


Memorandum

To: Cambridge Planning Board
c/o Daniel Messplay and Swaathi Joseph, CDD

From: Rachna D. Balakrishna, Esq. 

Re: Updates to JFK Street Entrance at 57 JFK Street – Amendment to PB 390
Proposed New Entry to Basement Tenant Space and Proposed New Partial Infill on Second Floor

Date: August 11, 2023

Last year Crimson Galeria Limited Partnership received a Special Permit from the Planning Board for a three-story residential addition above the existing two-story Crimson Galeria building at the corner of JFK and Winthrop Streets. The current building has a number of restaurant tenants, including Veggie Grill, Menya Jiro, Maharaja Restaurant, Shake Shack, and Achilito's (opening soon), in addition to Core Power Yoga. Currently structural work to support the residential addition is underway.

In prior discussions that have occurred before the Planning Board, Community members and CDD staff have commented that the existing entrance doesn't provide a strong engagement with pedestrian traffic and the streetscape on JFK Street. The agenda item before the Planning Board proposes to improve that by providing an inviting entrance to the lower-level space and improving the general design of the entrance and façade to the building on JFK Street. This is accomplished by making the landing area at the top of the stairs more efficient as well as incorporating the open space of the second floor into usable balcony-like space. As part of this process, the new stairs going up to the landing will also be made code compliant. The changes that we are proposing will have the effect of bringing the building entrance and the signage closer to the sidewalk on JFK Street than it is now, which will enhance the streetscape of JFK Street.

The entrance to the basement tenant space will also enhance public engagement with the building as well as make the lower-level retail space more viable by having its own entrance (which does not exist now). Bonchon Restaurant will be reopening on the lower level of the building, and we are currently in lease discussions with a fitness center and café to take the balance of the basement space.

Please note that this proposed change will not affect anything in the approved residential addition or any other part of the façade. The drawings and renderings accompanying this cover memo will clarify the changes that we are proposing. We look forward to reviewing the proposed plans with the Planning Board soon and obtaining Planning Board approval. Please let us know if you have any questions or comments for our team. We have also reached out to Cambridge Historical Commission regarding this proposed amendment, and we are going to be on the agenda for their September 7th meeting.

PROPOSED RETAIL ENTRANCE CANOPY REMOVAL

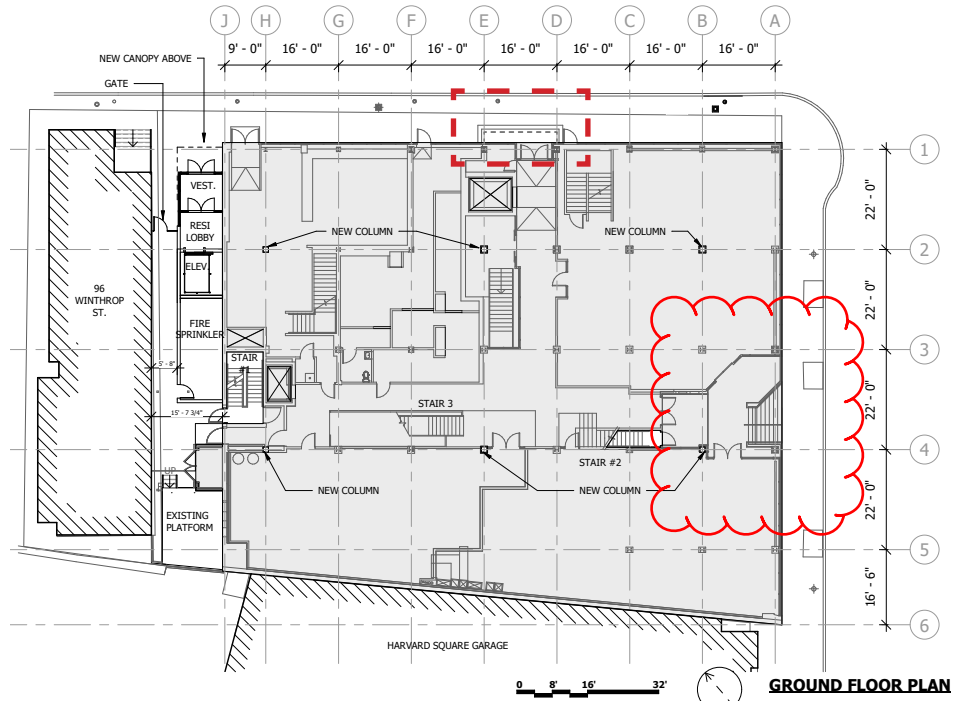


FIGURE 1

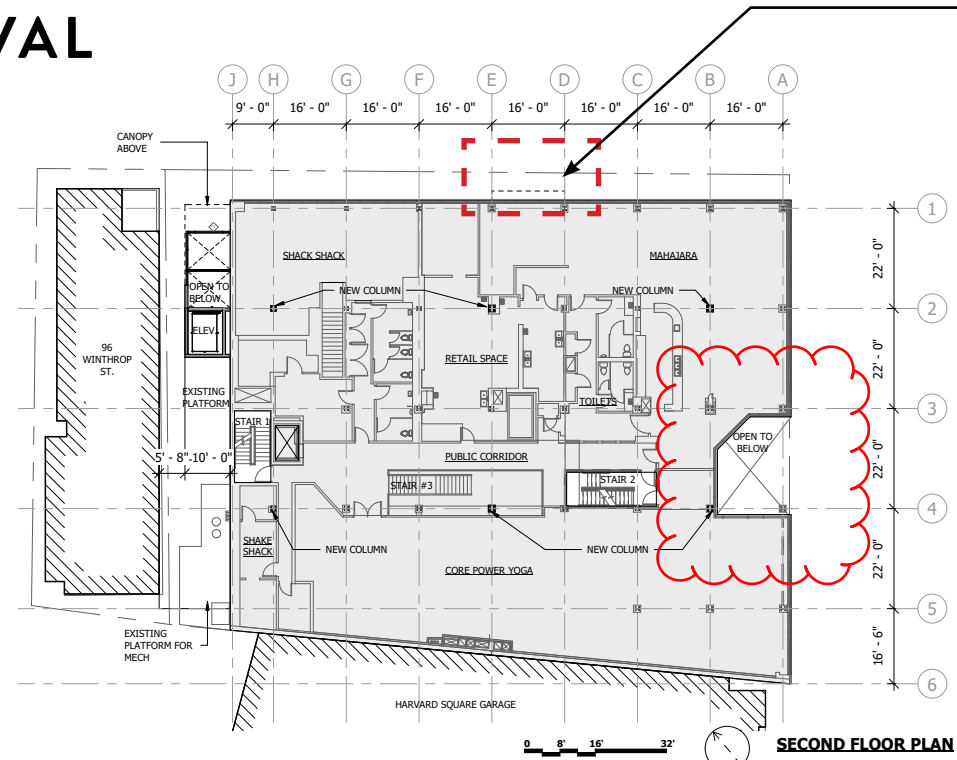


FIGURE 2

PB APPROVED PLANS

PROPOSED RETAIL ENTRY CANOPY TO BE REMOVED FROM PLAN AND SECTION DRAWINGS TO COORDINATE WITH 3D MODEL VIEWS

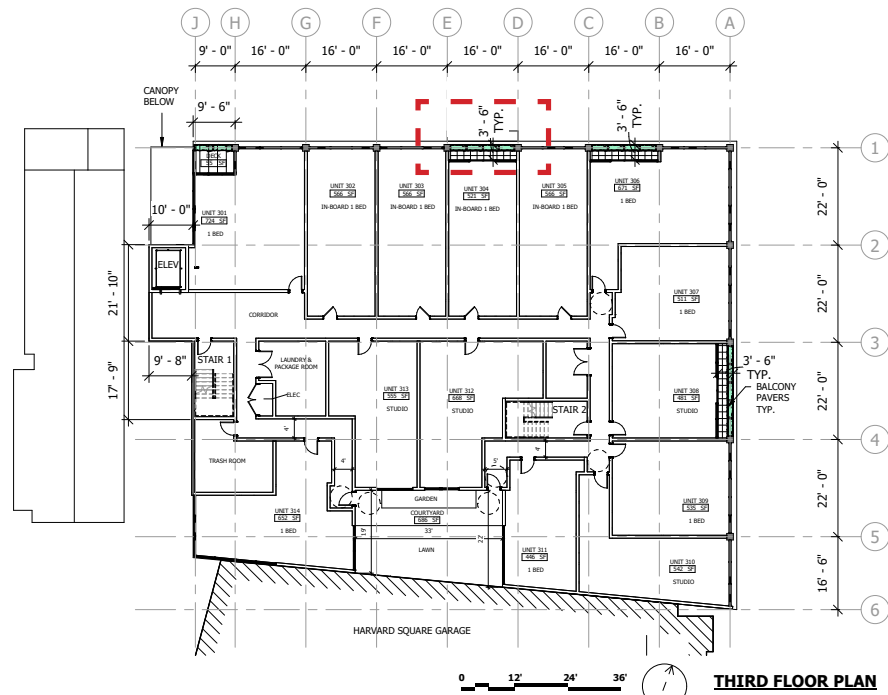


FIGURE 3

FLOOR AREA NET.		
Name	Type	Area
UNIT 301	1 BED	724
UNIT 302	IN-BOARD 1 BED	566
UNIT 303	IN-BOARD 1 BED	566
UNIT 304	IN-BOARD 1 BED	521
UNIT 305	IN-BOARD 1 BED	566
UNIT 306	1 BED	671
UNIT 307	1 BED	511
UNIT 308	STUDIO	481
UNIT 309	1 BED	535
UNIT 310	STUDIO	542
UNIT 311	1 BED	446
UNIT 312	STUDIO	668
UNIT 313	STUDIO	555
UNIT 314	1 BED	652
UNIT 401	1 BED	855
UNIT 402	IN-BOARD 1 BED	537
UNIT 403	IN-BOARD 1 BED	581
UNIT 404	IN-BOARD 1 BED	520
UNIT 405	STUDIO	475
UNIT 406	1 BED	726
UNIT 407	STUDIO	413
UNIT 408	STUDIO	362
UNIT 409	STUDIO	458
UNIT 410	1 BED	431
UNIT 411	1 BED	629
UNIT 412	STUDIO	520
UNIT 413	2 BED	1,047
UNIT 501	1 BED	724
UNIT 502	STUDIO	520
UNIT 503	STUDIO	475
UNIT 504	STUDIO	398
UNIT 505	1 BED	702
UNIT 506	STUDIO	435
UNIT 507	1 BED	580
UNIT 508	1 BED	505
UNIT 509	1 BED	629
UNIT 510	STUDIO	520
UNIT 511	2 BED	1,047
Grand total:		22,091

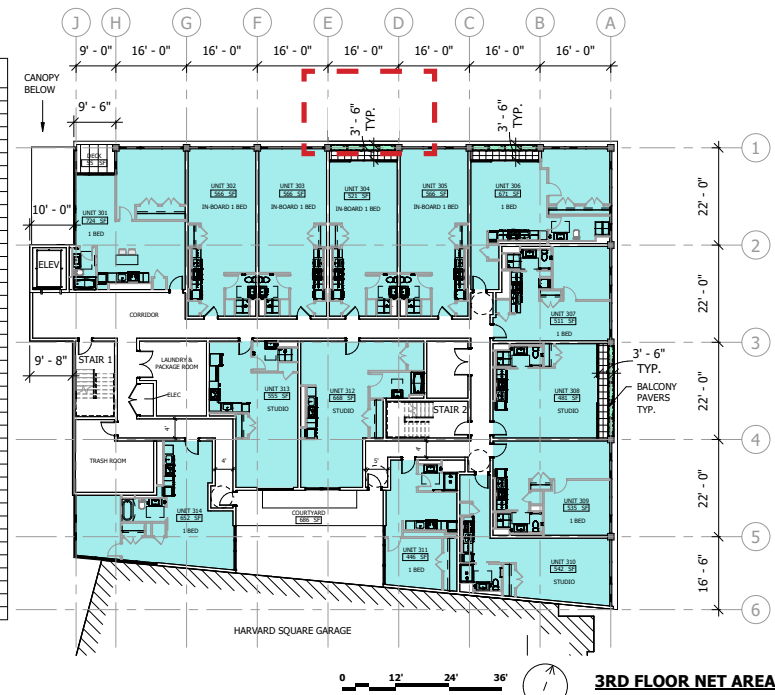
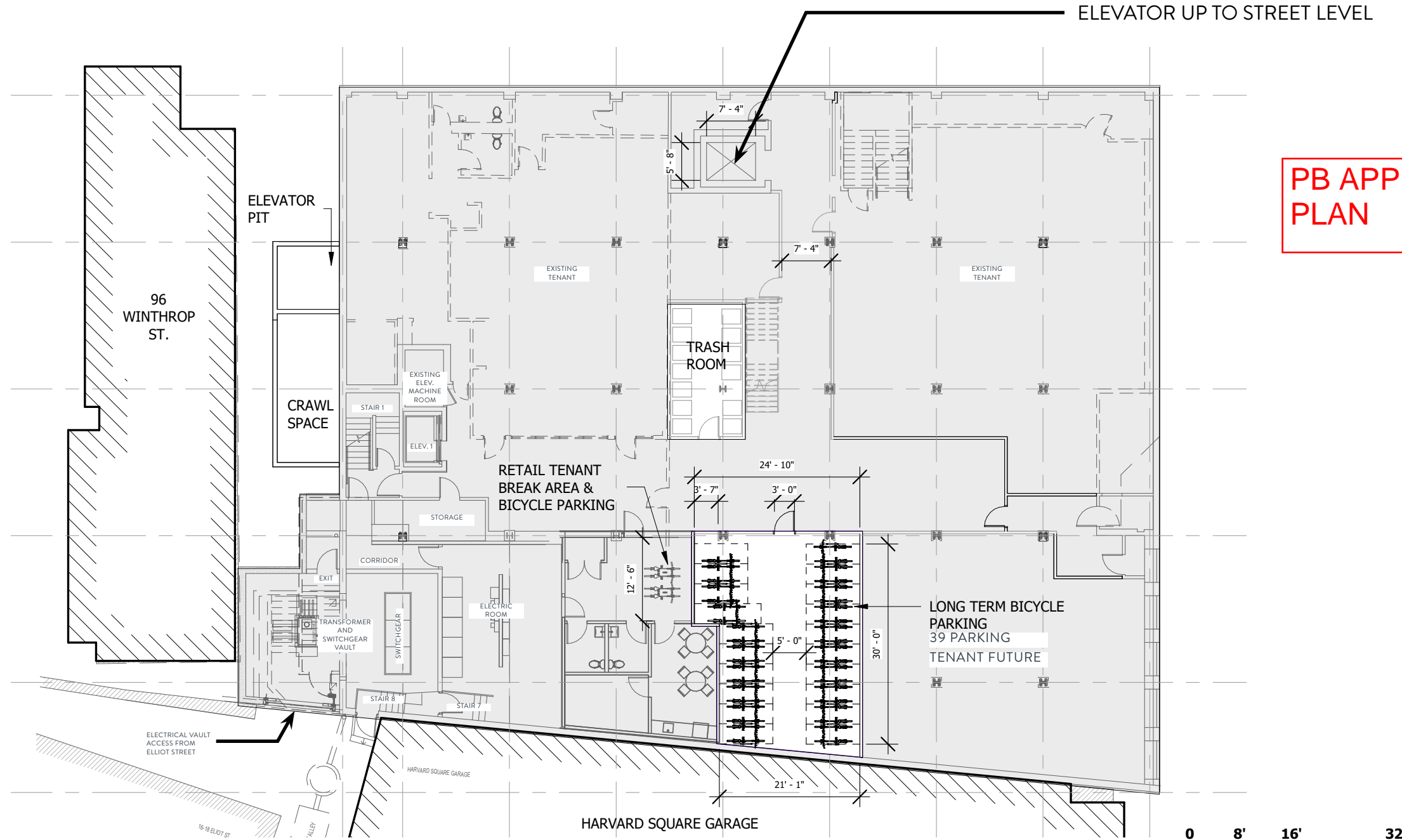


FIGURE 4

BASEMENT PLAN



PB APPROVED PLAN

SEAL

CONSULTANT

PROJECT
PROPOSED NEW ENTRY

57 JFK STREET
 CAMBRIDGE, MA

PREPARED FOR
 CRIMSON GALERIA, LP

166 BEACON ST
 BROOKLINE, MA 02446

DRAWING TITLE

SECOND FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

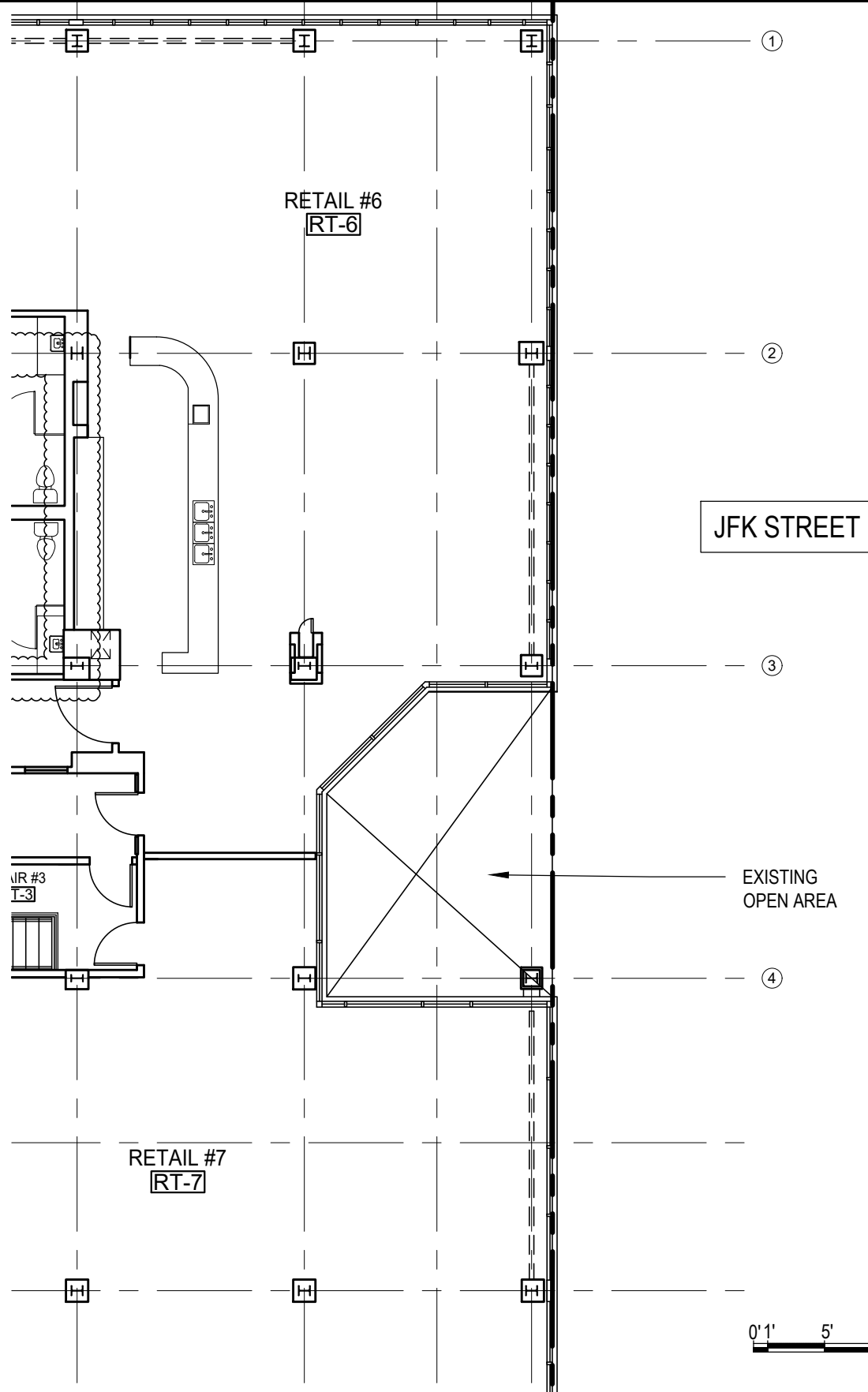
REVISED	8/22/23
PB APPLIC	8/11/23
DRAWN BY	LD
REVIEWED BY	PQ

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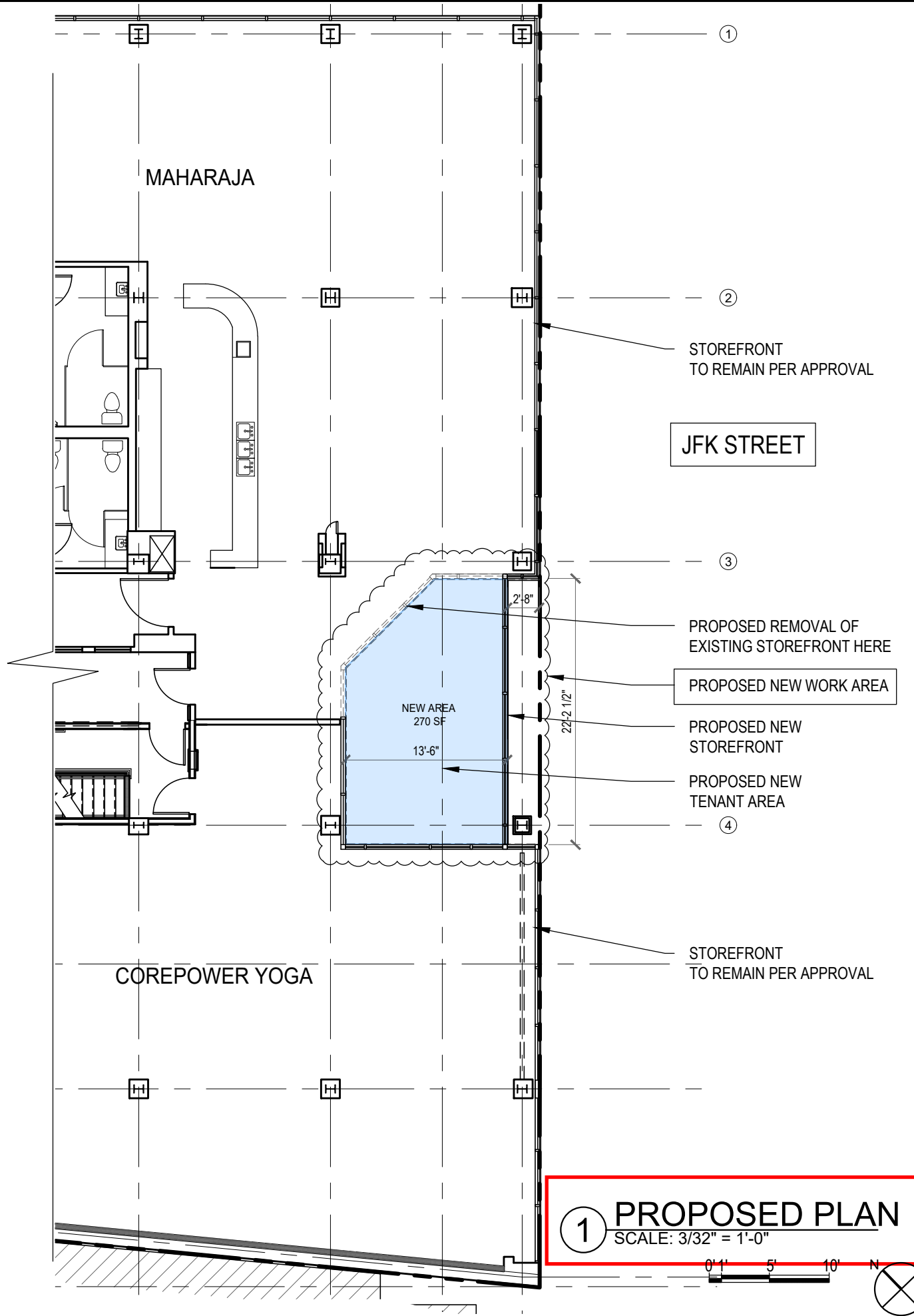
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SHEET

A2



2 AS APPROVED
 SCALE 3/32" = 1'-0"



1 PROPOSED PLAN
 SCALE: 3/32" = 1'-0"

SEAL

CONSULTANT

PROJECT
PROPOSED NEW ENTRY AND SECOND FLOOR INFILL

57 JFK STREET
 CAMBRIDGE, MA

PREPARED FOR
 CRIMSON GALERIA, LP

166 BEACON ST
 BROOKLINE, MA 02446

DRAWING TITLE

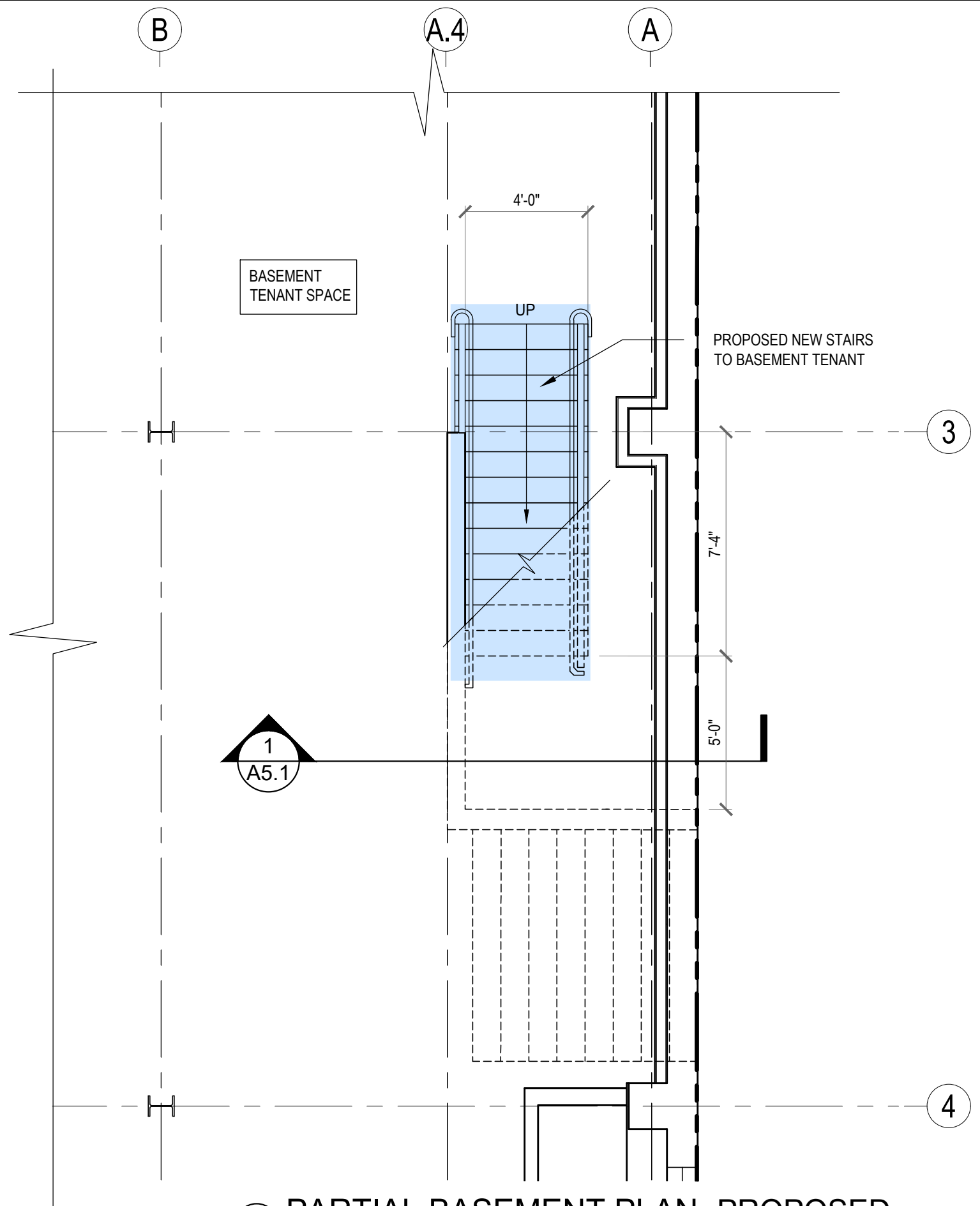
PARTIAL BASEMENT PLAN

SCALE AS NOTED

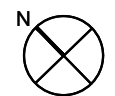
REVISION	DATE
REVISED	8/29/23
PB APPLIC	8/11/23
DRAWN BY LD	REVIEWED BY PQ

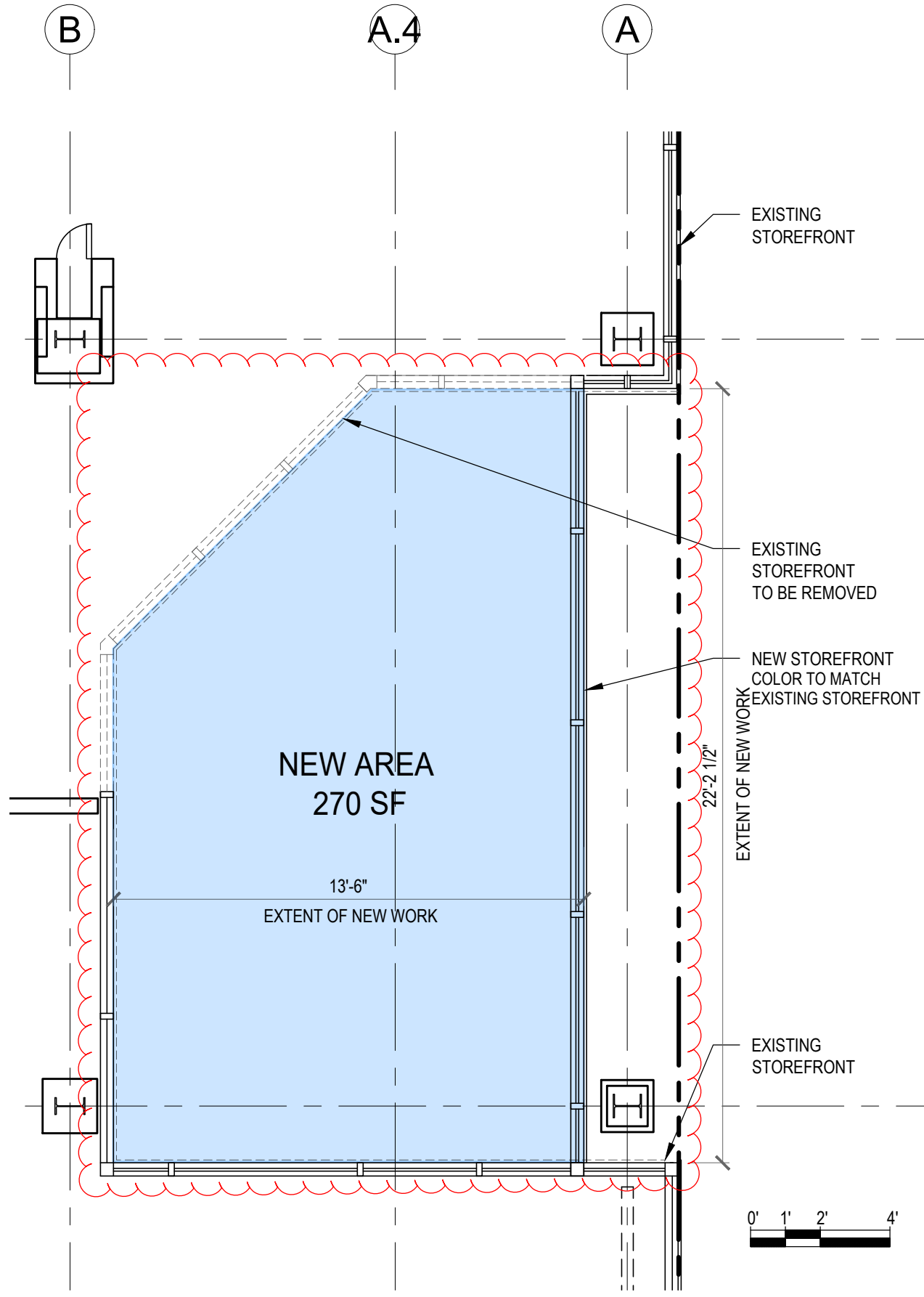
SHEET

A0

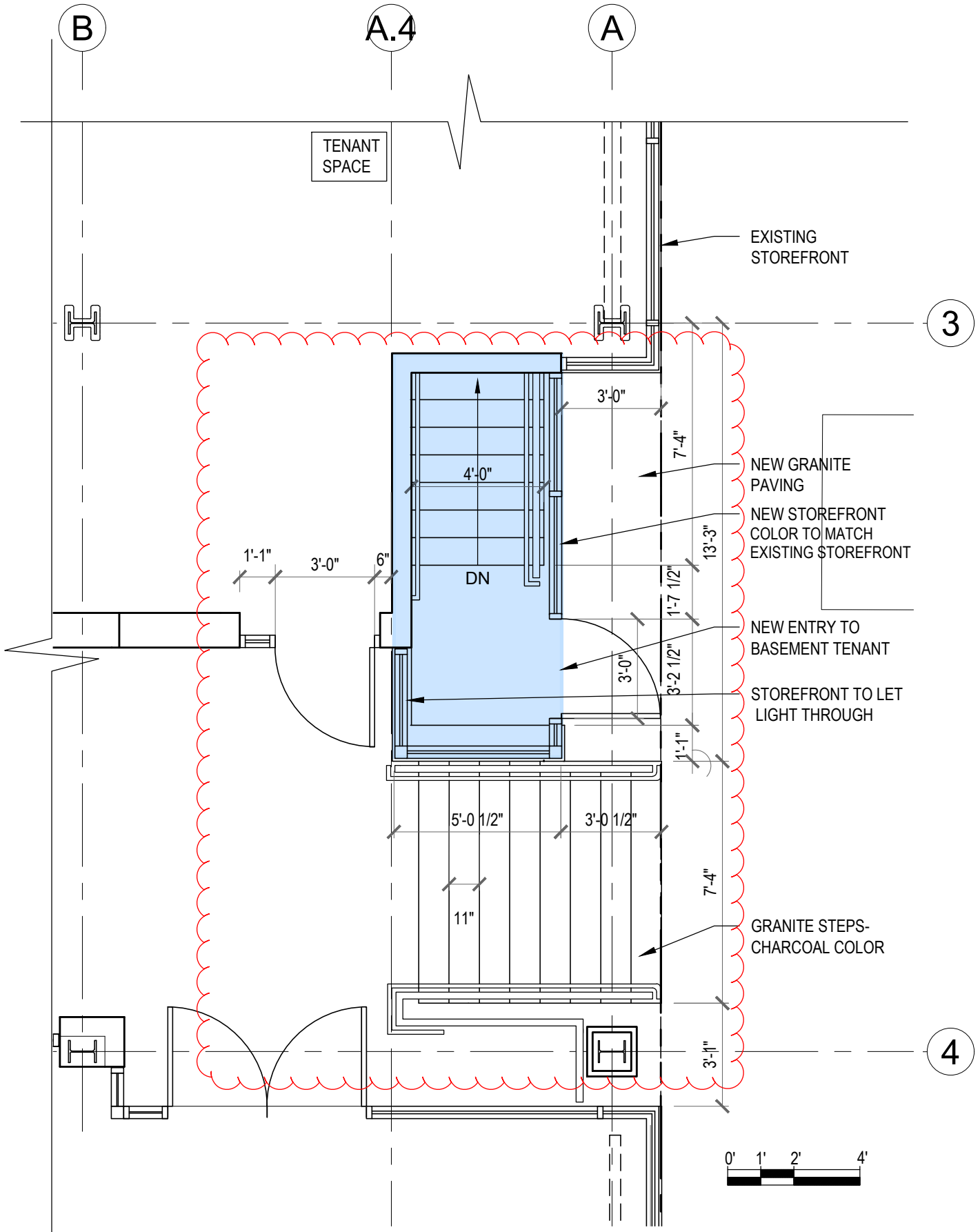


1 PARTIAL BASEMENT PLAN -PROPOSED
 SCALE: 1/4" = 1'-0"





2 SECOND FLOOR ENLARGED PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR ENLARGED PLAN
SCALE: 1/4" = 1'-0"

FACADE DETAIL

AS APPROVED



ALUMINUM PROFILE

PANEL JOINTS

WOOD SOFFIT & MULLION DETAIL

AS APPROVED

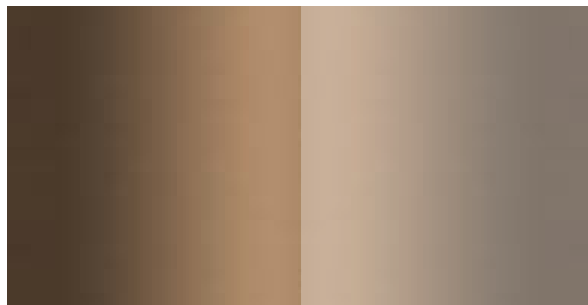
“STURDISTRICT”
ROOFTOP SCREEN FRAMING
& HORIZONTAL “SITE PROOF”
ALUMINUM, LOUVER HORI-
ZONTAL. BY ARCHITECTURAL
LOUVERS INC.
COLOR “A”



ALUMINUM FACED BALCONY
PLANTER BOX, COLOR “B”



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

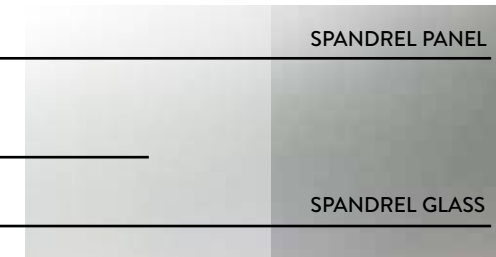


JET MIST GRANITE BASE “A”



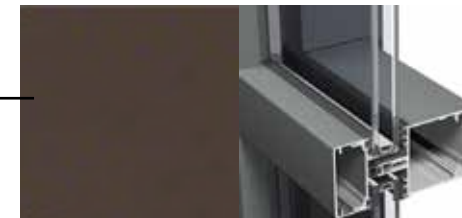
MFR: KNOTWOOD WOOD TONE
ALUMINUM SOFFIT PANEL
SYSTEM

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

COLOR OF NEW STOREFRONT AND PANELS AT
NEW RECESSED ENTRY



BUILDING SIGNAGE - PIN
ALUMINUM FACE MOUNT OVER
ARCYLIC LED BACKING

WHITE ROOF

HIGH ALBEDO ROOFING MEMBRANE



AS APPROVED

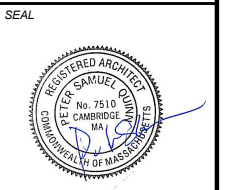


BIRDSEYE VIEW FROM JFK STREET



PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
 259 ELM STREET, SUITE 301
 SOMERVILLE, MA 02144
 PH 617-354-3989



CONSULTANT

PROJECT
 PROPOSED NEW ENTRY AND INFILL AT SECOND FLOOR
 57 JFK STREET
 CAMBRIDGE, MA
 PREPARED FOR
 CRIMSON GALERIA, LP

166 BEACON ST
 BROOKLINE, MA 02446

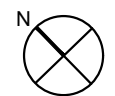
DRAWING TITLE
 PROPOSED JFK ST EXTERIOR VIEW

SCALE AS NOTED

REVISION	DATE
PB APPLIC	8/11/23
DRAWN BY YC	REVIEWED BY LD

SHEET

A3



SEAL



CONSULTANT

PROJECT

PROPOSED NEW ENTRY AND SECOND FLOOR INFILL

57 JFK STREET
 CAMBRIDGE, MA

PREPARED FOR

CRIMSON GALERIA, LP

166 BEACON ST
 BROOKLINE, MA 02446

DRAWING TITLE

PROPOSED JFK ST ELEVATION

SCALE AS NOTED

REVISION	DATE

PB APPLIC	8/11/23
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DRAWN BY YC	REVIEWED BY PQ
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SHEET

A4



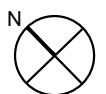
METAL PANELS AS APPROVED

PROPOSED NEW INFILL AT SECOND FLOOR STOREFRONT TO BE DARK BRONZE TO MATCH EXISTING

PROPOSED NEW METAL PANELS AT NEW INFILL. COLOR AND TYPE TO MATCH THE DARK BRONZE METAL PANELS APPROVED FOR THE WINTHROP ST ENTRANCE

PROPOSED NEW ENTRY TO BASEMENT- COLOR OF STOREFRONT TO MATCH EXISTING DARK BRONZE STOREFRONT

PROPOSED RECONFIGURATION OF STEPS, REMOVING THE SPLAYED WALL. DARK GRANITE STEPS





**METAL PANELS
PREVIOUSLY
APPROVED**

**PROPOSED NEW INFILL AT
SECOND FLOOR
STOREFRONT TO MATCH
EXISTING STOREFRONT
COLOR**

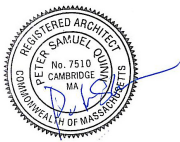
**PROPOSED NEW METAL
PANELS-
COLOR TO MATCH DARK
BRONZE STOREFRONT,
SIMILAR TO AS APPROVED
FOR WINTHROP ST
ENTRANCE**

**PROPOSED NEW ENTRY
TO BASEMENT
DARK BRONZE COLOR
STOREFRONT TO MATCH
EXISTING**

**PROPOSED
RECONFIGURATION OF
STEPS, REMOVING THE
SPLAYED WALL**

EXTENT OF SCOPE

SEAL



CONSULTANT

PROJECT

PROPOSED NEW
ENTRY AND
SECOND FLOOR
INFILL

57 JFK STREET
CAMBRIDGE, MA

PREPARED FOR

CRIMSON GALERIA, LP

166 BEACON ST
BROOKLINE, MA 02446

DRAWING TITLE

PROPOSED
JFK ST
VIEW

SCALE AS NOTED

REVISION	DATE

PB APPLIC 8/11/23

DRAWN BY YC REVIEWED BY PQ

SHEET

A5



SEAL

CONSULTANT

PROJECT
PROPOSED NEW ENTRY AND SECOND FLOOR INFILL

57 JFK STREET
 CAMBRIDGE, MA

PREPARED FOR
 CRIMSON GALERIA, LP

166 BEACON ST
 BROOKLINE, MA 02446

DRAWING TITLE

PROPOSED SECTION

SCALE AS NOTED

REVISION	DATE

PB APPLIC	REV 8/29/23
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DRAWN BY LD	REVIEWED BY PQ
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SHEET

A6

