

57 JFK STREET - CAMBRIDGE, MA

CAMBRIDGE HISTORIC COMMISSION - 11-03-2022

PREVIOUS DESIGN - Previously Presented Design Updates



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

- 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

ENTRY ENHANCEMENTS
USING SIGNAGE TO IMPROVE JFK ENTRY

PREVIOUS DESIGN - Views from JFK Street & Winthrop

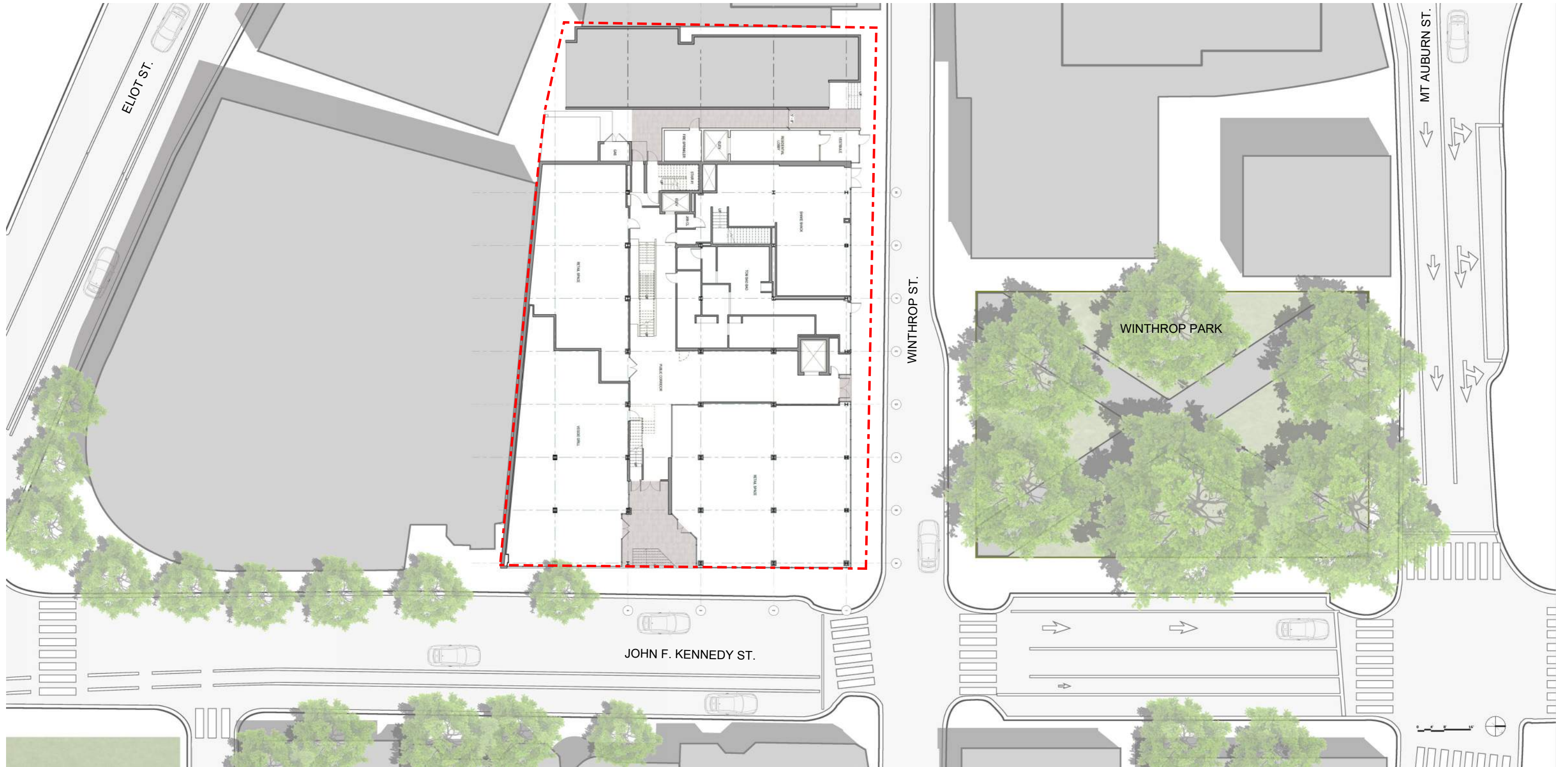


PREVIOUS DESIGN - View from Corner of JFK St. & Winthrop St.

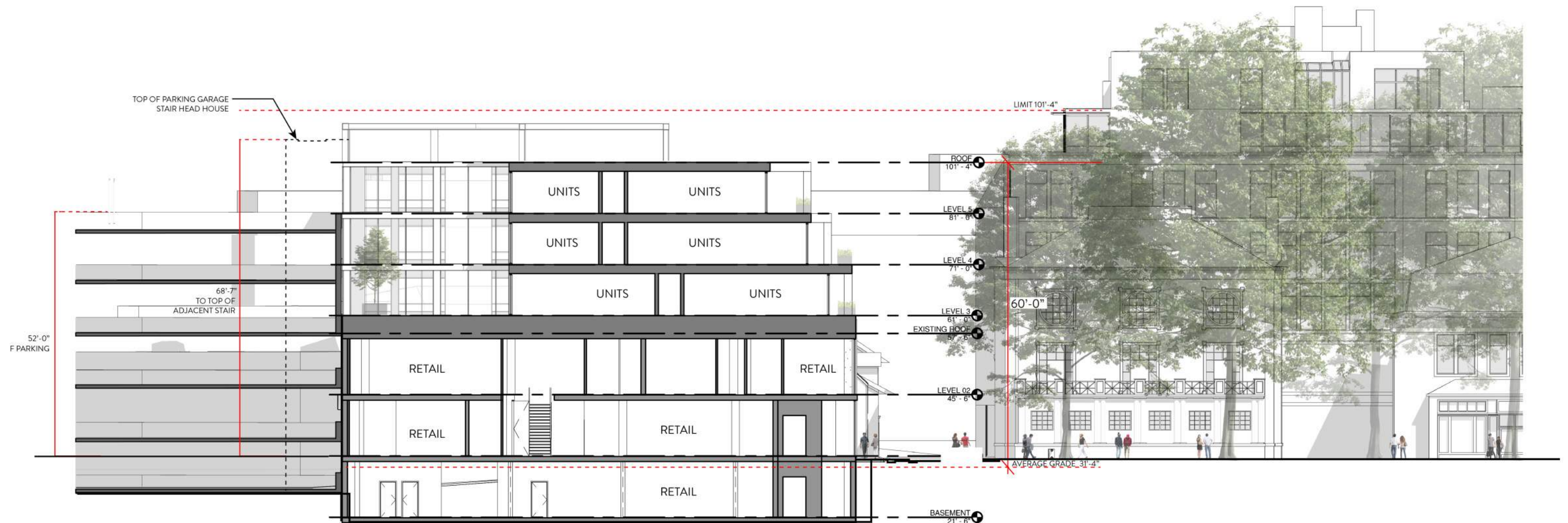


NELSON

PREVIOUS DESIGN - Site Plan



PREVIOUS DESIGN - Site Section - Through Winthrop St. & Park



PREVIOUS DESIGN - Building Elevations

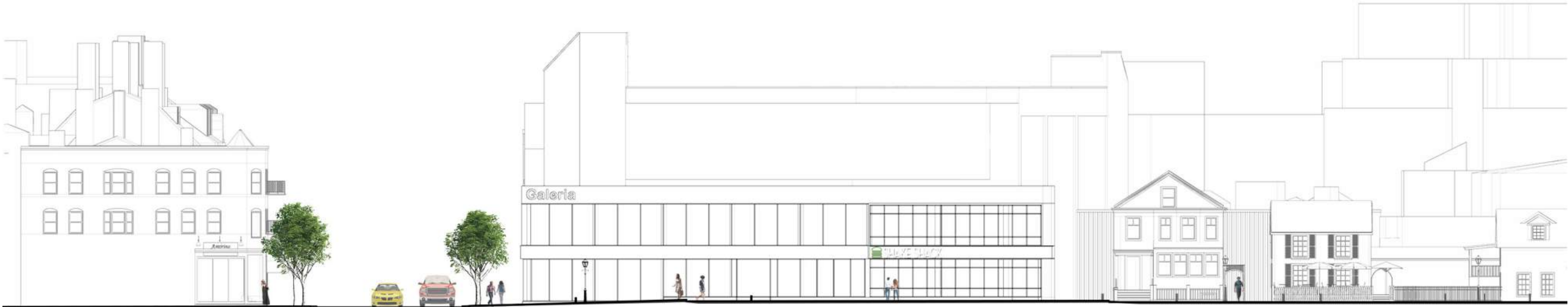


JFK STREET - EXISTING



JFK STREET - PROPOSED

PREVIOUS DESIGN - Building Elevations



WINTHROP STREET - EXISTING



WINTHROP STREET - PROPOSED

UPDATED ITEMS SINCE LAST CHC MEETING

1. SITE IMPROVEMENTS

- Planter specification & location on Winthrop St. confirmed w/ City Urban Design Representatives

2. ADDED SHORT TERM BICYCLE - Short-term bicycle parking defined & located on Winthrop Street

3. FLOOR PLAN IMPROVEMENTS

- Reduction from 40 Units to 38 Units
- Creation of two 2-Bedroom Units per Cambridge Housing request
- Addition of long-term bicycle parking room in existing retail podium
- Balconies added and made functional
- Mechanical Coordination & Roof Screen defined

4. SECTION & ELEVATION UPDATES

- Building Height increased from 60' to 65'
- Materiality further defined / expanded
- Updated roof membrane system - High Albedo roofing membrane throughout

5. ADDITIONAL VIEWS

- New perspectives added for the Residential terraces
- New view from Winthrop Street & Winthrop Park

CURRENT DESIGN - Site Improvements - Site Plan



CURRENT DESIGN - Site Improvements - Planters & Short-Term Bicycle Parking



SITE PLAN

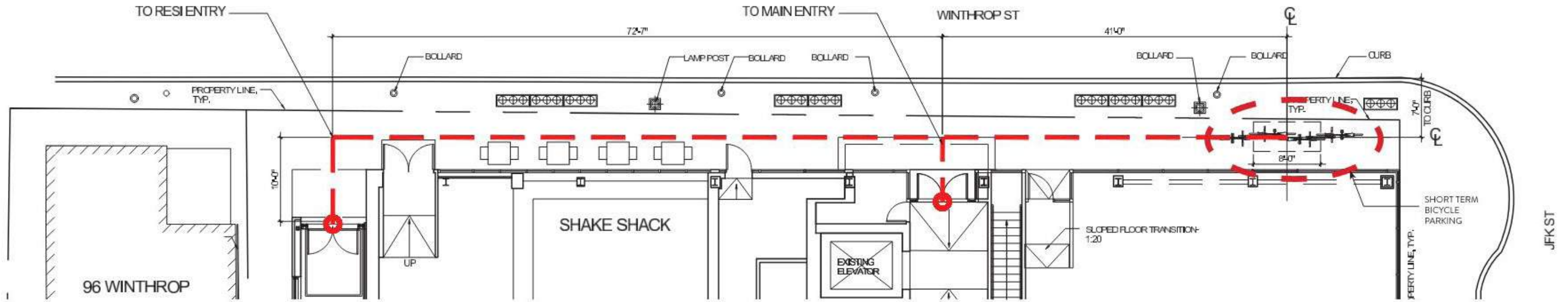


WINTHROP STREET RENDERING

PLANTER
 MANUFACTURER: LANDSCAPE FORMS
 STAINLESS STEEL AND PAINTED STEEL
 17W X 24H X 48L



CURRENT DESIGN - Site Improvements - Short-Term Bicycle Parking

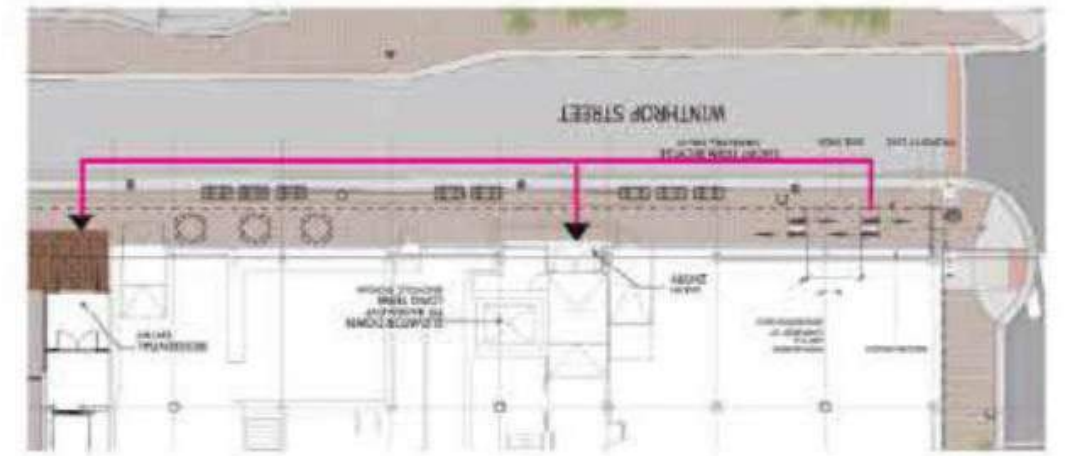


Residential Use Type	Minimum Required Bicycle Parking (see pg. 7 for more details)	
	Long-Term	Short-Term
Single family dwellings	No minimum	No minimum
Two-family dwellings		
Row houses, townhouses		
Townhouse dwellings	1.00 space per unit for the first 20 units in a building;	0.10 space per unit on a lot (for lots with 4 or more units)
Multifamily dwellings	1.05 spaces per unit for additional units	

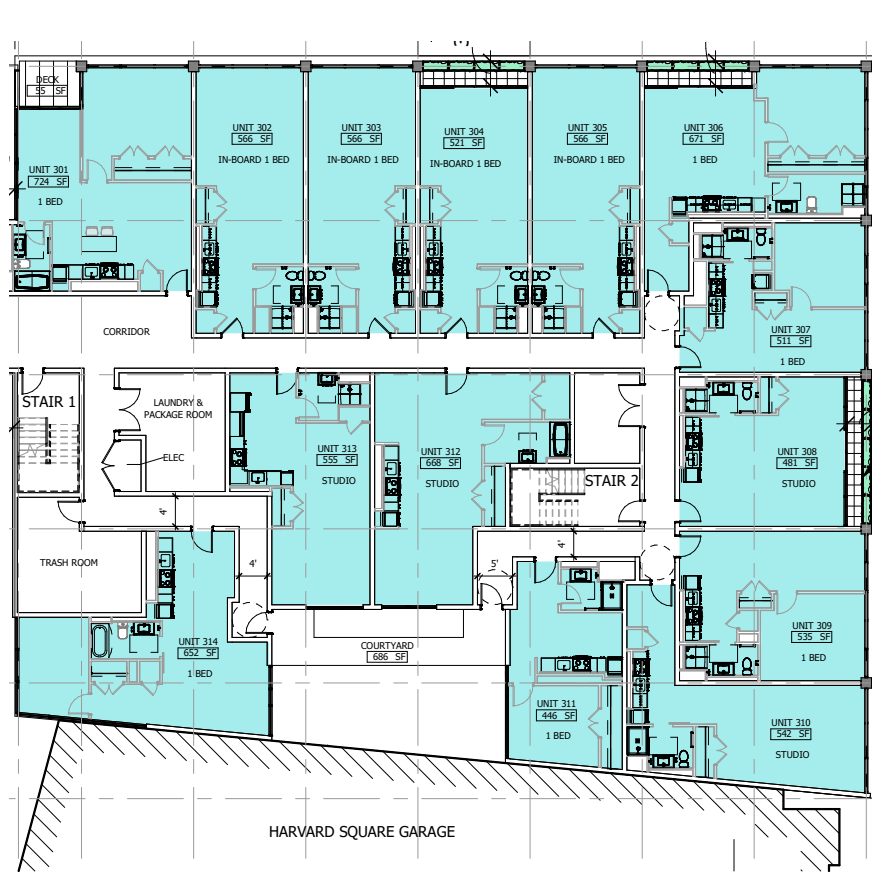
39 units x 0.10 space per unit = 3.8
4 Short Term Spaces Provided



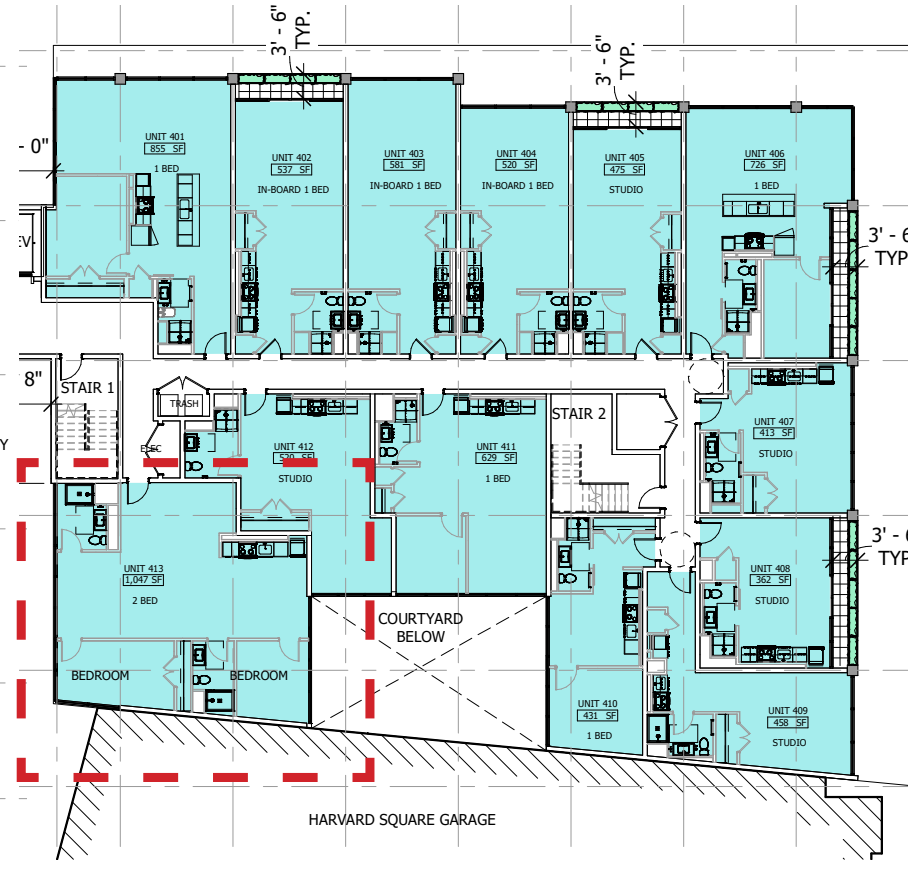
Bicycle Rack



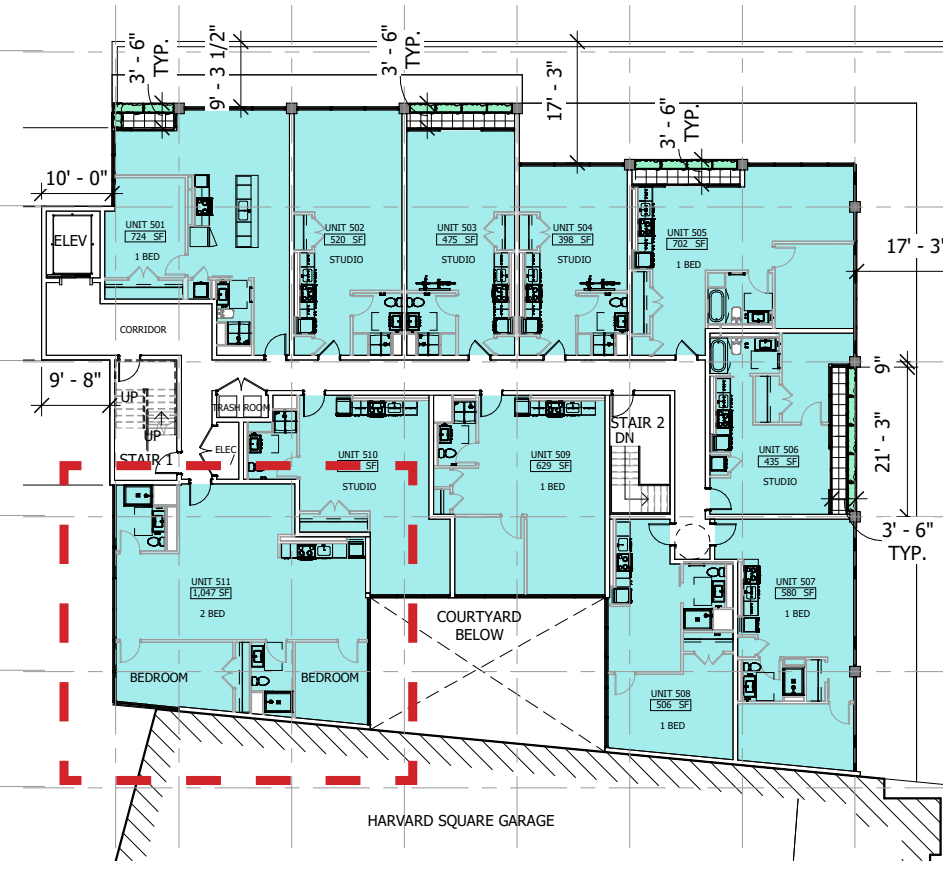
CURRENT DESIGN - Floor Plan Improvements - 2-Bed Units - Reduced Unit Count to 38



3RD FLOOR

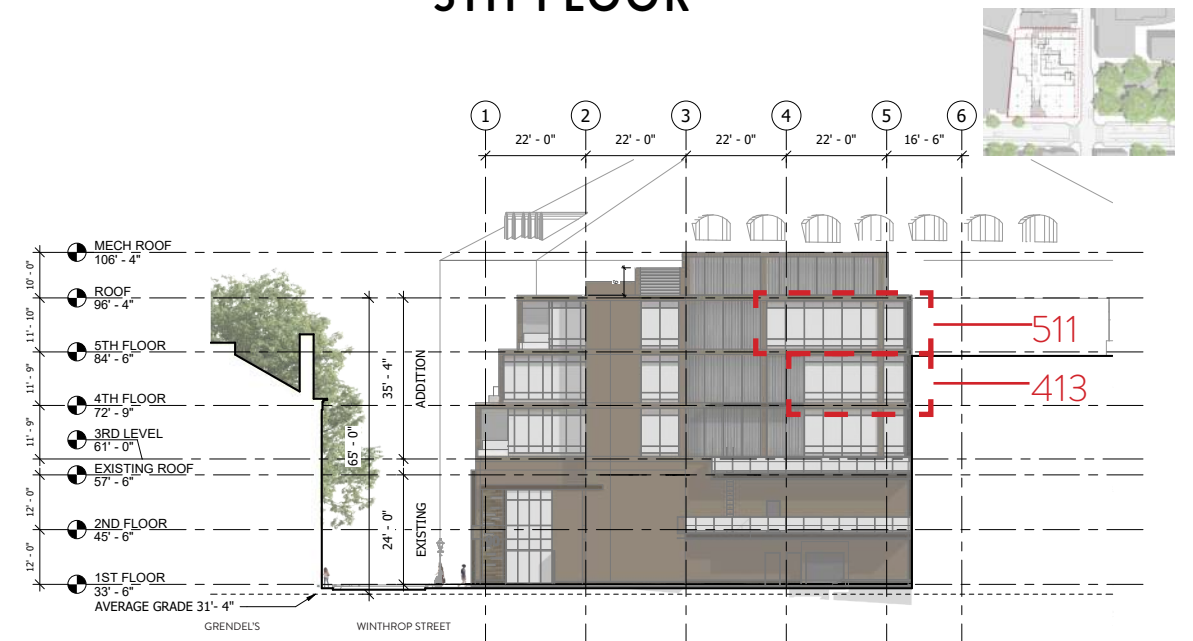
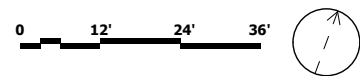


4TH FLOOR

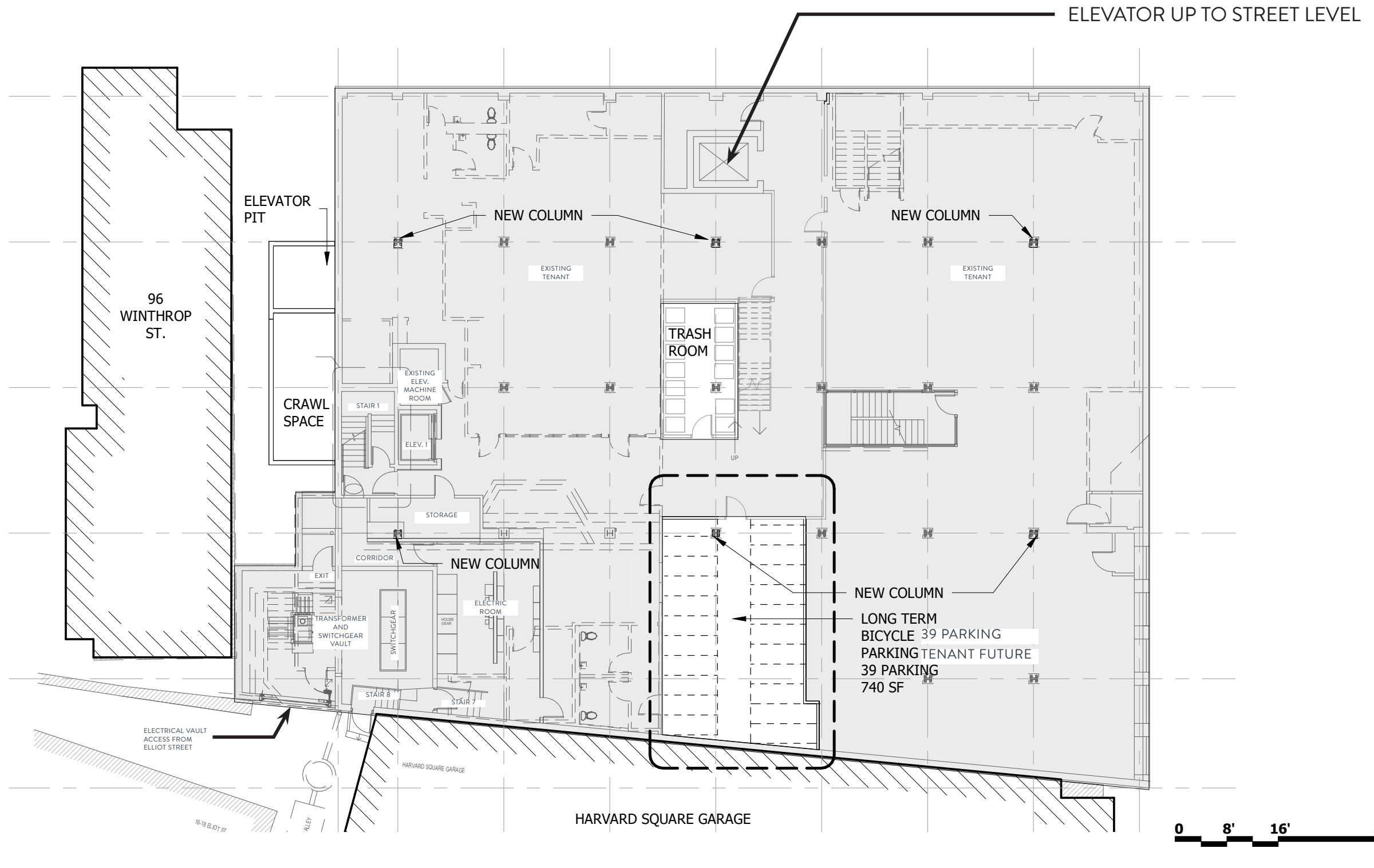


5TH FLOOR

AREAS_FLOOR GROSS	
Name	Area
5TH FLOOR GSF	8,621 SF
4TH FLOOR GSF	10,005 SF
3RD FLOOR GSF	11,525 SF
Grand total	30,150 SF



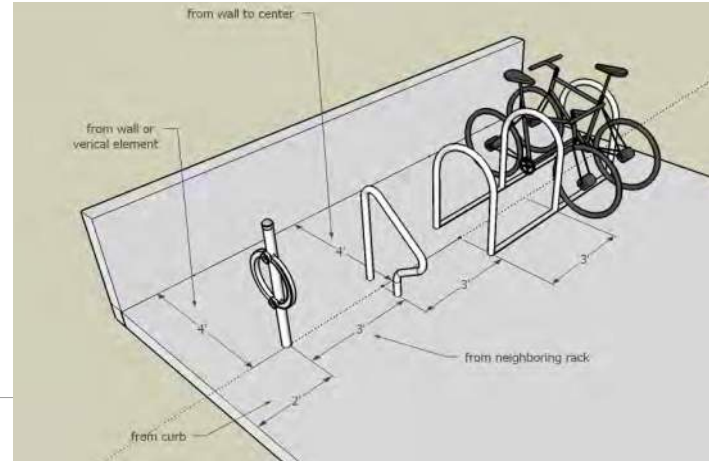
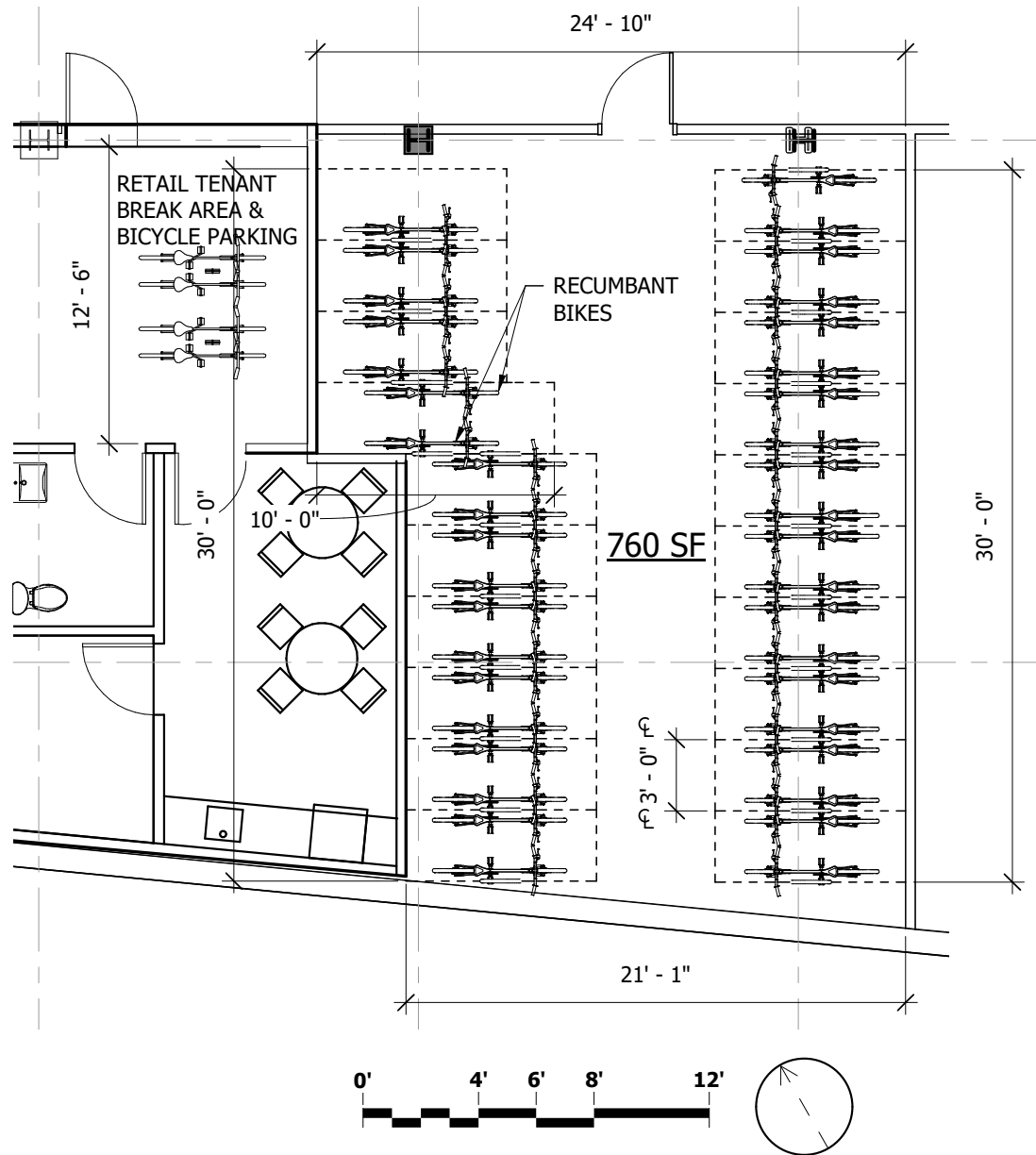
CURRENT DESIGN - Floor Plan Improvements - Long-Term Bicycle Parking



CURRENT DESIGN - Floor Plan Improvements - Long-Term Bicycle Parking

LONG TERM BIKE PARKING		
LEVEL	APARTMENT UNIT	BIKE PARKING COUNT
3-5	0	0
BASEMENT	-	39
TOTAL		39

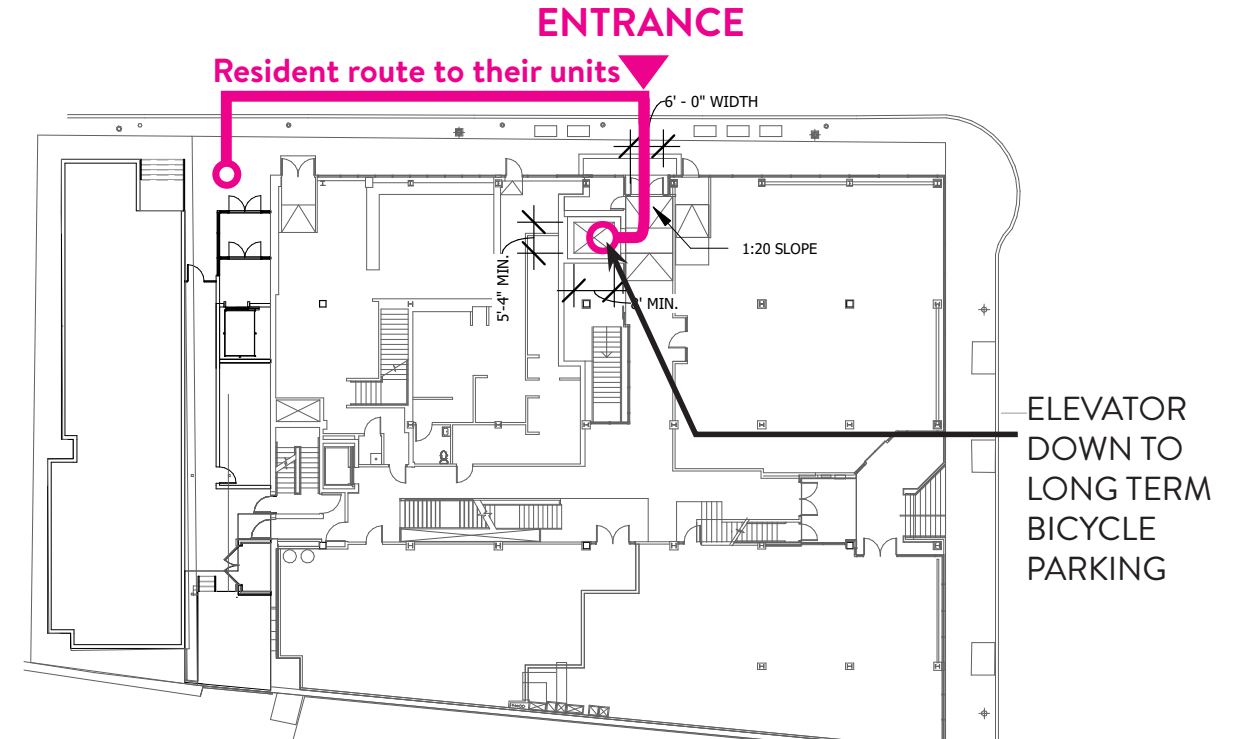
1 SPACE / UNIT FOR FIRST 20
 1.05 / ADDITIONAL UNITS ABOVE
 20
 20 UNITS @ 1.0 = 20
 18 UNITS @ 1.05 = 18.9
38.9 SPACES REQUIRED



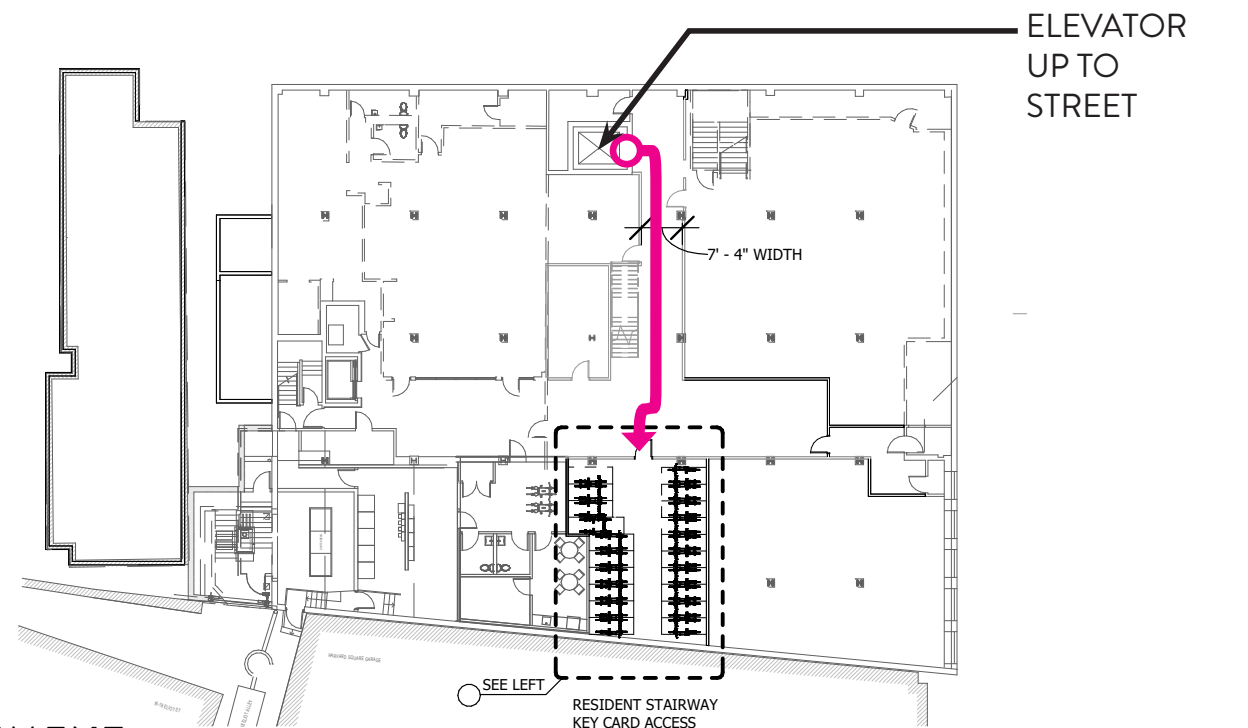
Bicycle Rack Types and Clearances



Bicycle Rack

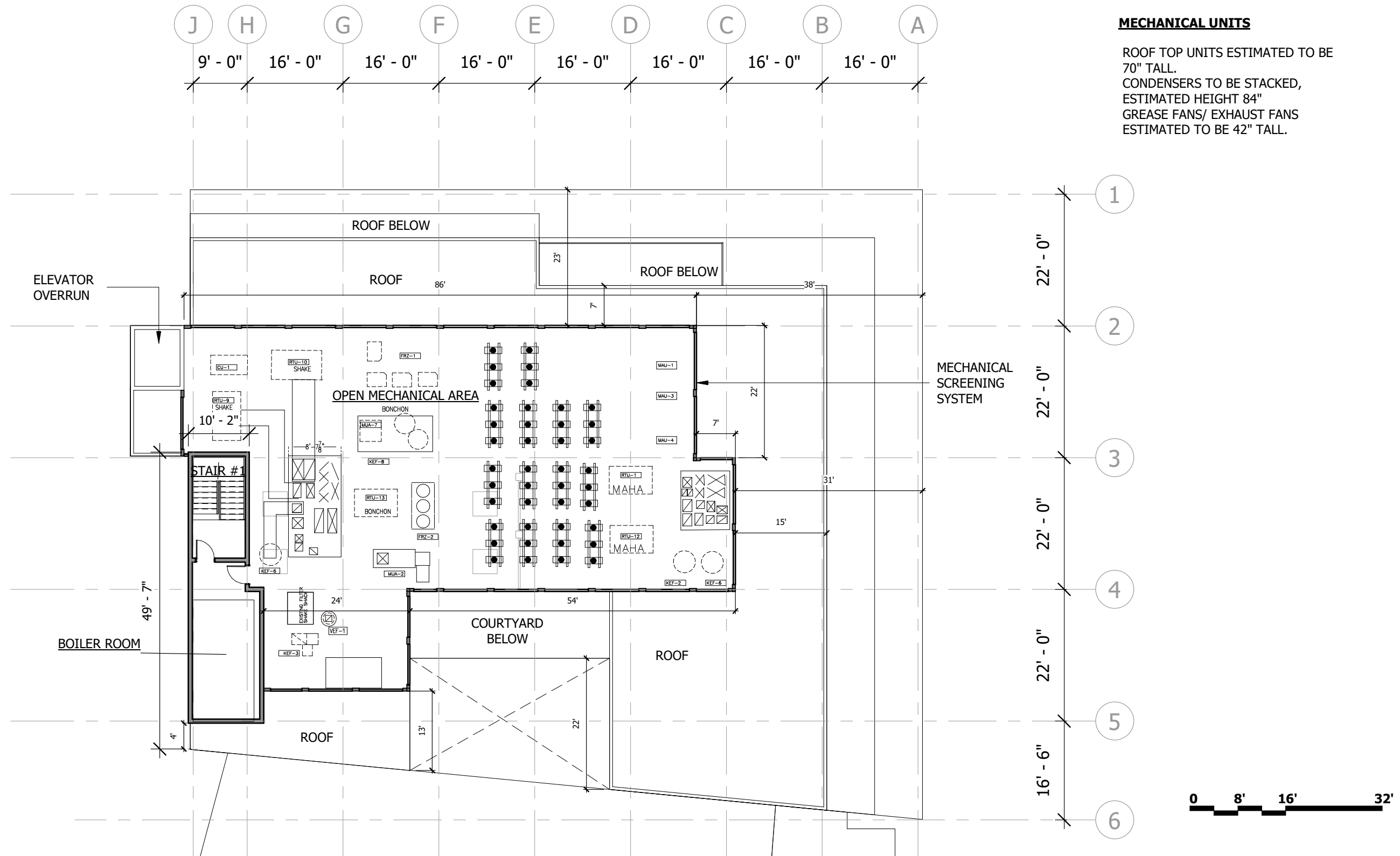


GROUND LEVEL

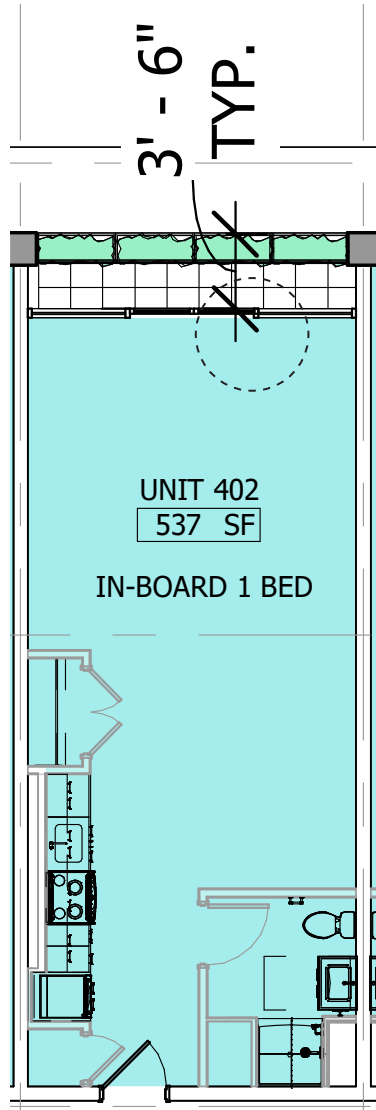


BASEMENT

CURRENT DESIGN - Floor Plan Improvements - Updated Roof / Mechanical Plan



CURRENT DESIGN - Functional Balconies



FLOOR PLAN

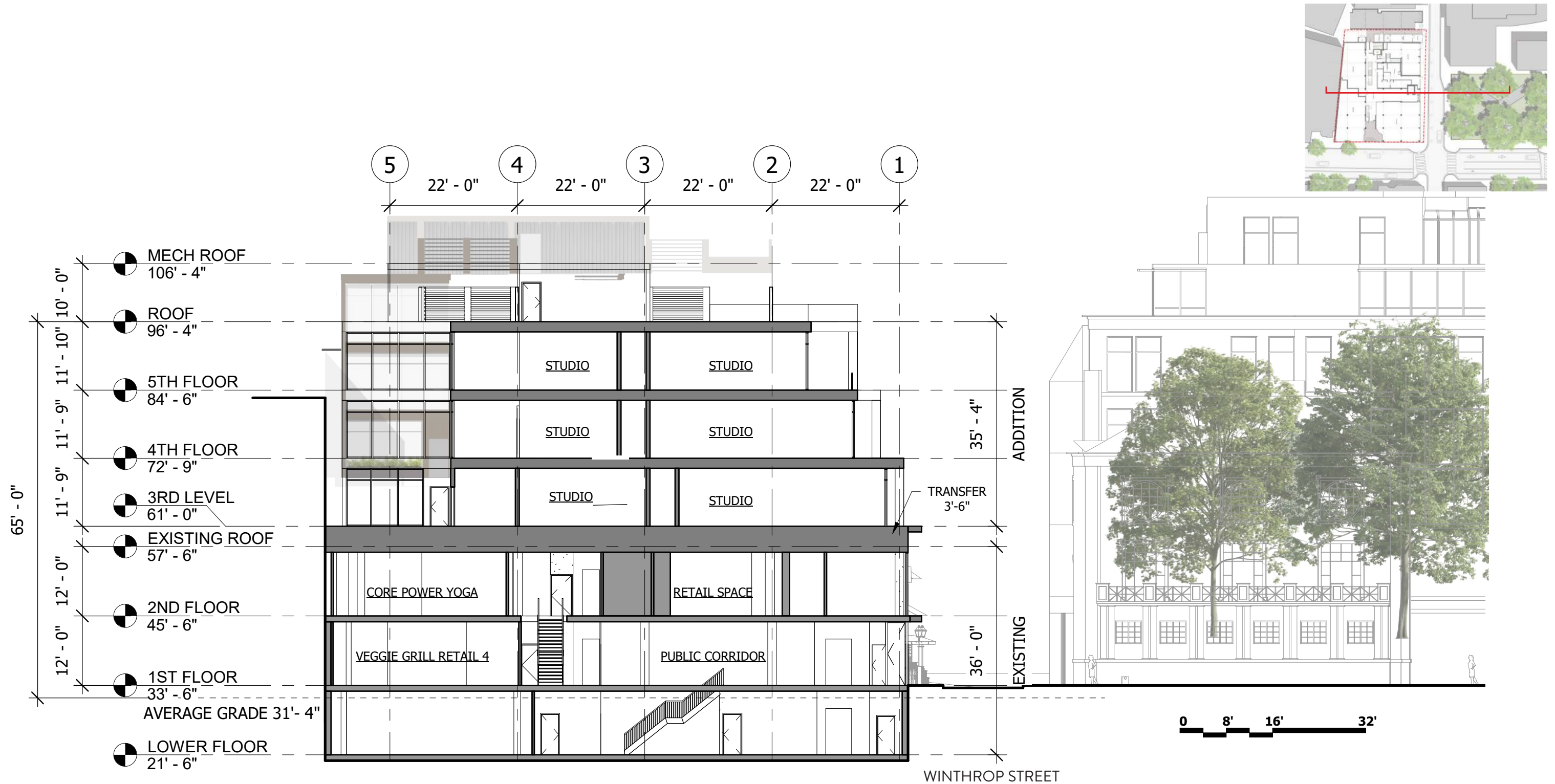


VIEW FROM EXTERIOR



VIEW FROM INTERIOR

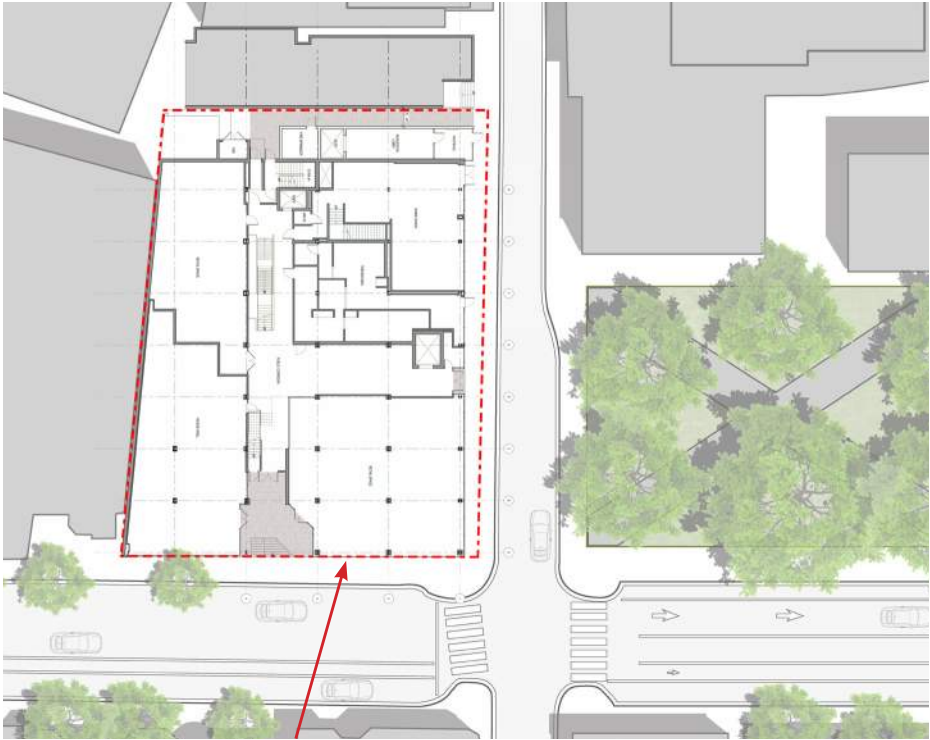
CURRENT DESIGN - Section & Elevation Updates - Building Height Increase from 60' to 65'



CURRENT DESIGN - Modified White Roof & Balcony Functionality



BIRDSEYE VIEW FROM JFK STREET



CURRENT DESIGN - Added Facade Detail



CURRENT DESIGN - Expanded Exterior Materials

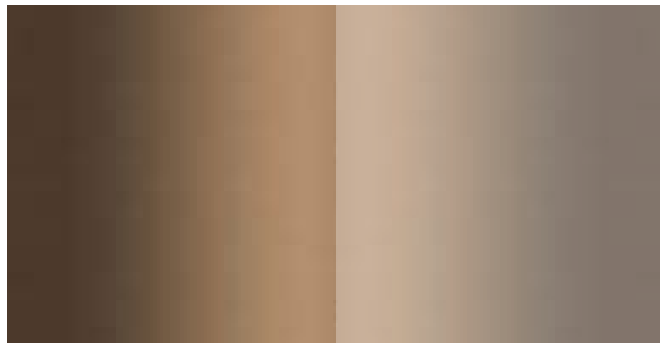
“STURDISTRICT”
ROOFTOP SCREEN FRAMING
& HORIZONTAL “SITE PROOF”
ALUMINUM, LOUVER HORI-
ZONTAL. BY ARCHITECTURAL
LOUVERS INC.
COLOR “A”



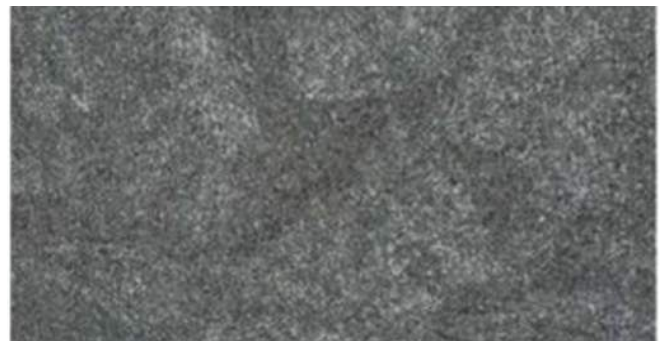
ALUMINUM FACED BALCONY
PLANTER BOX, COLOR “B”



ALUCOBOND - ALUMINUM
COMPOSITE PANEL
1/8” RAIN-SCREEN SYSTEM
COLOR “A” TYPICAL
COLOR “B” AT ENTRY PORTAL



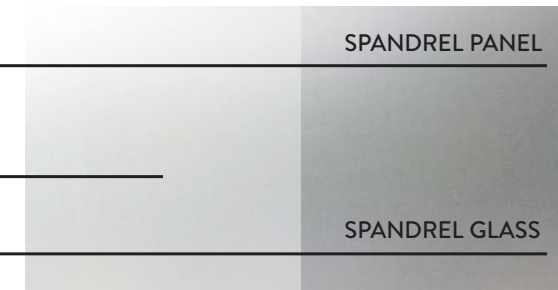
JET MIST GRANITE BASE “A”



MFR: KNOTWOOD WOOD TONE
ALUMINUM SOFFIT PANEL
SYSTEM

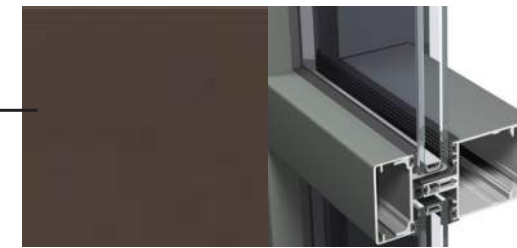


ALUMINUM WINDOW SYSTEM
COLOR “C” LIGHT ANODIZED
BRONZE

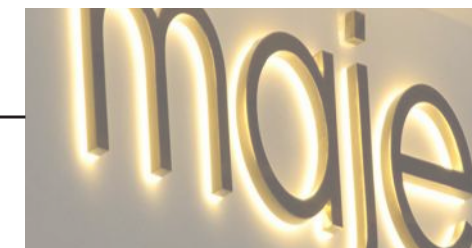


EXTERIOR LITE: 6MM HS CLEAR
SOLARBAN 70 (2) VISION GLASS
W/ LOW-E COATING SURFACE #2

6MM FT CLEAR VISION GLASS
W/ OPACIFIER ON SURFACE #3



ALUMINUM STOREFRONT
COLOR “B” DARK ANODIZED
BRONZE INTEGRATED WITH
EXISTING SYSTEM BY GLASS
INSTALLER



BUILDING SIGNAGE - PIN ALU-
MINUM FACE MOUNT OVER
ACRYLIC LED BACKING

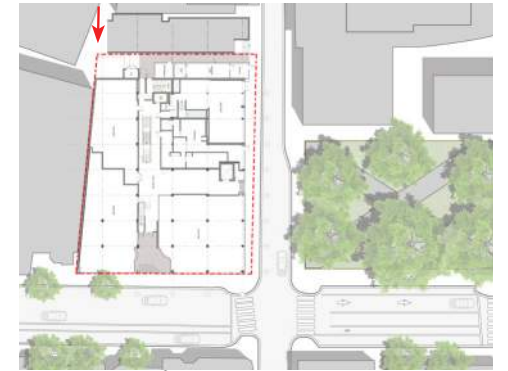
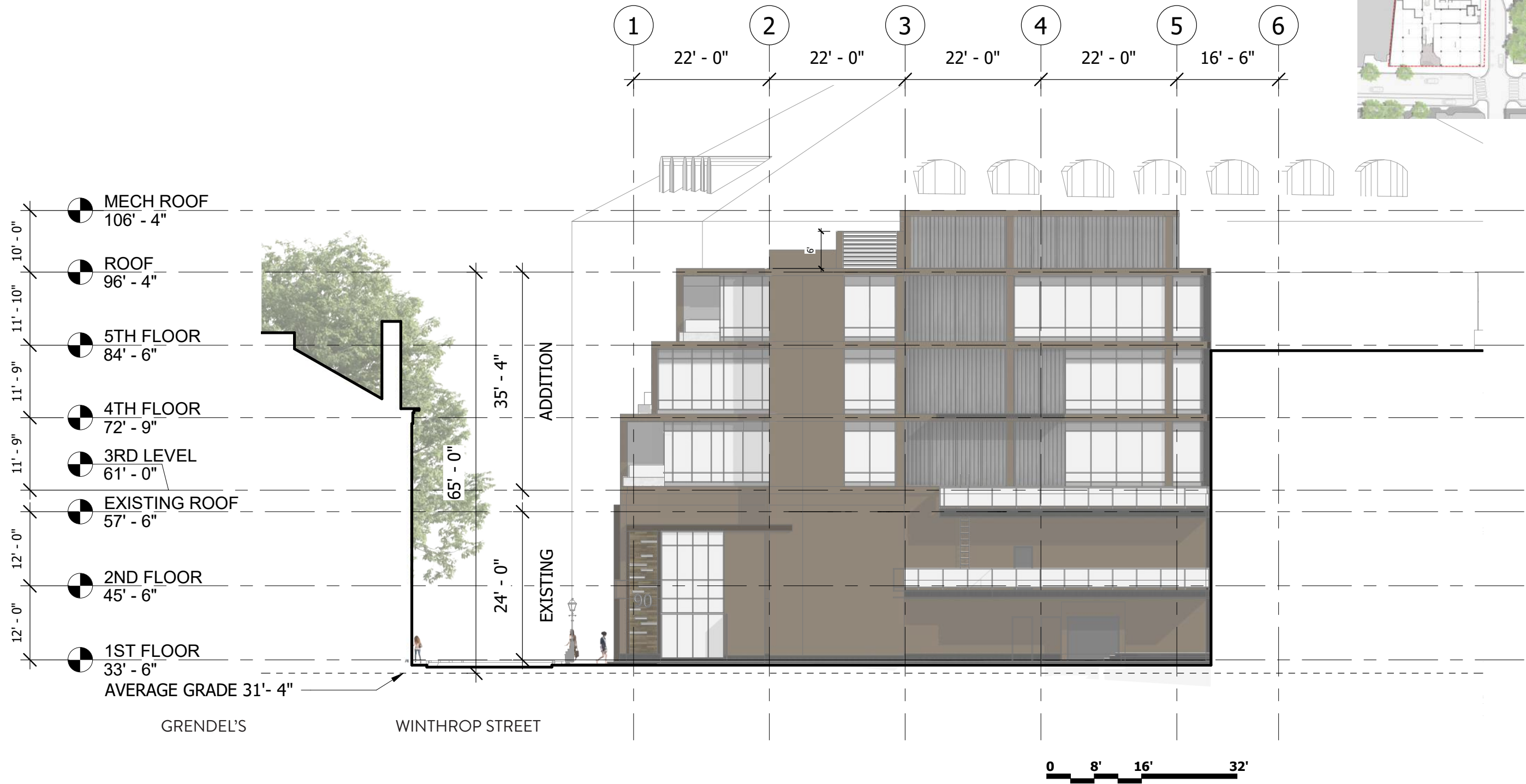
CURRENT DESIGN - Current Building Elevations - JFK Street



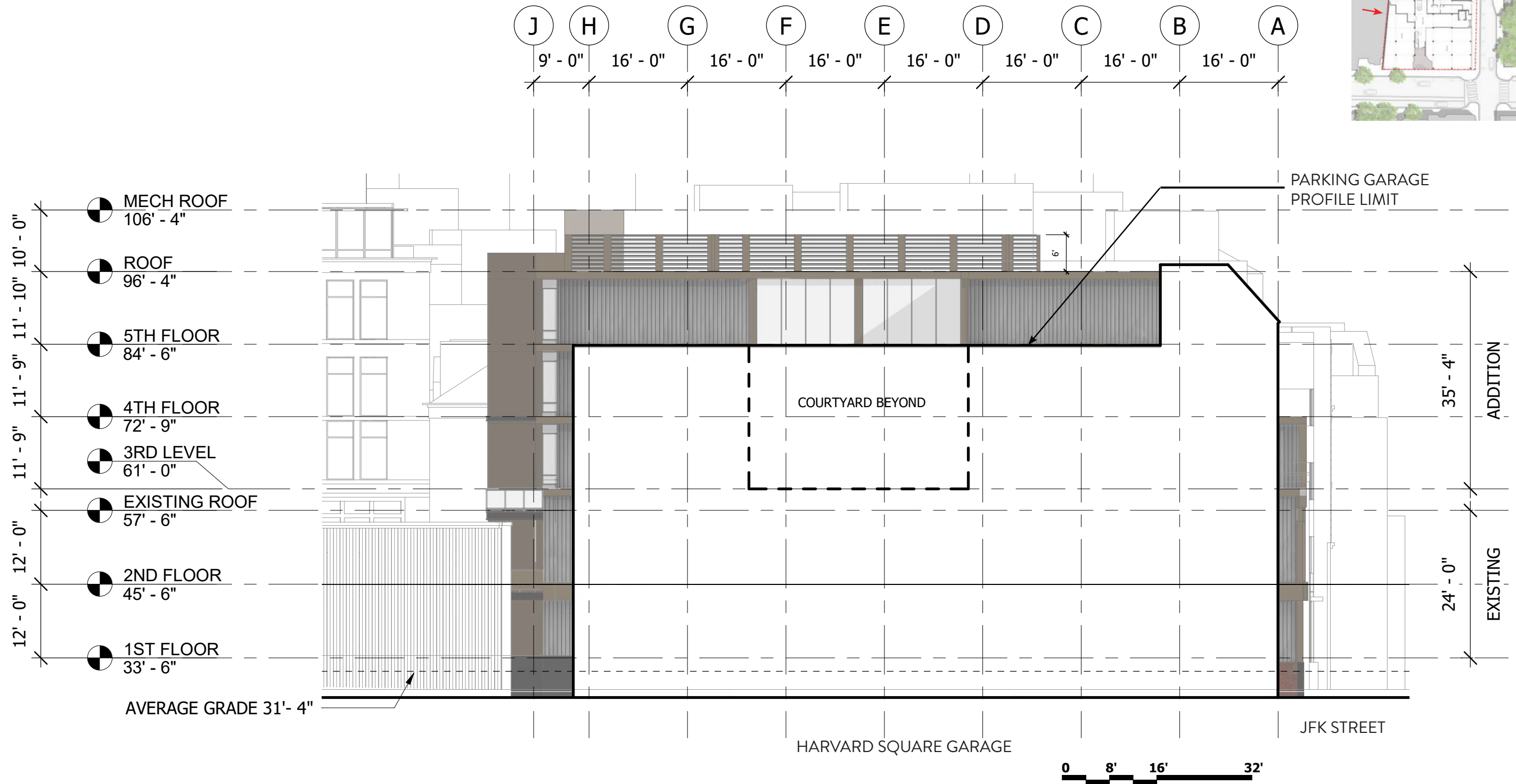
CURRENT DESIGN - Current Building Elevations - Winthrop Street



CURRENT DESIGN - Current Building Elevations - Alley Elevation



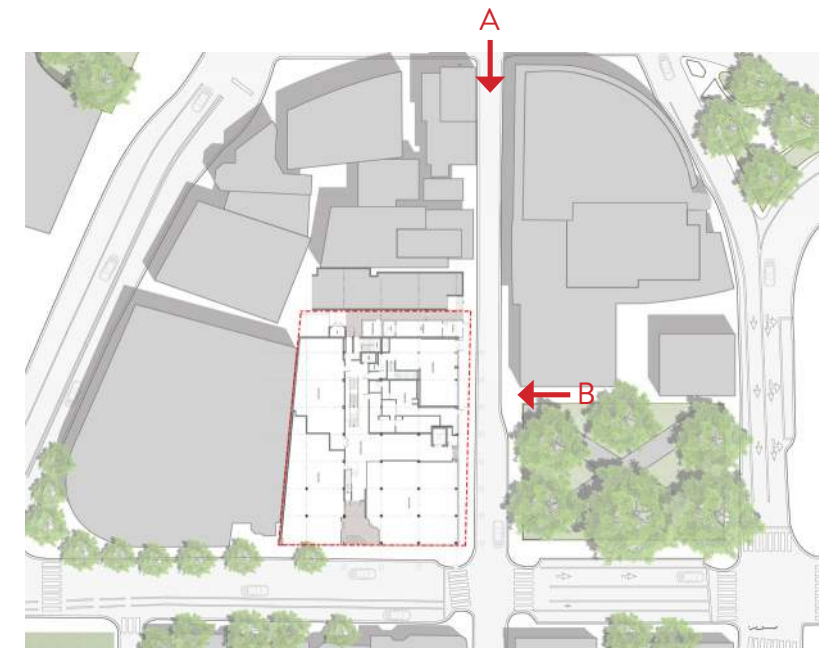
CURRENT DESIGN - Current Building Elevations - South Elevation



CURRENT DESIGN - Additional Views - Residential Entry



CURRENT DESIGN - Additional Views



VIEW FROM POINT A - APPROACH FROM WINTHROP STREET



VIEW FROM POINT B - VIEW FROM WINTHROP PARK

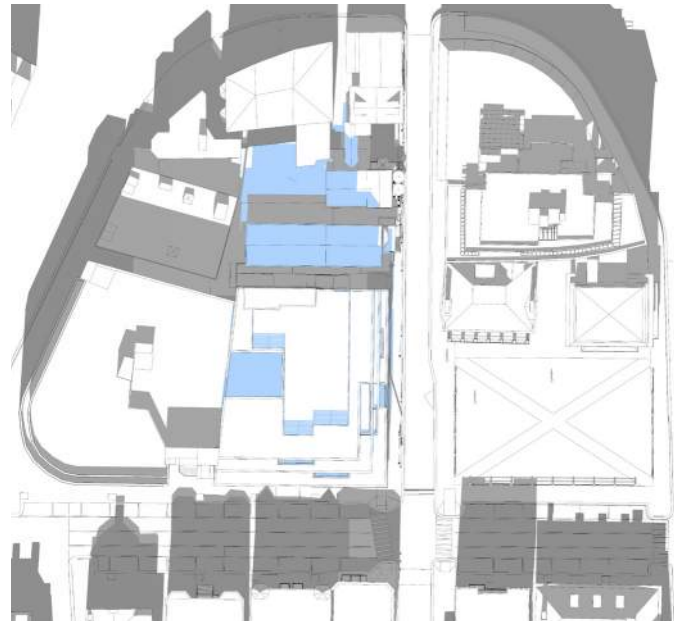
CURRENT DESIGN - Shadow Studies

KEY LEGEND

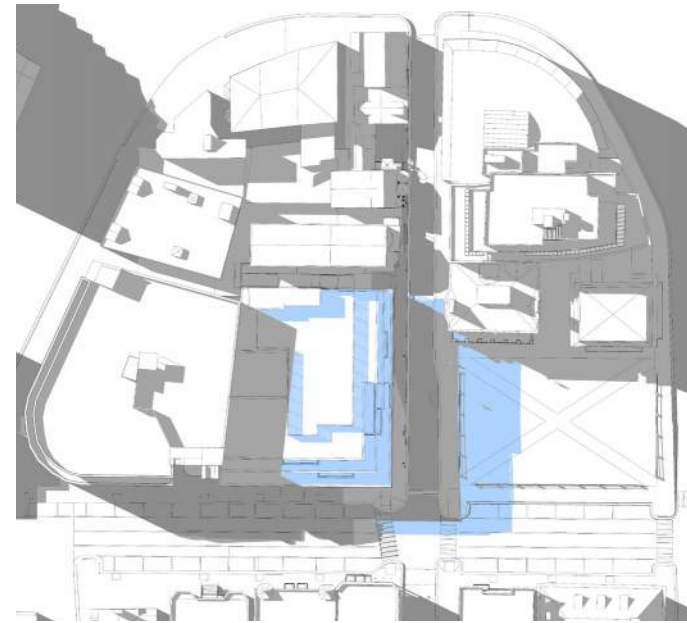
EXISTING SHADOW

REDUCED SHADOW IMPACT FROM LOWERED HEIGHT

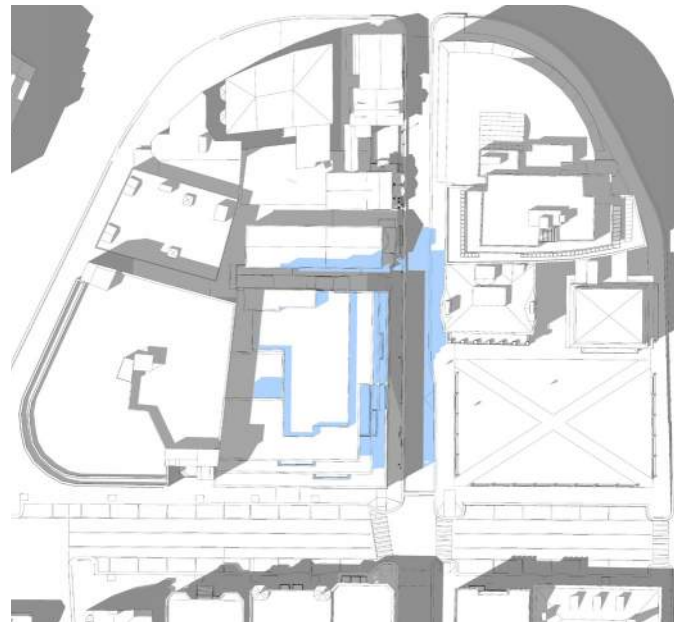
SPRING EQUINOX - MARCH 20



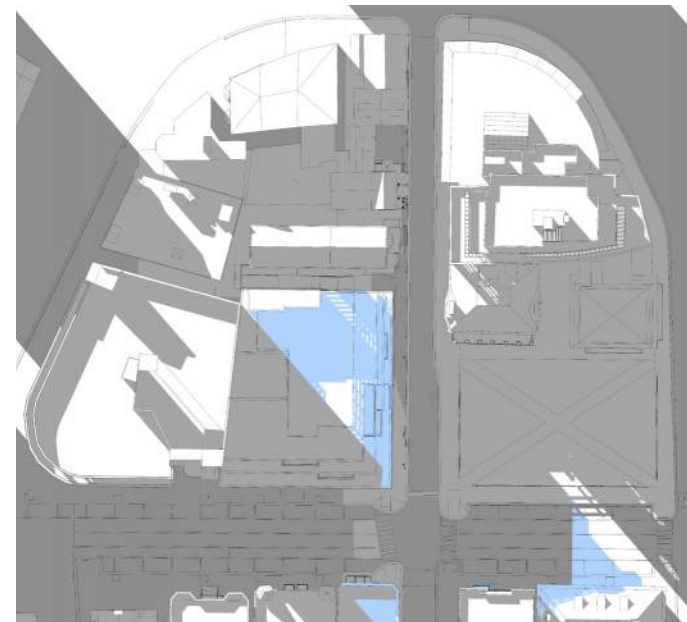
9:00 AM SHADOW



3:00 PM SHADOW

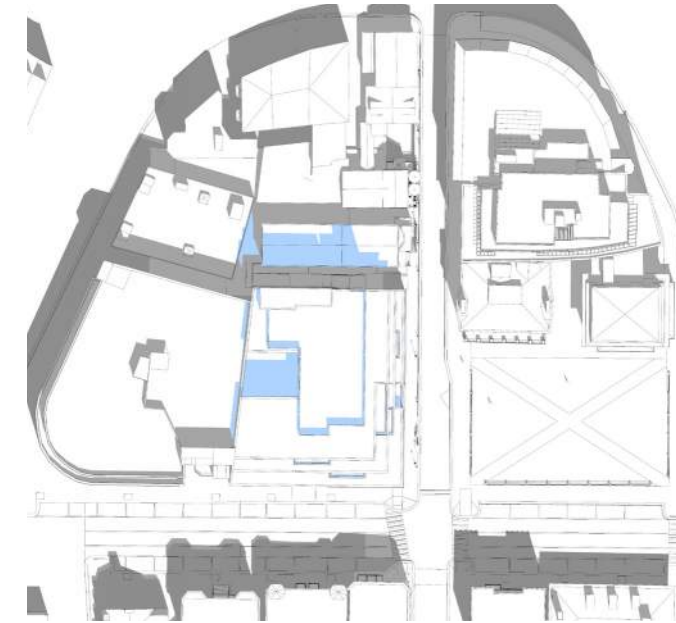


12:00 PM SHADOW

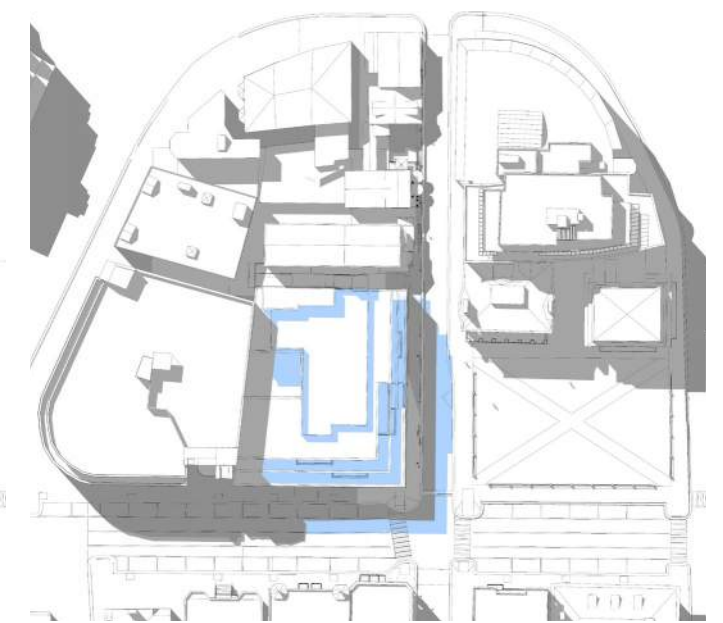


5:00 PM SHADOW

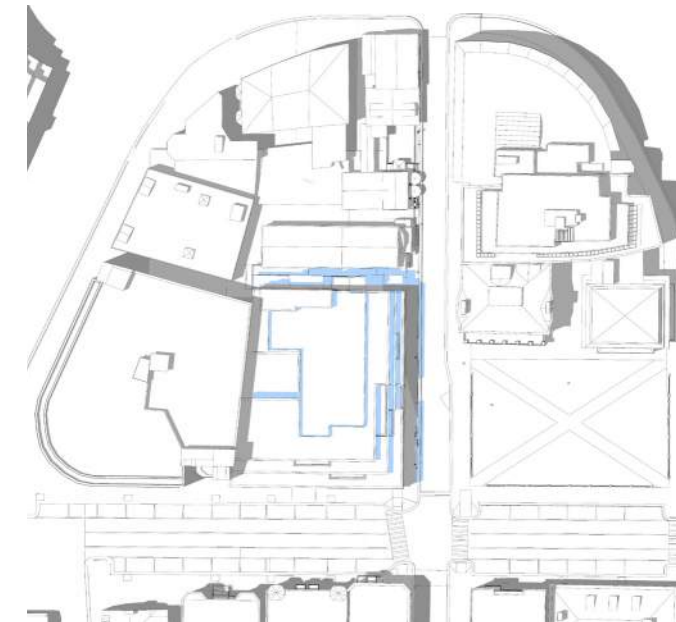
SUMMER SOLSTICE - JUNE 20



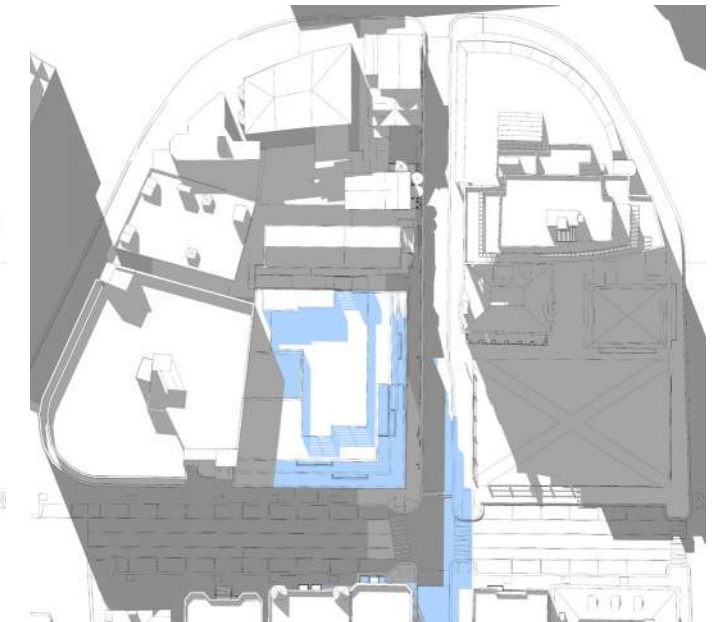
9:00 AM SHADOW



3:00 PM SHADOW



12:00 PM SHADOW



5:00 PM SHADOW

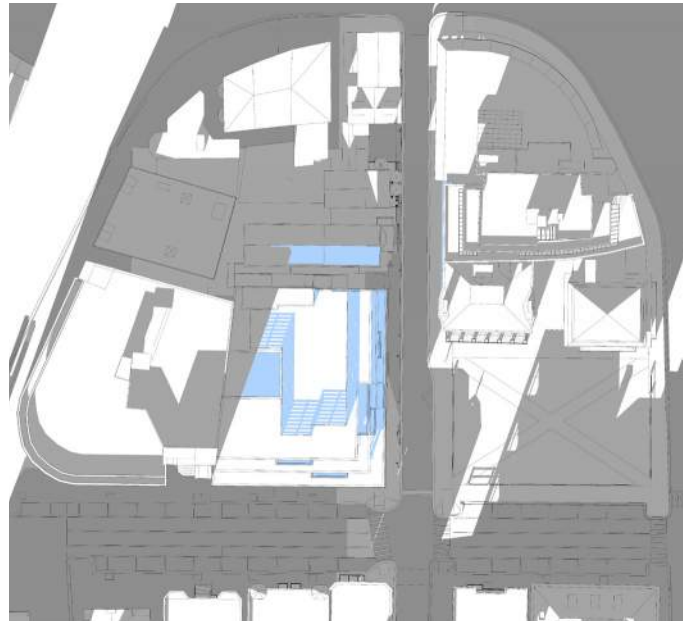
CURRENT DESIGN - Shadow Studies

KEY LEGEND

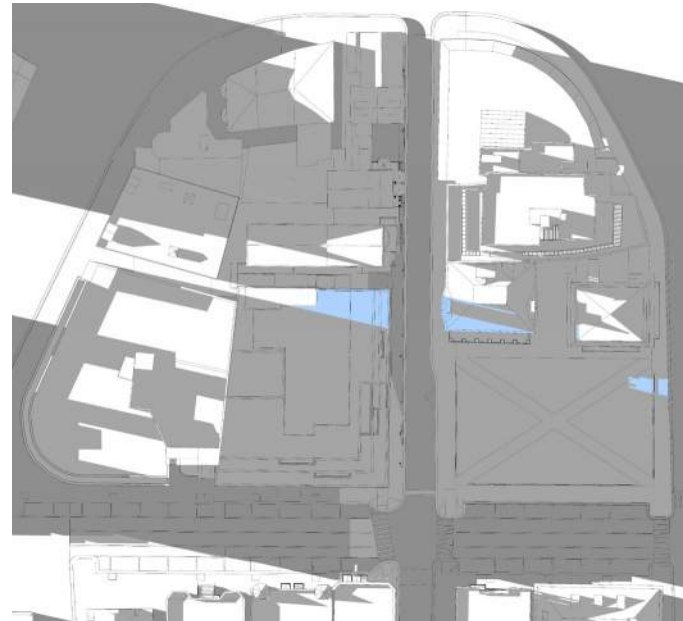
EXISTING SHADOW

REDUCED SHADOW IMPACT FROM LOWERED HEIGHT

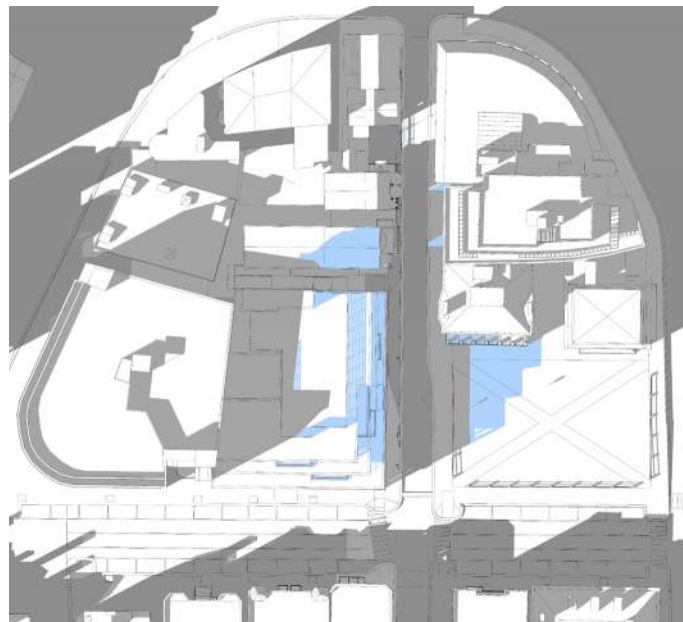
WINTER SOLSTICE - DECEMBER 21



9:00 AM SHADOW



3:00 PM SHADOW



12:00 PM SHADOW



5:00 PM SHADOW