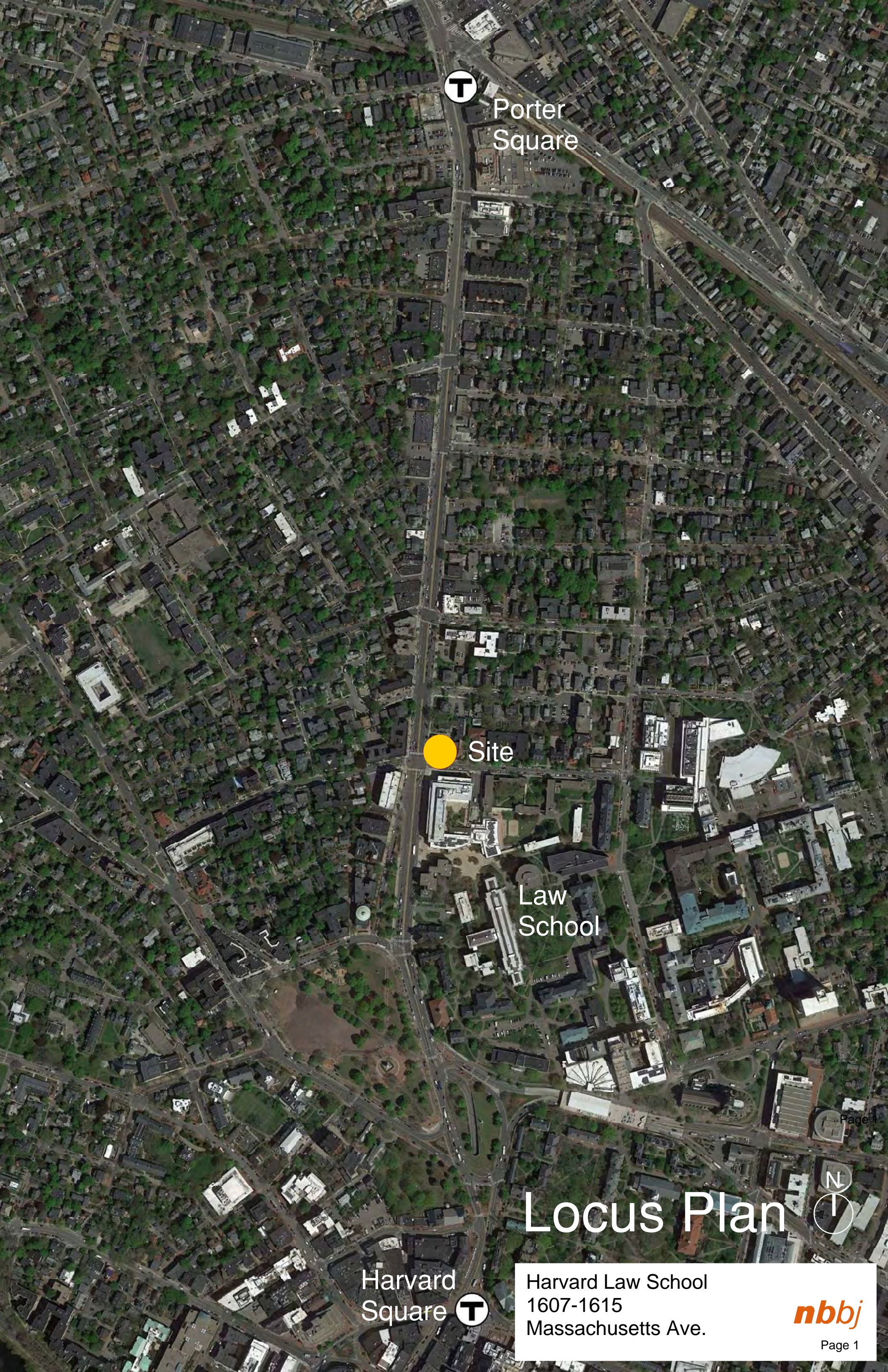


Harvard Law School  
Zoning Application  
for  
Development of  
1607-1615  
Massachusetts Ave,  
Cambridge MA

September 27, 2016

prepared by:

***nbbj***



Porter Square



Site

Law School

Harvard Square



Harvard Law School  
1607-1615  
Massachusetts Ave.

Locus Plan



**nbbj**



MASSACHUSETTS AVENUE

1607-1615

EVERETT STREET

Harvard Law School  
1607-1615  
Massachusetts Ave.





05 View across Mass. Ave. of existing 1607-1615

**SITE CONTEXT**



Harvard Law School  
1607-1615  
Massachusetts Ave.

*nbbj*



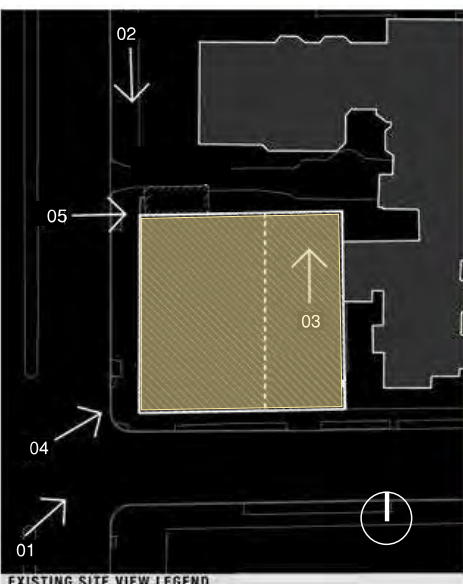
04 View of existing building across Mass Ave.



03 View to 1617, 1619 Mass Ave. behind existing building



02 View down Mass Ave. south to existing building



EXISTING SITE VIEW LEGEND



01 View down Mass Ave. north to existing building



11 View of 1617, 1619 Mass Ave. entry and barber shop 1617a



12 View of 1617, 1619 Mass Ave.



09 View of 1617, 1619 Mass Ave. entry



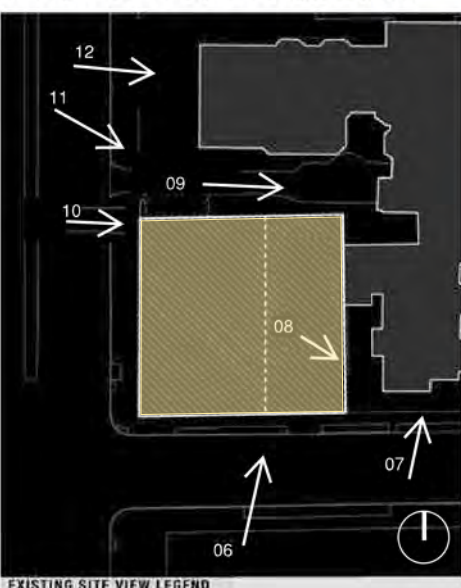
10 View of barbershop/existing building on Mass Ave.



07 View of 1760 Everett Street



08 View to 1760 Everett Street from behind existing building



06 View of 1617, 1619 Mass Ave. and blank wall of 1760 Everett from Law school over existing building

Harvard Law School  
1607-1615  
Massachusetts Ave.

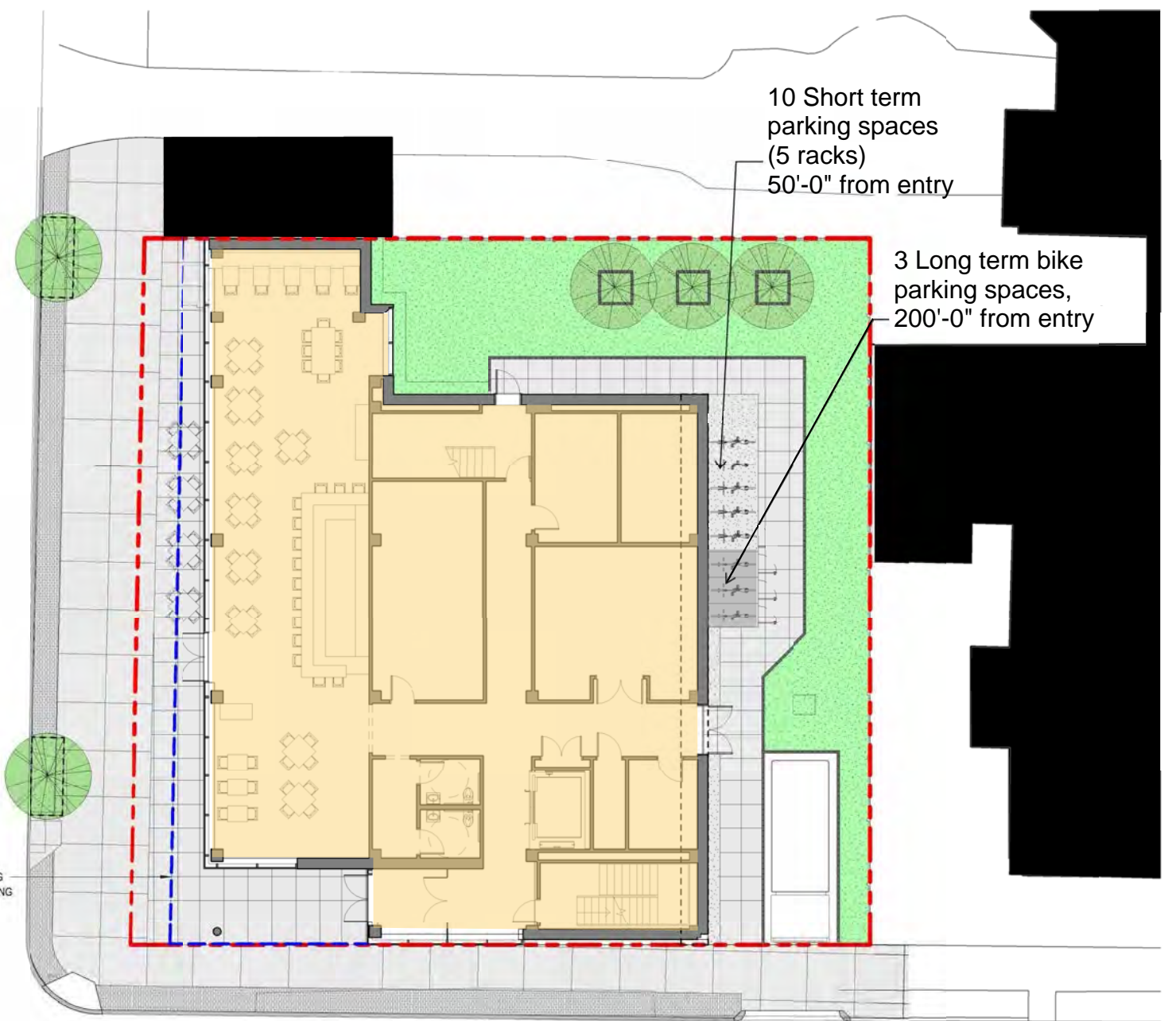
MASSACHUSETTS AVE



**EXISTING SITE PLAN**

EVERETT STREET

MASSACHUSETTS AVE

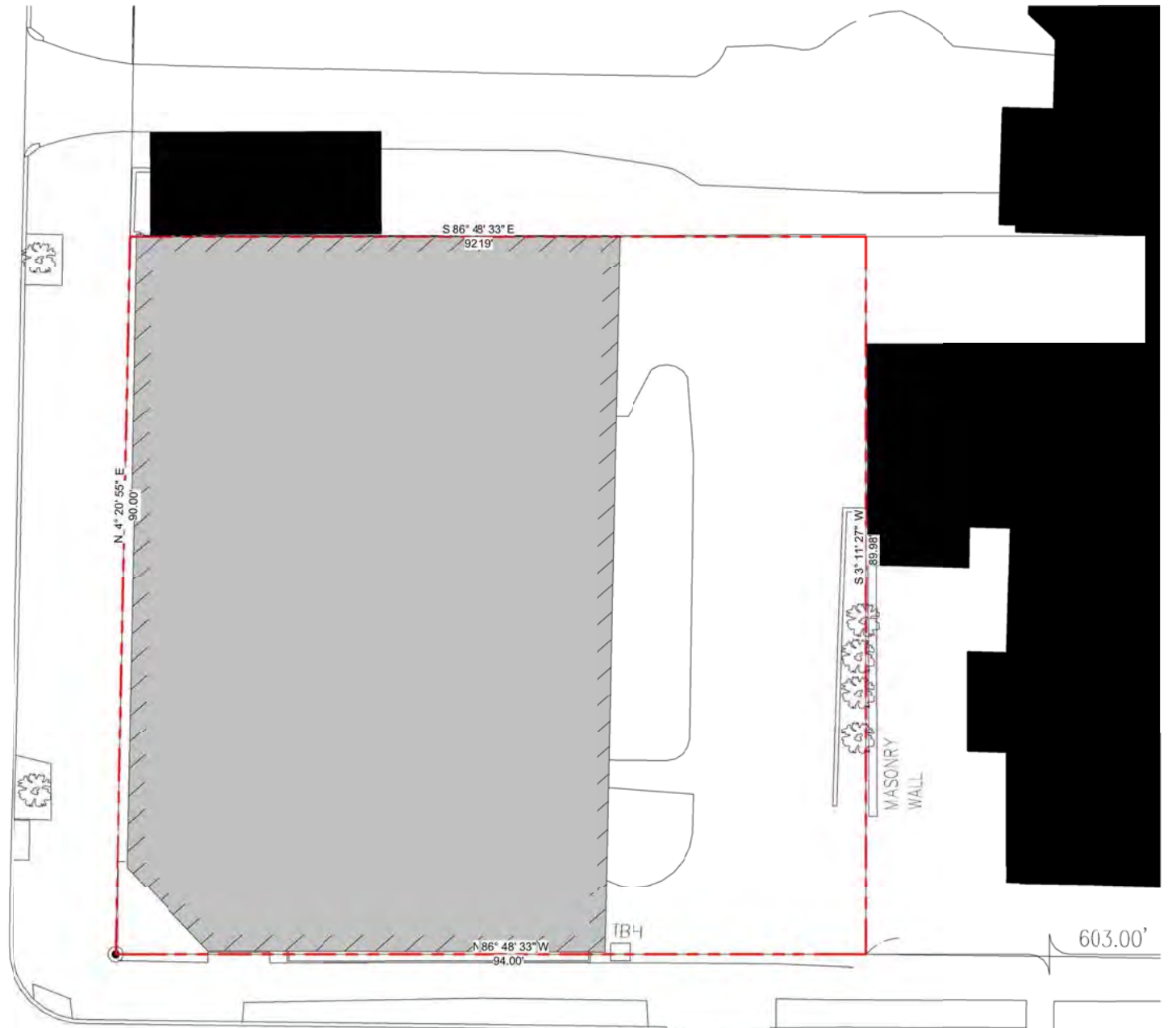


**PROPOSED SITE PLAN**

EVERETT STREET

Harvard Law School  
1607-1615  
Massachusetts Ave.

MASSACHUSETTS AVENUE



**EXISTING SITE PLAN**

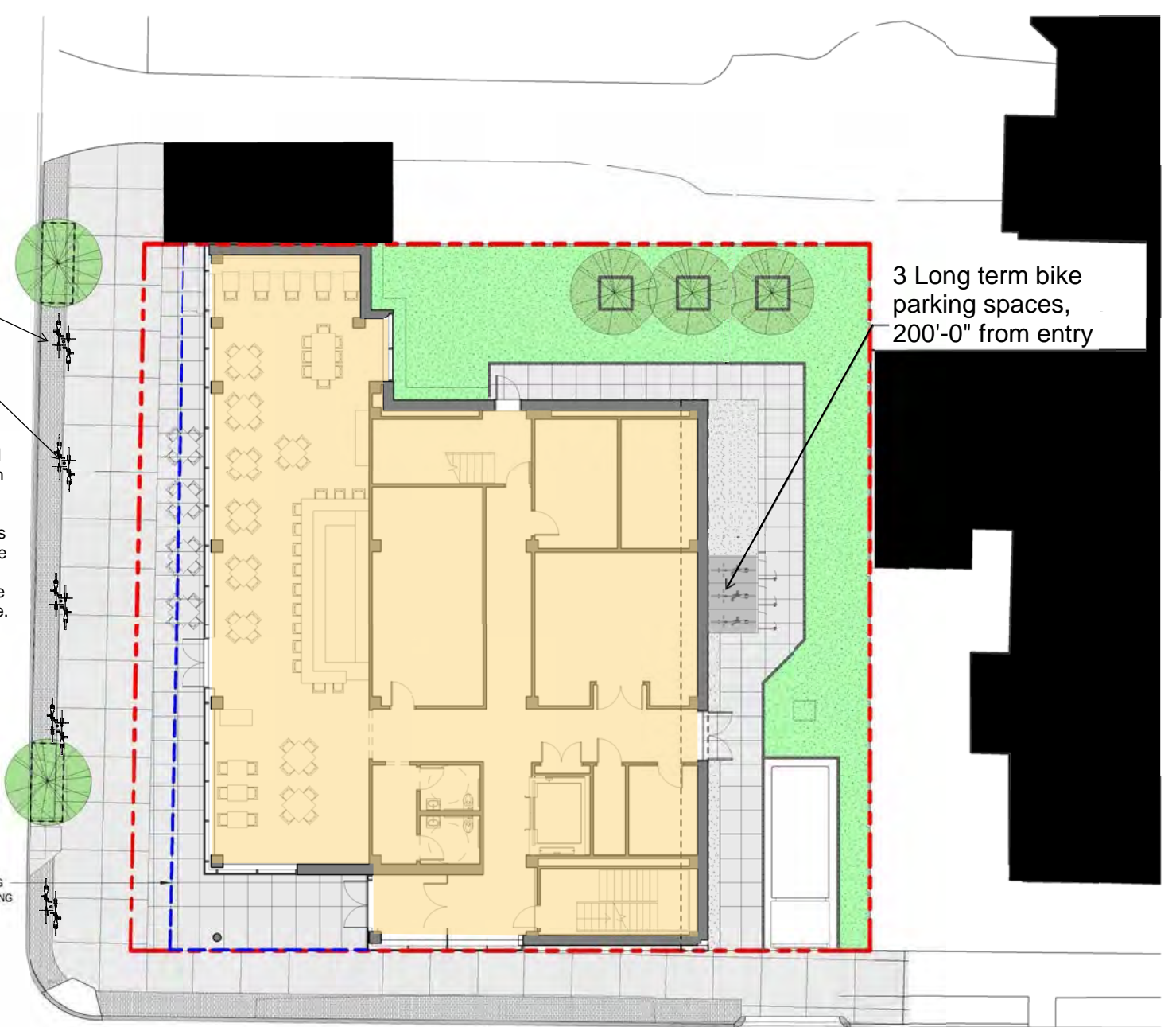
EVERETT STREET



10 Short term parking spaces (5 racks) 50'-0" from entry

In response to City of Cambridge suggestions, Harvard has developed an alternate proposal for its bicycle parking spaces for the proposed new building at 1607-1615 Massachusetts Avenue. Harvard would be willing to site its required short term bicycle parking (10) spaces in front of the building along the Massachusetts Avenue sidewalk rather than behind the building. This would allow the short term bicycle racks to be close to the primary retail and Harvard Law School entrances. The details of this plan are still in discussions with the City of Cambridge.

3 Long term bike parking spaces, 200'-0" from entry

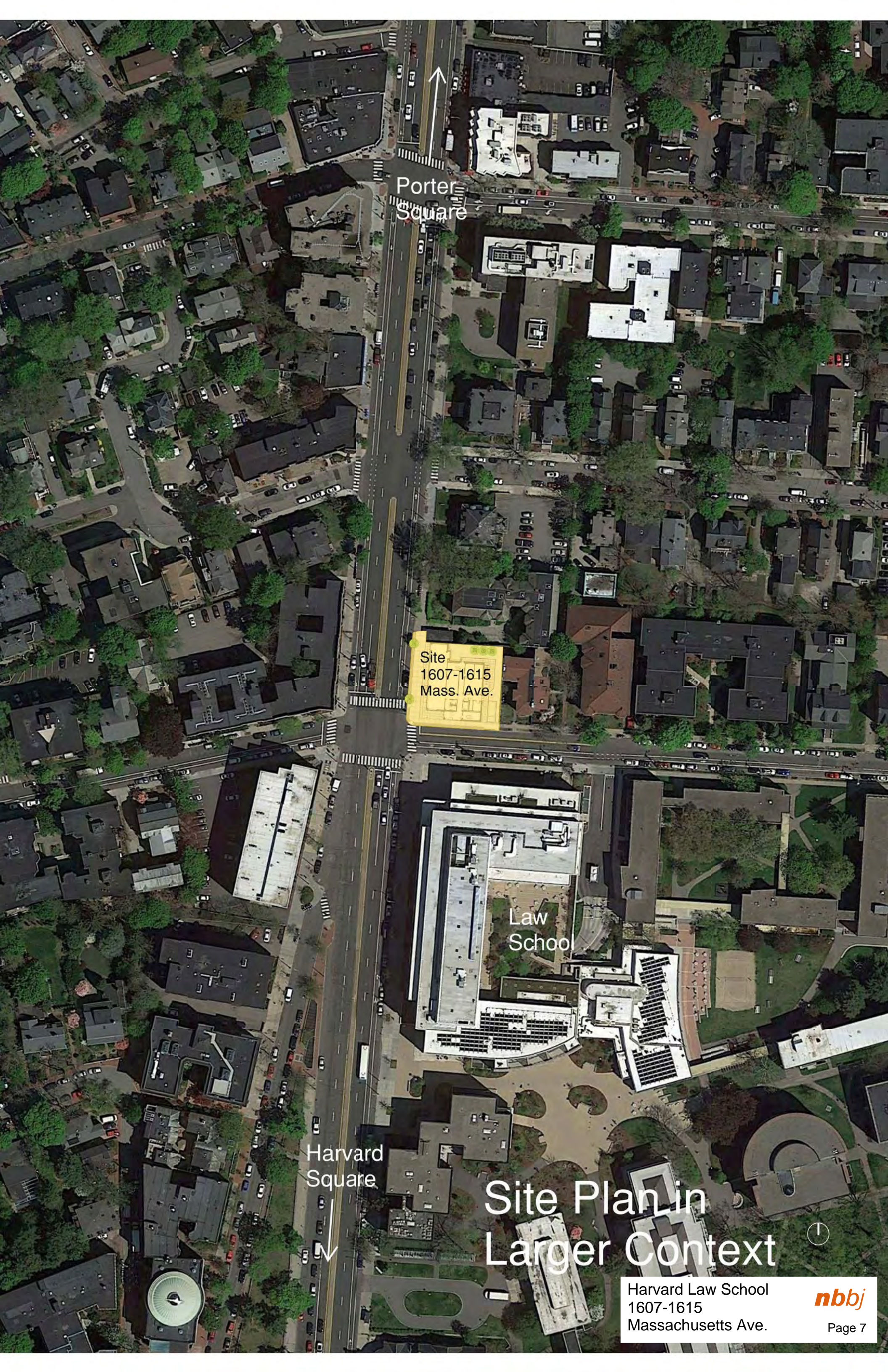


BUILDING OVERHANG ABOVE

**PROPOSED SITE PLAN  
ALTERNATE BIKE PARKING**

EVERETT STREET

Harvard Law School  
1607-1615  
Massachusetts Ave.



Porter Square

Site  
1607-1615  
Mass. Ave.

Law  
School

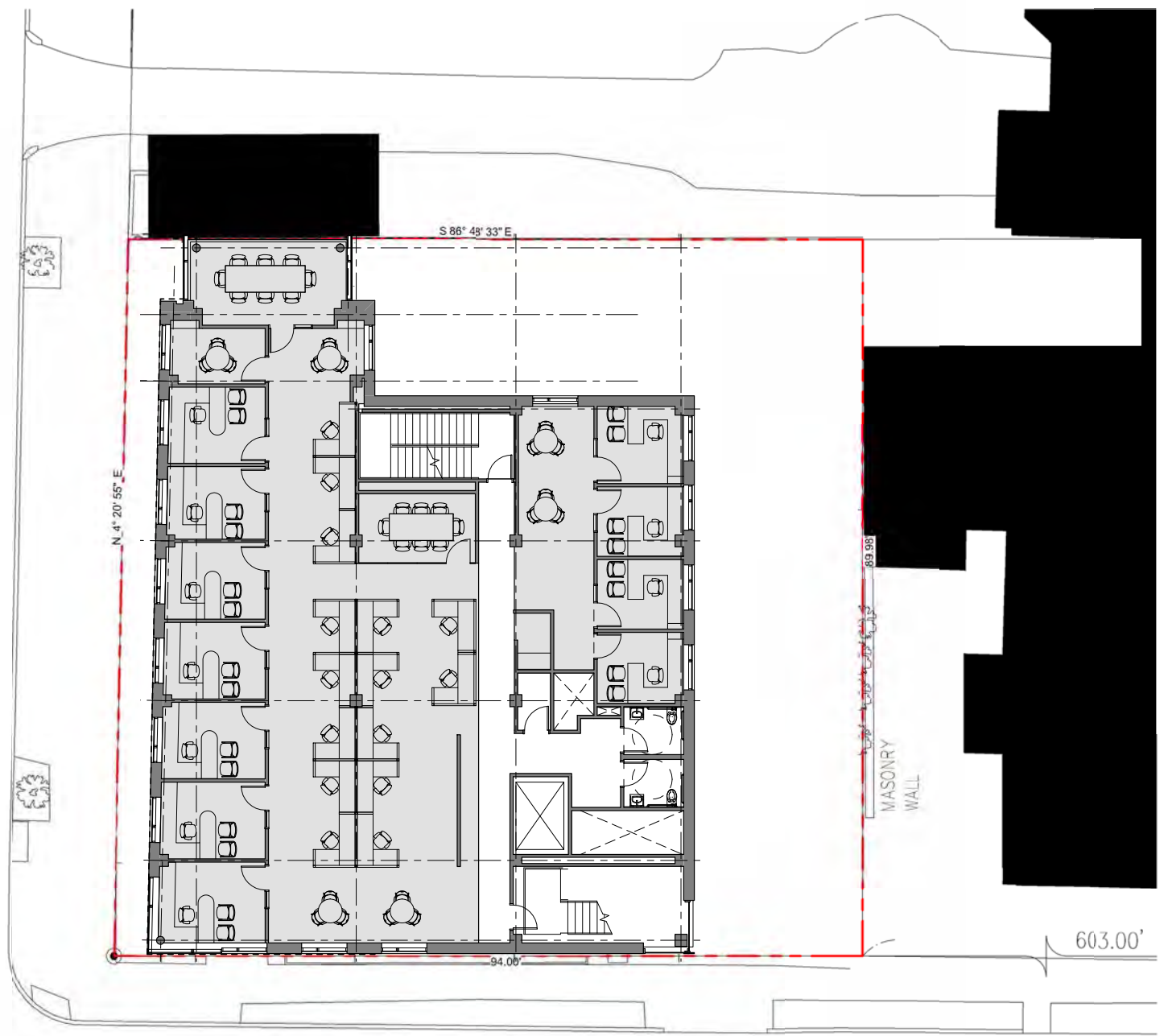
Harvard  
Square

# Site Plan in Larger Context

Harvard Law School  
1607-1615  
Massachusetts Ave.



MASSACHUSETTS AVENUE

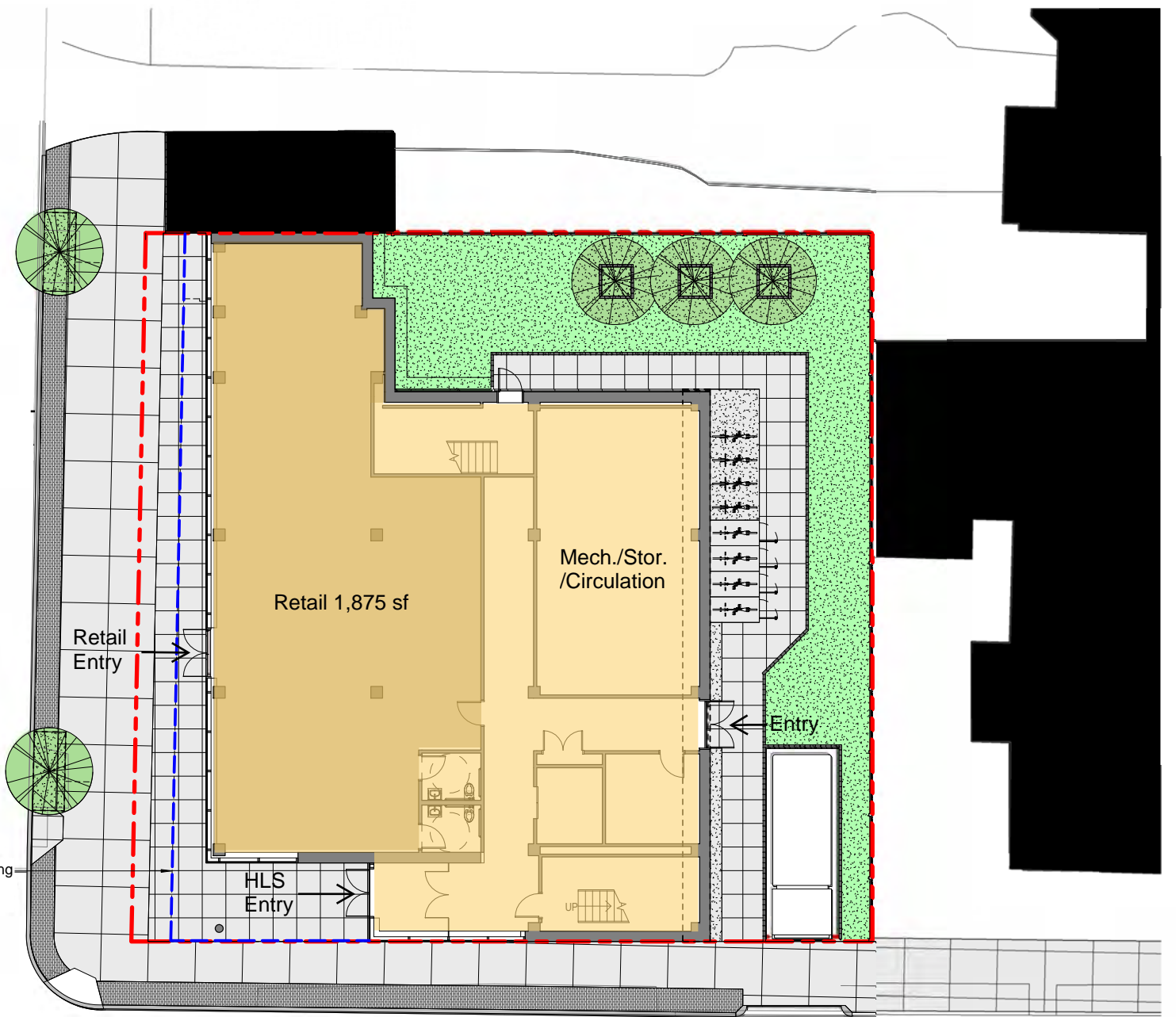


EVERETT STREET



**PROPOSED SECOND TO FOURTH FLOOR PLANS**

MASSACHUSETTS AVENUE



EVERETT STREET



**PROPOSED FIRST FLOOR PLAN**

Harvard Law School  
1607-1615  
Massachusetts Ave.



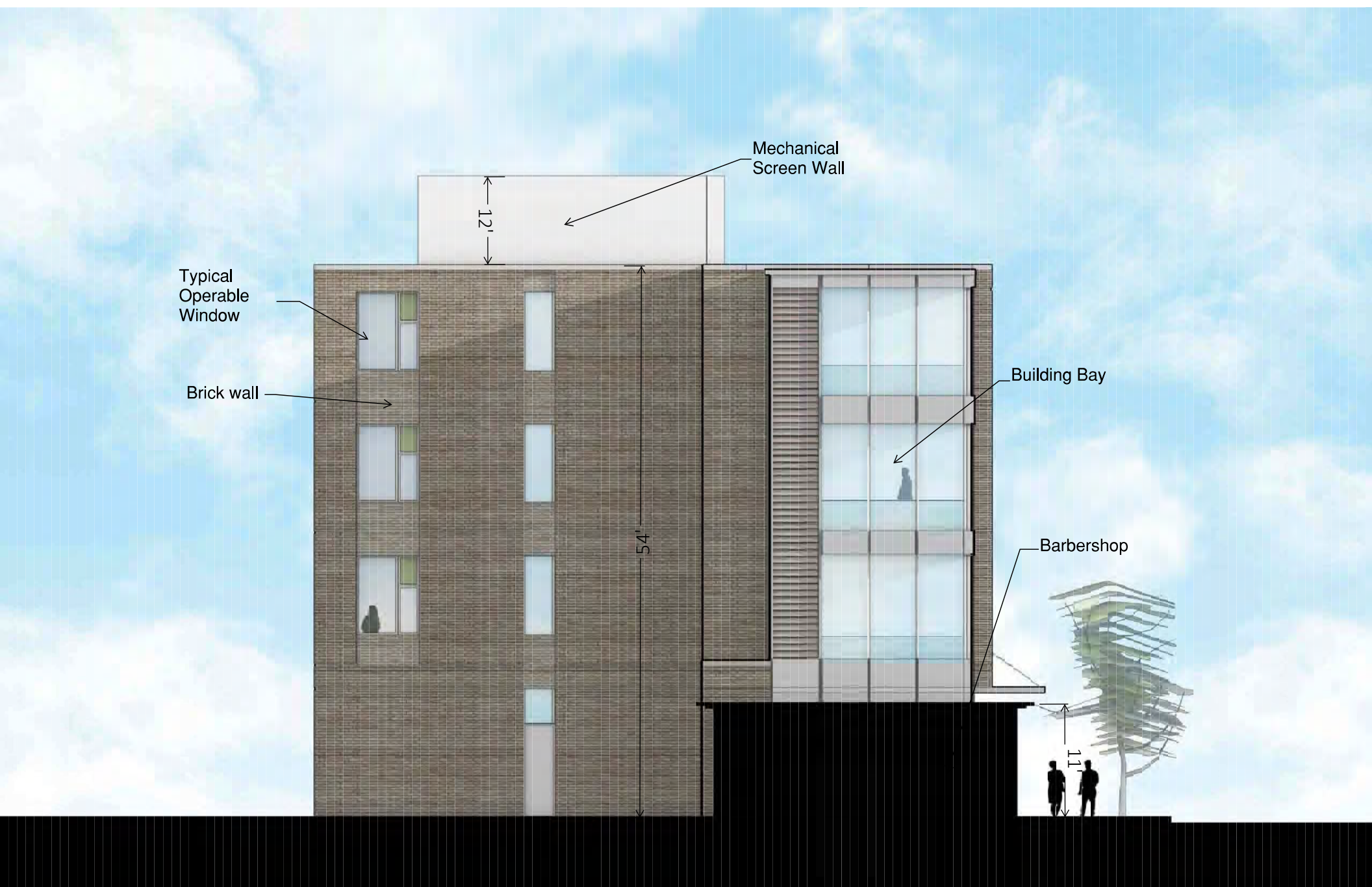
MASS. AVE. ELEVATION - WEST



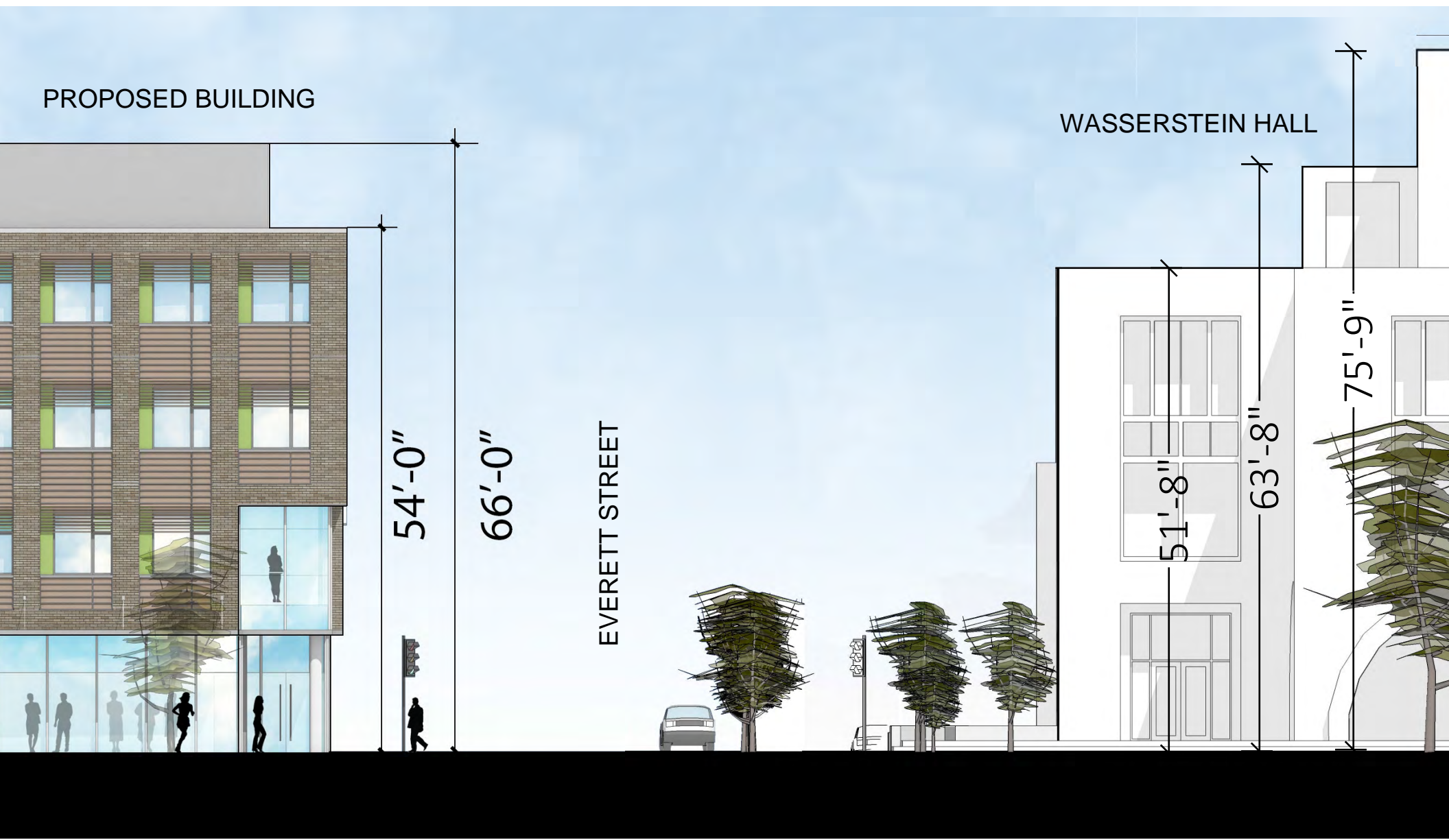
VIEW FROM ACROSS MASS. AVE.  
EVERETT STREET ELEVATION - SOUTH



REAR ELEVATION ADJACENT TO EVERETT STREET- EAST



SIDE ELEVATION ADJACENT TO MASS. AVE. - NORTH



PROPOSED BUILDING

WASSERSTEIN HALL

54'-0"

66'-0"

EVERETT STREET

51'-8"

63'-8"

75'-9"

ENLARGED ELEVATION ALONG MASS. AVE.



VIEW FROM INTERSECTION

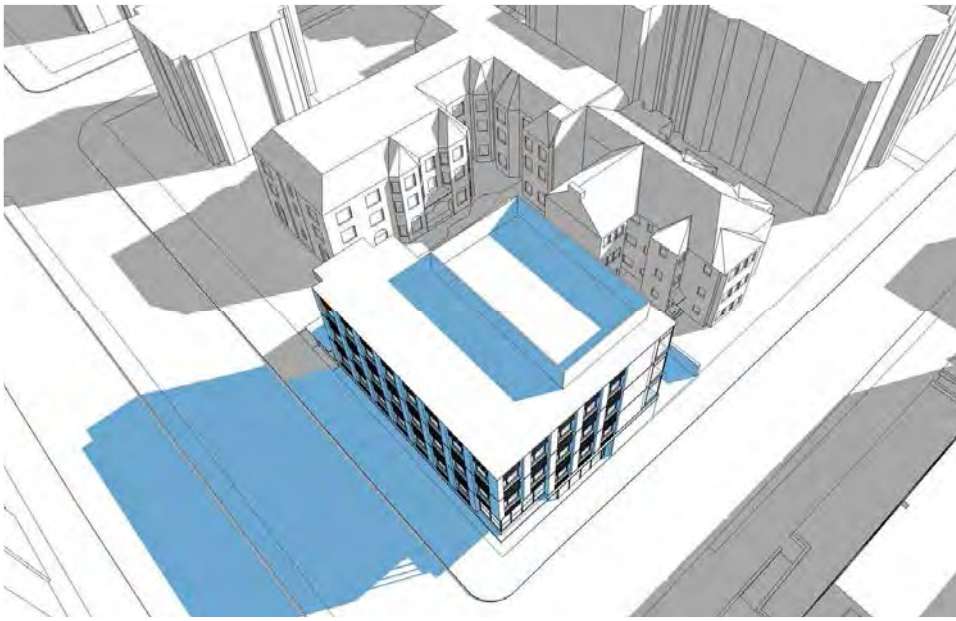


VIEW FROM ACROSS MASS. AVE.

# SHADOW STUDY SPRING & AUTUMN

MAR. 21 / SEPT. 21, 9:00

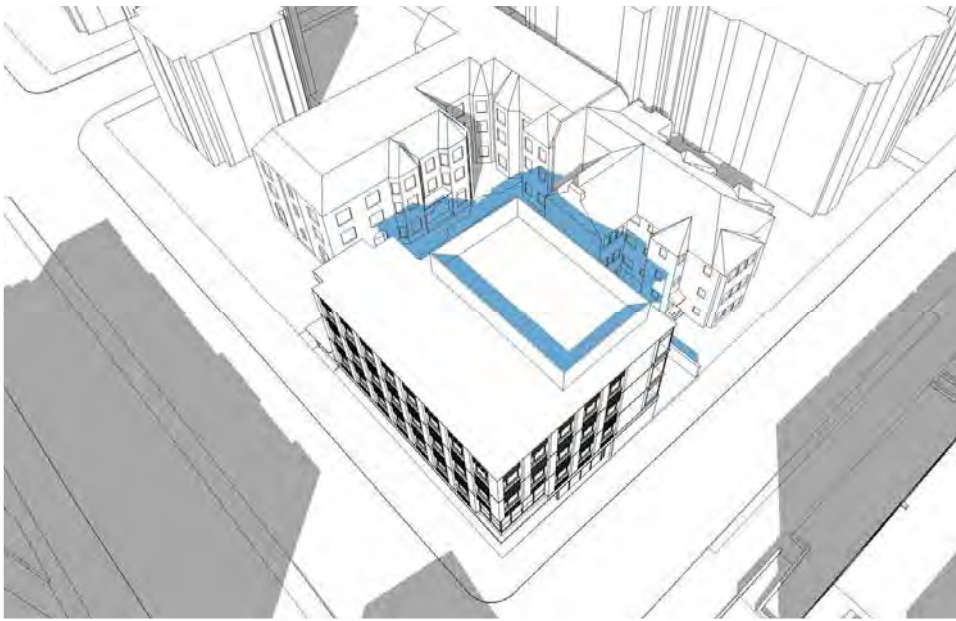
Harvard Law School  
1607-1615  
Massachusetts Ave.



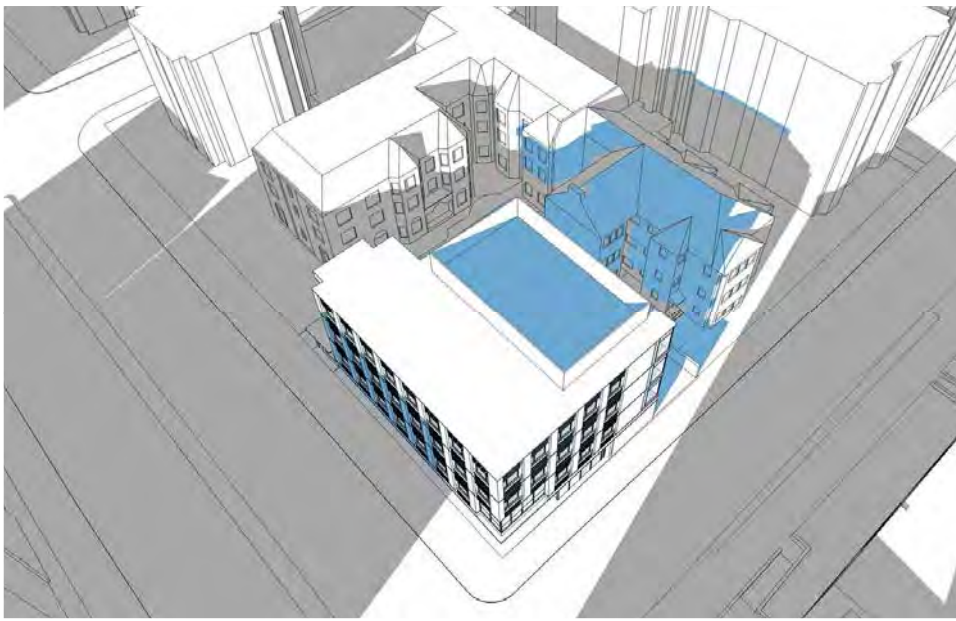
MAR. 21 / SEPT. 21, 12:00



MAR. 21 / SEPT. 21, 15:00



MAR. 21 / SEPT. 21, 17:00

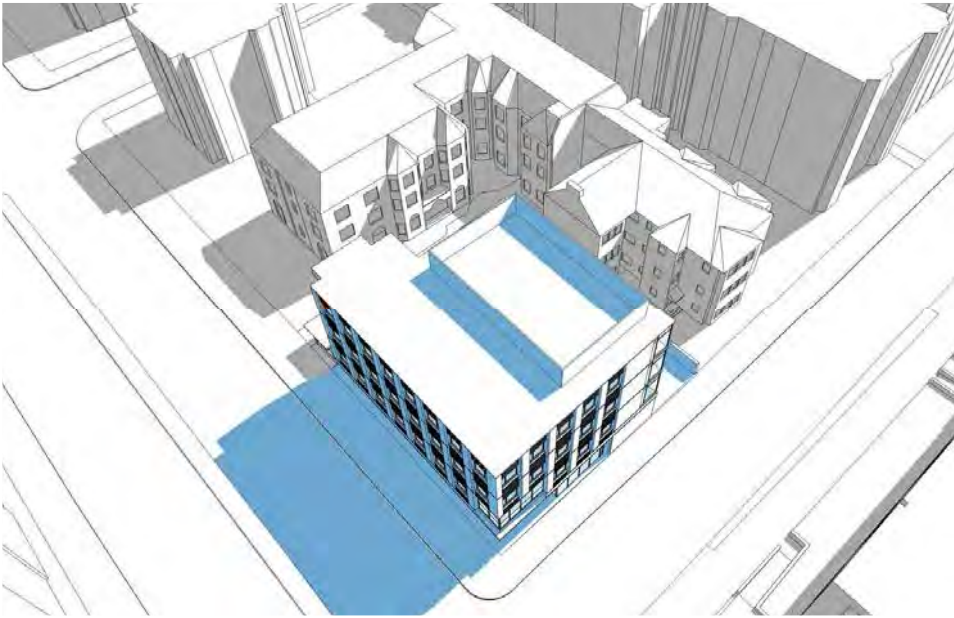


# SHADOW STUDY SUMMER

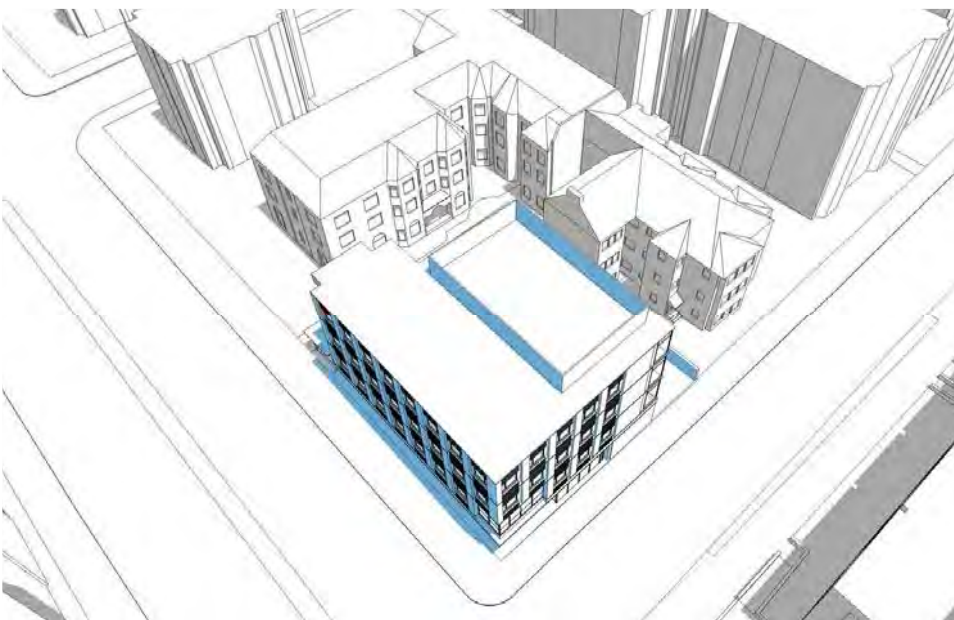
JUN. 21, 9:00

Harvard Law School  
1607-1615  
Massachusetts Ave.

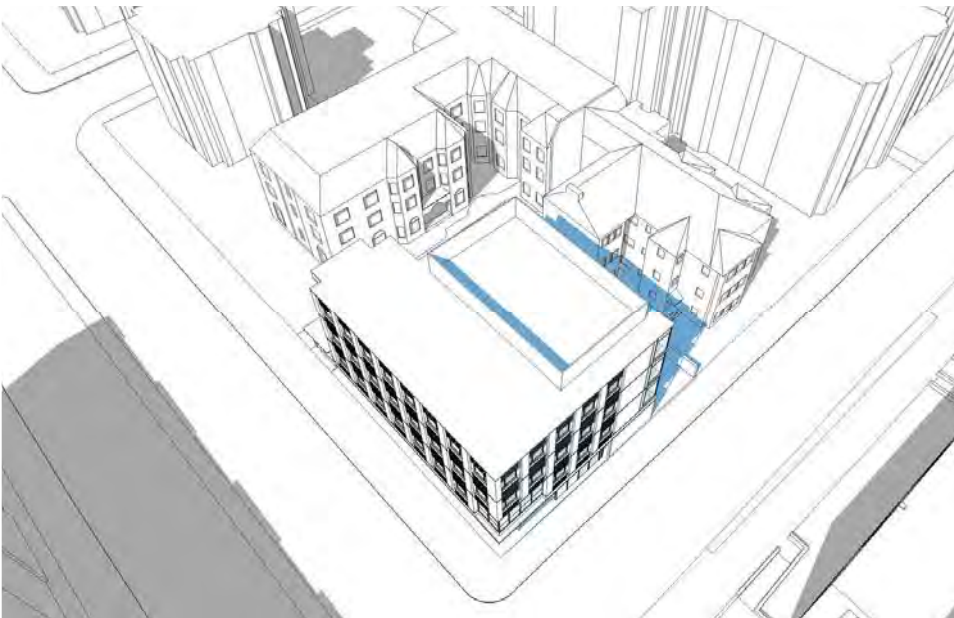
*nbbj*



JUN. 21, 12:00



JUN. 21, 15:00



JUN. 21, 17:00

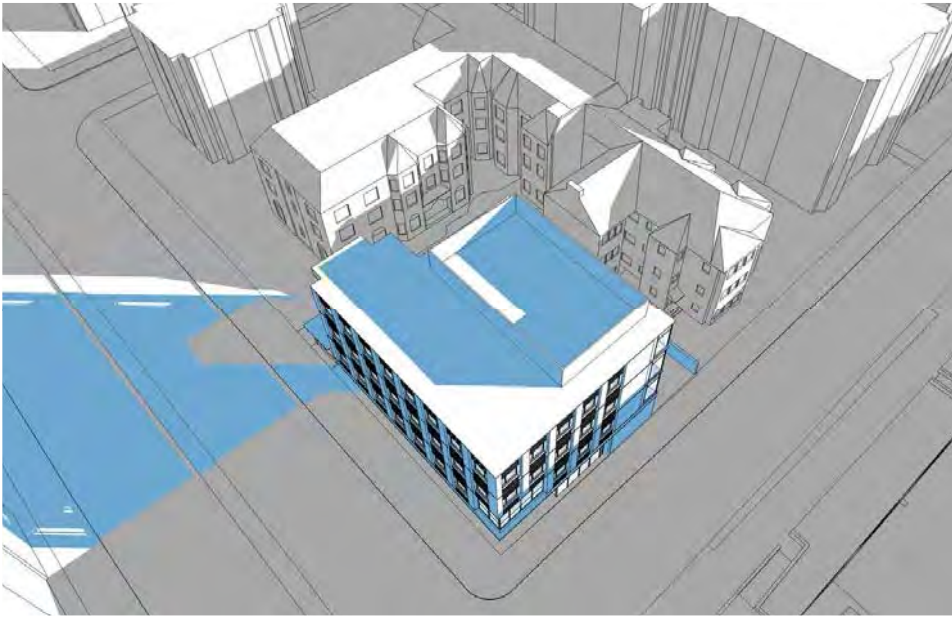


# SHADOW STUDY WINTER

Harvard Law School  
1607-1615  
Massachusetts Ave.



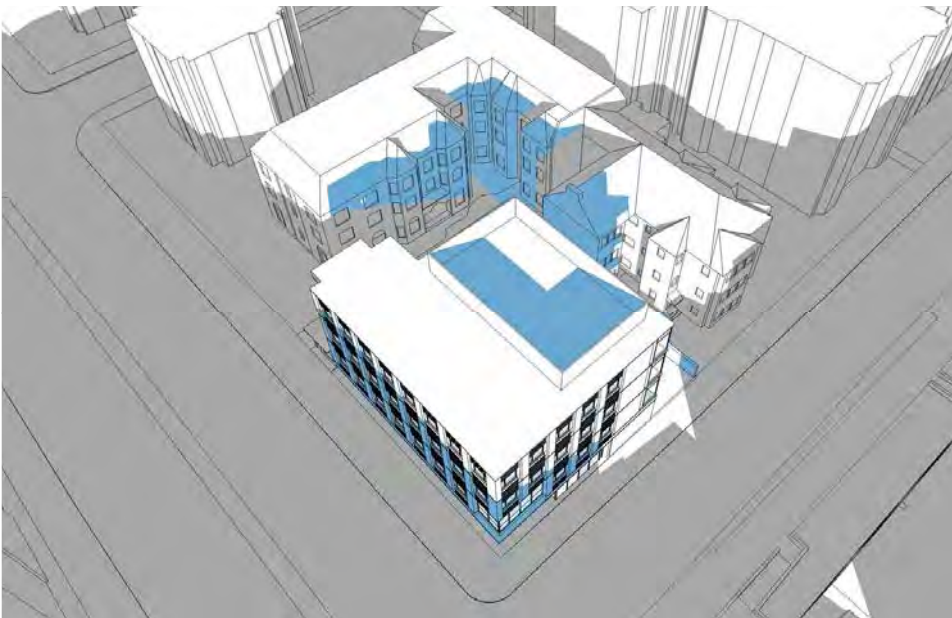
DEC. 21, 9:00



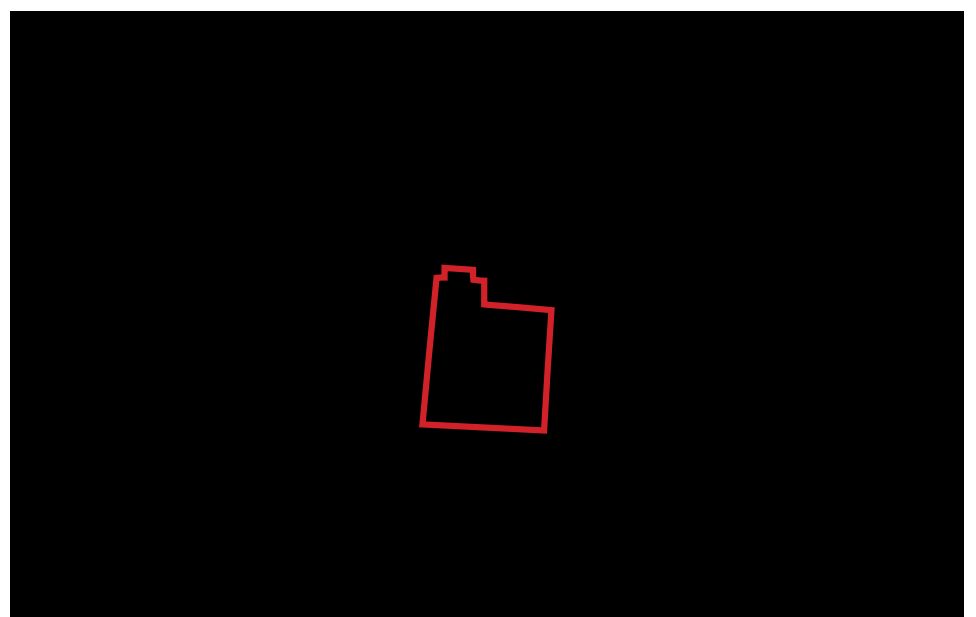
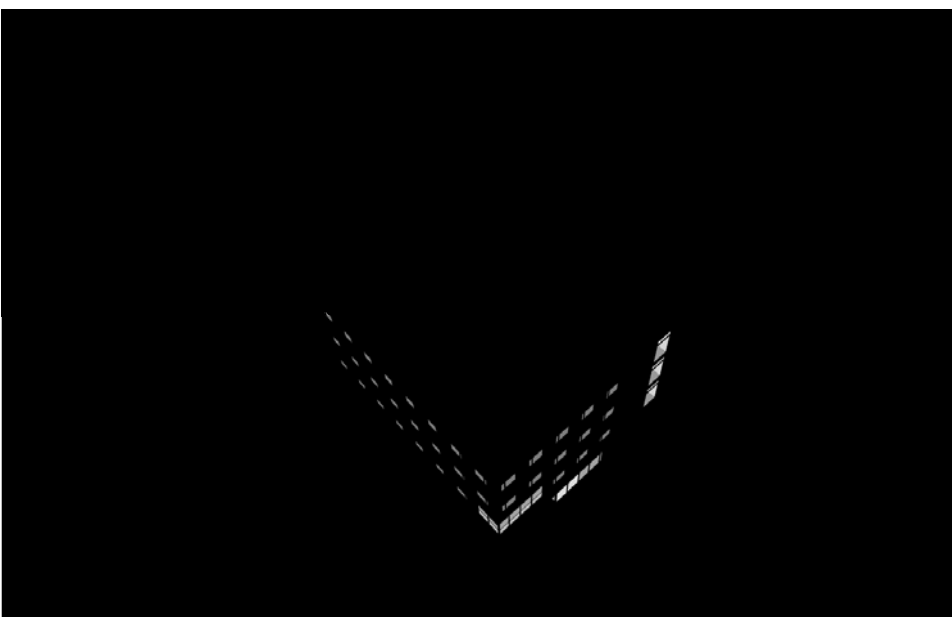
DEC. 21, 12:00



DEC. 21, 15:00

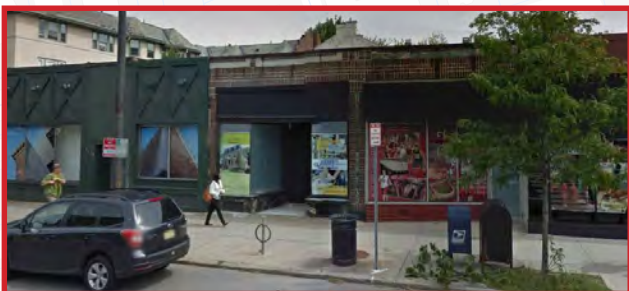
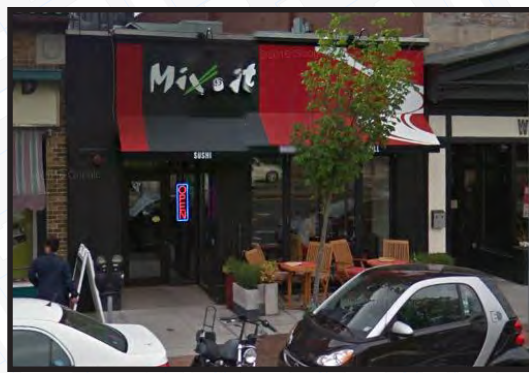


DEC. 21, 17:00





# GROUND FLOOR USE OF MASS AVE CORRIDOR-EVERETT ST TO PORTER SQUARE



GROUND FLOOR USE	
<span style="color: orange;">■</span>	RETAIL
<span style="color: lightorange;">■</span>	COMMERCIAL
<span style="color: blue;">■</span>	INSTITUTIONAL



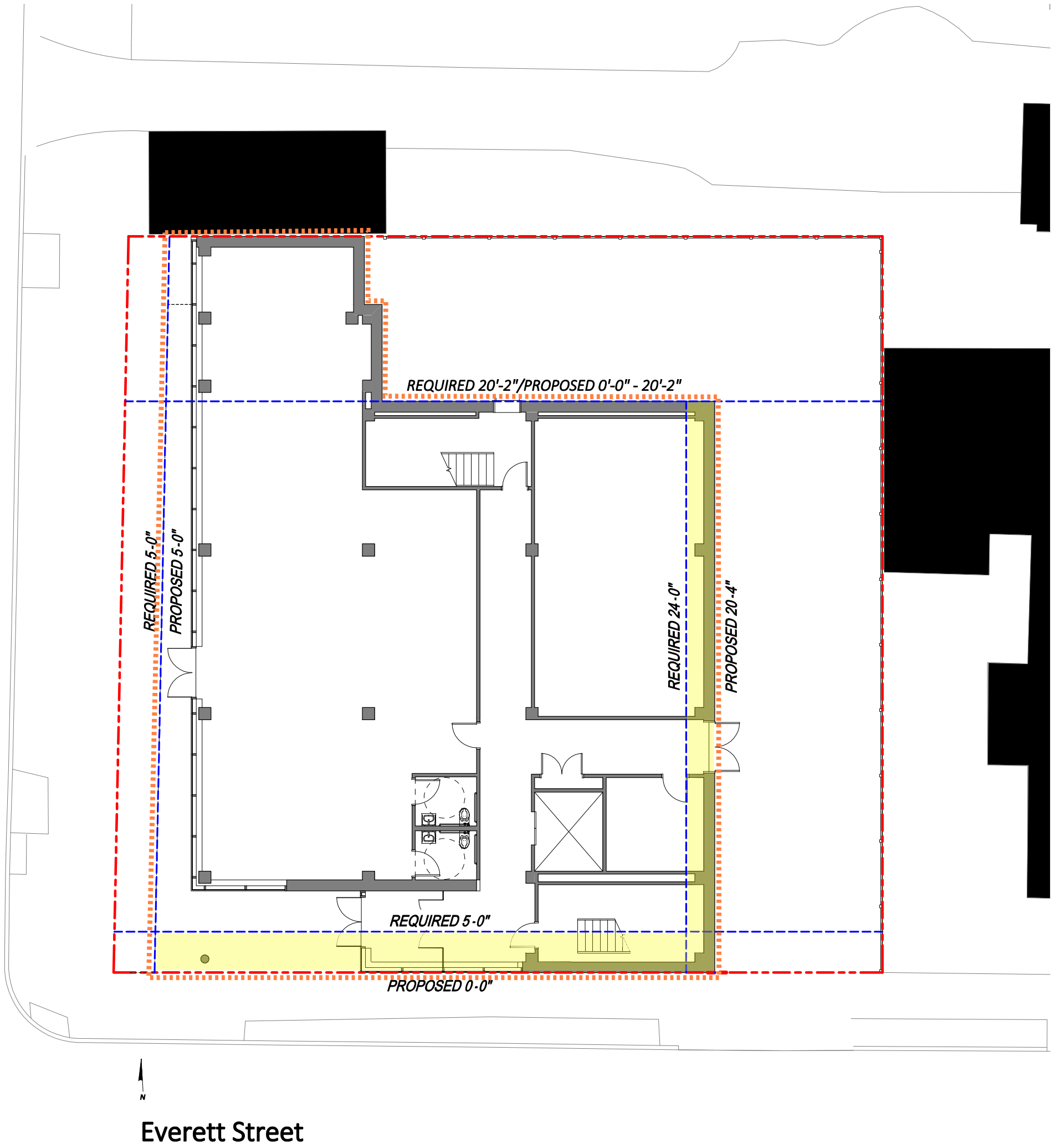
VIEW NORTH DOWN MASS. AVE. - EXISTING



VIEW NORTH DOWN MASS. AVE. - PROPOSED



Massachusetts Avenue



- ..... PROPOSED SETBACK
- REQUIRED SETBACK
- PROPERTY LINE

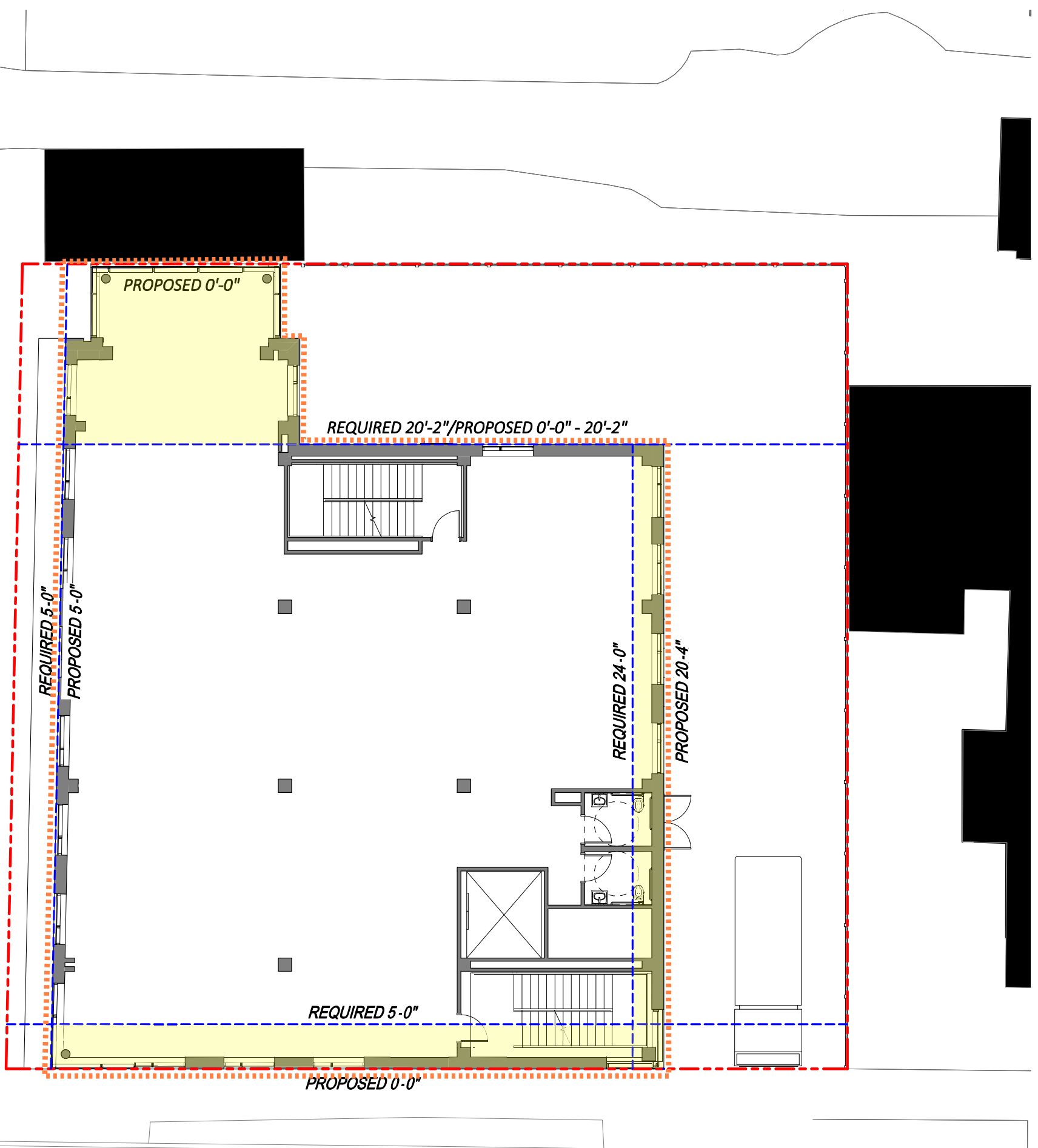
GROUND FLOOR PLAN

## SETBACK DIAGRAMS

Harvard Law School  
1607-1615  
Massachusetts Ave.

**nbbj**

Massachusetts Avenue



Everett Street

- ⋯⋯⋯ PROPOSED SETBACK
- - - - - REQUIRED SETBACK
- - - - - PROPERTY LINE

SECOND THRU FORTH FLOOR PLANS

# SETBACK DIAGRAMS

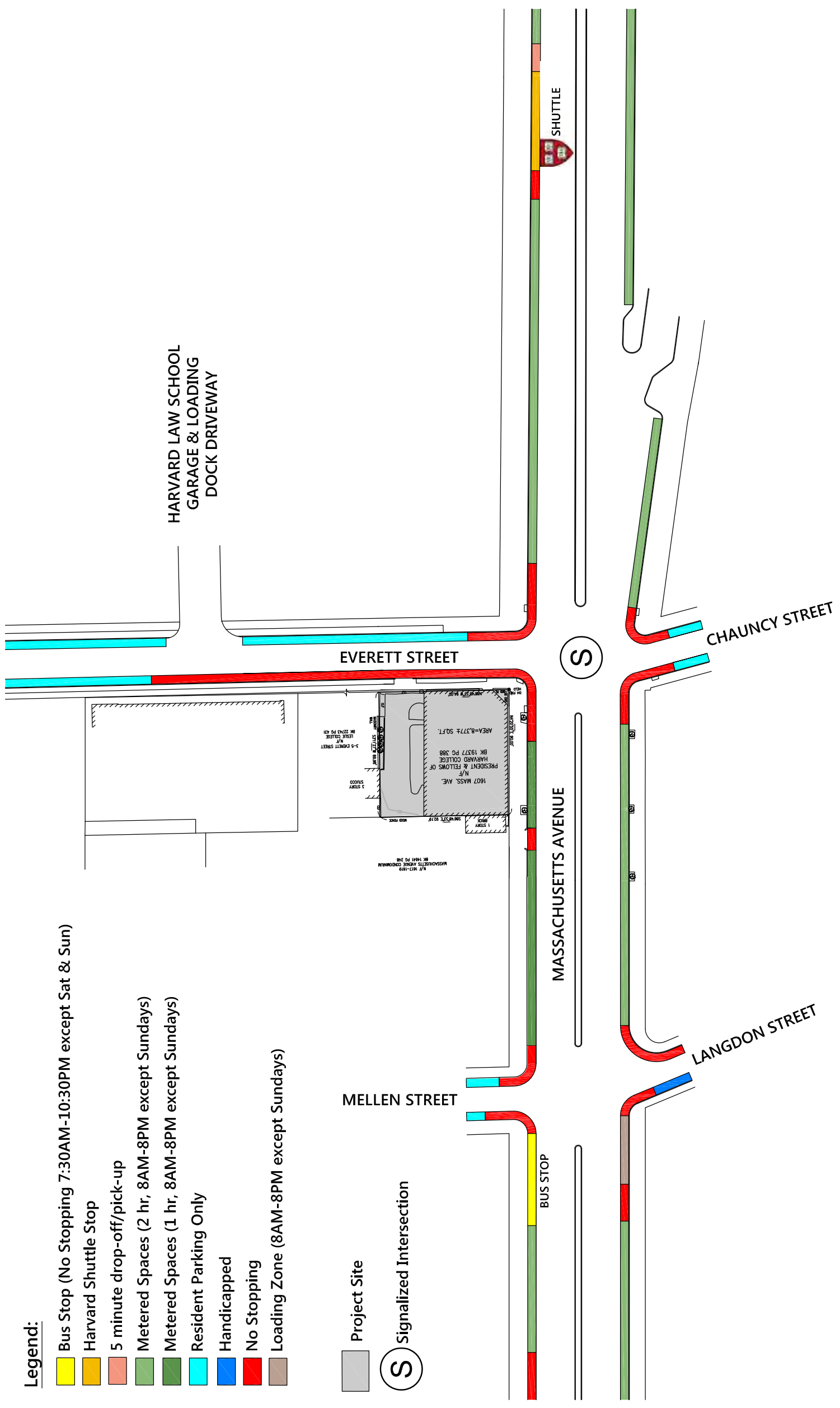
Harvard Law School  
1607-1615  
Massachusetts Ave.

**Legend:**

- Bus Stop (No Stopping 7:30AM-10:30PM except Sat & Sun)
- Harvard Shuttle Stop
- 5 minute drop-off/pick-up
- Metered Spaces (2 hr, 8AM-8PM except Sundays)
- Metered Spaces (1 hr, 8AM-8PM except Sundays)
- Resident Parking Only
- Handicapped
- No Stopping
- Loading Zone (8AM-8PM except Sundays)

Project Site

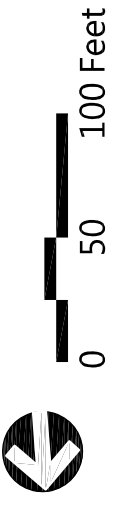
S Signalized Intersection

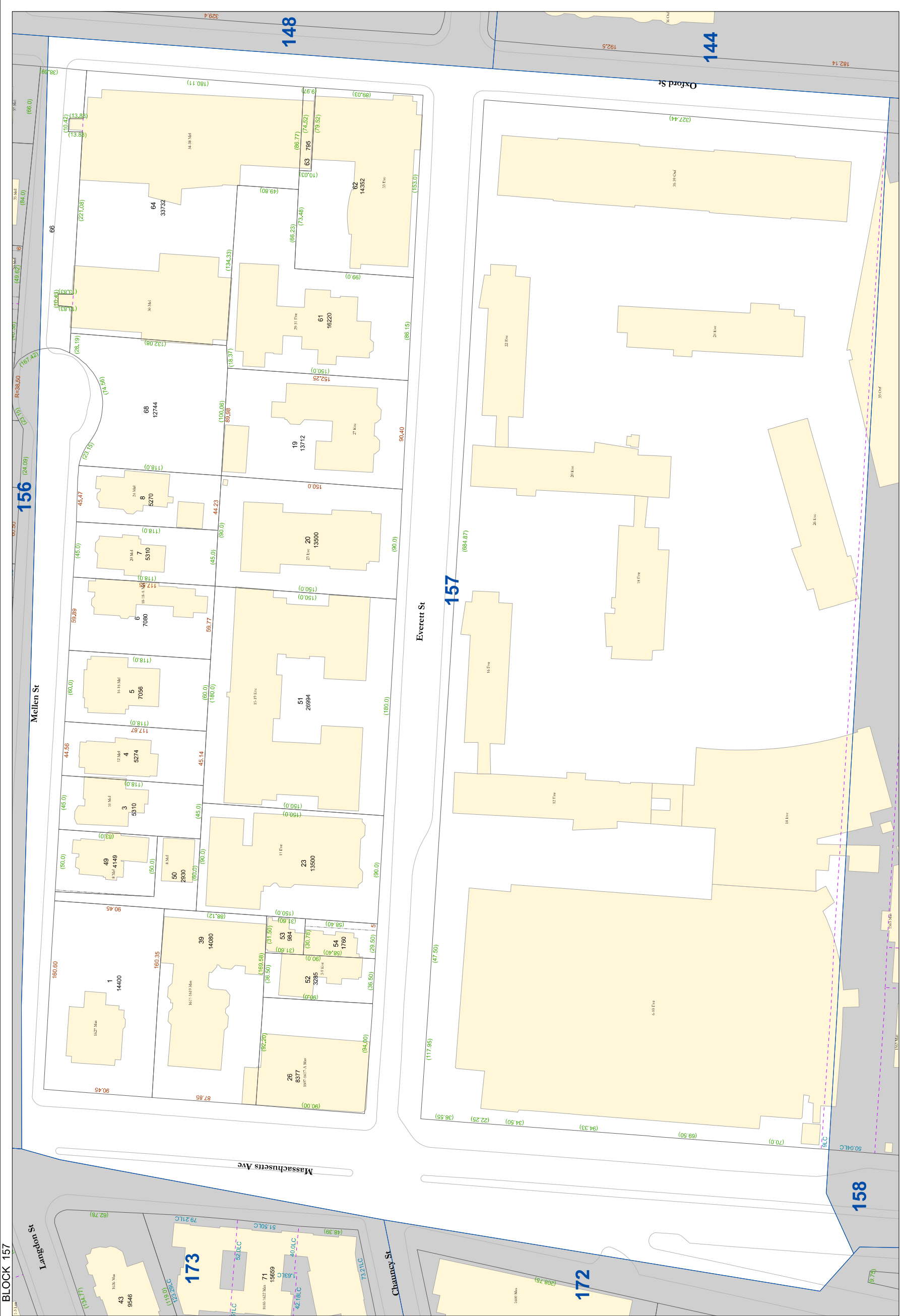


**Existing Curbside Regulations**

**Figure 1**

Proposed Mixed Use Project  
1607 Massachusetts Avenue  
Cambridge, MA

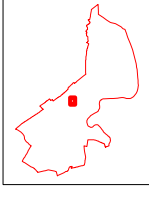
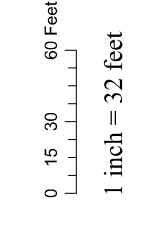




**City of Cambridge**  
**Assessing Department**  
 795 Massachusetts Ave.  
 Cambridge, MA 02139

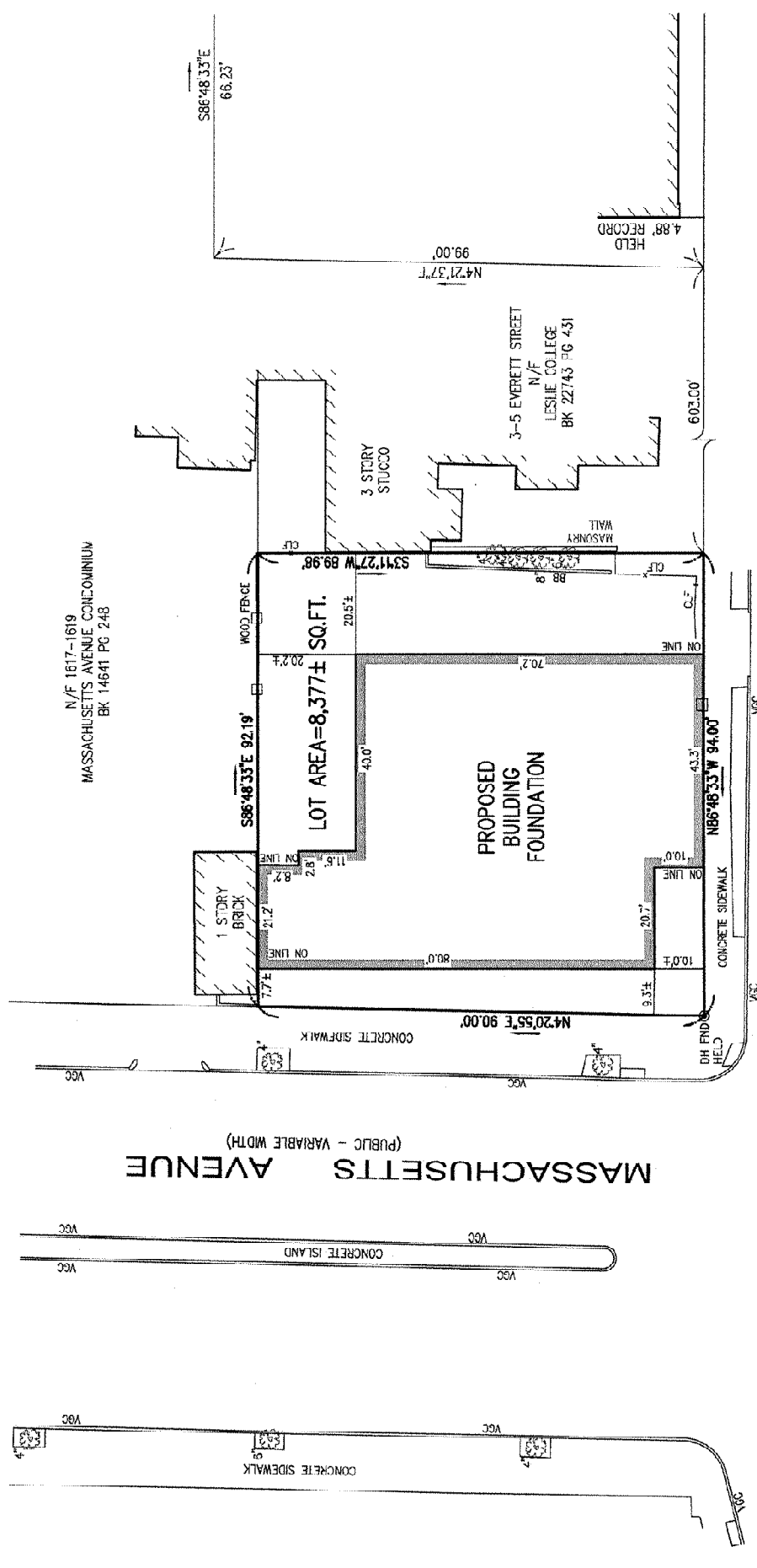
- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10	Lot Number	100	Parcel size in Sq. Ft.
157	Block Number	44.0LC	Land Court Dimension
10 Cam	Street Number	65.0	Survey Dimensions
(125.0)	Deed Dimension		

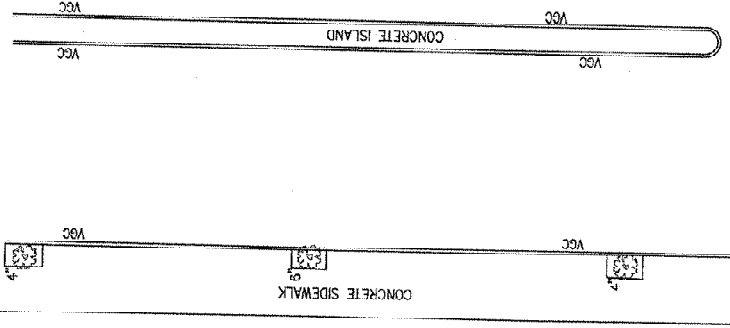


Parcel Block Map  
**157**

DISCLAIMER: The information shown on this map was compiled from existing records. The data is dated 10/20 to 2015 and maintained by the City Assessor's Office and the Department of Information Systems. The City Assessor's Office and the Department of Information Systems (GIS) are not responsible for any errors or omissions on this map, and map is suitable for assessing purposes only. The City of Cambridge assumes no legal responsibility for information shown on this map.

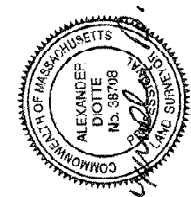
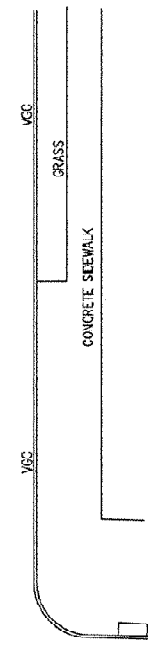


MASSACHUSETTS STAIL  
PLANE COORDINATE SYSTEM  
NAD83



MASSACHUSETTS AVENUE  
(PUBLIC - VARIABLE WIDTH)

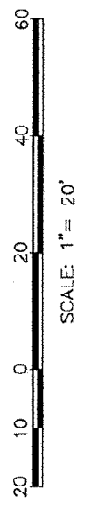
EVERETT (PUBLIC - 50' WIDE) STREET



*Alexander D. D'Otte*

ALEXANDER D. D'OTTE, PLS  
MASSACHUSETTS REG. NO. 38708  
REGISTERED PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE



9/23/16  
DATE

NOTES

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PROJECT # 11609  
FILE: 11609\_CPF1.dwg  
SCALE: 1" = 20'  
DATE: 09-14-16  
DES./COMP: ADD  
FIELD BOOK: 639 & 643  
DRAFTED BY: T  
CHECKED BY:

CERTIFIED PLOT PLAN  
1607 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

PREPARED FOR:  
**HARVARD LAW SCHOOL**  
1050 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

SHEET: 1  
**CPP1**  
OF 1 REV.