
57 JFK STREET - CAMBRIDGE, MA

CAMBRIDGE HISTORIC COMMISSION - 08-05-2021

PROJECT SITE
AERIAL VIEW



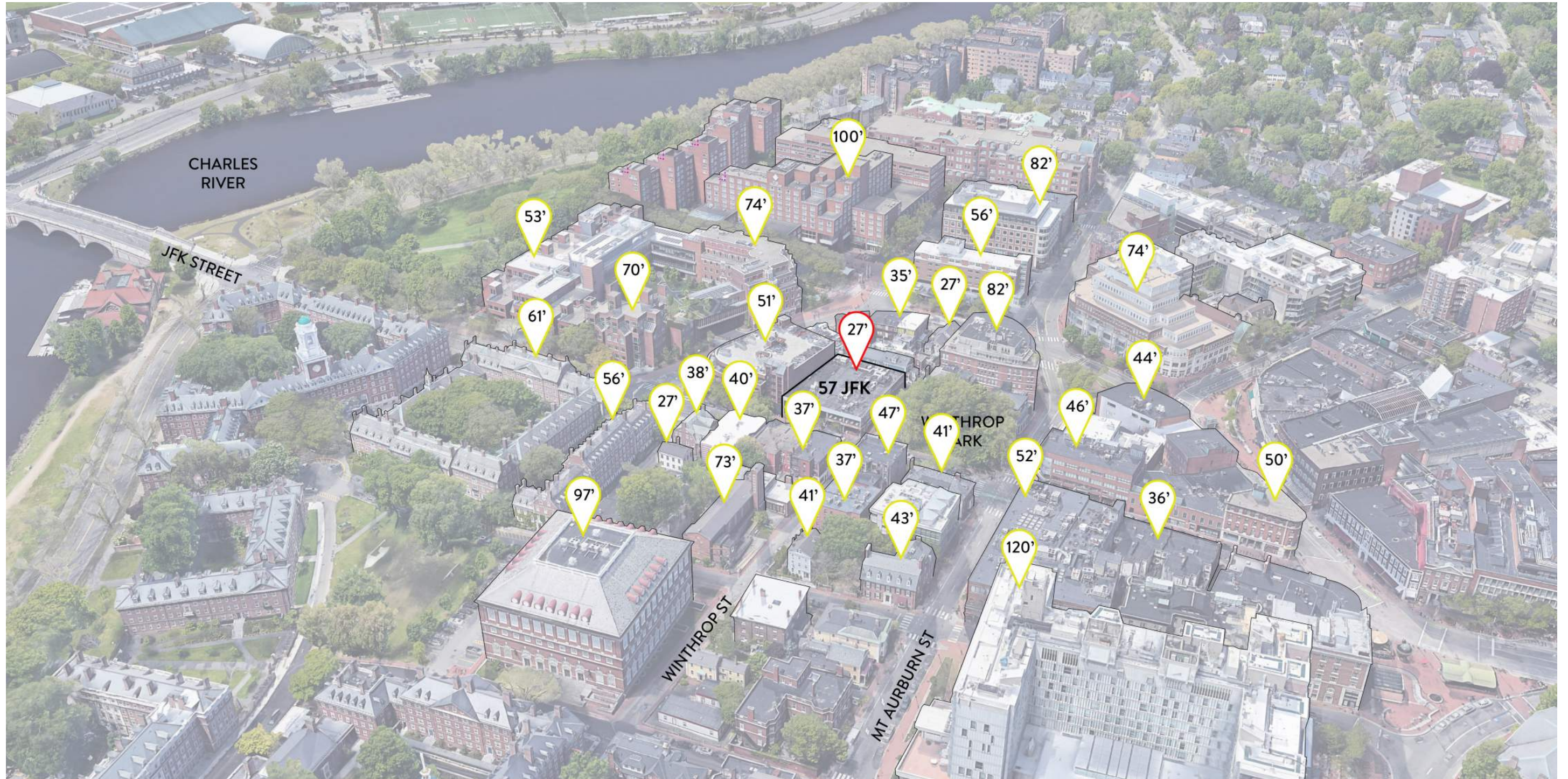
SITE ANALYSIS

SITE USES

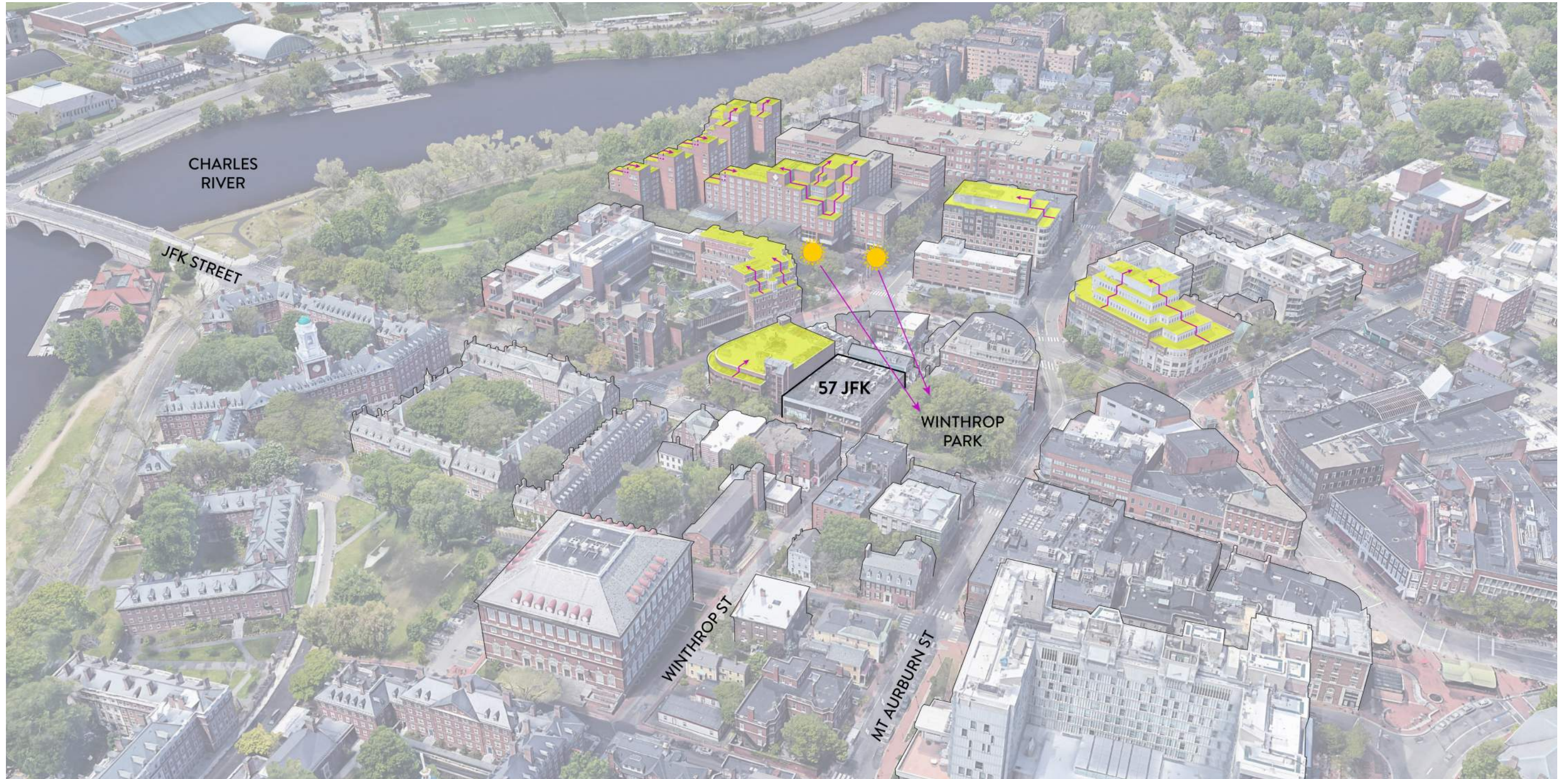


SITE ANALYSIS

BUILDING HEIGHTS



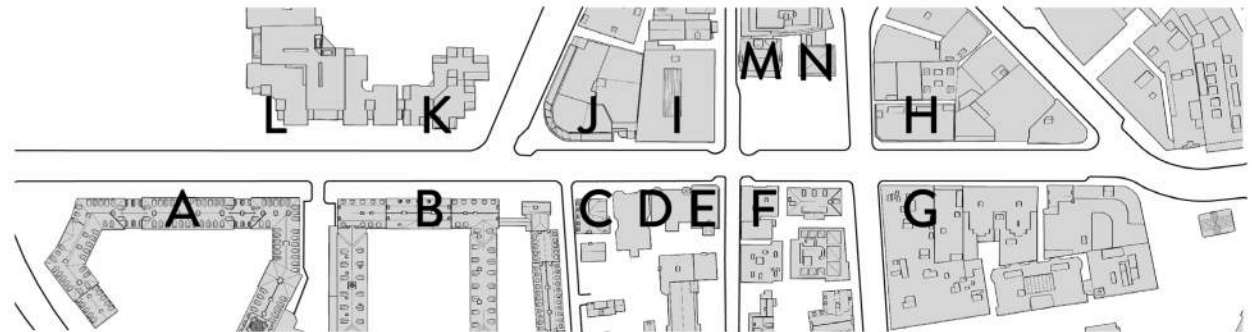
SITE ANALYSIS
SITE DESIGN THOUGHTS



SITE PLAN
PROJECT SITE



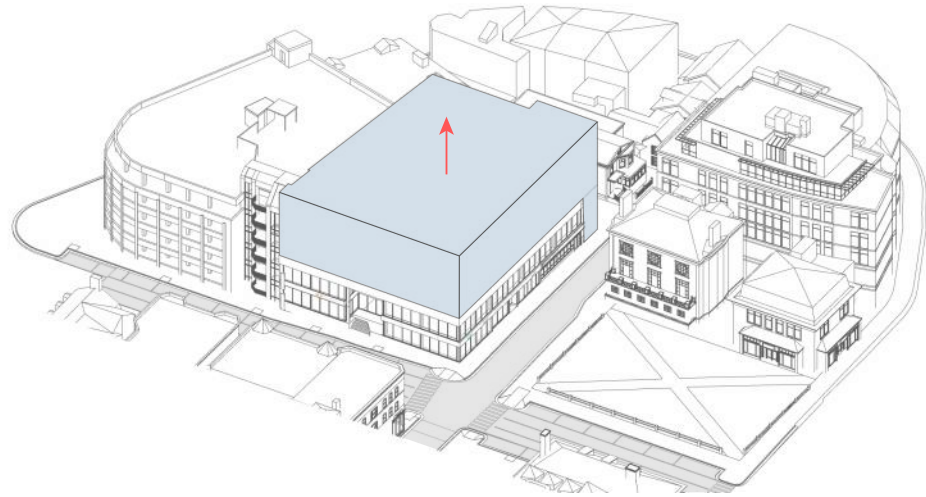
SITE ANALYSIS
MATERIALITY AND TONE



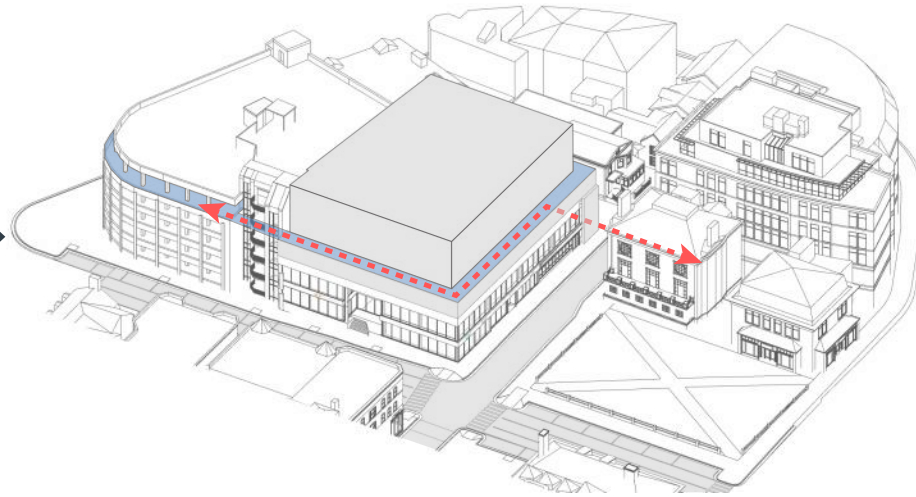
EXISTING BUILDING IMAGES
INCLUDING FUTURE RETAIL EXPANSION



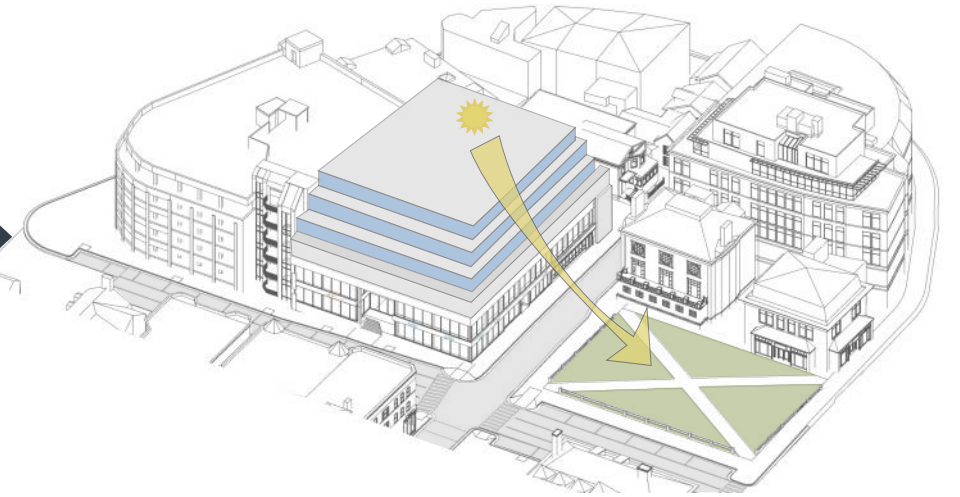
MASSING PROGRESS DIAGRAMS
SITE AXONOMETRIC



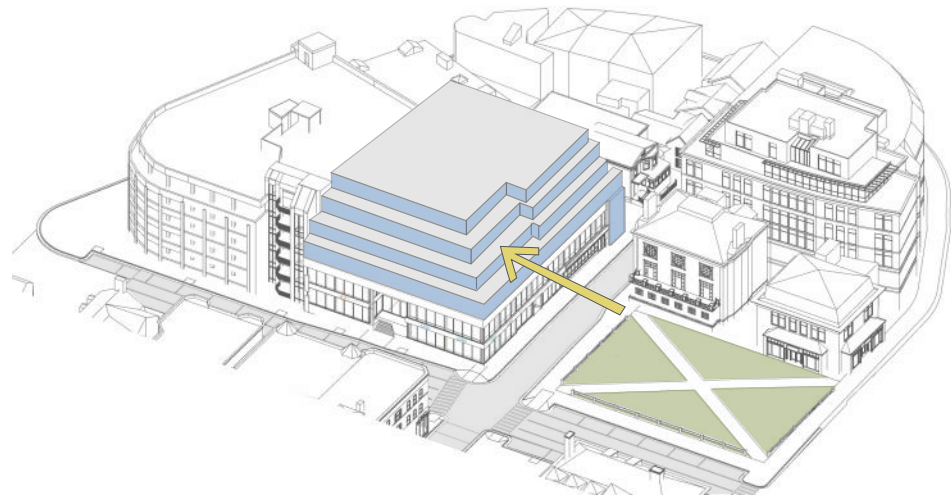
BUILDING ADDITION TO PROPERTY LINE



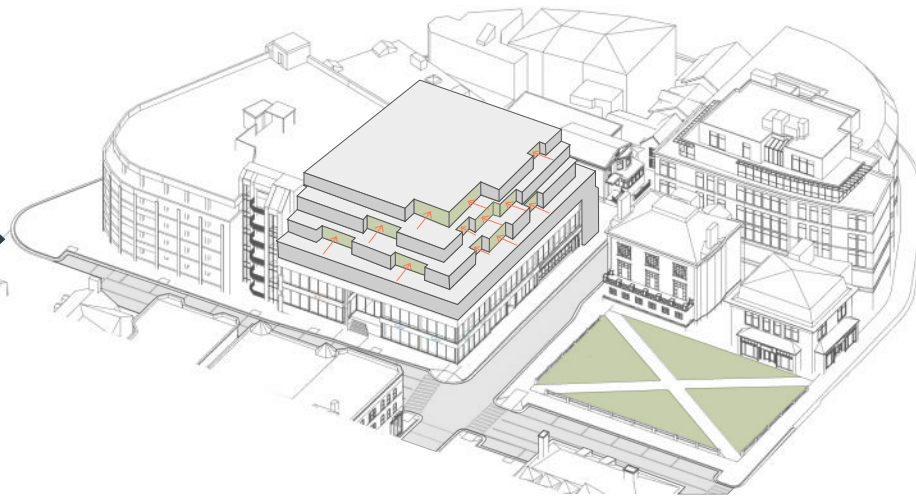
3-STORY DATUM LINE



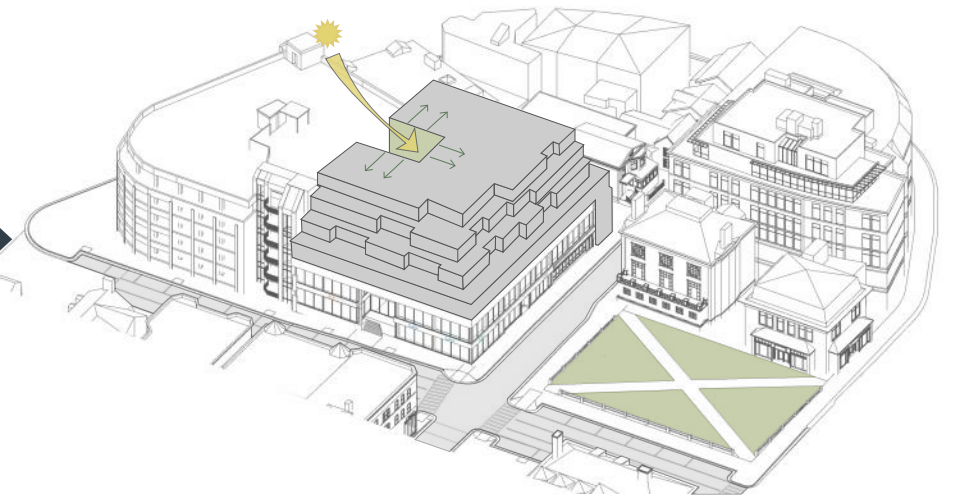
SHADOW SETBACKS



OPEN SPACE SETBACK



ROOFSCAPES - TERRACES



CENTRAL COURTYARD - DAYLIGHT

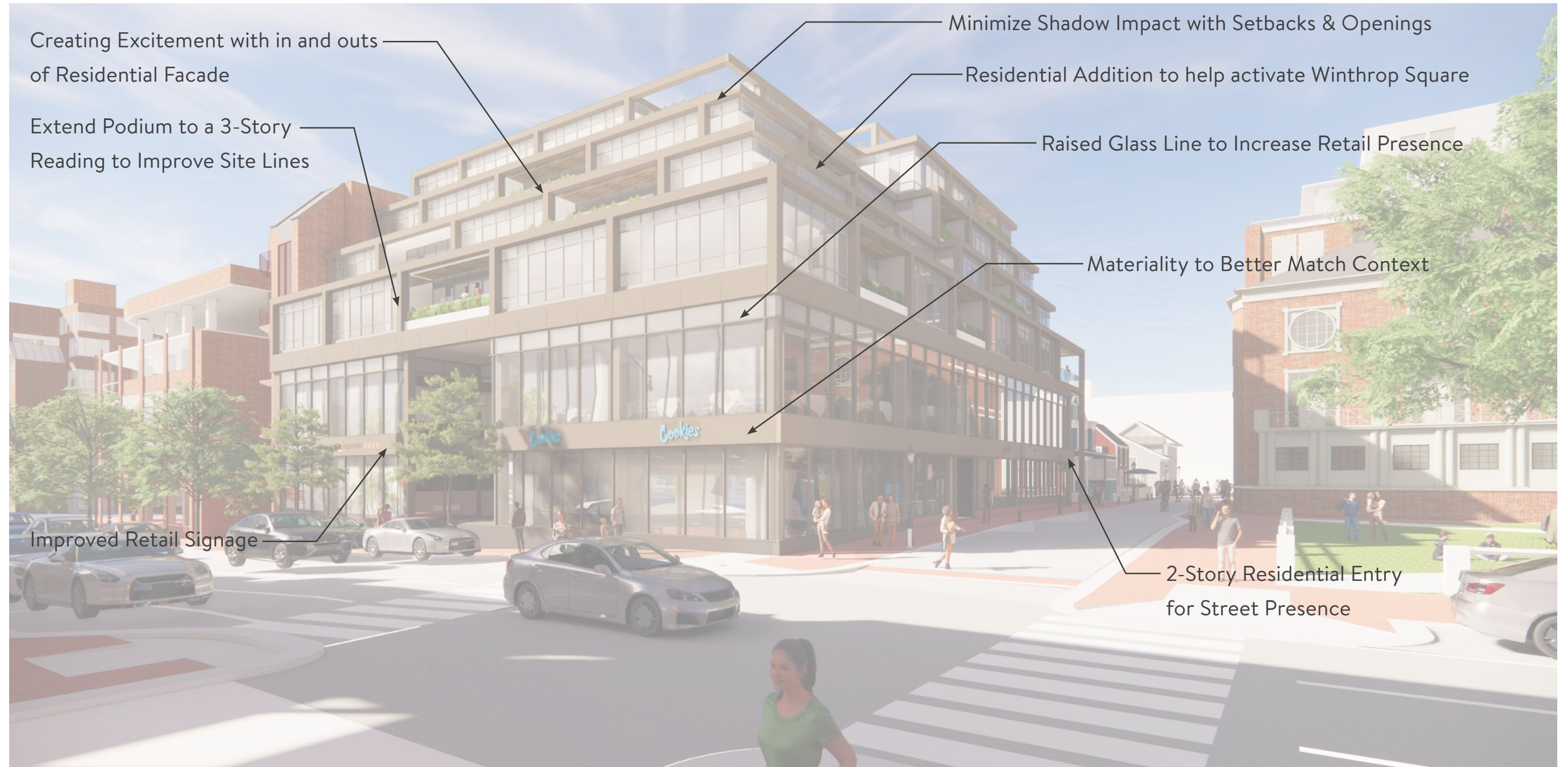
EXISTING BUILDING

CORNER OF JFK ST AND WINTHROP ST



PROPOSED DESIGN

CORNER OF JFK ST AND WINTHROP ST



Creating Excitement with in and outs of Residential Facade

Extend Podium to a 3-Story Reading to Improve Site Lines

Improved Retail Signage

Minimize Shadow Impact with Setbacks & Openings

Residential Addition to help activate Winthrop Square

Raised Glass Line to Increase Retail Presence

Materiality to Better Match Context

2-Story Residential Entry for Street Presence

PROPOSED DESIGN

CORNER OF JFK ST AND WINTHROP ST









EXISTING & PROPOSED DESIGN
CORNER OF JFK ST AND WINTHROP ST



VIEW FROM JFK STREET - EXISTING



VIEW FROM JFK STREET - PROPOSED

EXISTING & PROPOSED DESIGN

VIEW FROM JFK STREET LOOKING SOUTHWEST



VIEW FROM JFK STREET - EXISTING



VIEW FROM JFK STREET - PROPOSED

EXISTING & PROPOSED DESIGN
BIRDSEYE VIEW



JFK STREET BIRDSEYE - EXISTING



JFK STREET BIRDSEYE - PROPOSED

EXISTING & PROPOSED DESIGN
WINTHROP ST



WINTHROP STREET BIRDSEYE - EXISTING



WINTHROP STREET BIRDSEYE - PROPOSED

EXISTING & PROPOSED DESIGN

JFK ST



JFK STREET BIRDSEYE - EXISTING



JFK STREET BIRDSEYE - PROPOSED

EXISTING & PROPOSED DESIGN

JFK ST



JFK STREET- EXISTING



JFK STREET BIRDSEYE - PROPOSED

JFK SITE ELEVATION
JFK ST



ENTRY DESIGN STUDY - EXISTING BUILDING

WINTHROP ST



ENTRY DESIGN STUDY - PROPOSED BUILDING

WINTHROP ST



ENTRY DESIGN STUDY - EXISTING BUILDING

WINTHROP ST



ENTRY DESIGN STUDY - PROPOSED BUILDING
WINTHROP ST



ENTRY DESIGN STUDY - EXISTING BUILDING

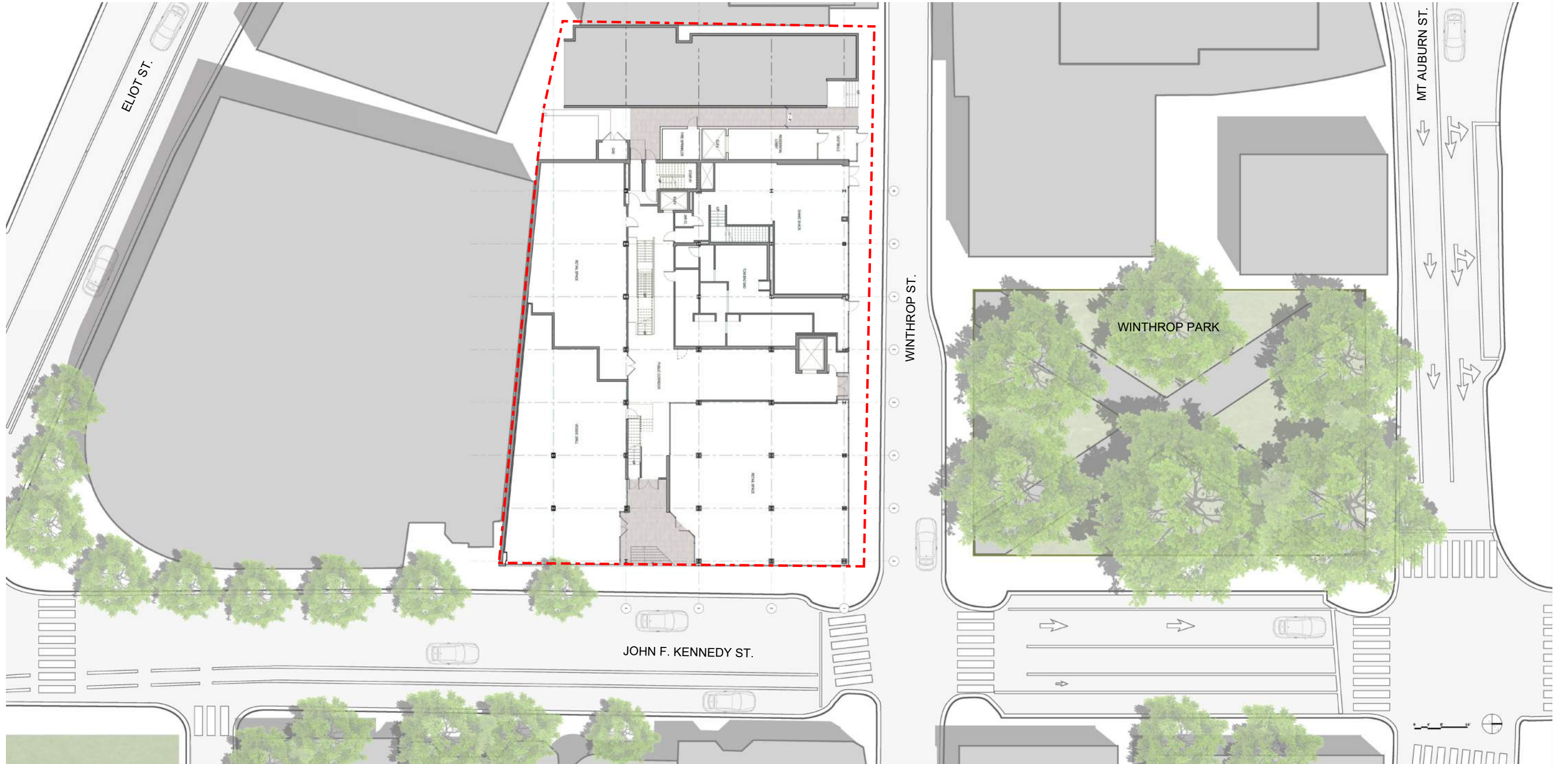
WINTHROP ST



ENTRY DESIGN STUDY - PROPOSED BUILDING
WINTHROP ST



SITE PLAN



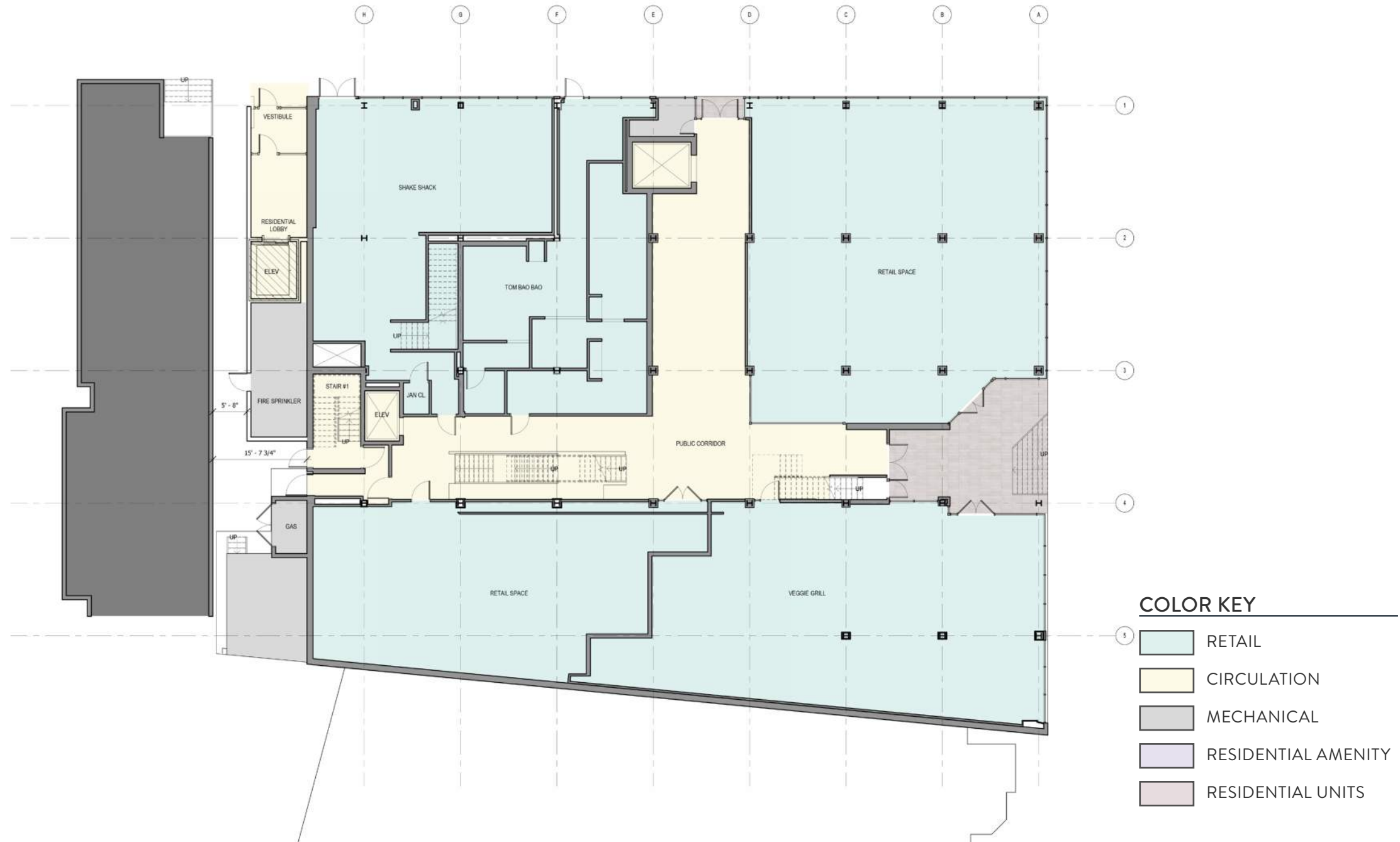
FLOOR PLAN UPDATES

BASEMENT FLOOR PLAN



FLOOR PLAN UPDATES

GROUND FLOOR PLAN



FLOOR PLAN UPDATES

SECOND FLOOR PLAN



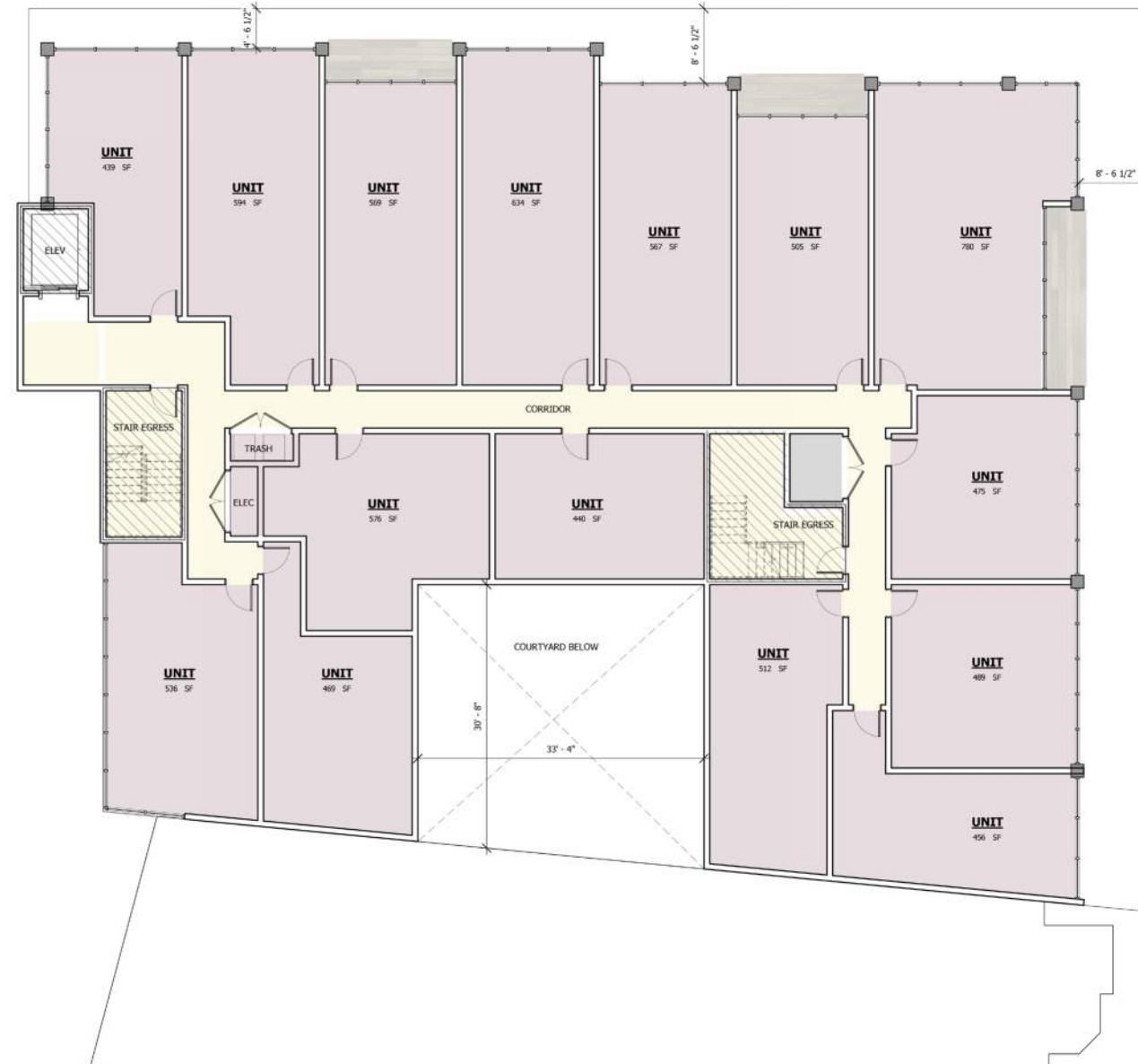
FLOOR PLAN UPDATES

THIRD FLOOR PLAN



FLOOR PLAN UPDATES

FOURTH FLOOR PLAN



COLOR KEY

- RETAIL
- CIRCULATION
- MECHANICAL
- RESIDENTIAL AMENITY
- RESIDENTIAL UNITS

FLOOR PLAN UPDATES
FIFTH FLOOR PLAN

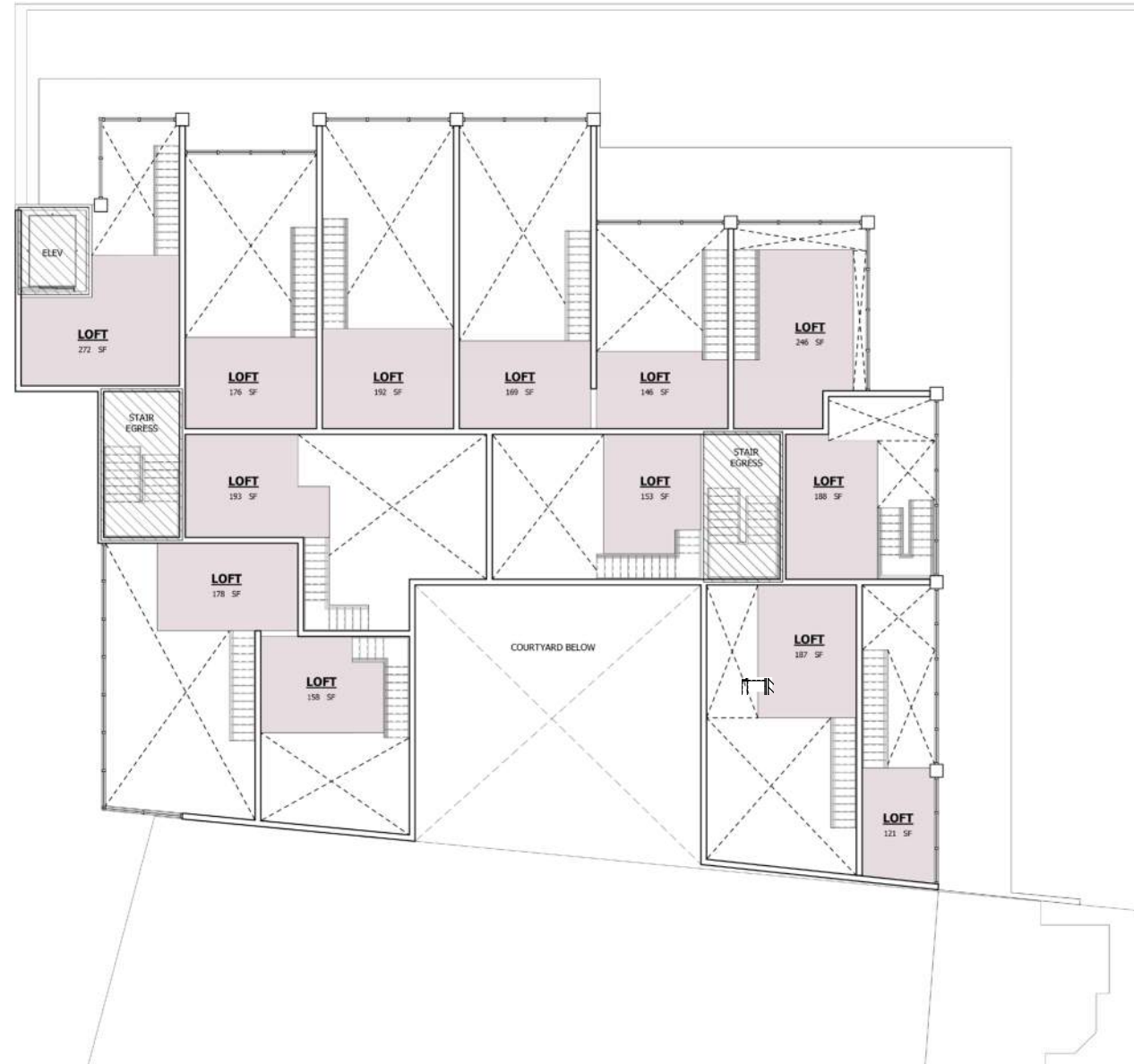


COLOR KEY

- RETAIL
- CIRCULATION
- MECHANICAL
- RESIDENTIAL AMENITY
- RESIDENTIAL UNITS

FLOOR PLAN UPDATES

FIFTH FLOOR MEZZANINE PLAN



AREA CALCULATIONS

GROUND FLOOR (EXISTING)	14,435 SF*
GROUND FLOOR (ADDITION)	600 SF
SECOND FLOOR (EXISTING)	13,843 SF*
THIRD FLOOR (EXISTING)	271 SF*
THIRD FLOOR (ADDITION)	10,319 SF
FOURTH FLOOR (ADDITION)	9,566 SF
FIFTH FLOOR (ADDITION)	8,213 SF
FIFTH FLOOR LOFTS	2,257 SF
TOTAL AREA	59,504 SF
SITE AREA	17,466 SF
TOTAL FAR	3.41 FAR
TOTAL UNITS	42 UNITS

*INCLUDES ADJACENT RESIDENTIAL PARCEL

COLOR KEY

	RETAIL
	CIRCULATION
	MECHANICAL
	RESIDENTIAL AMENITY
	RESIDENTIAL UNITS

SITE ELEVATIONS

JFK STREET - EXISTING & PROPOSED



JFK STREET - EXISTING



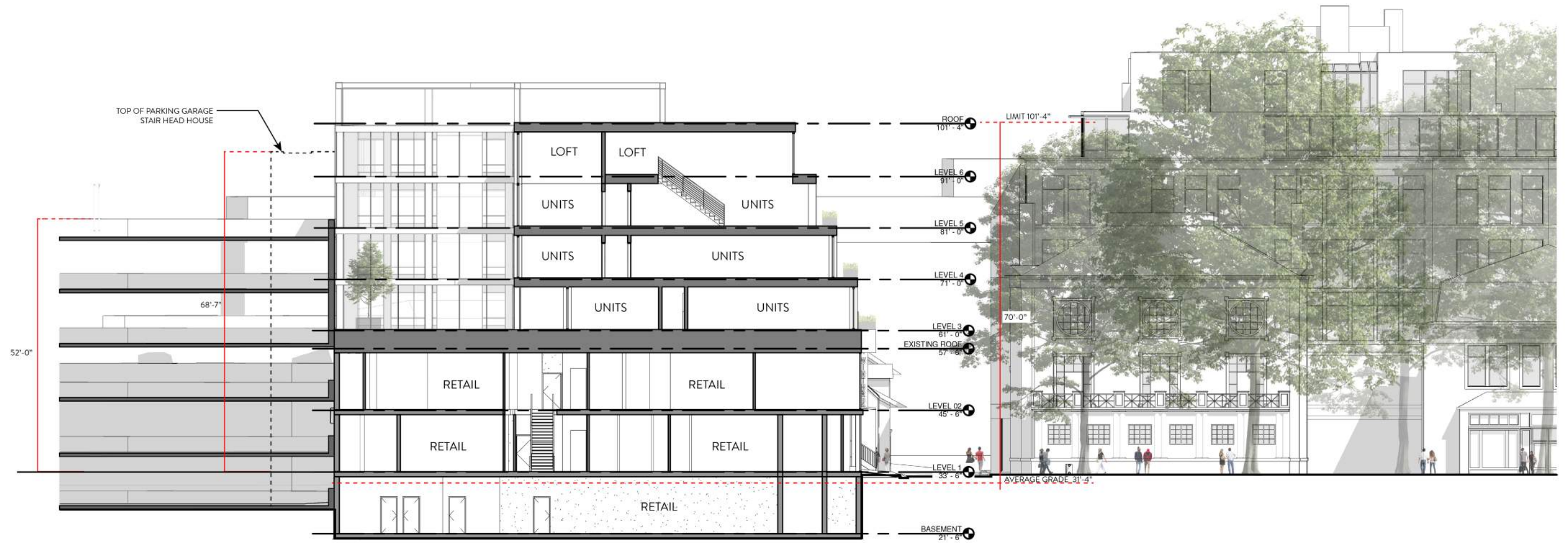
JFK STREET - PROPOSED

SITE SECTION
THROUGH JFK STREET



SITE SECTION

THROUGH WINTHROP STREET AT WINTHROP SQUARE



BUILDING ELEVATIONS

JFK STREET - EXISTING & PROPOSED



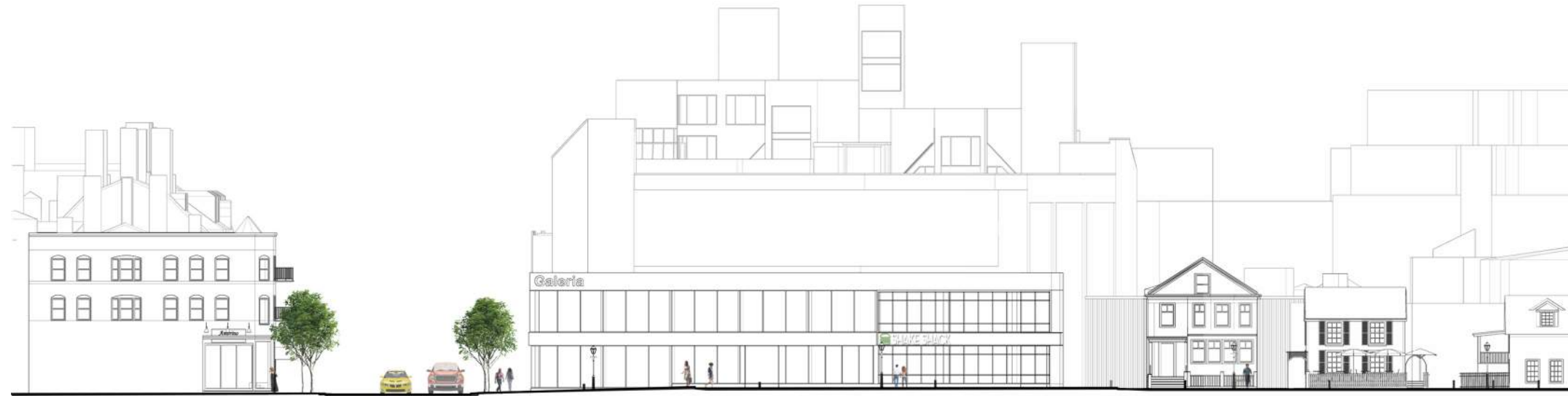
JFK STREET - EXISTING



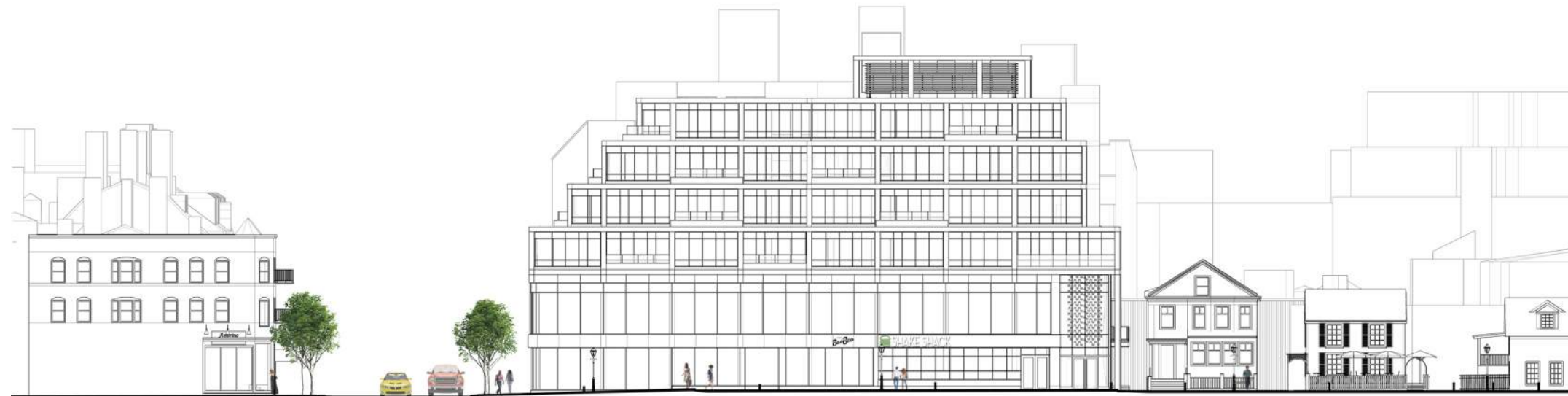
JFK STREET - PROPOSED

BUILDING ELEVATIONS

WINTHROP STREET - EXISTING & PROPOSED



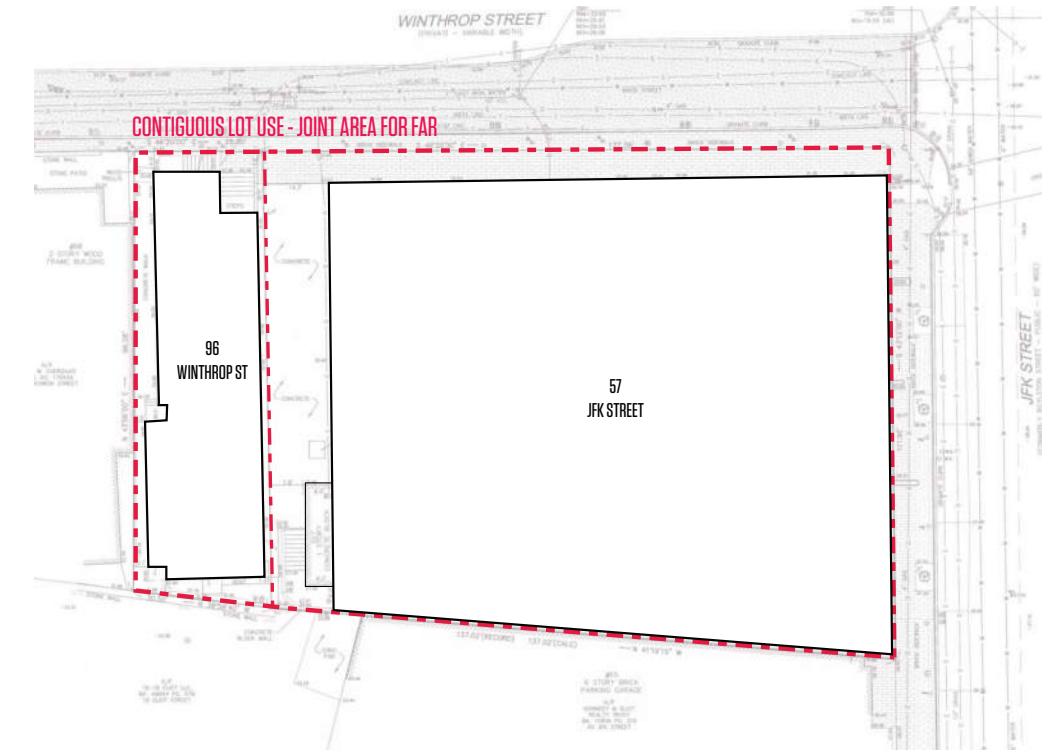
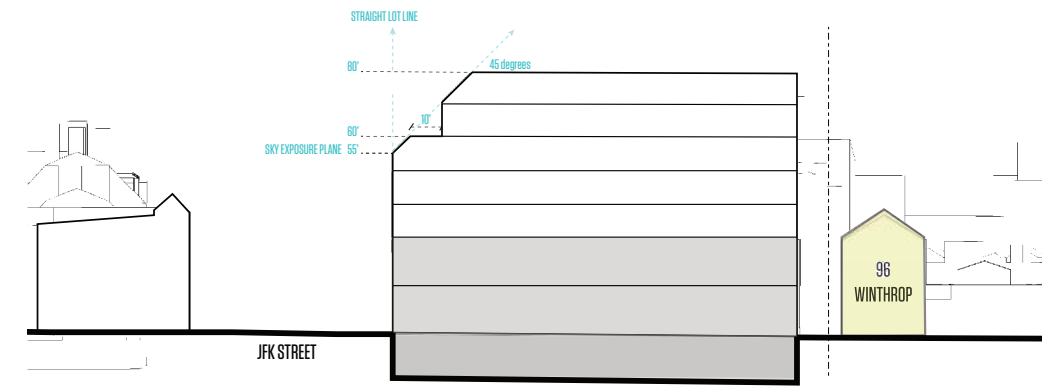
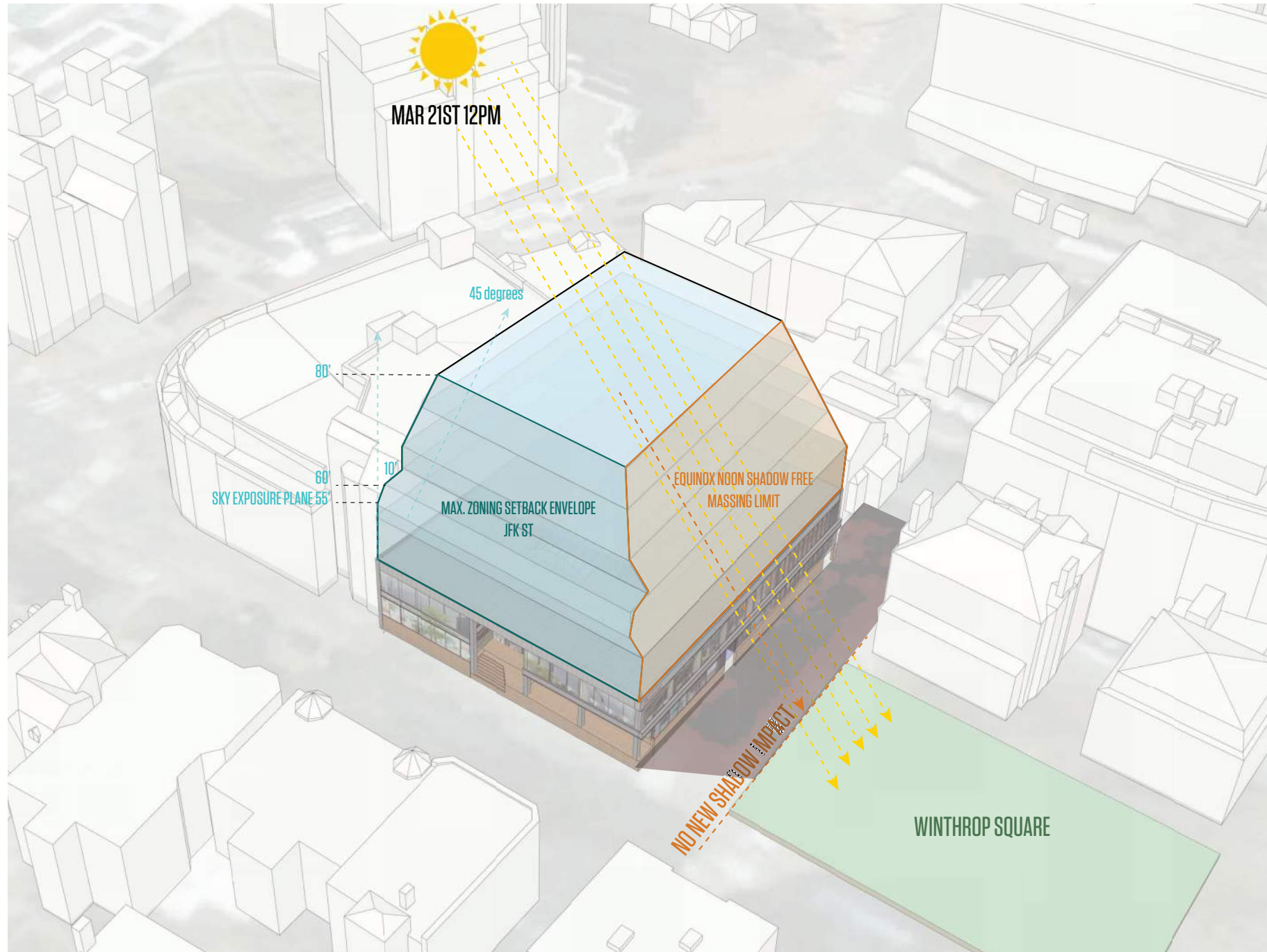
WINTHROP STREET - EXISTING



WINTHROP STREET - PROPOSED

MAXIMUM MASSING ENVELOPE

MAR/SEP 21ST @ NOON SHADOW IMPACT FREE ON WINTHROP PARK



SHADOW STUDIES
EXISTING SHADOWS



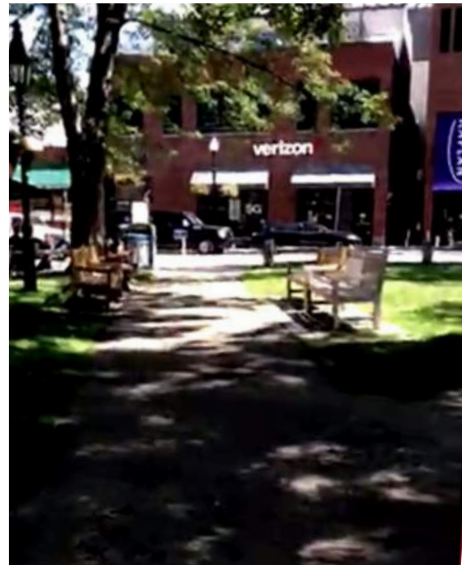
JUNE 30 - 11:00AM



PLAN VIEW FROM GOOGLE EARTH



JUNE 30 - 11:00AM



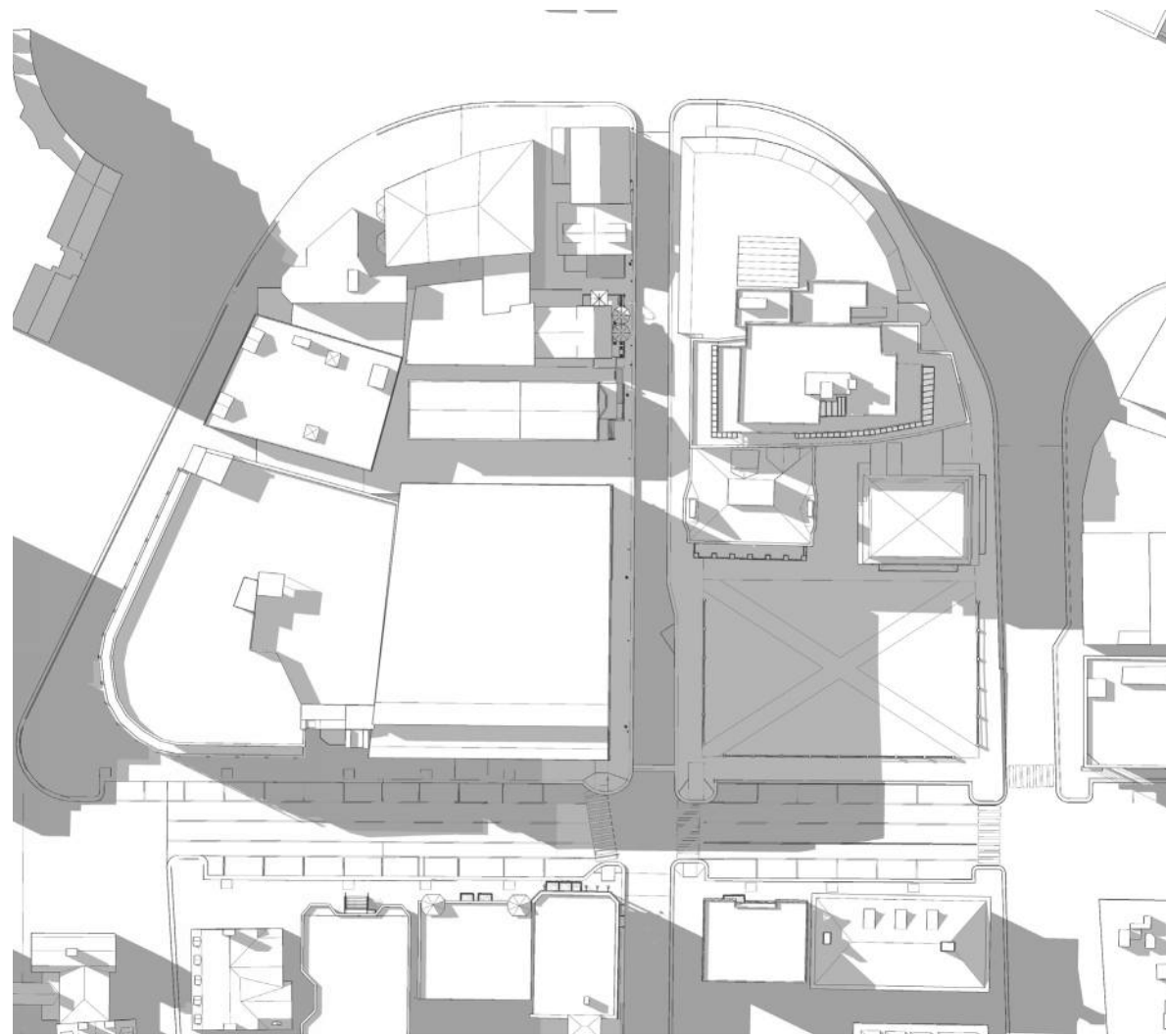
TREE HEIGHT FROM GOOGLE EARTH 3D IMAGERY

SHADOW STUDIES

MAXIMUM MASSING - PROPOSED MASSING

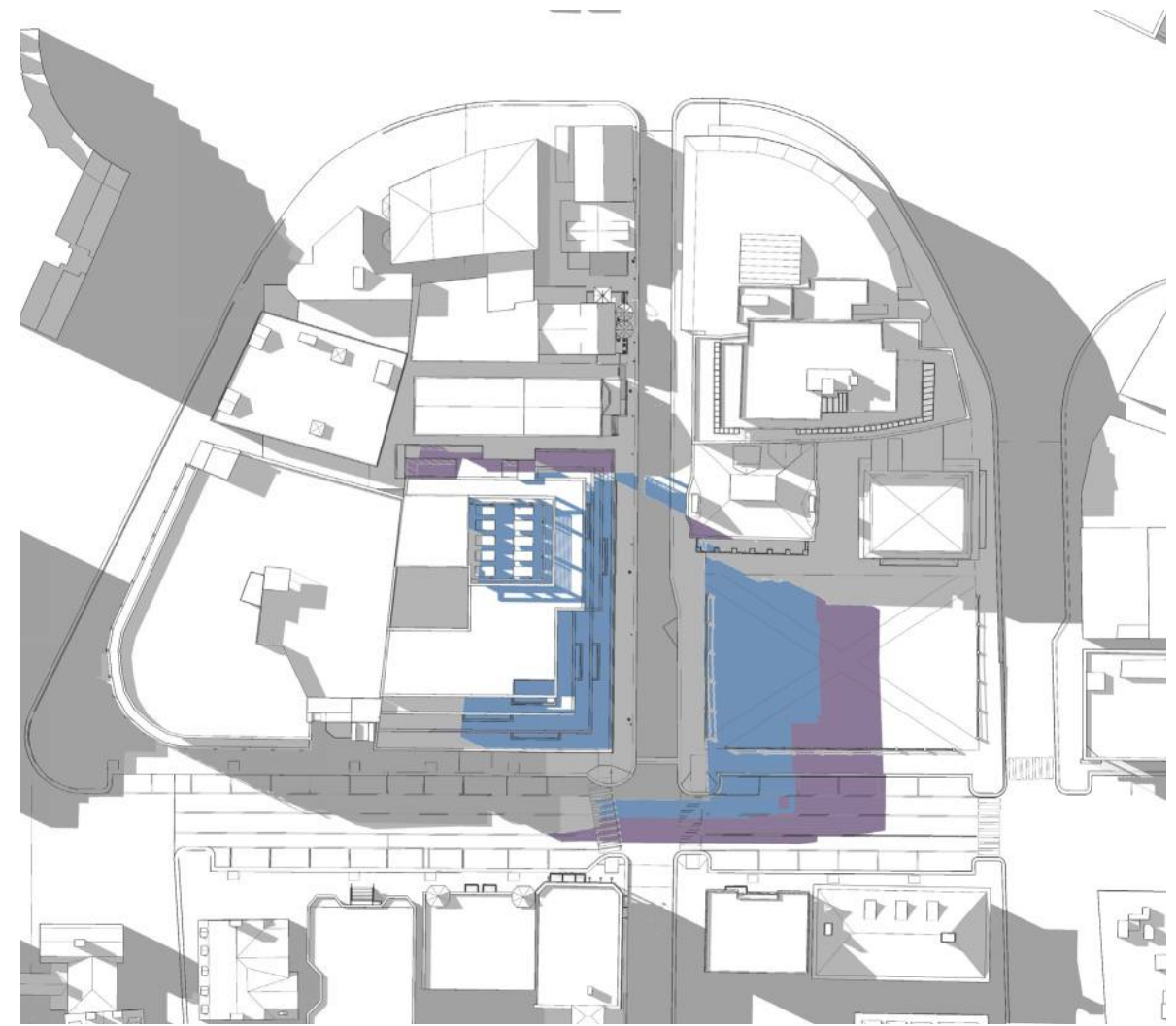
SPRING EQUINOX - MARCH 20

MAXIMUM MASSING ENVELOPE



3:00 PM SHADOW

PROPOSED DESIGN



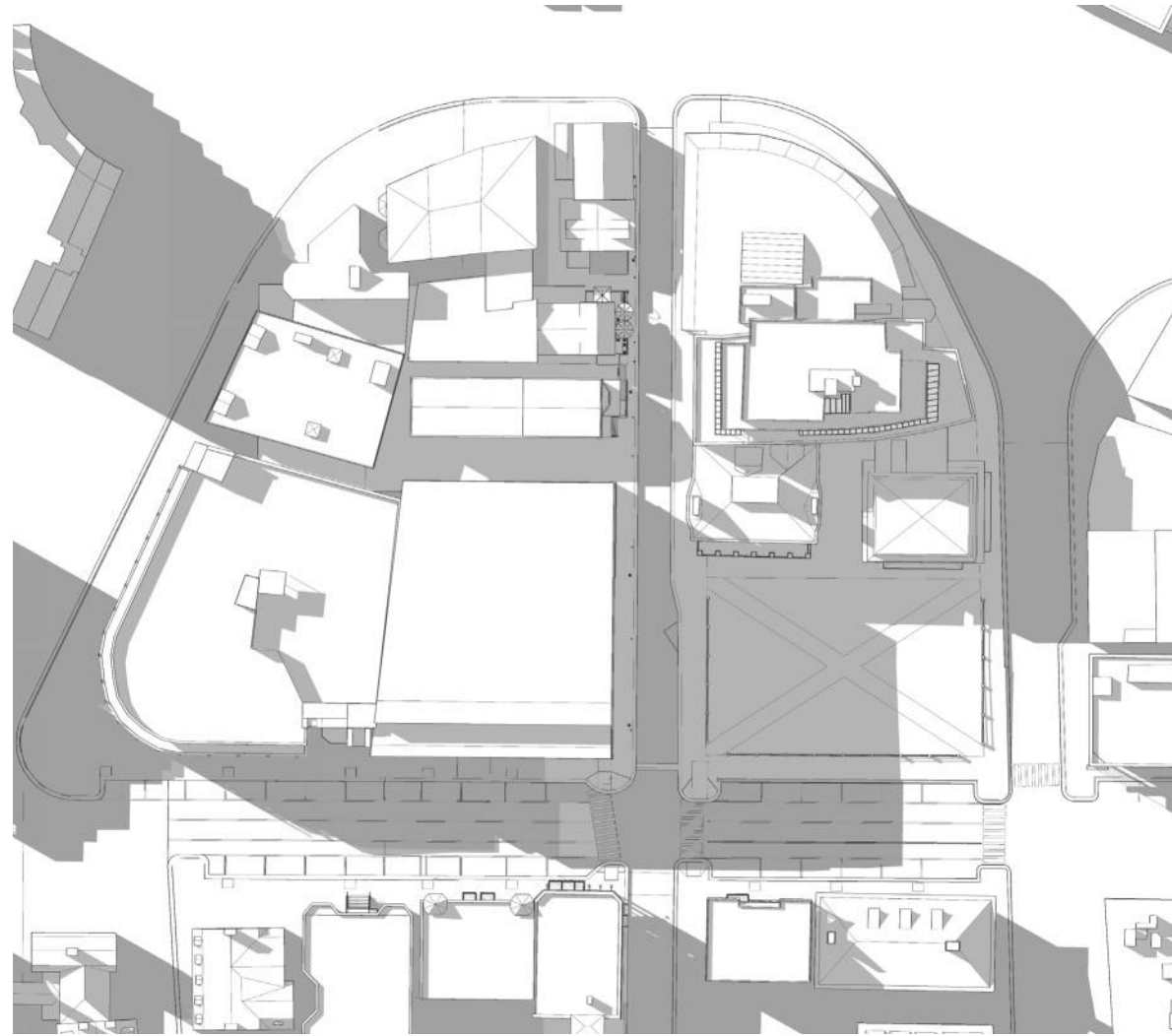
3:00 PM SHADOW

SHADOW STUDIES

MAXIMUM MASSING - PROPOSED MASSING

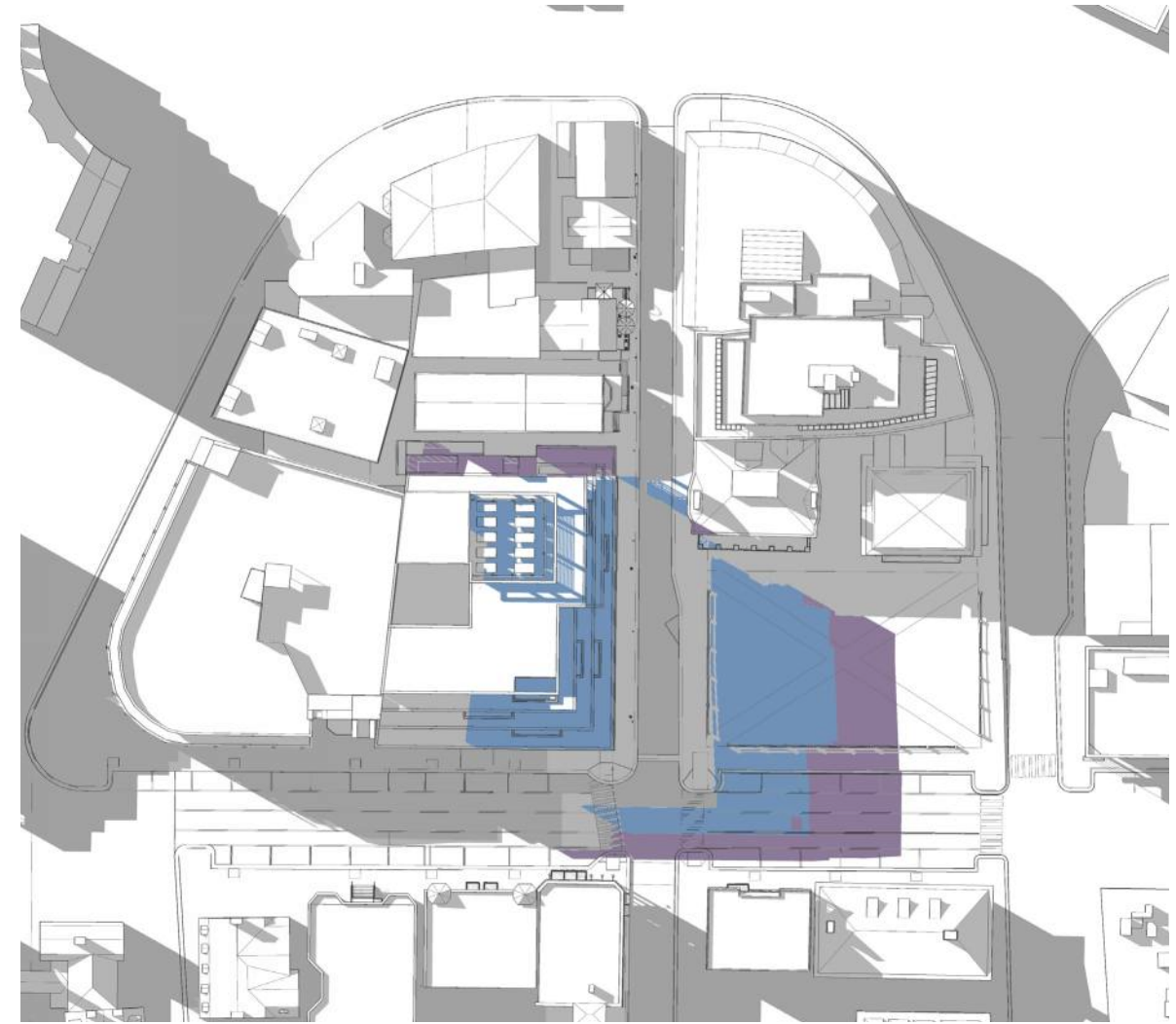
AUTUMN EQUINOX - SEPTEMBER 22

MAXIMUM MASSING ENVELOPE



3:00 PM SHADOW

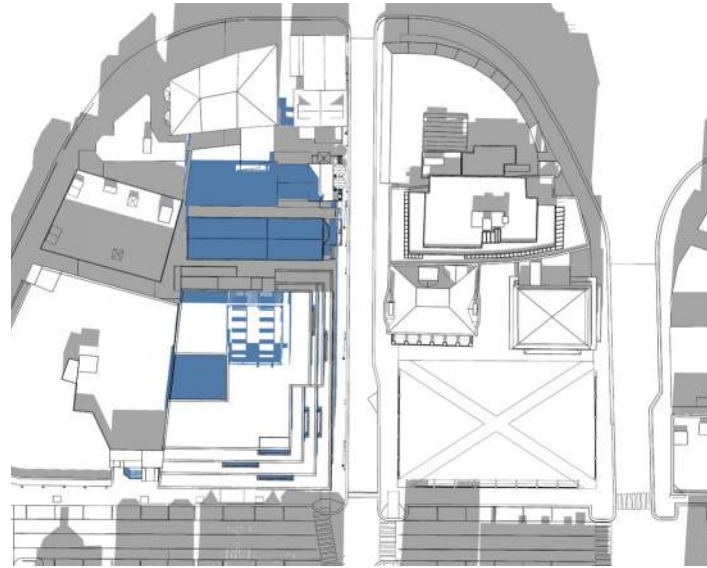
PROPOSED DESIGN



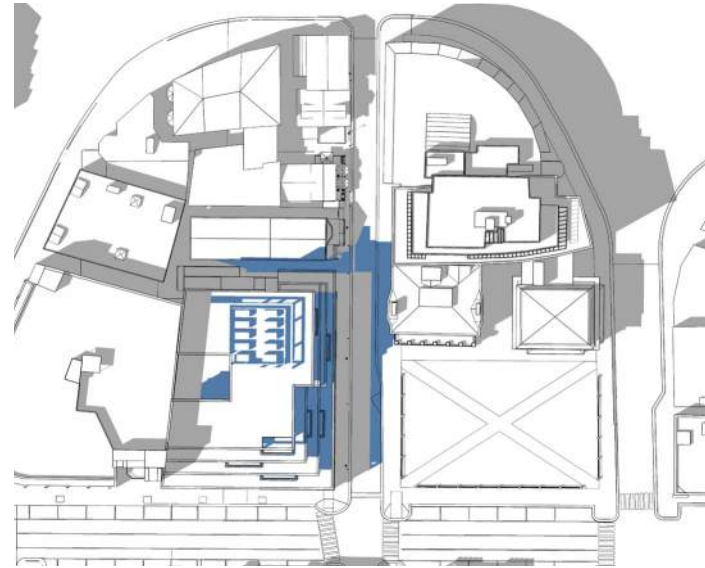
3:00 PM SHADOW

SHADOW STUDIES
EXISTING + PROPOSED SHADOWS

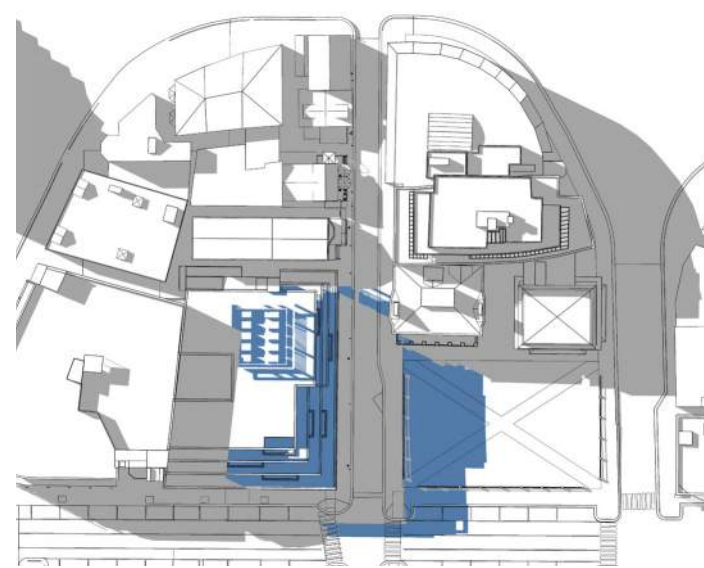
SPRING EQUINOX - MARCH 20



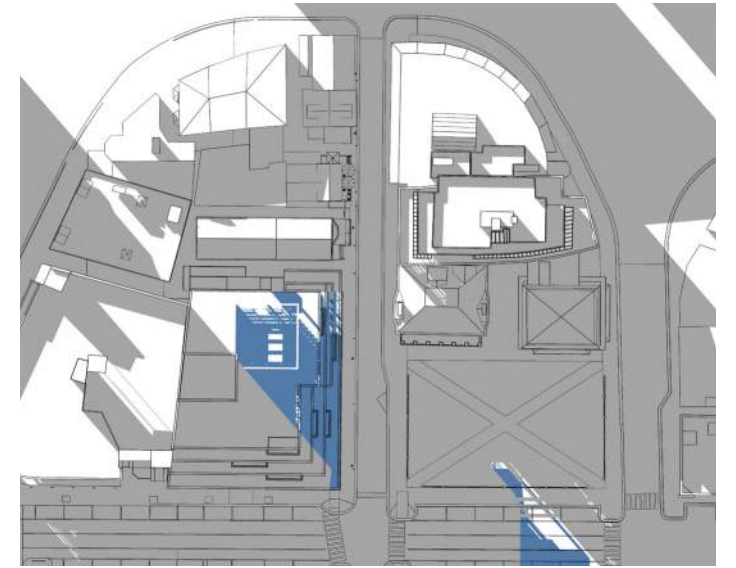
9:00 AM SHADOW



12:00 PM SHADOW

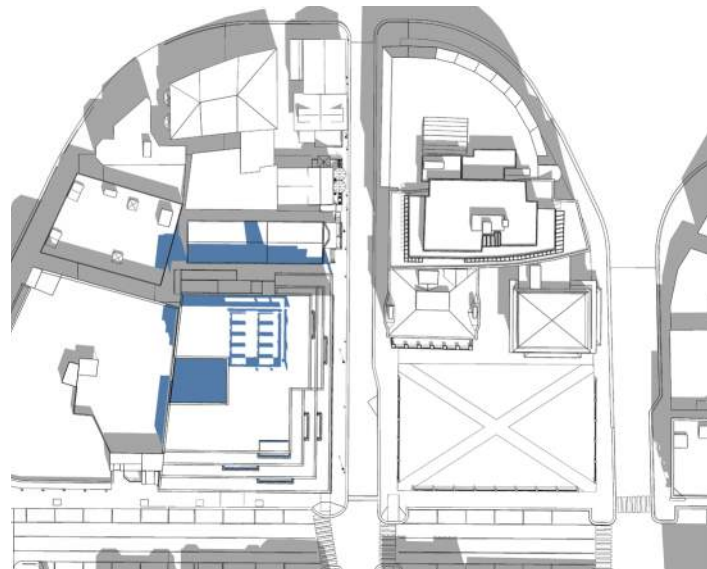


3:00 PM SHADOW

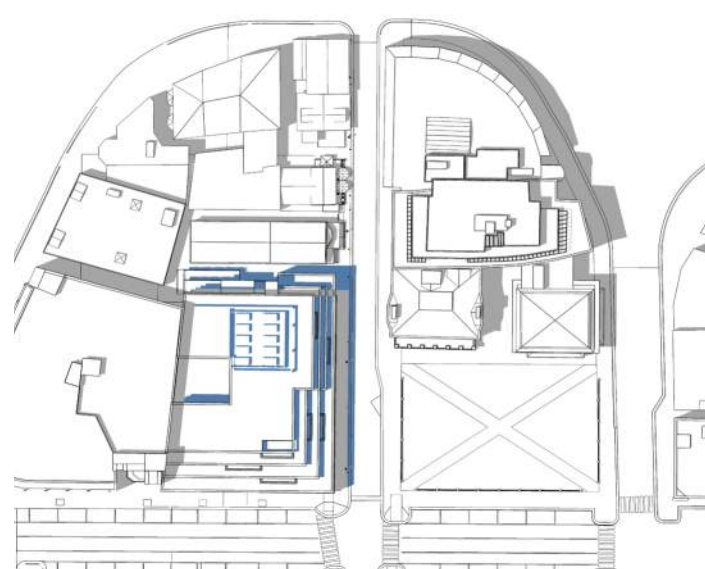


5:00 PM SHADOW

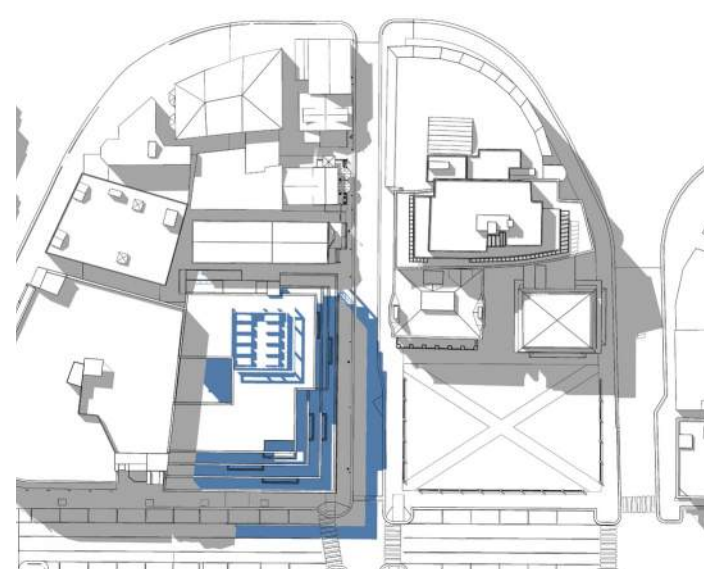
SUMMER SOLSTICE - JUNE 20



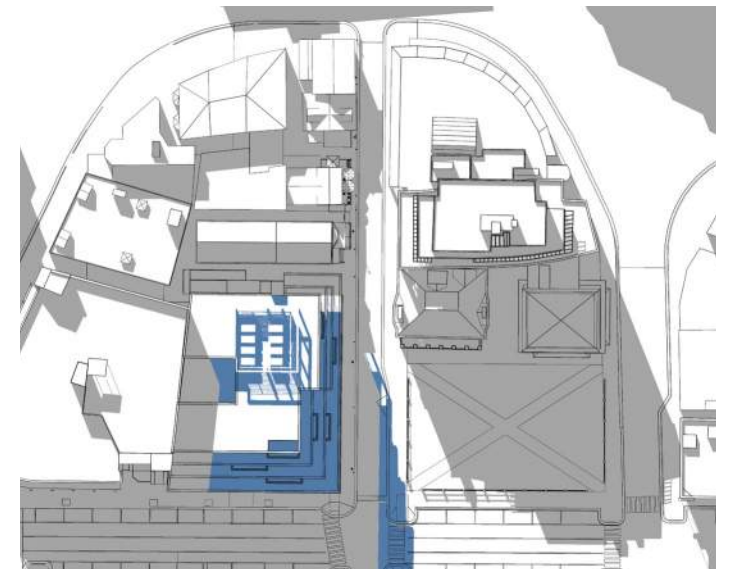
9:00 AM SHADOW



12:00 PM SHADOW



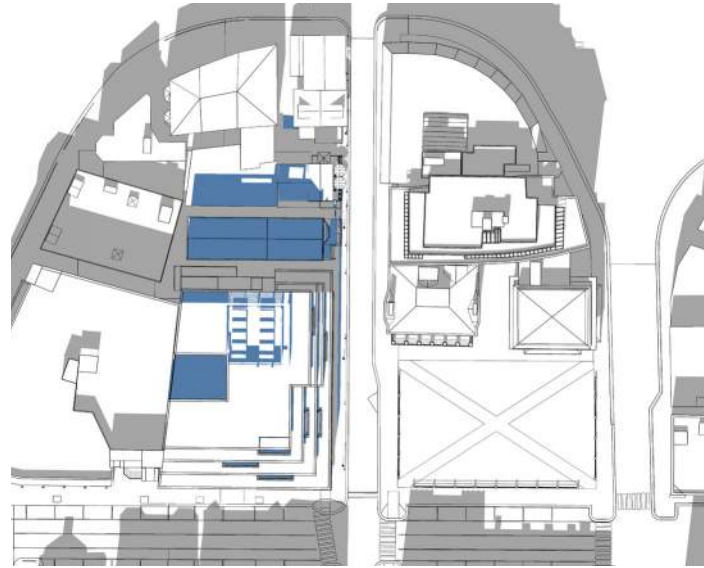
3:00 PM SHADOW



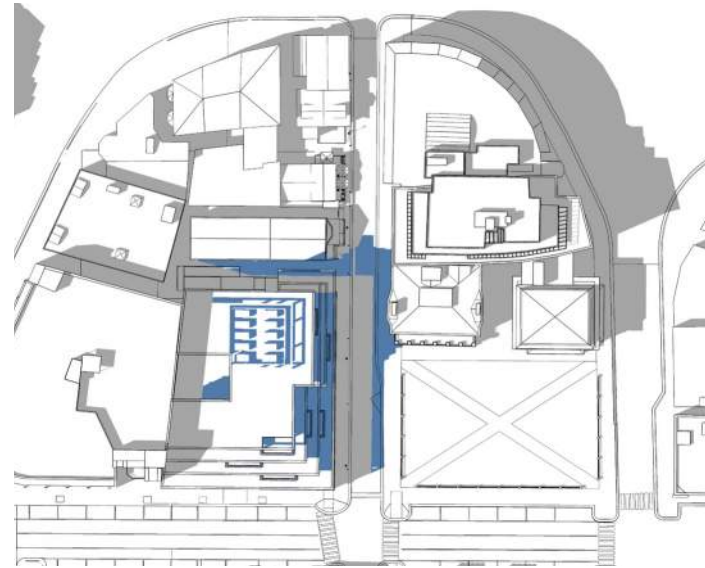
5:00 PM SHADOW

SHADOW STUDIES
EXISTING + PROPOSED SHADOWS

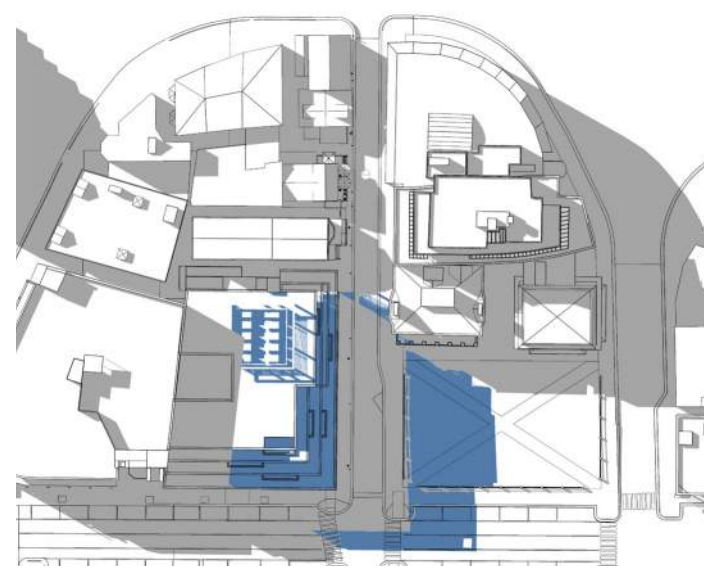
AUTUMN EQUINOX - SEPTEMBER 22



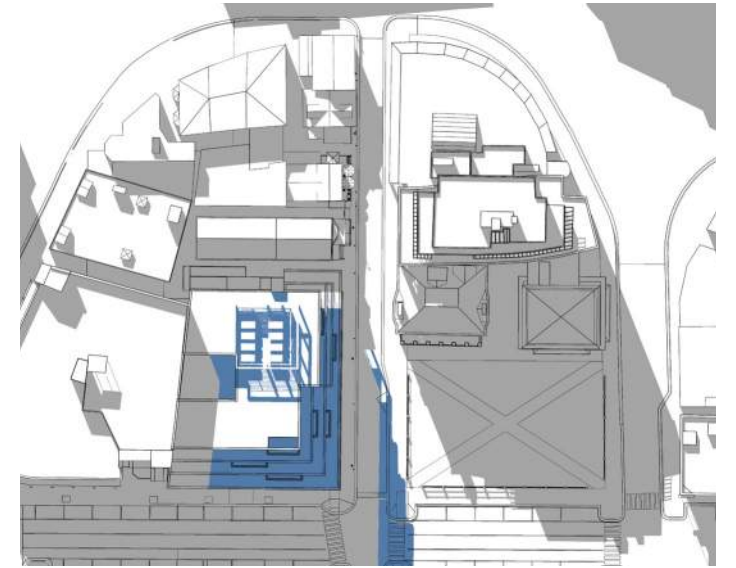
9:00 AM SHADOW



12:00 PM SHADOW



3:00 PM SHADOW



5:00 PM SHADOW

WINTER SOLSTICE - DECEMBER 21



9:00 AM SHADOW



12:00 PM SHADOW



3:00 PM SHADOW



5:00 PM SHADOW

MATERIALITY
PROPOSED



