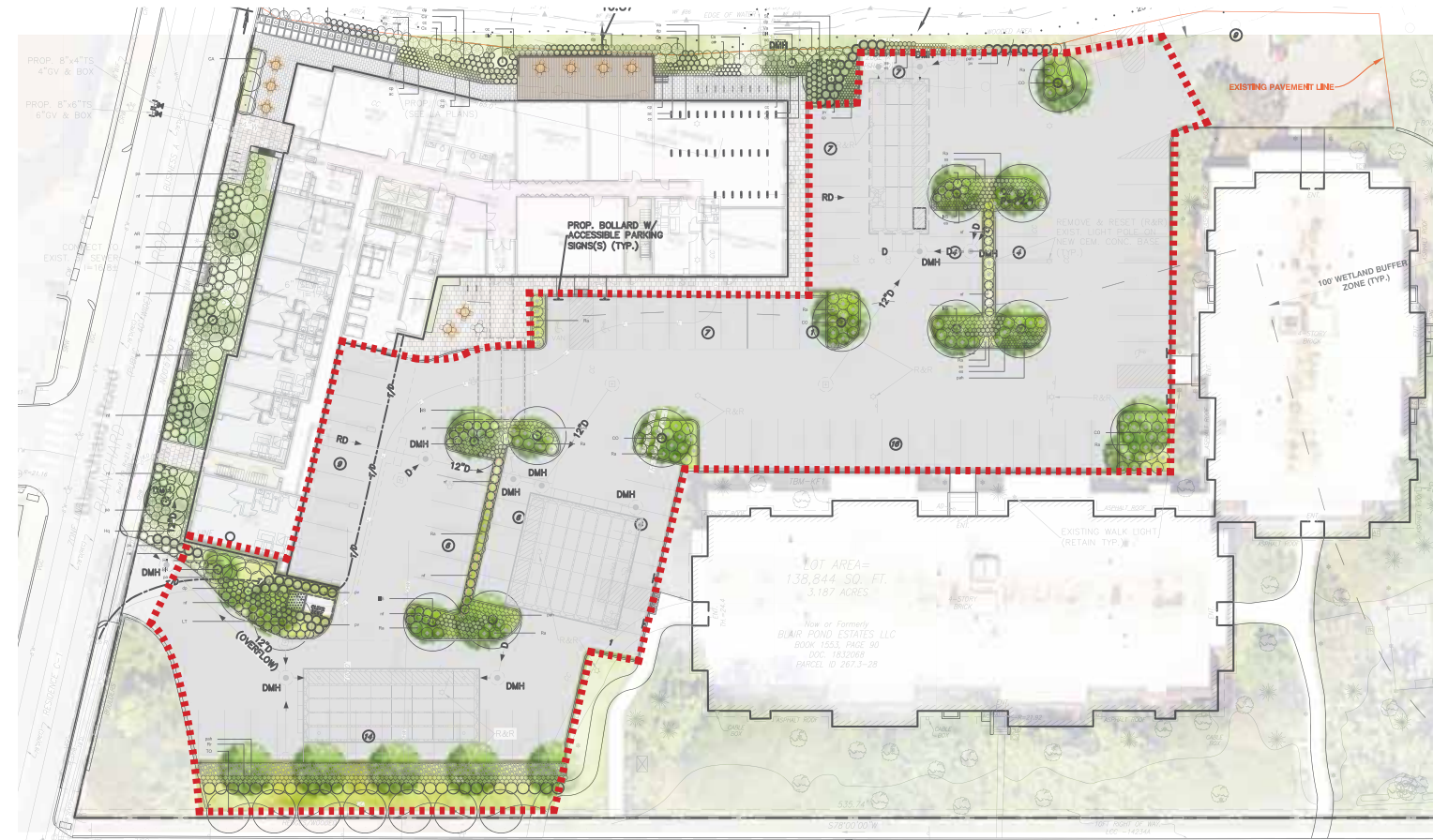
Tulip Tree



Little Bluestem



Purple Lovegrass



Lights



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