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# 57 JFK STREET - CAMBRIDGE, MA

CAMBRIDGE HISTORIC COMMISSION - 09-02-2021



# PROJECT SITE

AERIAL VIEW





# SITE ANALYSIS

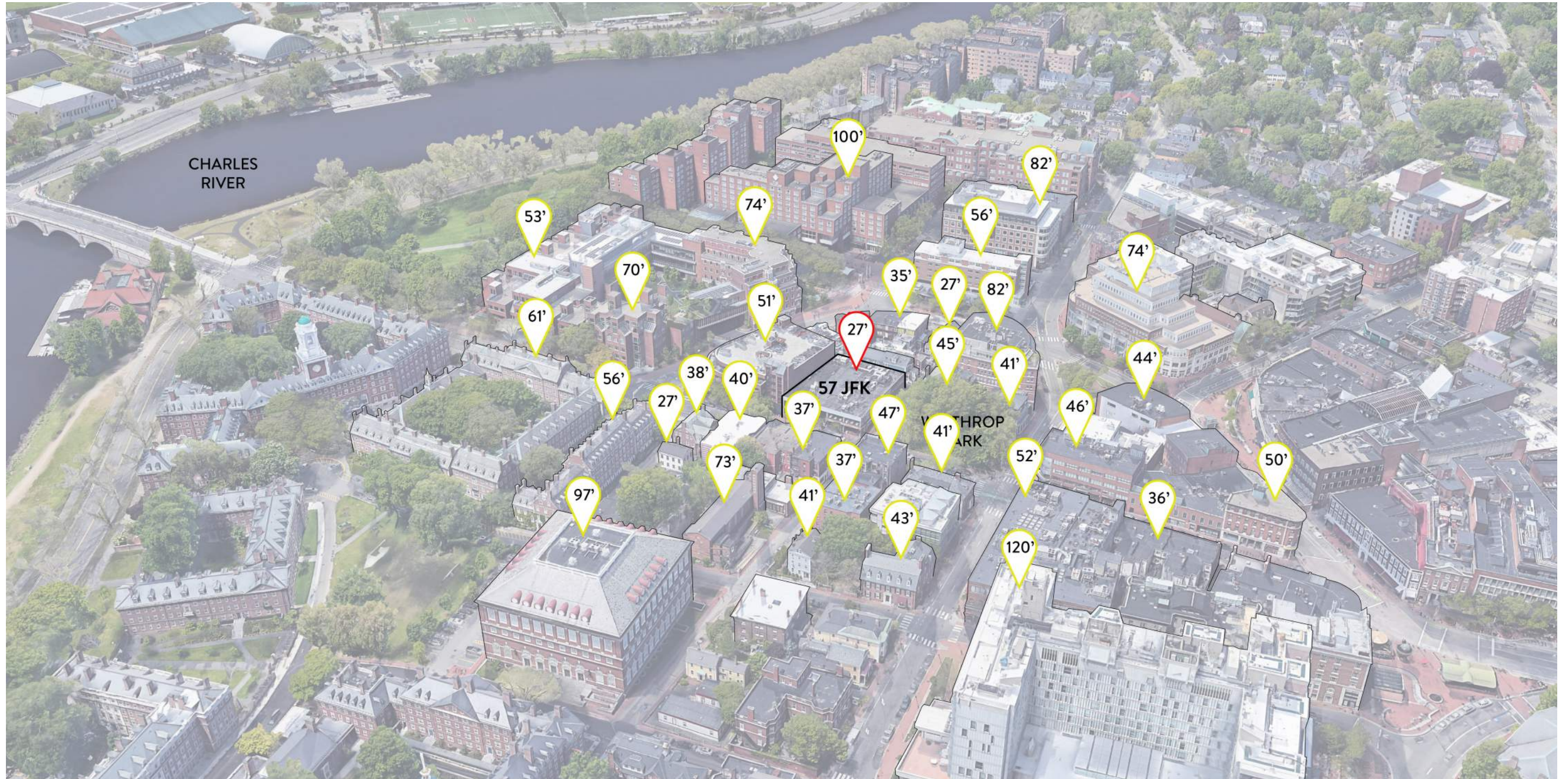
## SITE USES





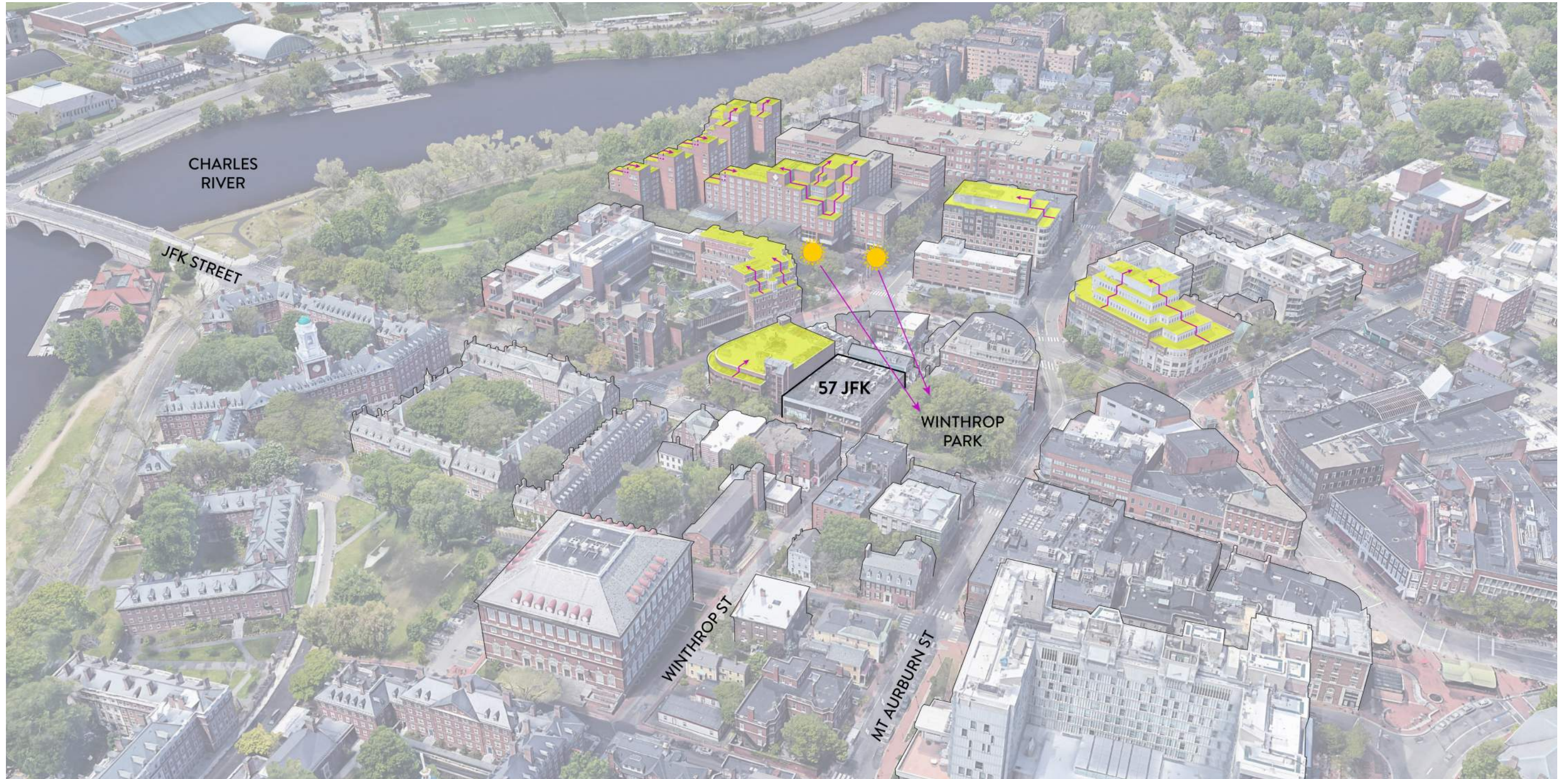
# SITE ANALYSIS

## BUILDING HEIGHTS





**SITE ANALYSIS**  
SITE DESIGN THOUGHTS



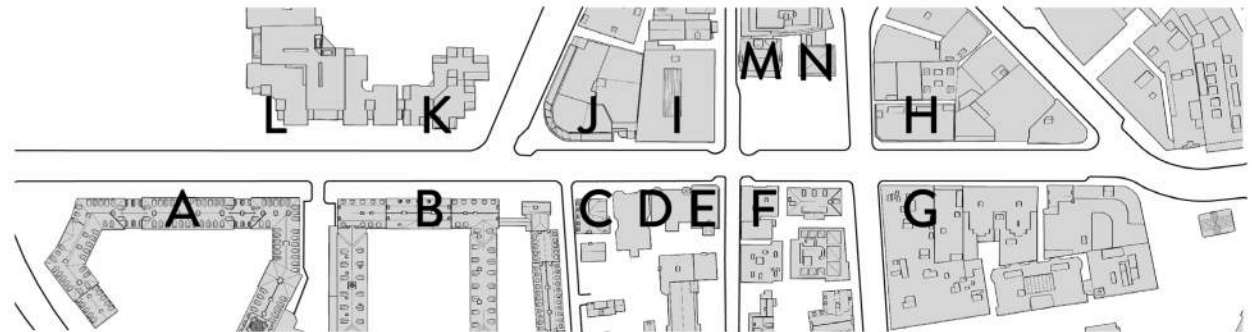


**SITE PLAN**  
PROJECT SITE





**SITE ANALYSIS**  
MATERIALITY AND TONE



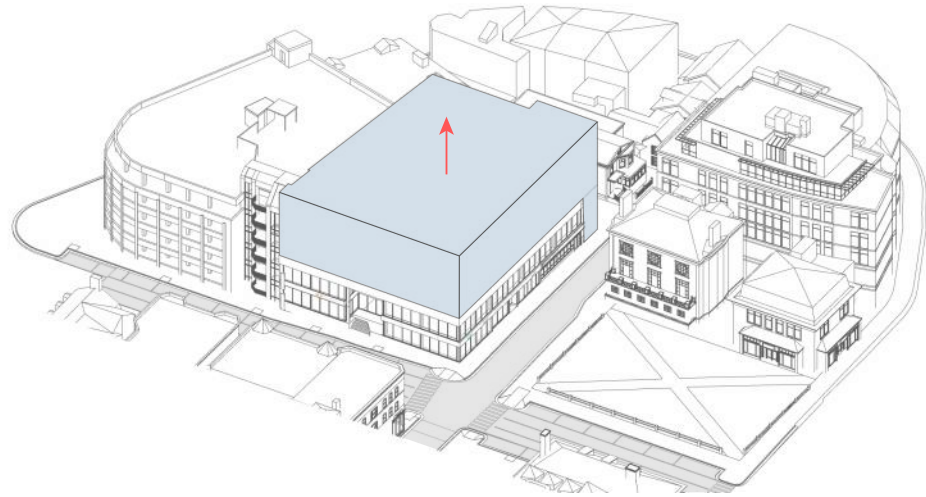


**EXISTING BUILDING IMAGES**  
INCLUDING FUTURE RETAIL EXPANSION

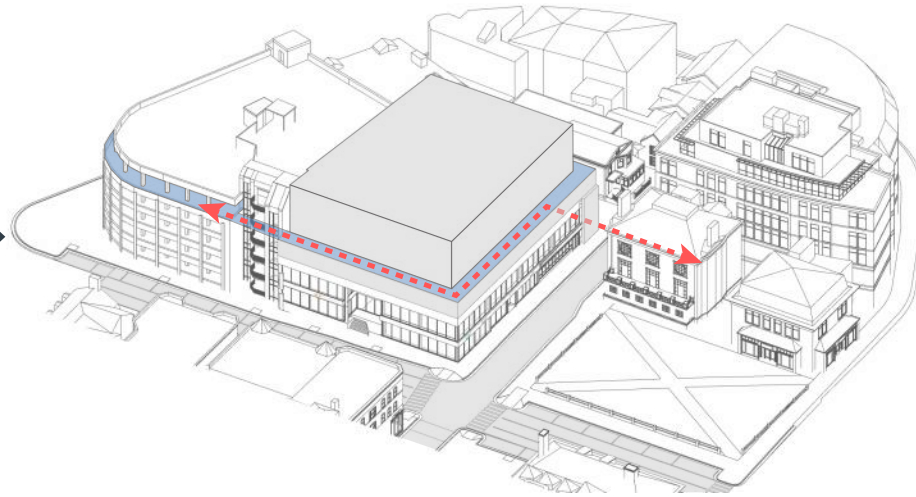




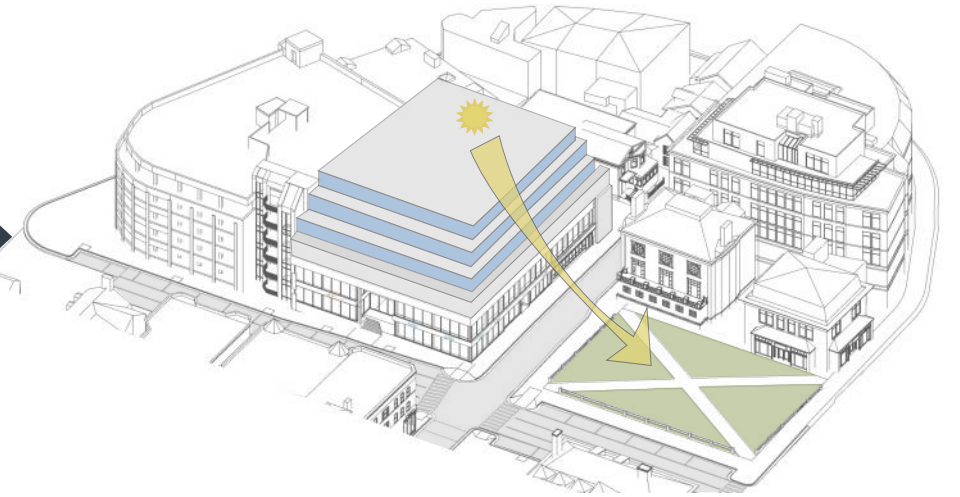
**MASSING PROGRESS DIAGRAMS**  
SITE AXONOMETRIC



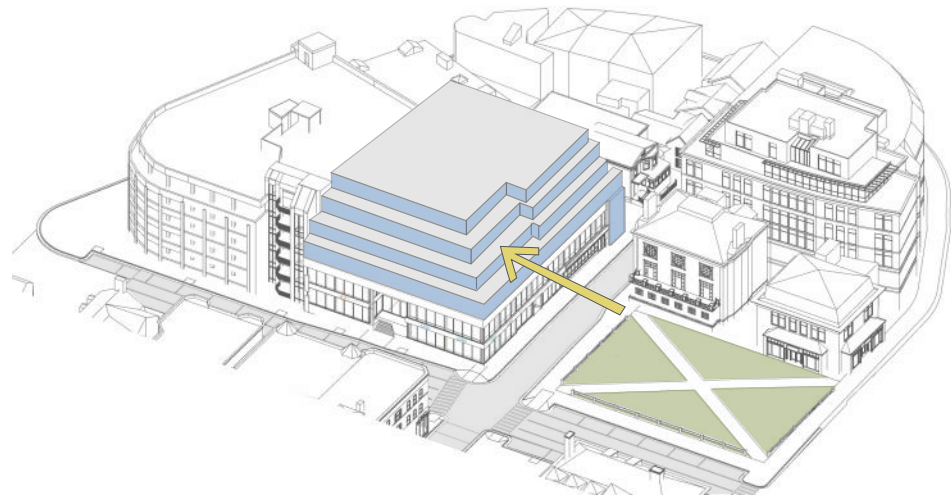
**BUILDING ADDITION TO PROPERTY LINE**



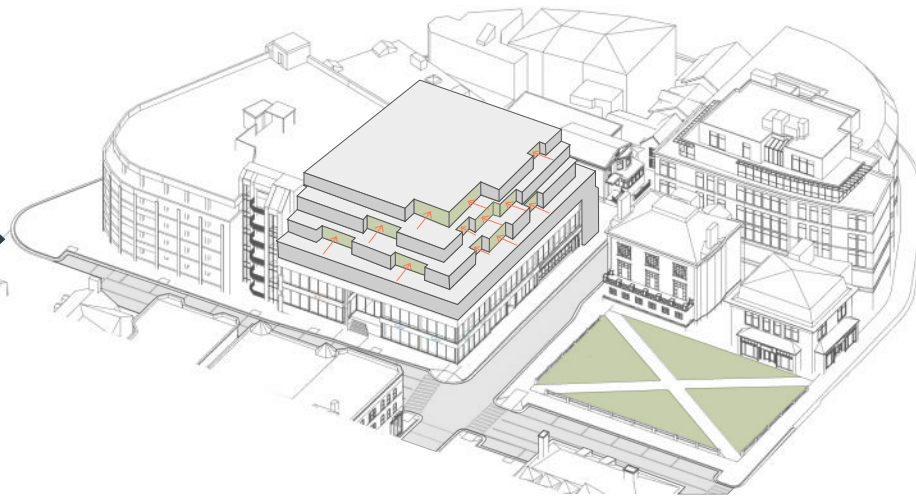
**3-STORY DATUM LINE**



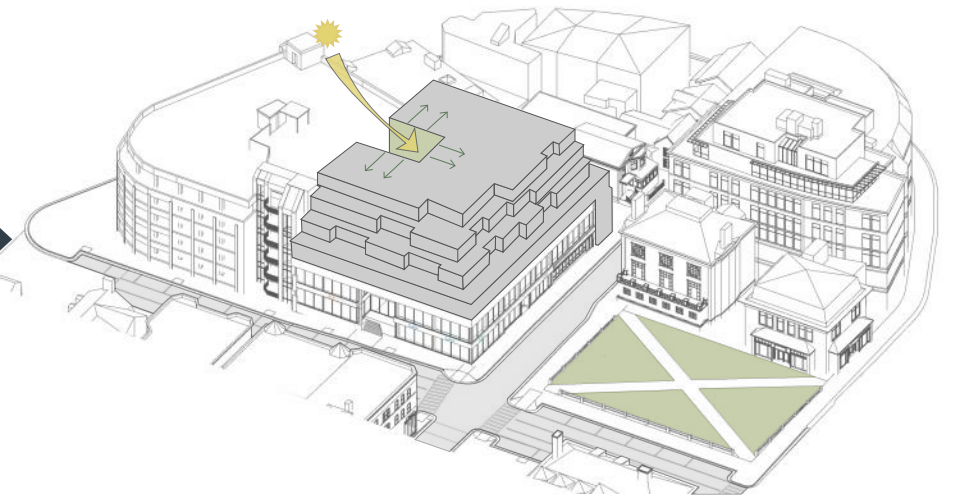
**SHADOW SETBACKS**



**OPEN SPACE SETBACK**



**ROOFSCAPES - TERRACES**



**CENTRAL COURTYARD - DAYLIGHT**



DESIGN IMPROVEMENTS

**HORIZONTAL FACADE BREAKS**  
RECESSED 3RD FLOOR FACADE



**REDUCTION OF HEIGHT**  
REMOVAL OF 4TH ADDITIONAL LEVEL

**HORIZONTAL FACADE BREAKS**  
HIGHLIGHTING THE WINTHROP STREET  
ENTRY TO IMPROVE VISIBILITY AND BREAK UP  
THE HORIZONTAL FACADE



**ENTRY ENHANCEMENTS**  
USING SIGNAGE TO IMPROVE JFK ENTRY

- RESIDENTIAL ENTRY SETBACK**
- SETTING BACK RESIDENTIAL ENTRY TO CREATE BETTER VISIBILITY OF 96 WINTHROP STREET
  - ADDITION OF GATE TO REMOVE VIEWS OF ALLEY FROM WINTHROP STREET
  - REMOVAL OF EXTERIOR COLUMN & ADDITIONAL MASS ABOVE RESIDENTIAL ENTRY TO SOFTEN THE SCALE





# EXISTING BUILDING

CORNER OF JFK ST AND WINTHROP ST





# PREVIOUS DESIGN

CORNER OF JFK ST AND WINTHROP ST





**PROPOSED DESIGN**

CORNER OF JFK ST AND WINTHROP ST





# EXISTING BUILDING

CORNER OF JFK ST AND WINTHROP ST





**PREVIOUS BUILDING**  
CORNER OF JFK ST AND WINTHROP ST





**PROPOSED BUILDING**  
CORNER OF JFK ST AND WINTHROP ST





# EXISTING BUILDING

VIEW FROM JFK STREET LOOKING SOUTHWEST





# PREVIOUS BUILDING

VIEW FROM JFK STREET LOOKING SOUTHWEST





# PROPOSED BUILDING

VIEW FROM JFK STREET LOOKING SOUTHWEST





**ENTRY DESIGN STUDY - EXISTING BUILDING**  
WINTHROP ST





ENTRY DESIGN STUDY - PREVIOUS BUILDING  
WINTHROP ST





ENTRY DESIGN STUDY - PROPOSED BUILDING  
WINTHROP ST





ENTRY DESIGN STUDY - EXISTING BUILDING  
WINTHROP ST





ENTRY DESIGN STUDY - PREVIOUS BUILDING  
WINTHROP ST





ENTRY DESIGN STUDY - PROPOSED BUILDING  
WINTHROP ST





ENTRY DESIGN STUDY - EXISTING BUILDING  
WINTHROP ST





ENTRY DESIGN STUDY - PREVIOUS BUILDING  
WINTHROP ST





ENTRY DESIGN STUDY - PROPOSED BUILDING  
WINTHROP ST





# EXISTING BUILDING

JFK ST





# PREVIOUS BUILDING

JFK ST





# PROPOSED BUILDING

JFK ST





# EXISTING BUILDING

JFK ST





# PREVIOUS BUILDING

JFK ST





# PROPOSED BUILDING

JFK ST





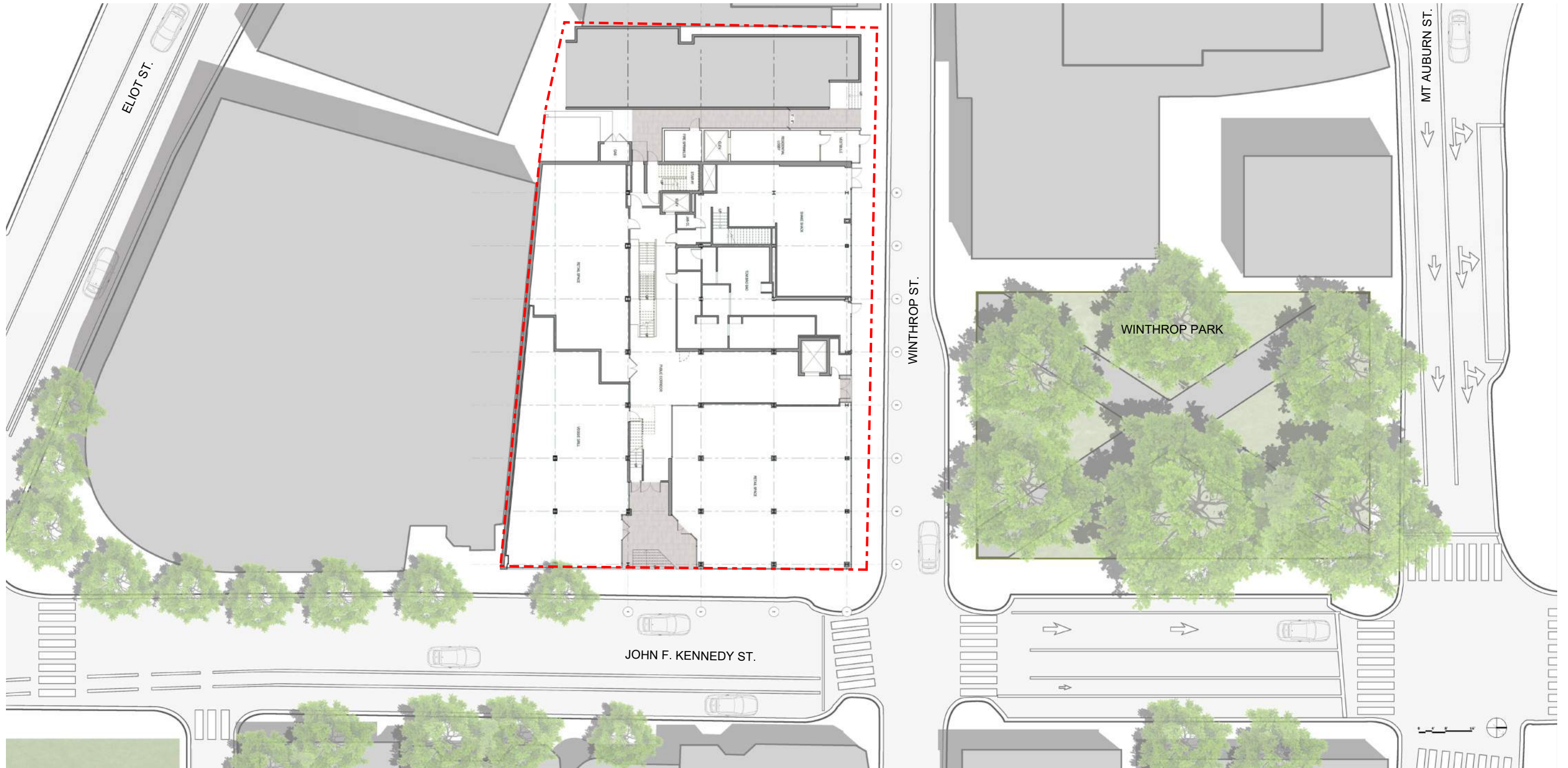








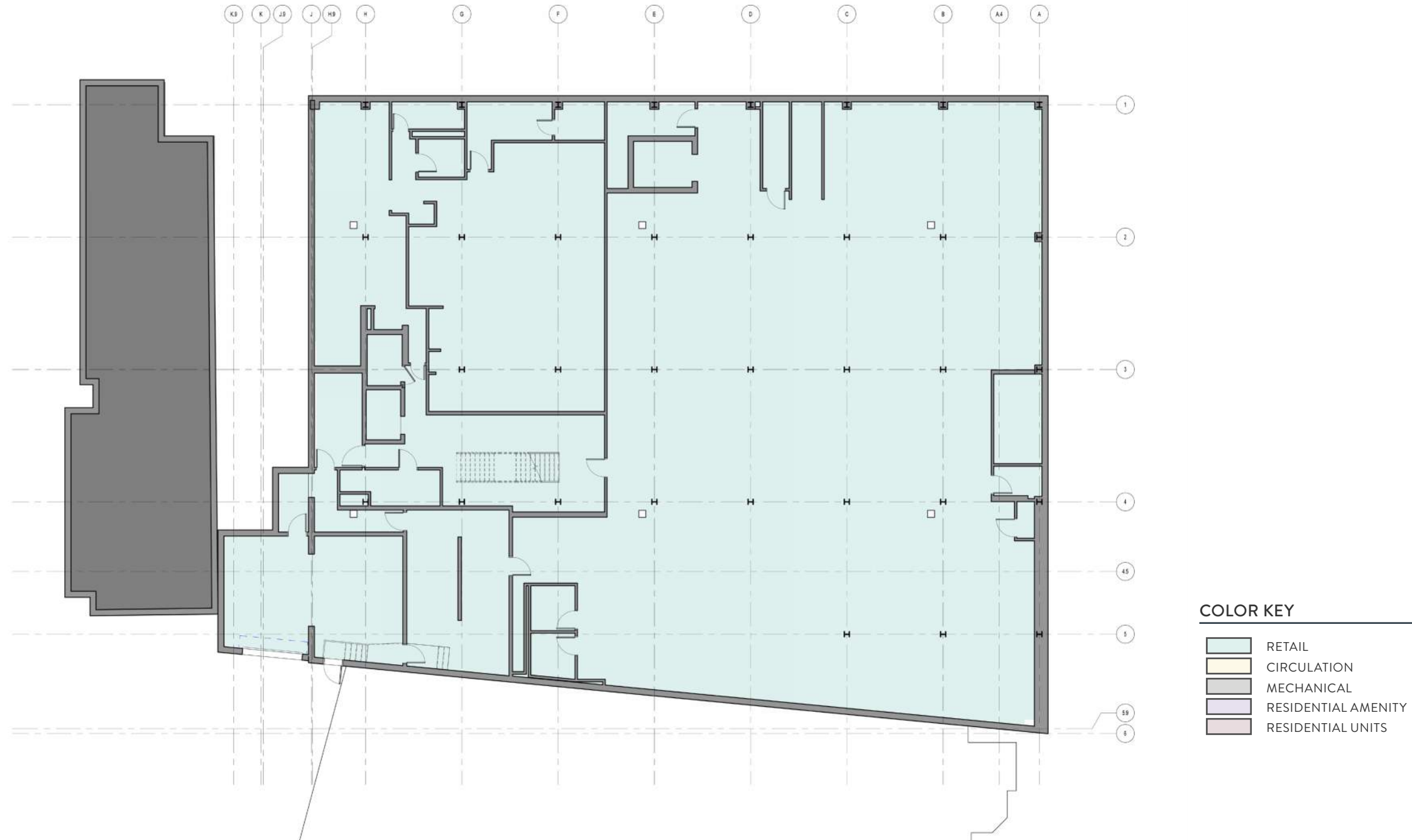
SITE PLAN





# 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





# FLOOR PLAN UPDATES

FIFTH FLOOR PLAN



## AREA CALCULATIONS

GROUND FLOOR (EXISTING)	14,435 SF*
GROUND FLOOR (ADDITION)	505 SF
SECOND FLOOR (EXISTING)	13,843 SF*
THIRD FLOOR (EXISTING)	271 SF*
THIRD FLOOR (ADDITION)	10,902 SF
FOURTH FLOOR (ADDITION)	9,534 SF
FIFTH FLOOR (ADDITION)	8,217 SF
<b>TOTAL AREA</b>	<b>57,707 SF (-1,800 SF)</b>
<b>SITE AREA</b>	<b>17,466 SF</b>
<b>TOTAL FAR</b>	<b>3.30 FAR (-0.11 FAR)</b>
<b>TOTAL UNITS</b>	<b>40 UNITS (-2 UNITS)</b>

\*INCLUDES ADJACENT RESIDENTIAL PARCEL

### COLOR KEY

<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span>	RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:#FFD700; border:1px solid black;"></span>	CIRCULATION
<span style="display:inline-block; width:15px; height:15px; background-color:#808080; border:1px solid black;"></span>	MECHANICAL
<span style="display:inline-block; width:15px; height:15px; background-color:#E6E6FA; border:1px solid black;"></span>	RESIDENTIAL AMENITY
<span style="display:inline-block; width:15px; height:15px; background-color:#800080; border:1px solid black;"></span>	RESIDENTIAL UNITS



# SITE ELEVATIONS

JFK STREET - EXISTING & PROPOSED



JFK STREET - EXISTING



JFK STREET - PREVIOUS



JFK STREET - PROPOSED



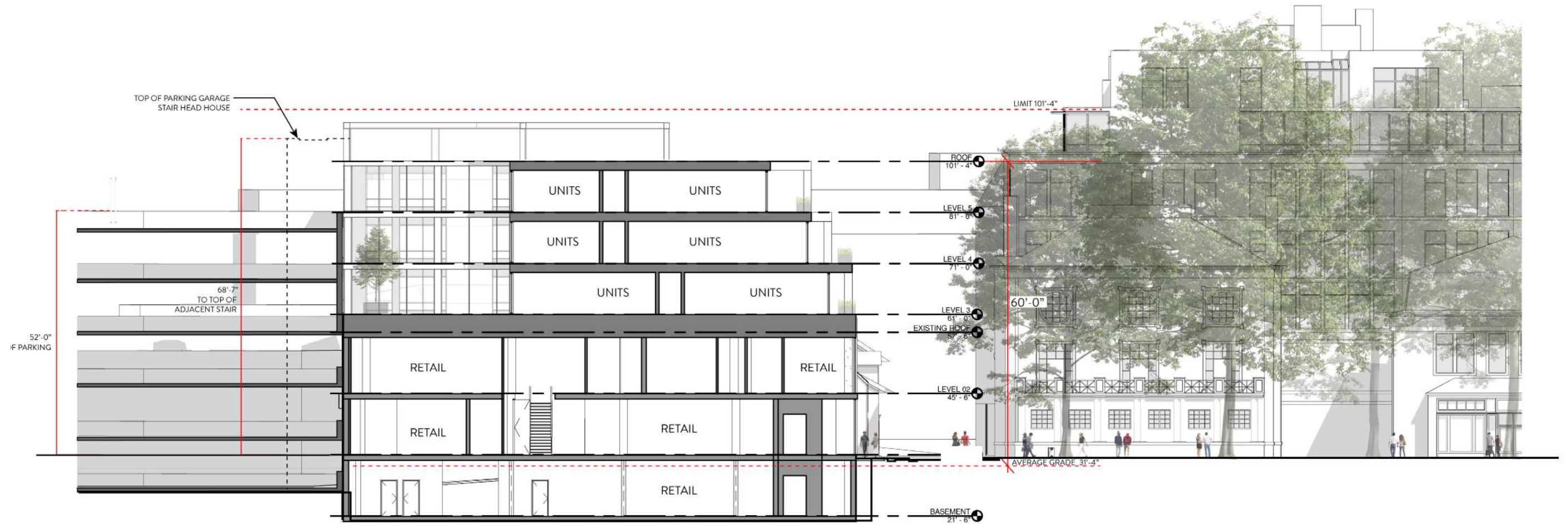
**SITE SECTION**  
THROUGH JFK STREET





# SITE SECTION

THROUGH WINTHROP STREET AT WINTHROP SQUARE





# BUILDING ELEVATIONS

JFK STREET - EXISTING & PROPOSED



JFK STREET - EXISTING

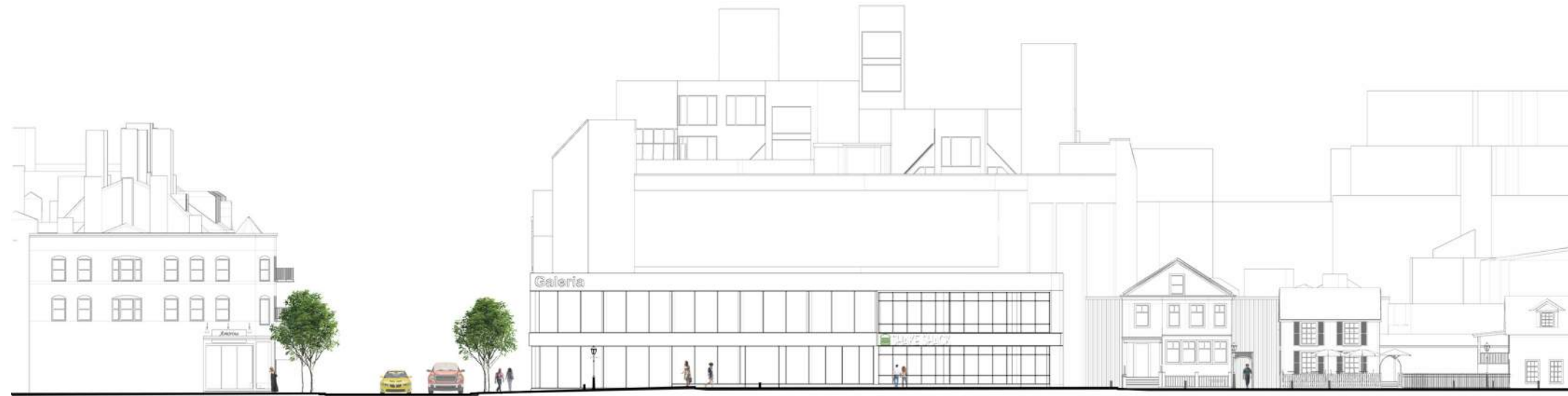


JFK STREET - PROPOSED

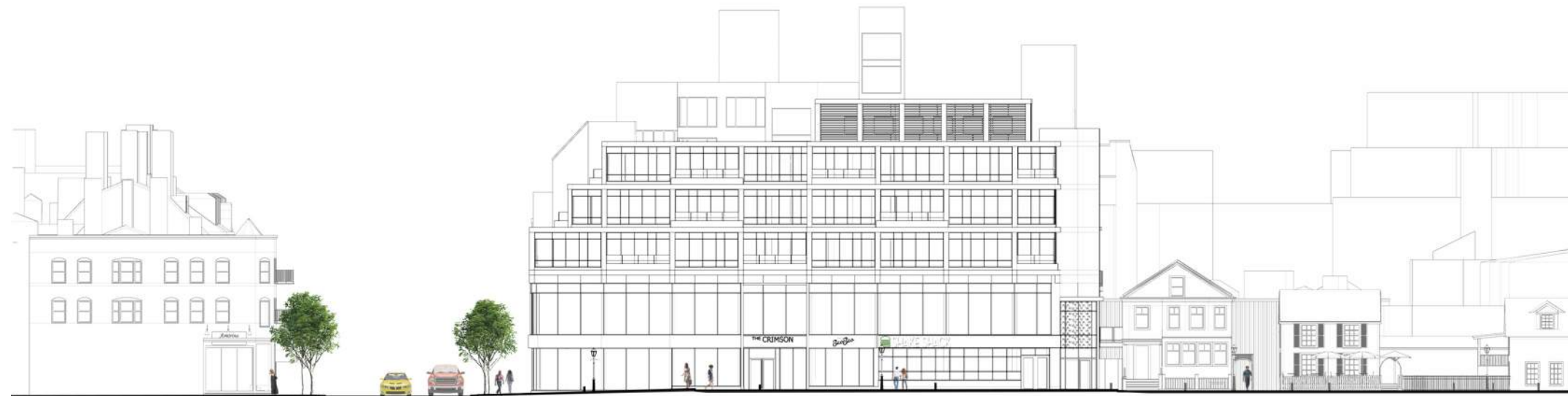


# BUILDING ELEVATIONS

WINTHROP STREET - EXISTING & PROPOSED



WINTHROP STREET - EXISTING

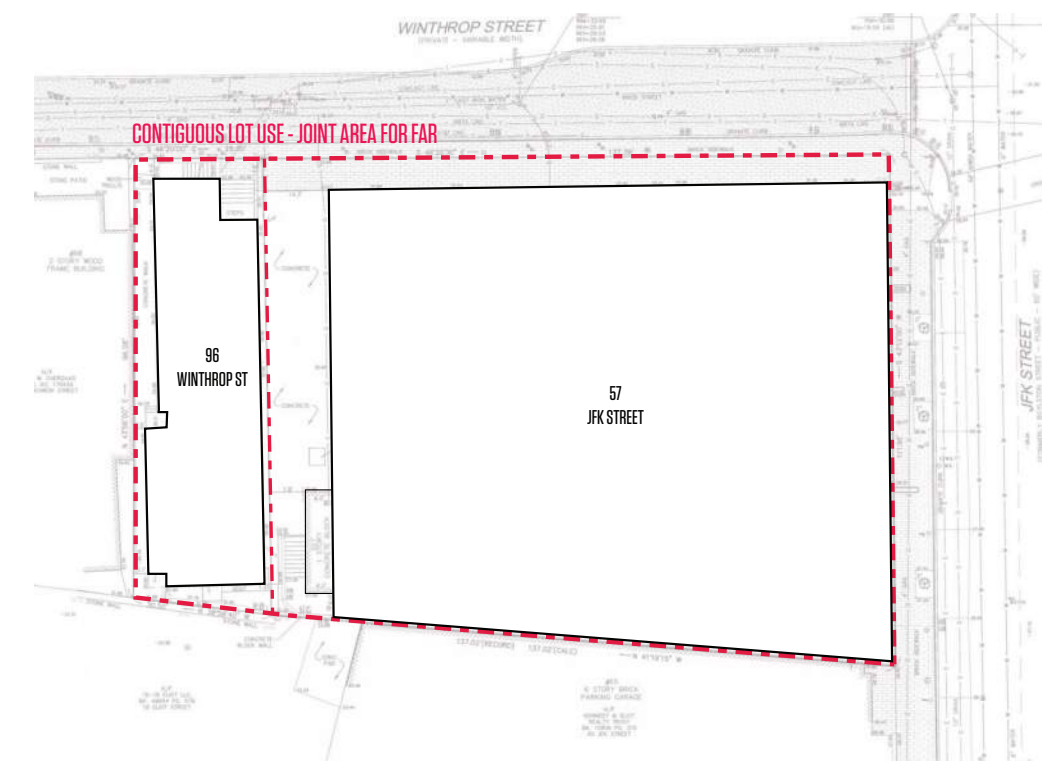
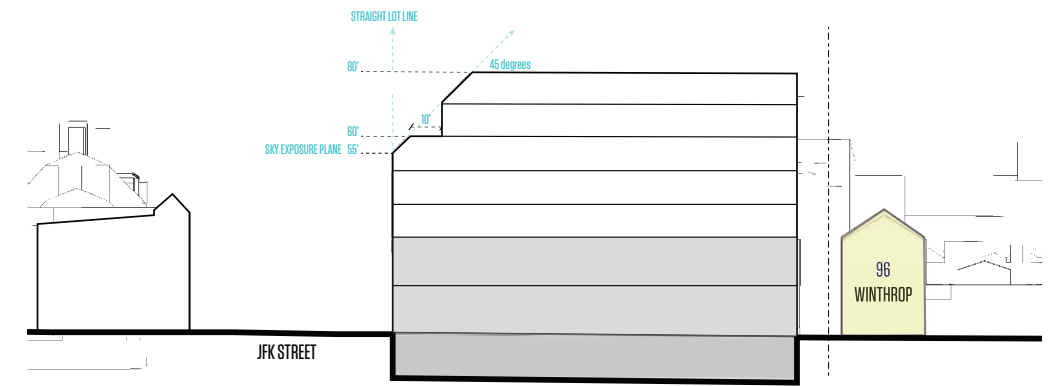
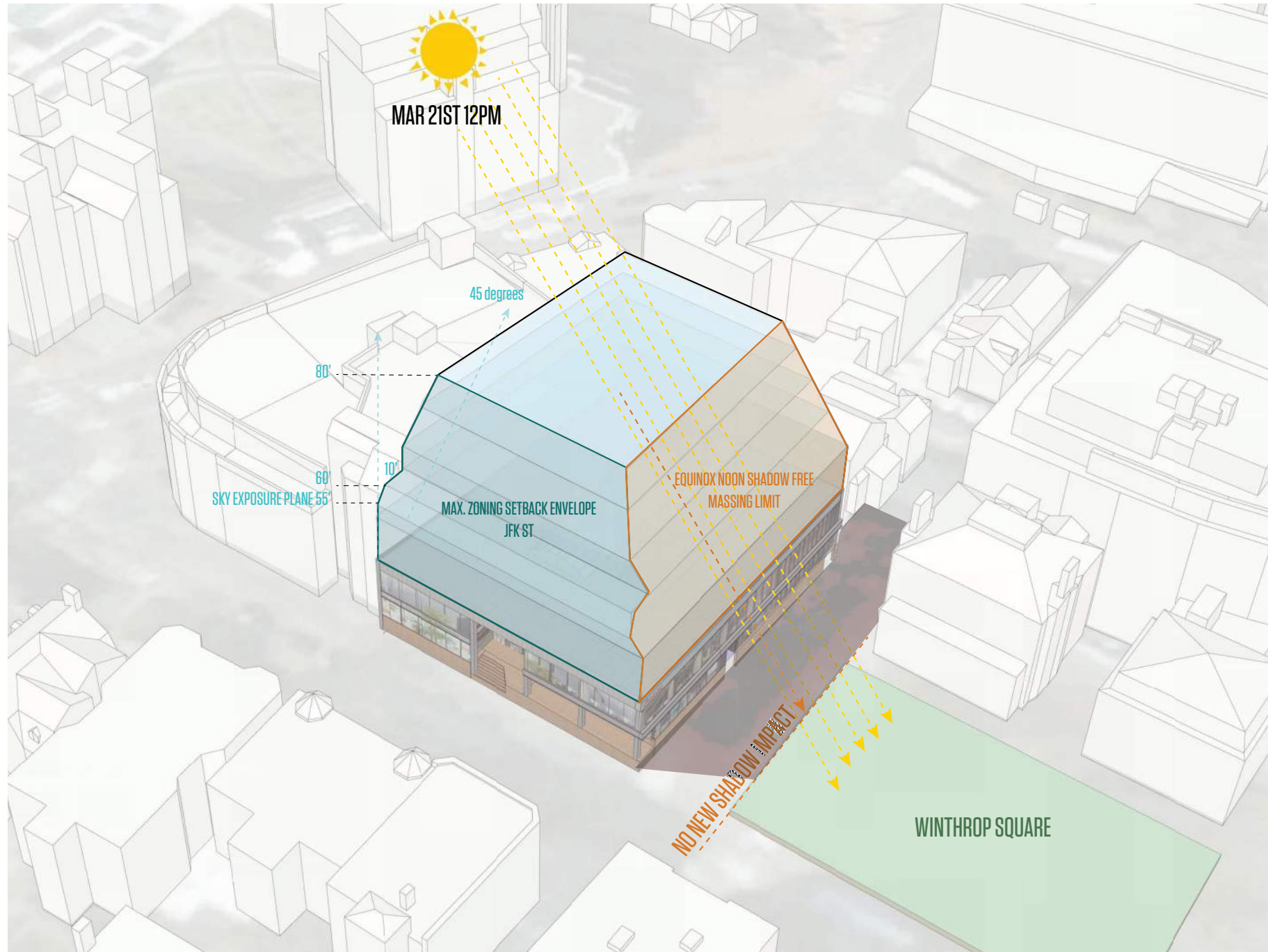


WINTHROP STREET - PROPOSED



# MAXIMUM MASSING ENVELOPE

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





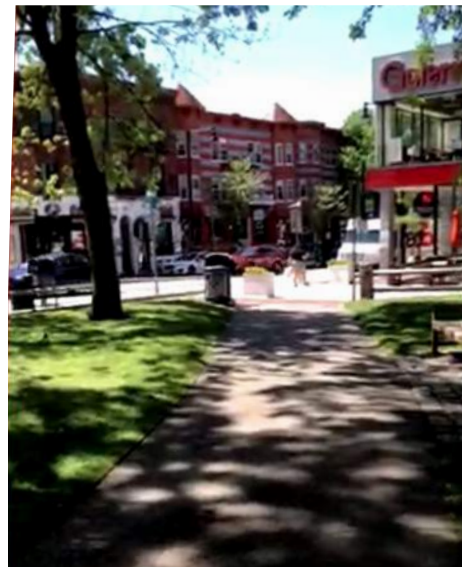
**SHADOW STUDIES**  
EXISTING SHADOWS



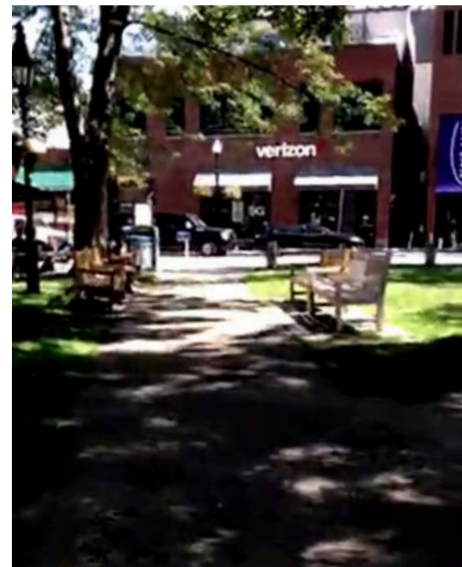
**JUNE 30 - 11:00AM**



**PLAN VIEW FROM GOOGLE EARTH**



**JUNE 30 - 11:00AM**



**TREE HEIGHT FROM GOOGLE EARTH 3D IMAGERY**



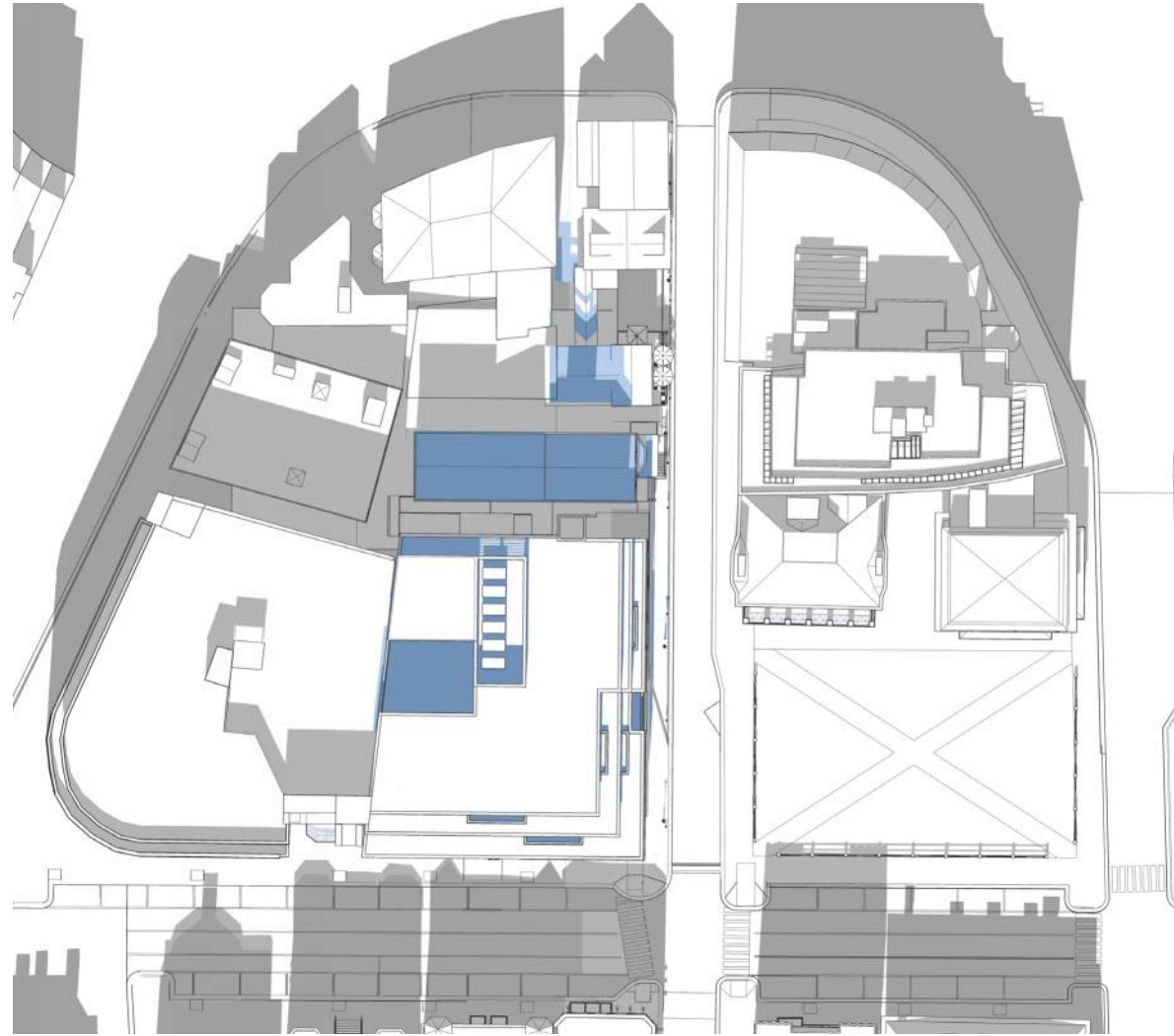
# SHADOW STUDIES

SHADOW IMPACT - PROPOSED MASSING

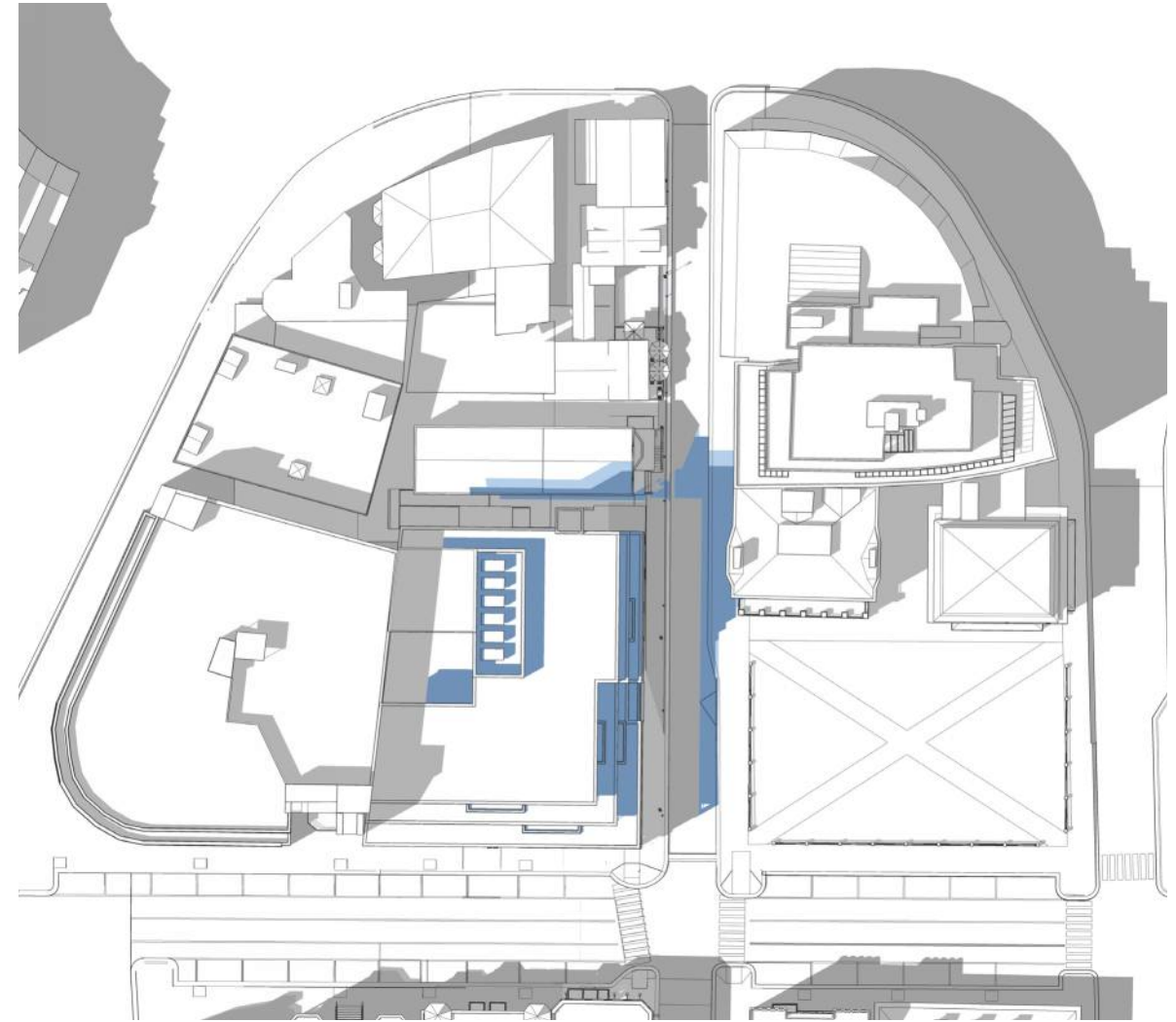
## SPRING EQUINOX - MARCH 20

### KEY LEGEND

- EXISTING SHADOW
- SHADOW IMPACT
- REDUCED SHADOW IMPACT FROM LOWERED HEIGHT



9:00 AM SHADOW



12:00 PM SHADOW



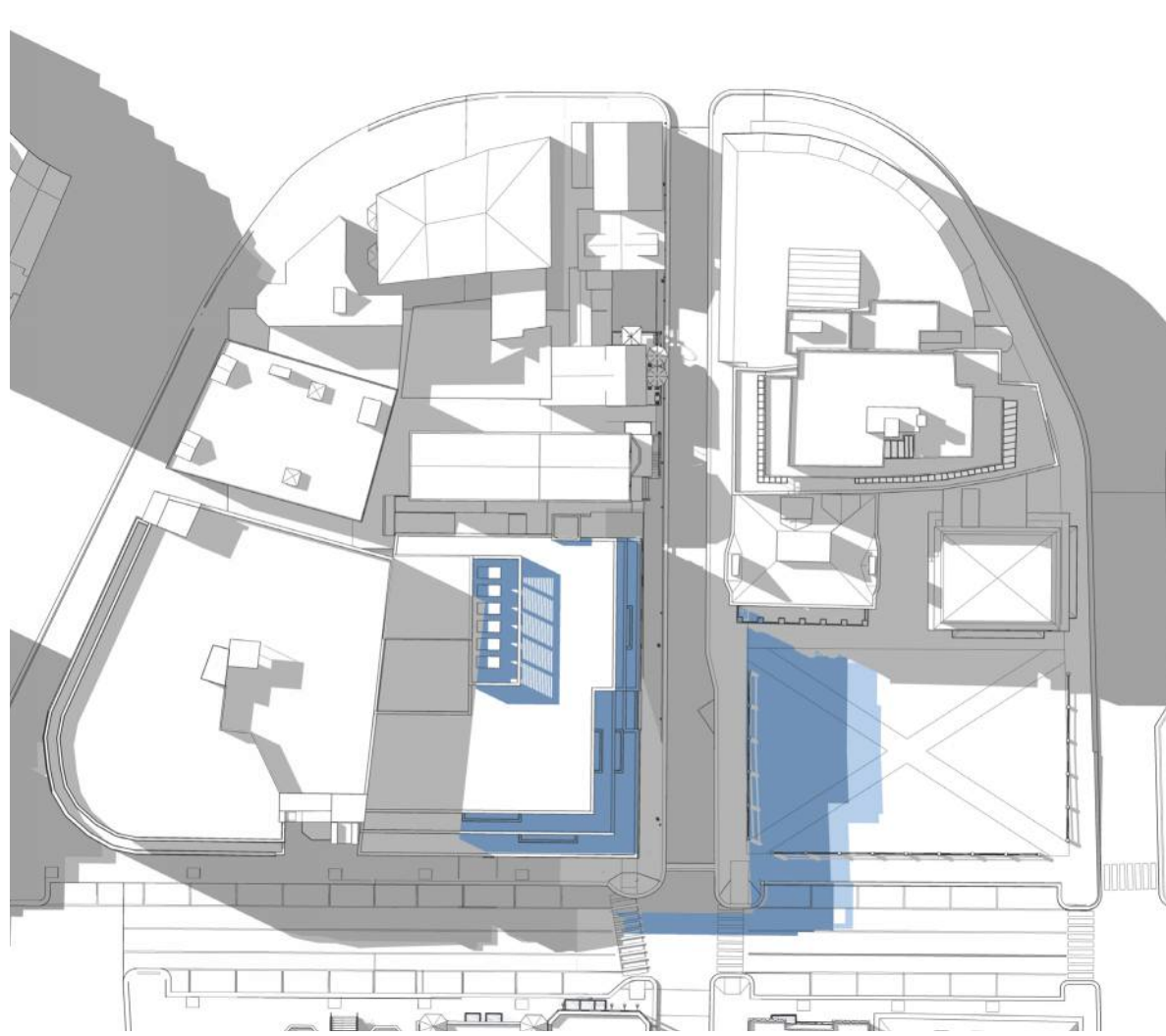
# SHADOW STUDIES

SHADOW IMPACT - PROPOSED MASSING

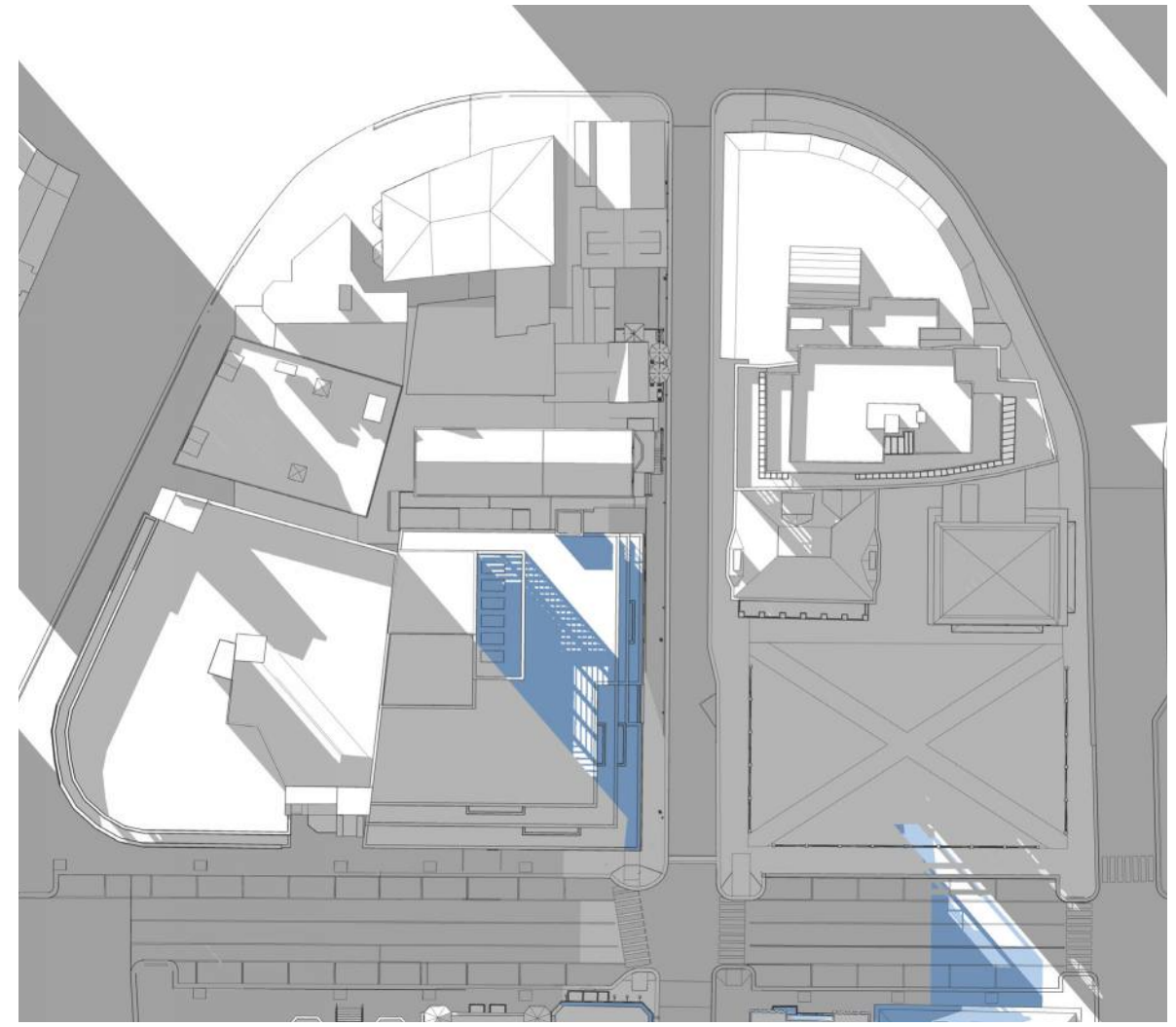
## SPRING EQUINOX - MARCH 20

### KEY LEGEND

- EXISTING SHADOW
- SHADOW IMPACT
- REDUCED SHADOW IMPACT FROM LOWERED HEIGHT



3:00 PM SHADOW



5:00 PM SHADOW



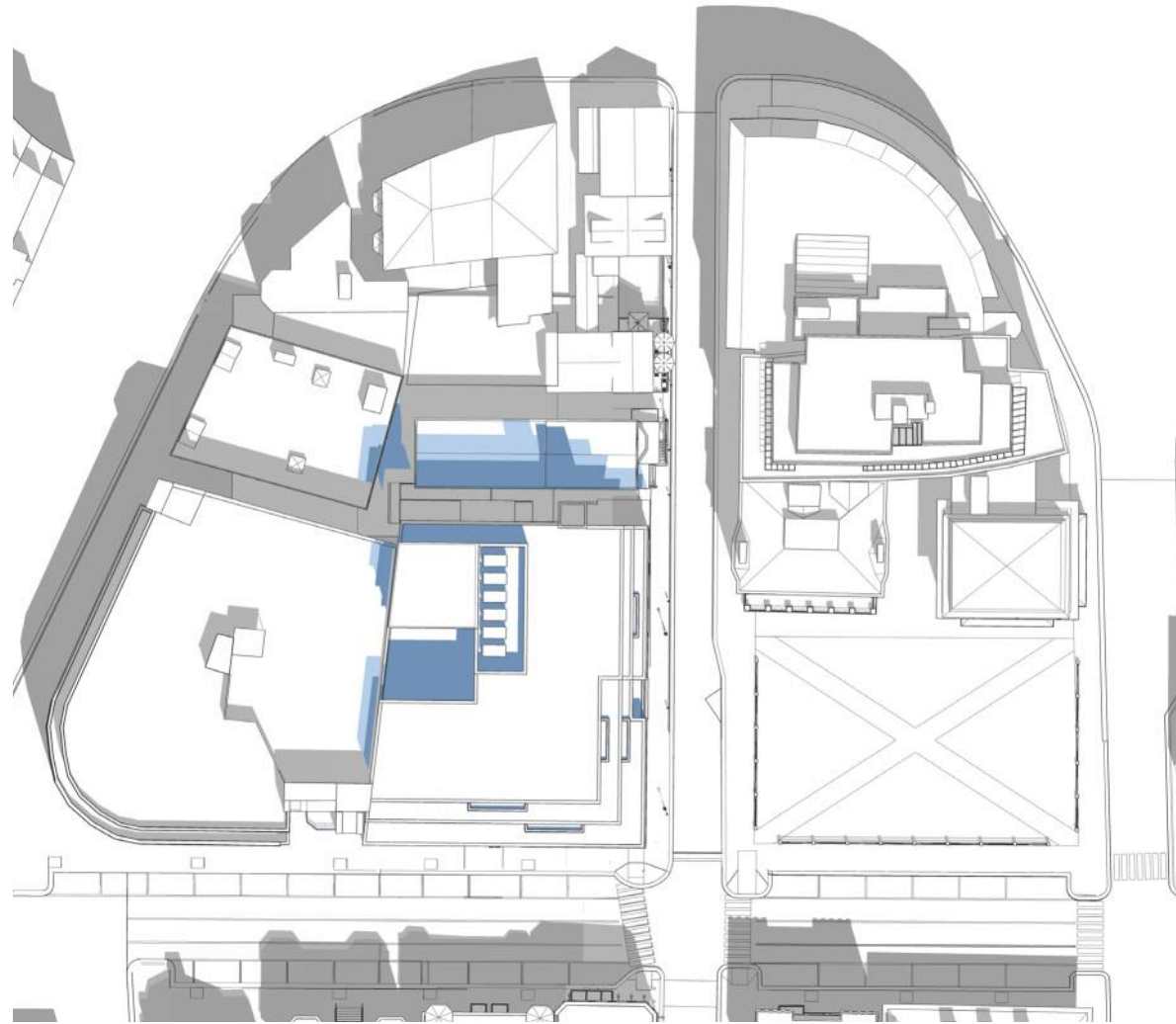
# SHADOW STUDIES

SHADOW IMPACT - PROPOSED MASSING

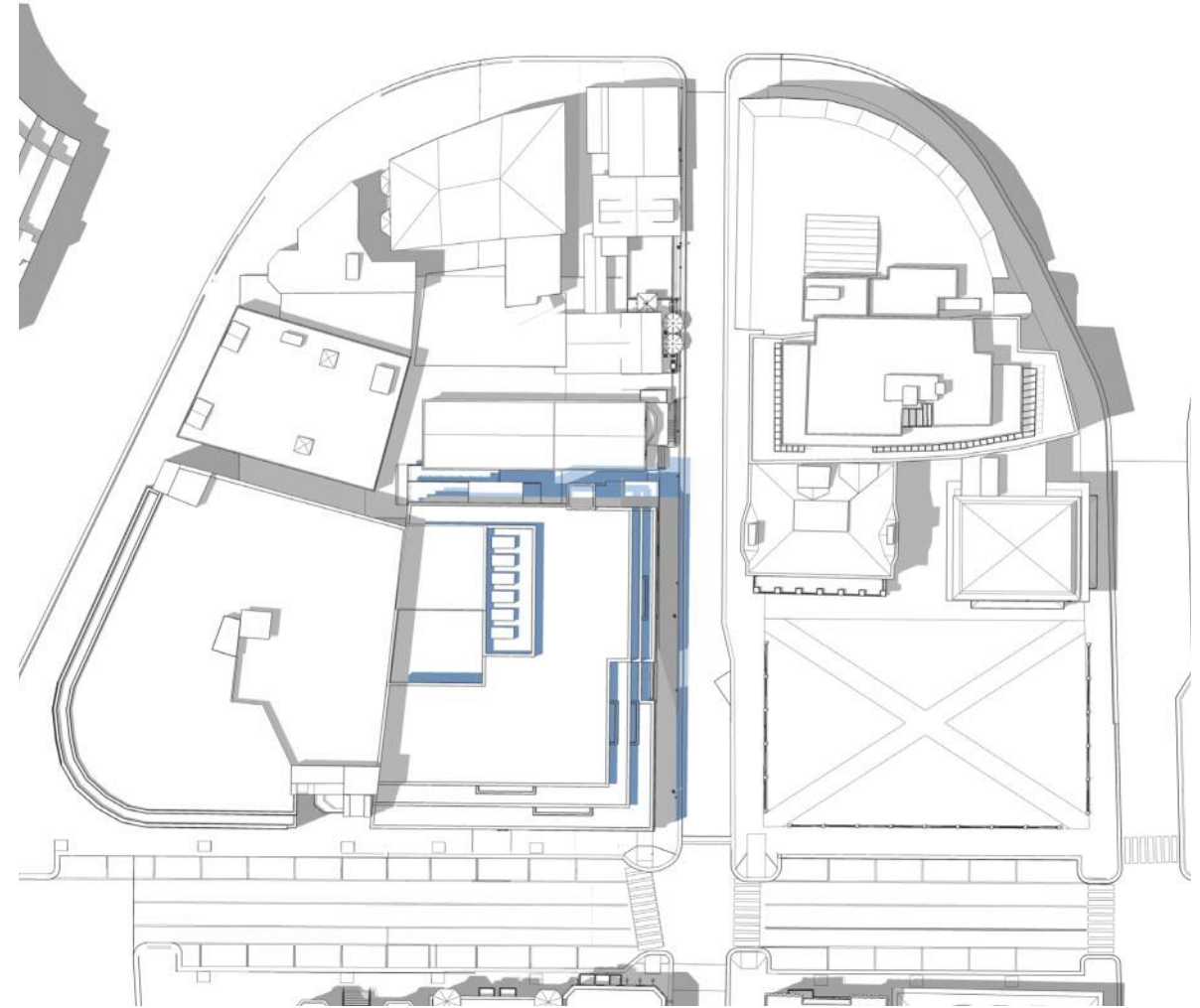
## SUMMER SOLSTICE - JUNE 20

### KEY LEGEND

- EXISTING SHADOW
- SHADOW IMPACT
- REDUCED SHADOW IMPACT FROM LOWERED HEIGHT



9:00 AM SHADOW



12:00 PM SHADOW



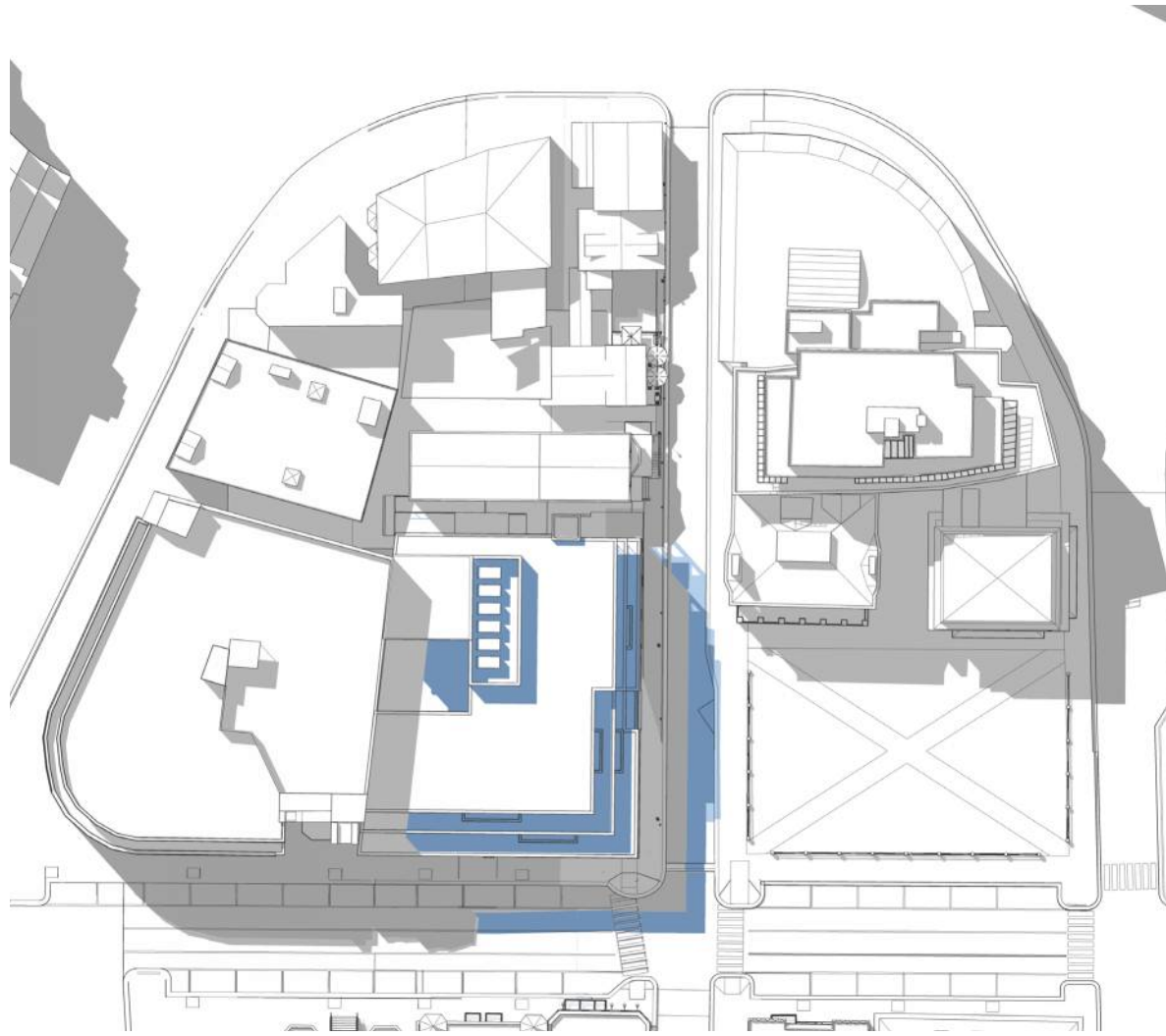
# SHADOW STUDIES

SHADOW IMPACT - PROPOSED MASSING

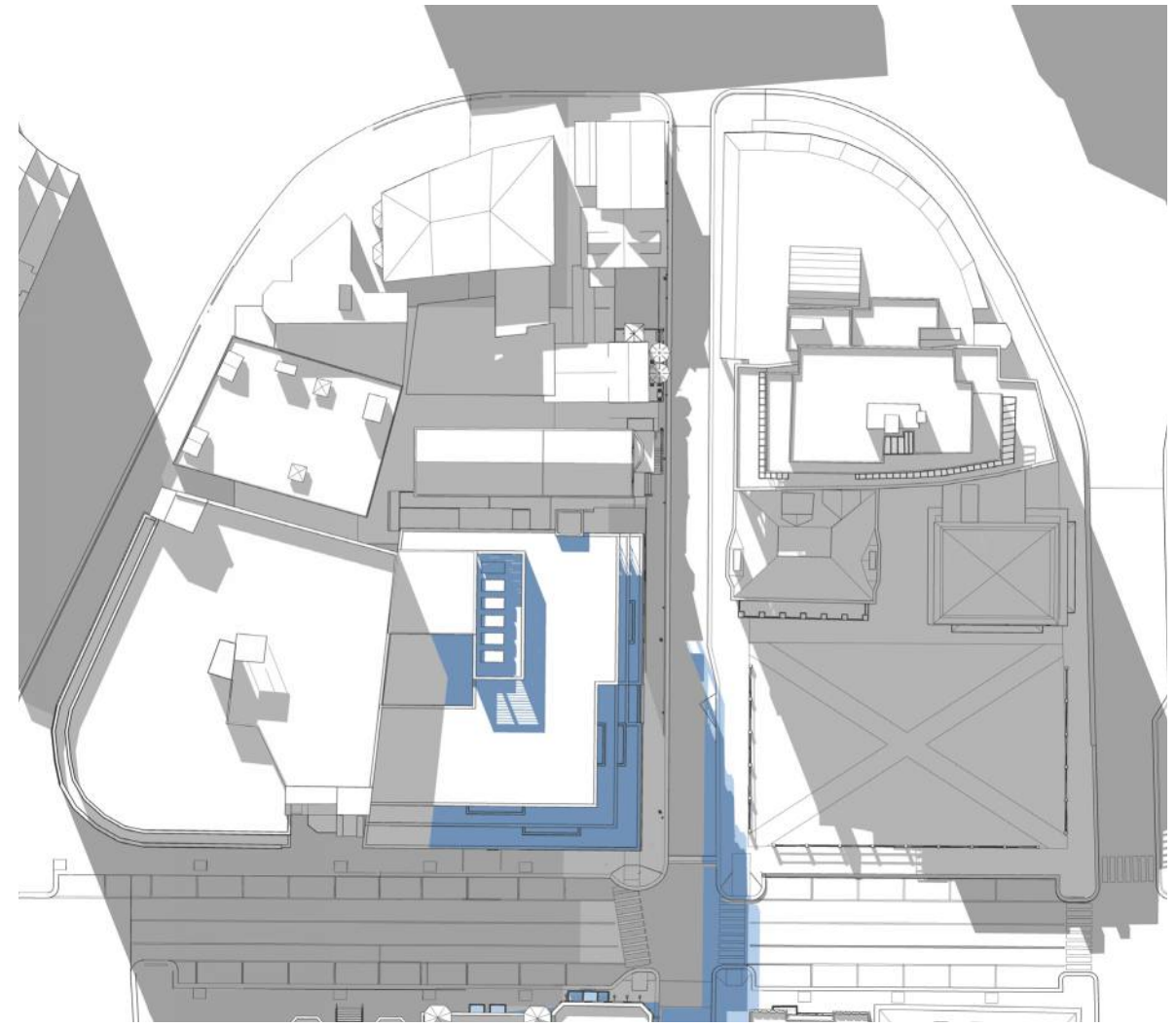
## KEY LEGEND

- EXISTING SHADOW
- SHADOW IMPACT
- REDUCED SHADOW IMPACT FROM LOWERED HEIGHT

### SUMMER SOLSTICE - JUNE 20



3:00 PM SHADOW



5:00 PM SHADOW



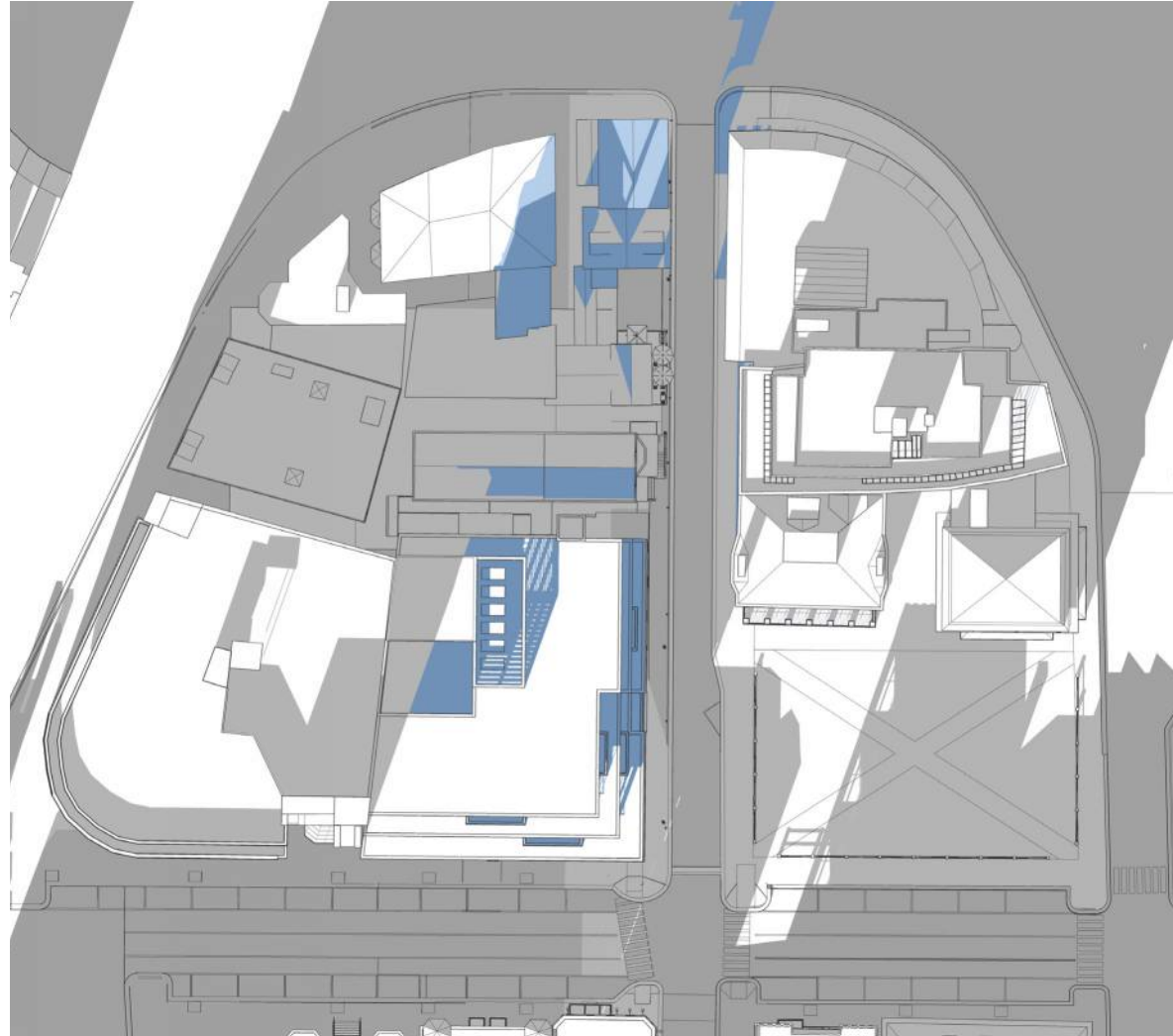
# SHADOW STUDIES

SHADOW IMPACT - PROPOSED MASSING

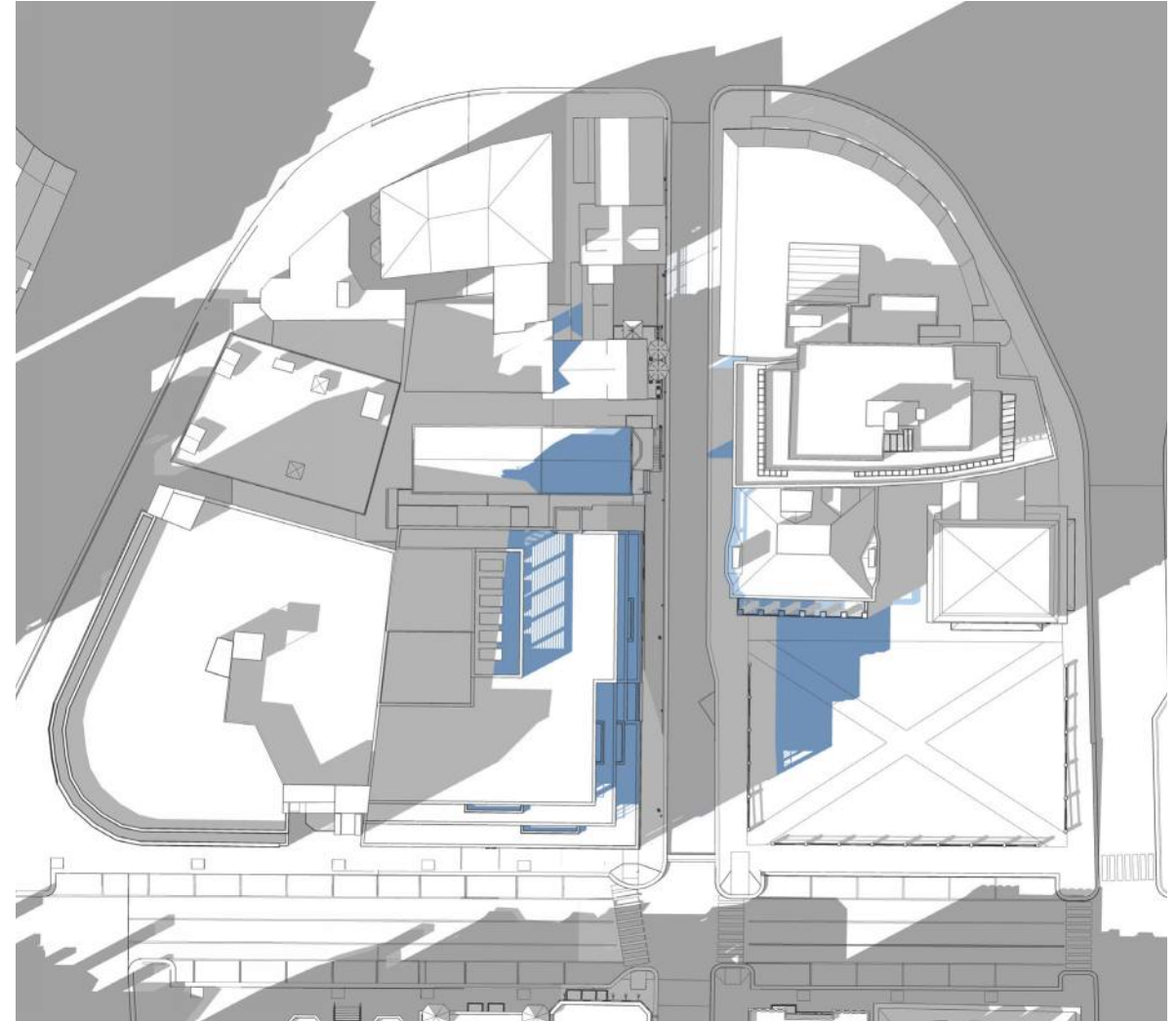
## KEY LEGEND

- EXISTING SHADOW
- SHADOW IMPACT
- REDUCED SHADOW IMPACT FROM LOWERED HEIGHT

### WINTER SOLSTICE - DECEMBER 21



9:00 AM SHADOW



12:00 PM SHADOW



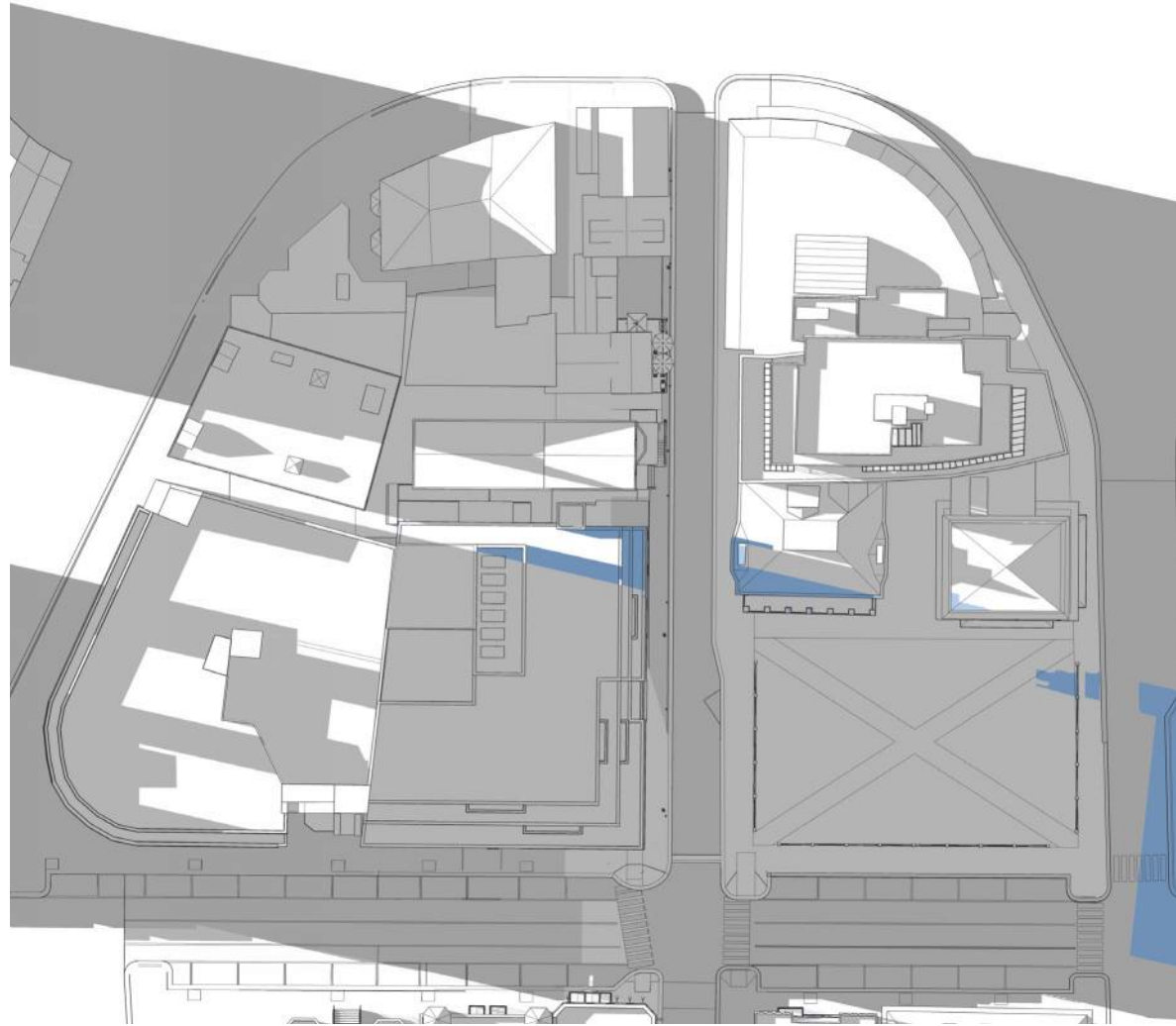
# SHADOW STUDIES

SHADOW IMPACT - PROPOSED MASSING

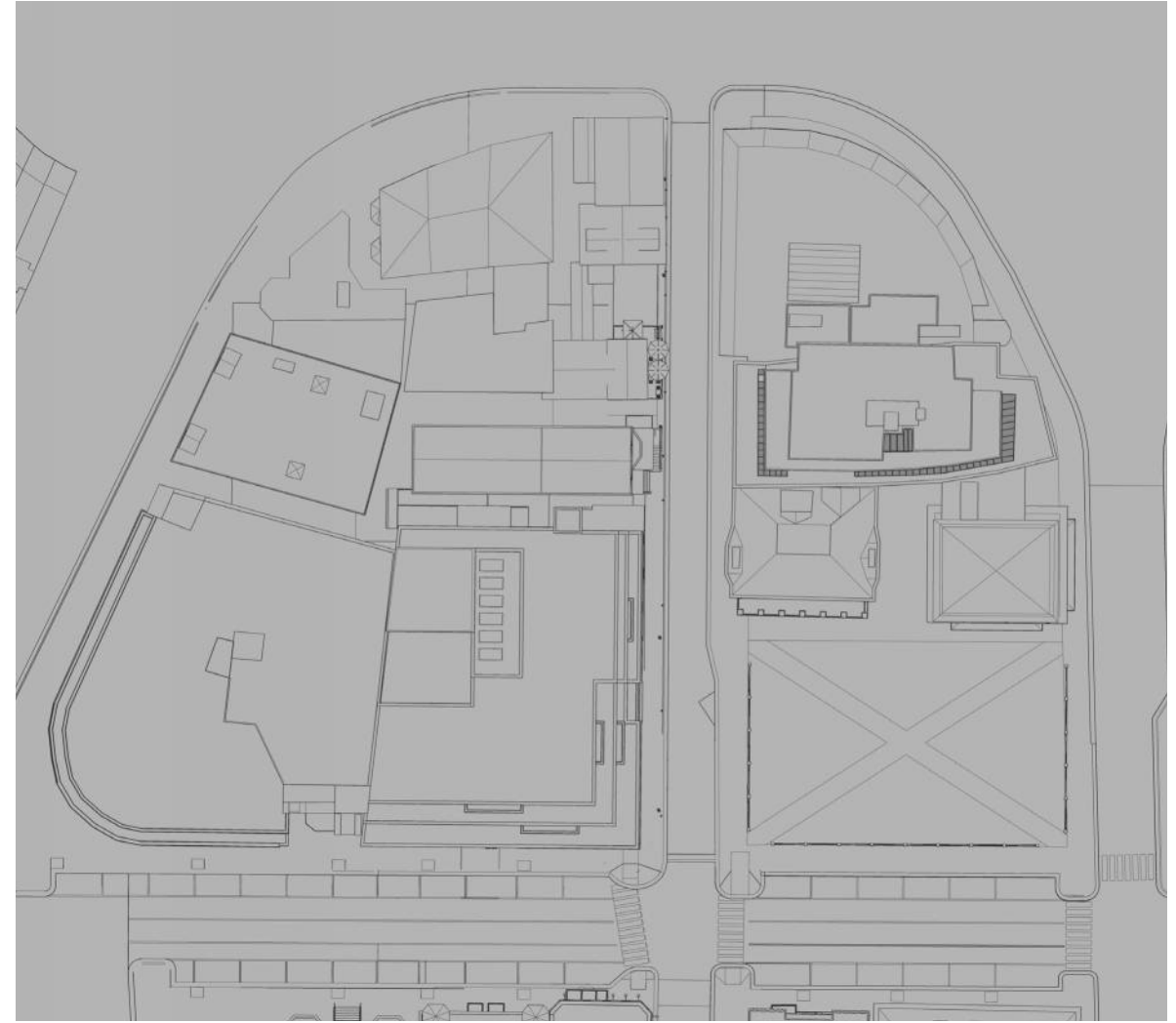
## KEY LEGEND

- EXISTING SHADOW
- SHADOW IMPACT
- REDUCED SHADOW IMPACT FROM LOWERED HEIGHT

### WINTER SOLSTICE - DECEMBER 21



3:00 PM SHADOW



5:00 PM SHADOW



**MATERIALITY**  
PROPOSED





