

SPECIAL PERMIT APPLICATION  
SUPPLEMENTAL SUBMISSION  
711 - 727 MASSACHUSETTS AVENUE, CAMBRIDGE, MA  
March 24, 2021

- HISTORICAL PHOTOGRAPHS
- EXISTING CONDITIONS PHOTOGRAPHS
- EXISTING FLOOR PLANS
- PROPOSED DEMOLITION
- SITE CONTEXT MAP
- PROPOSED PLANS & BUILDING SECTION
- PROPOSED LANDSCAPING PLANS
- ALTERATIONS TO EXISTING BUILDING BY ELEVATION
- PROPOSED BUILDING ELEVATIONS
- PROPOSED DECK RAILING & MECHANICAL SCREEN DETAILS
- PROPOSED LIGHT POLLUTION DESIGN OPTIONS
- PROPOSED PROJECT LOADING
- UPDATED DESIGN – GRAPHIC REPRESENTATIONS
- PROPOSED RENDERINGS

OWNER: GAS LIGHT BUILDING LLC  
ADDRESS: 100 SUMMER ST.  
SUITE 1600 BOSTON, MA 02110

Historic Photos



Interior View



View from Massachusetts Ave



Closeup View of Facade from Massachusetts Ave



Interior View

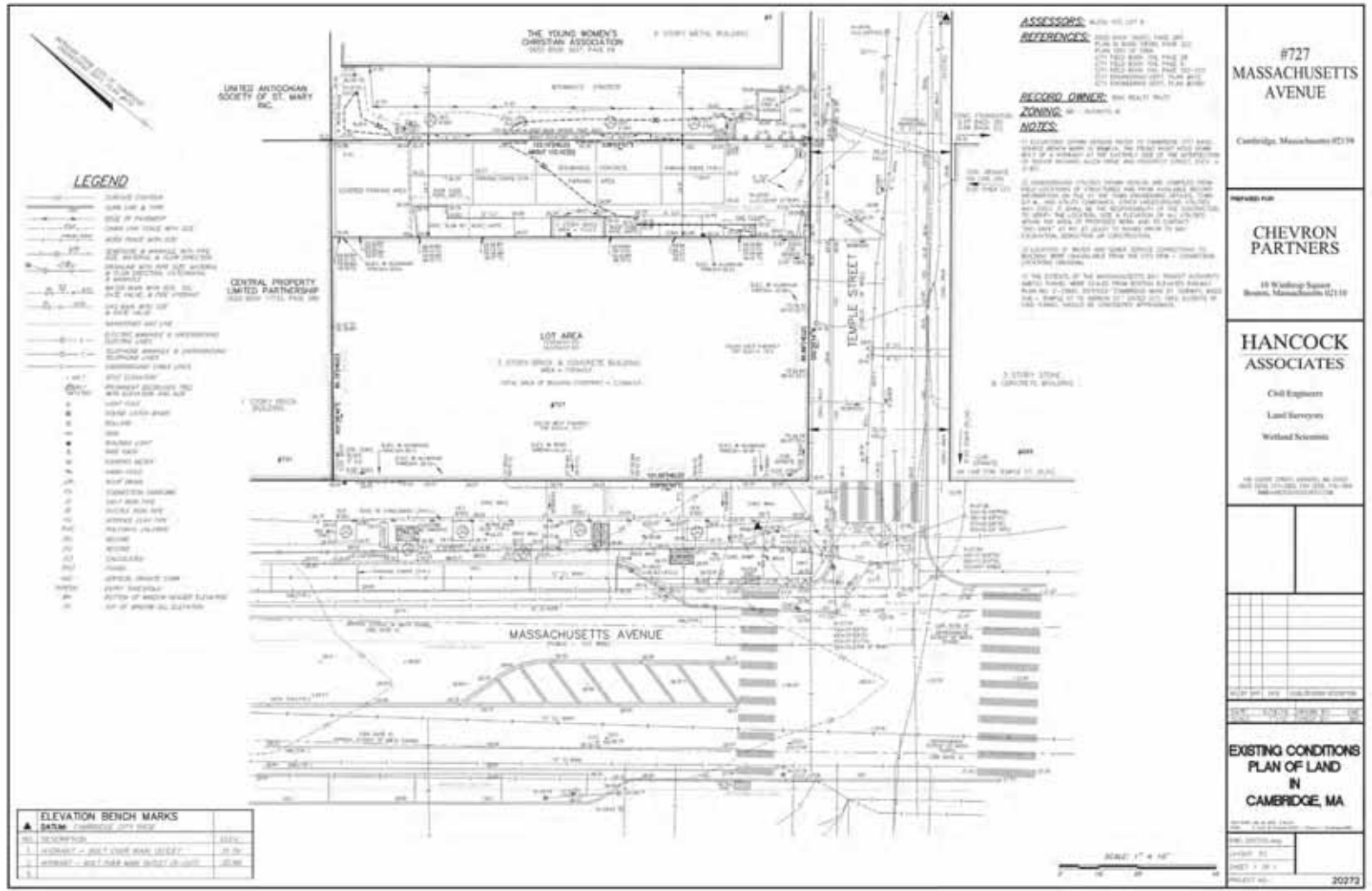


View from Massachusetts Ave



View from Massachusetts Ave Looking East

Existing Conditions Map





Existing Conditions Photos



View from Massachusetts Ave Looking West



Closeup View from Massachusetts Ave Looking East

Existing Conditions Photos



View from Massachusetts Ave Looking East



Interior View from Convenience Store



Interior View from Convenience Store



Existing Conditions Photos

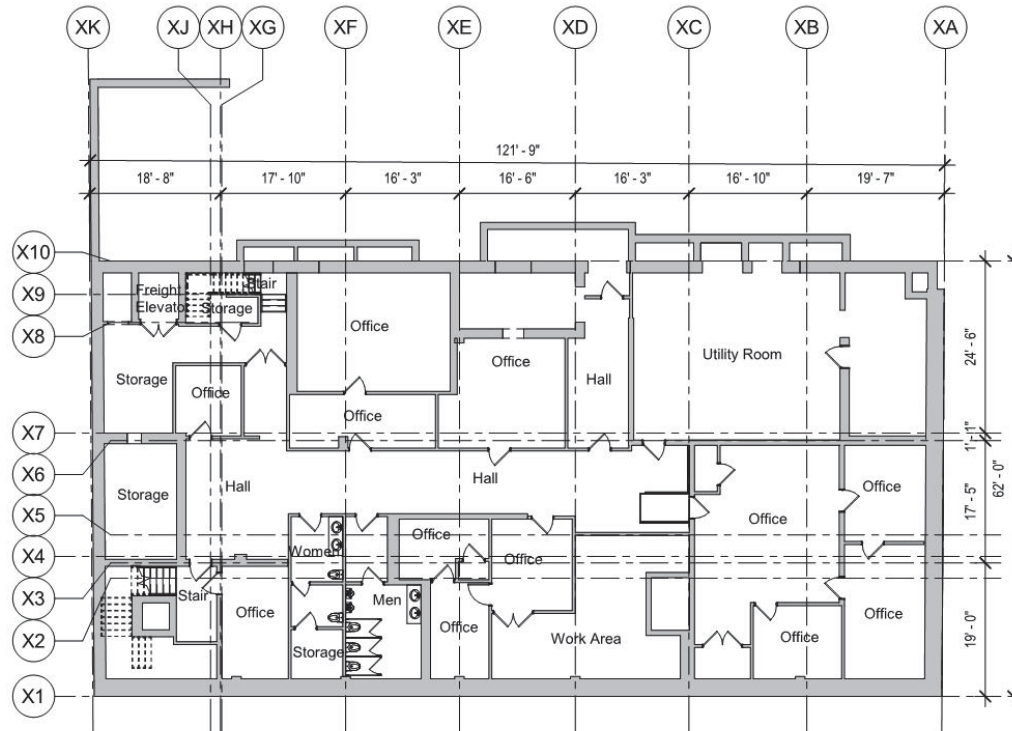


View from Temple Street Looking Into Back Alley



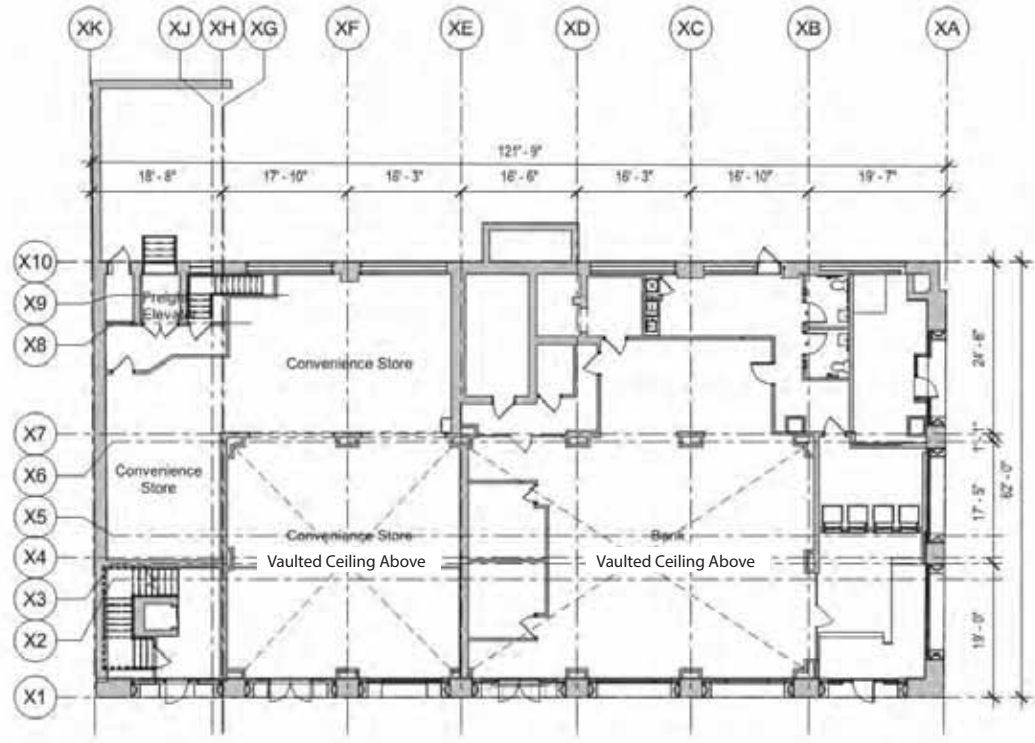
View from Back Alley Looking at Temple Street

# Existing Basement Plan



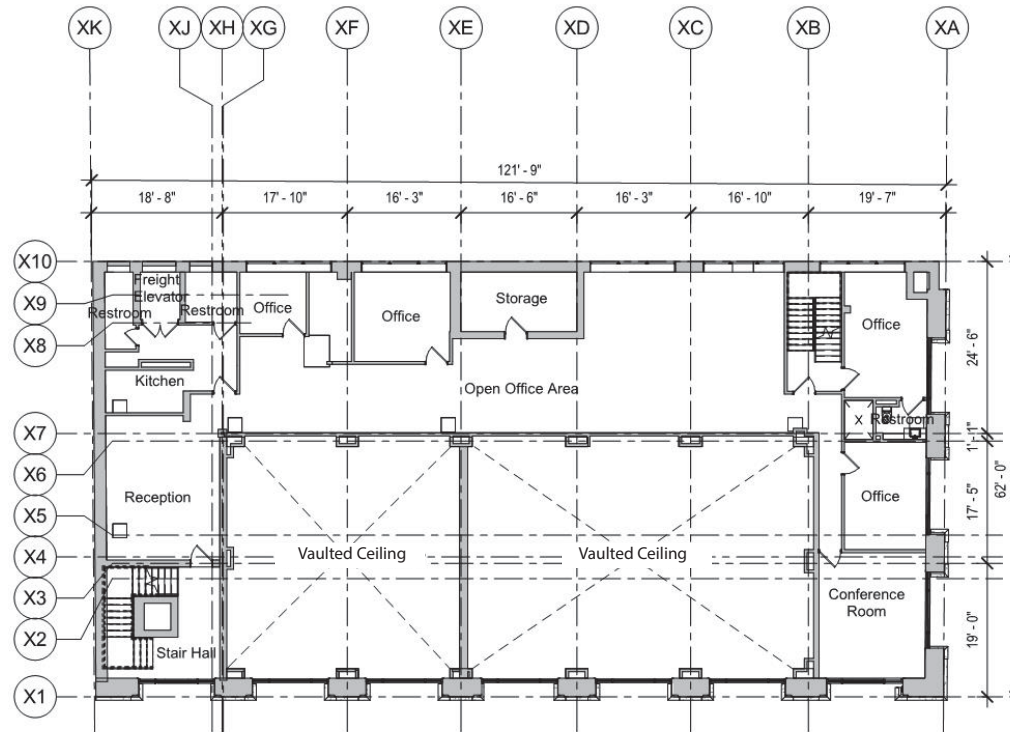
Existing

Existing First Floor Plan



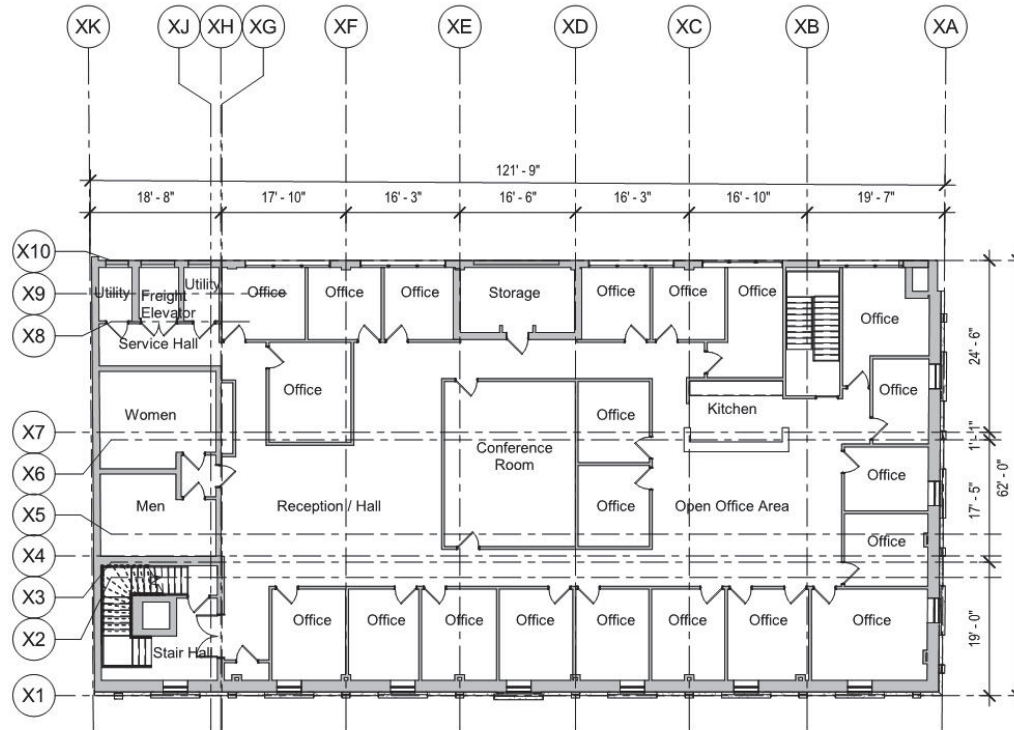


# Existing Second Floor Plan



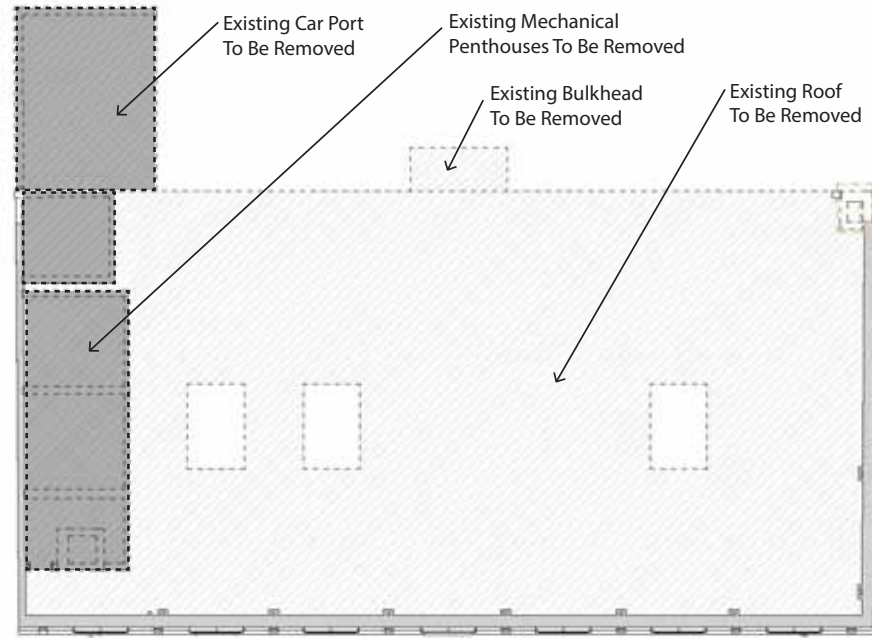
Existing

# Existing Third Floor Plan



:existing

Proposed Demolition Plan



Temple Street

Mass Ave.

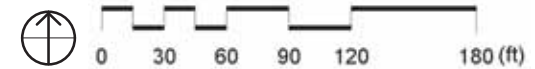
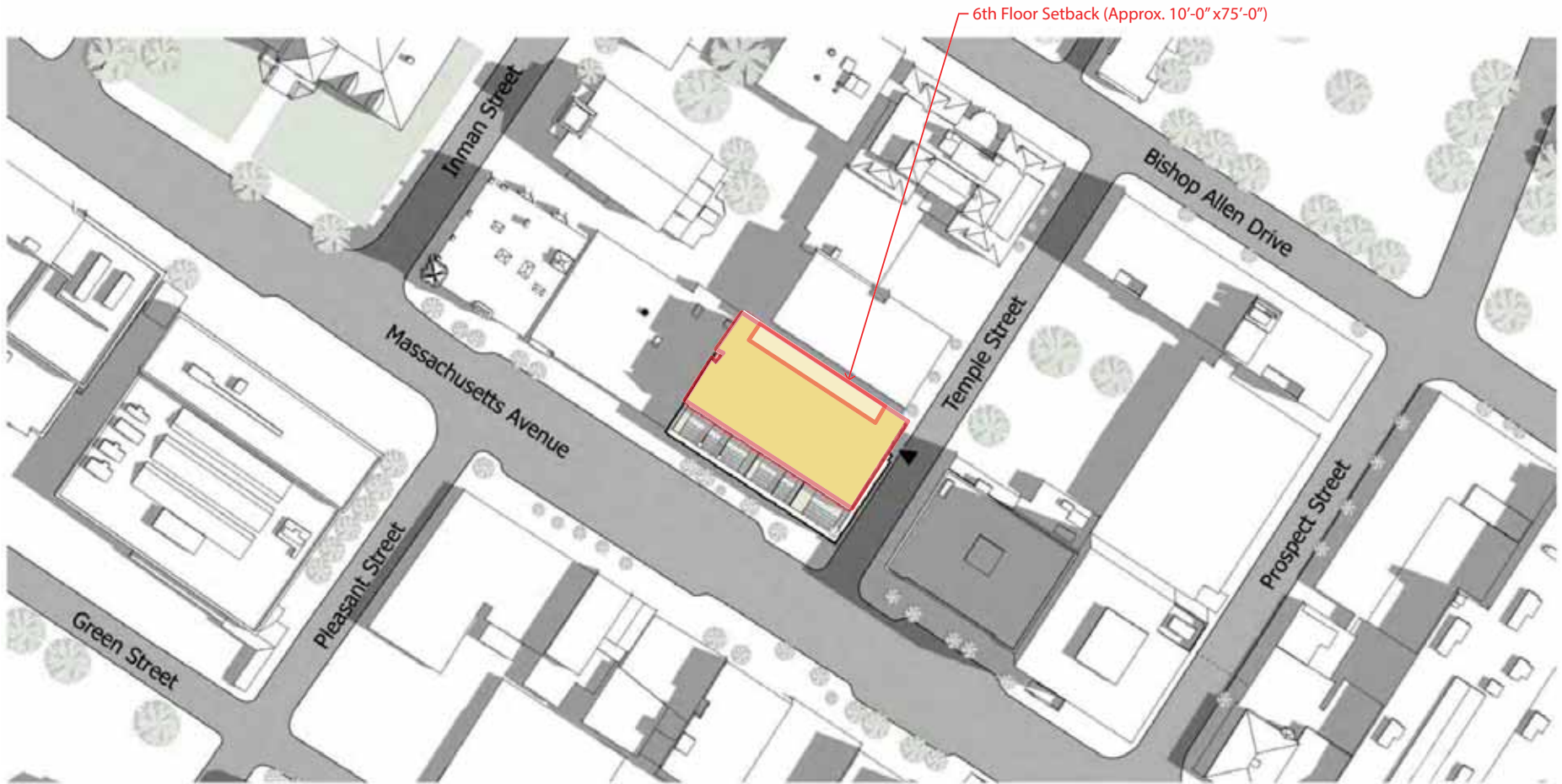


Existing



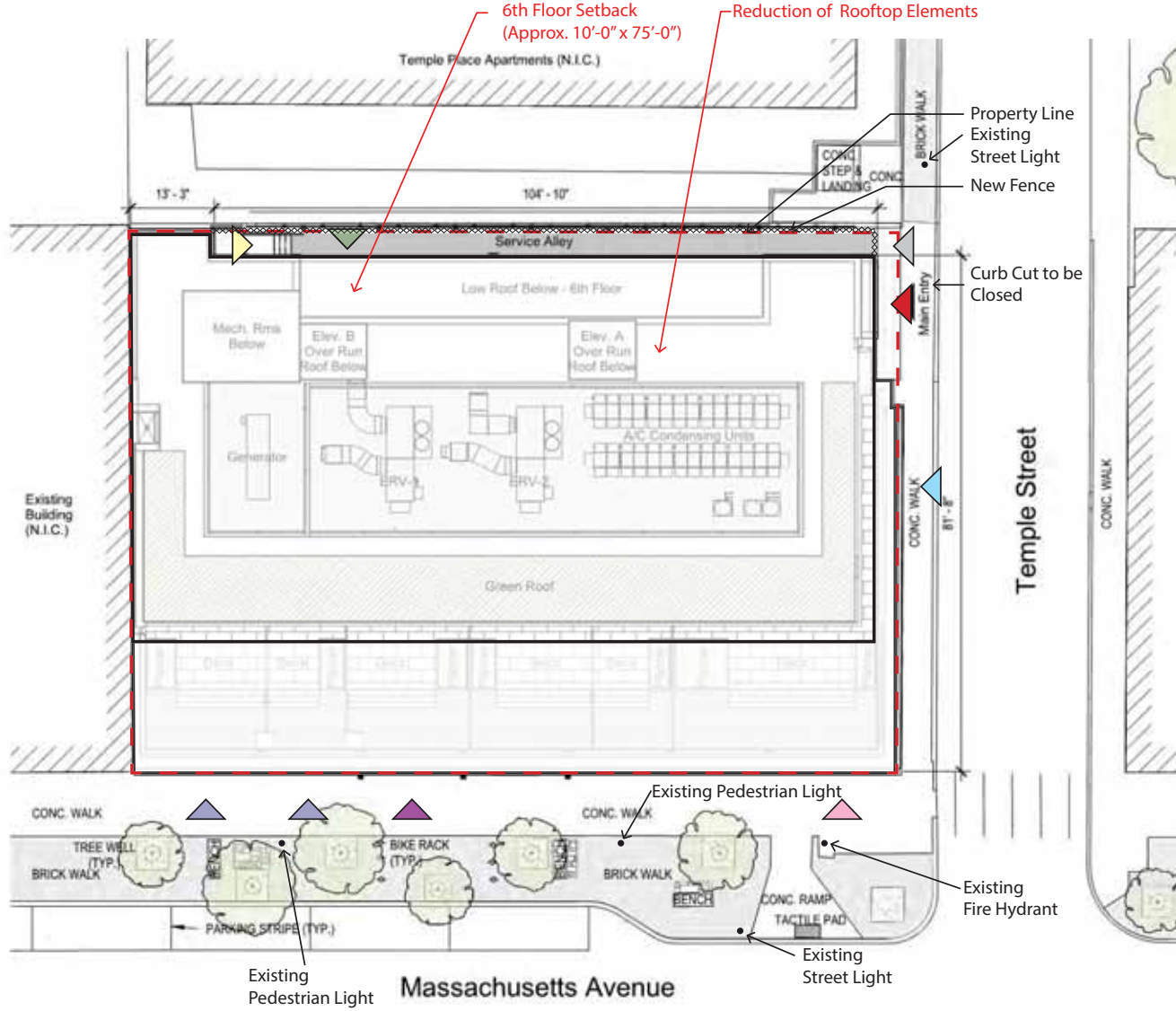
# Site Context Map



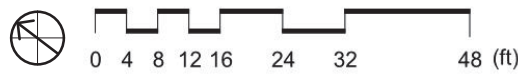


# Proposed Site Plan

REVISED SLIDE:  
6th FLOOR SETBACK AND REDUCTION  
OF ROOFTOP ELEMENTS



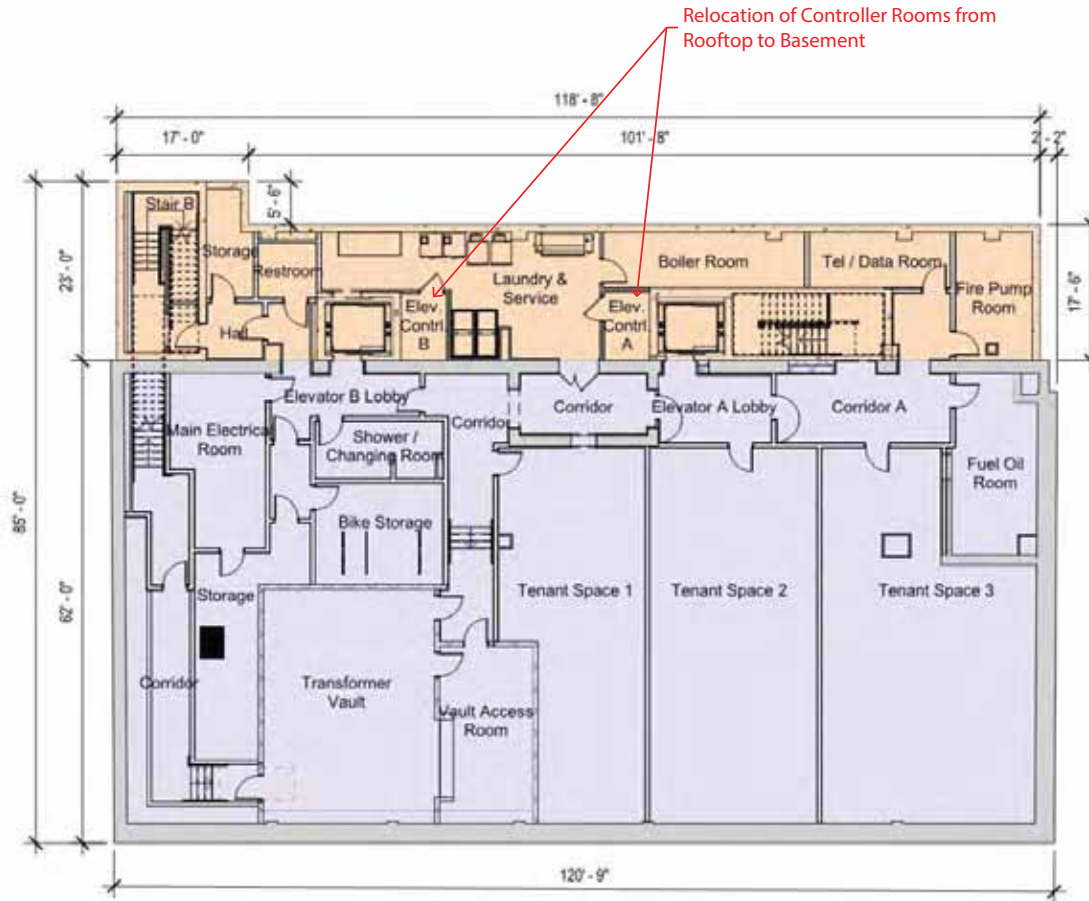
- ▶ Main Hotel/Office Entry
- ▶ Accessible Retail Entries
- ▶ Retail Entry + Vault Access
- ▶ Bank Entry to Remain
- ▶ Bicycle Access
- ▶ Fire Control Room Access
- ▶ Second Egress Exit
- ▶ Service Alley Entry
- Service Alley





Proposed Basement Plan

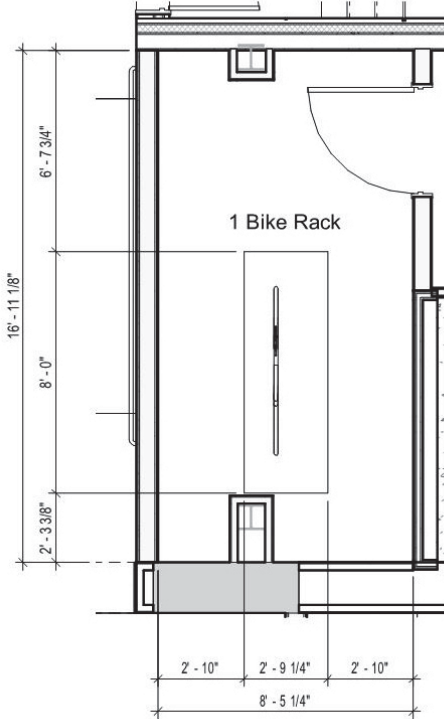
REVISED SLIDE:  
RELOCATION OF CONTROLLER  
ROOMS TO BASEMENT LEVEL



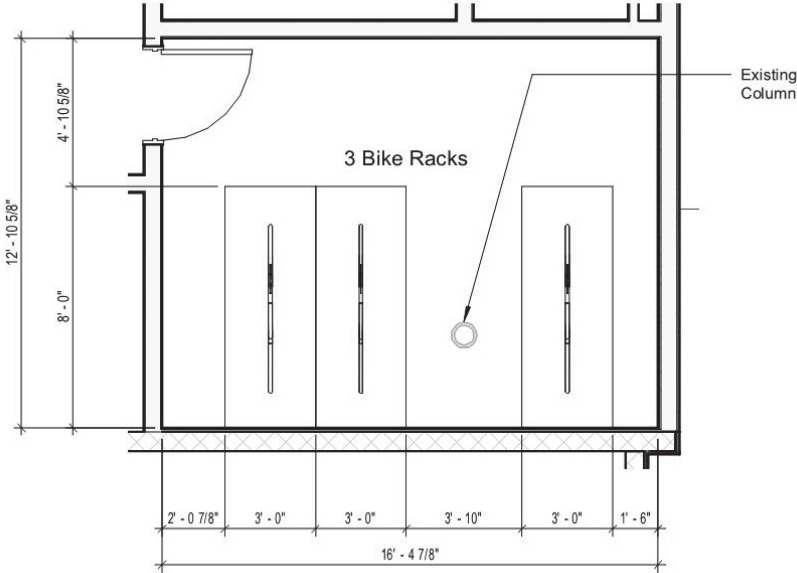
- New
- Existing



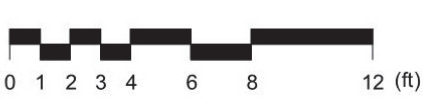
Bicycle Parking Plans



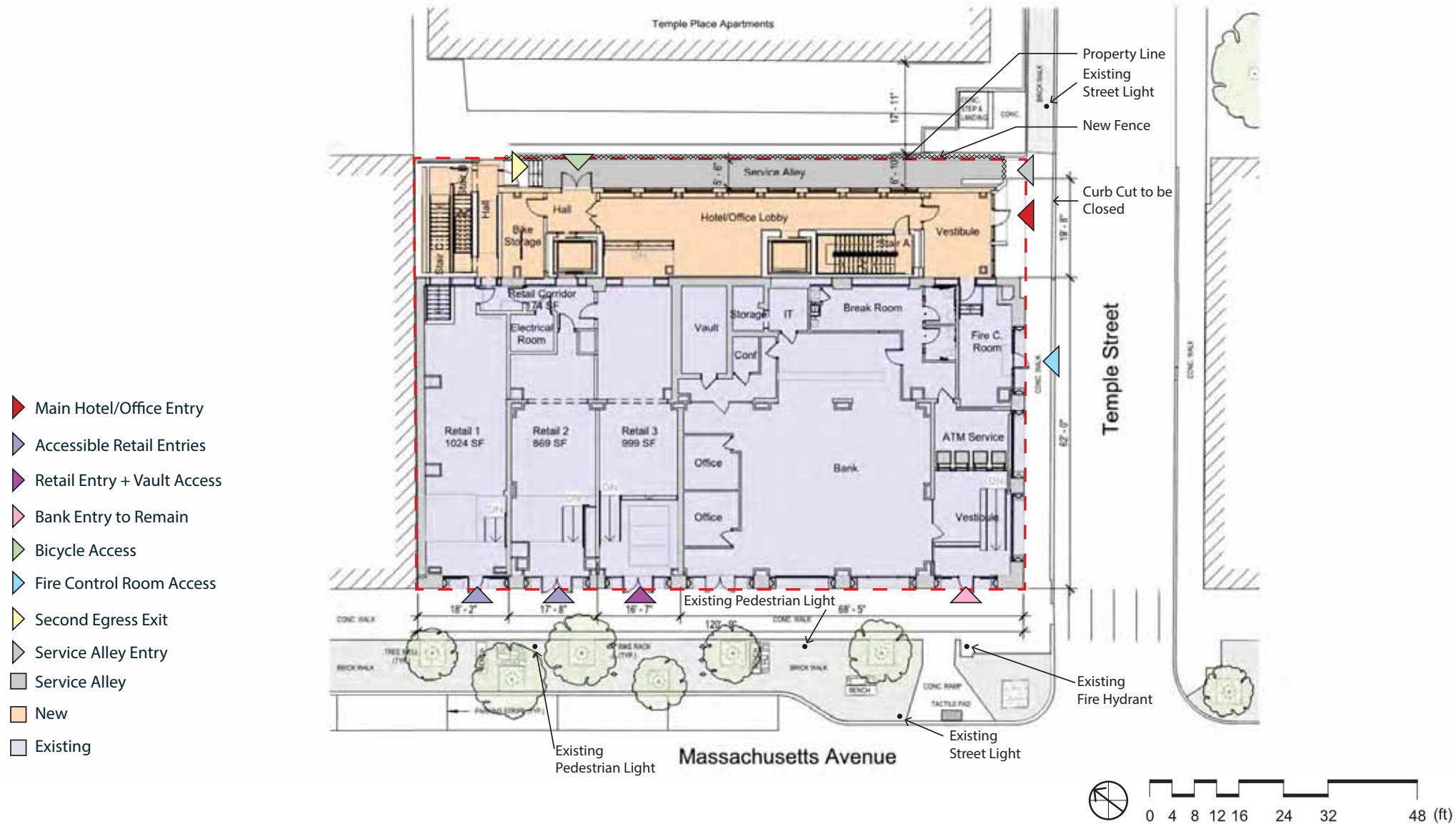
First Floor Bike Storage Room



Basement Bike Storage Room

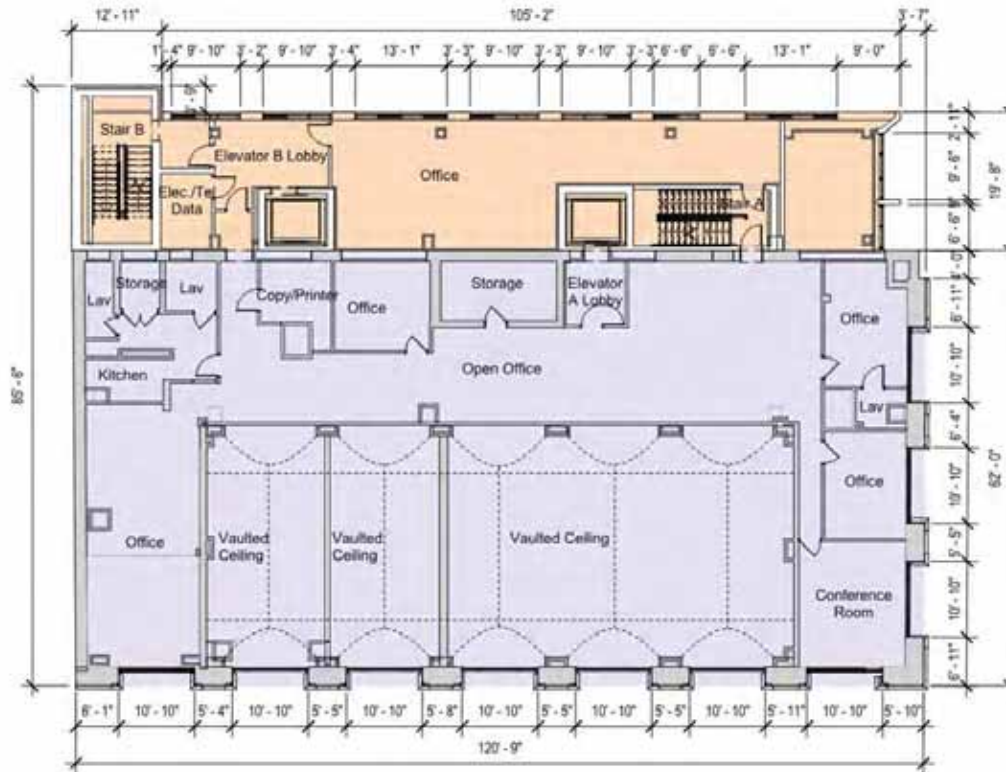


# Proposed First Floor Plan

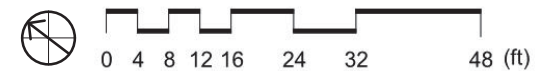




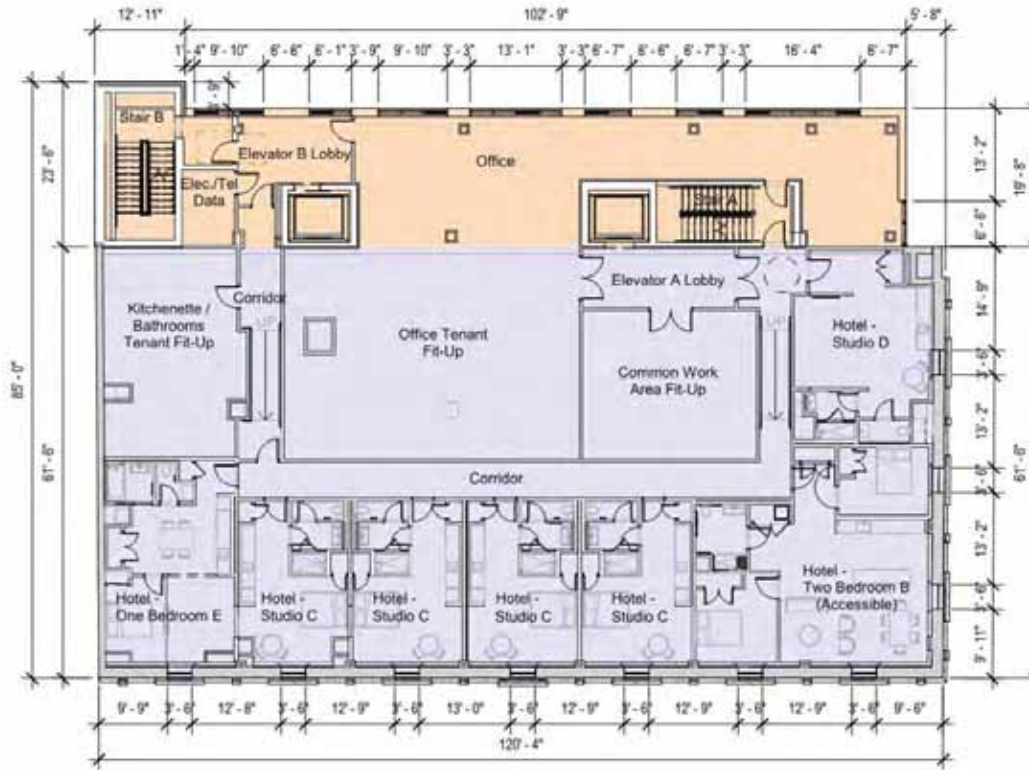
# Proposed Second Floor Plan



- New
- Existing



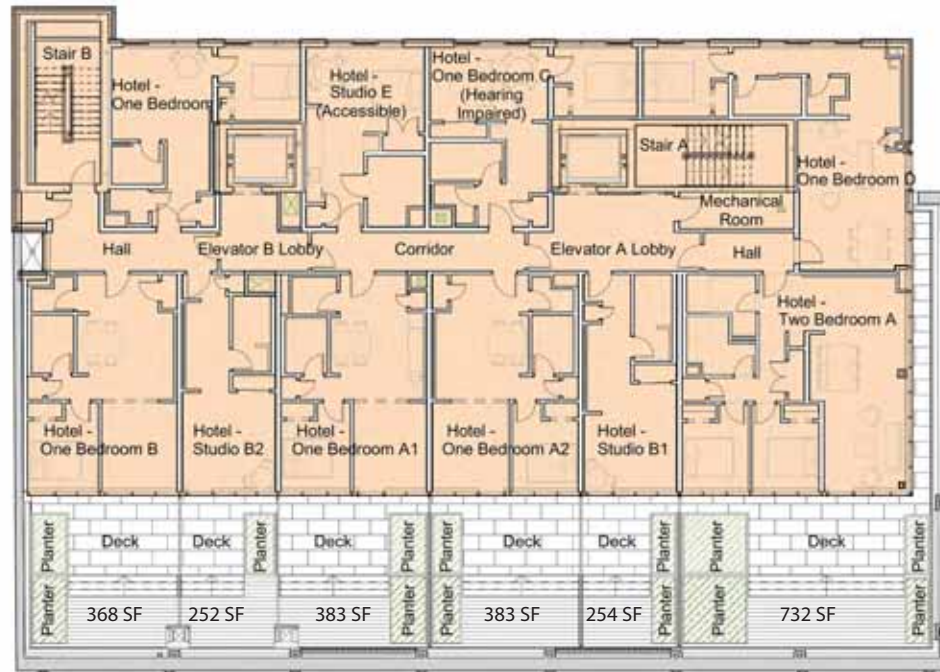
# Proposed Third Floor Plan



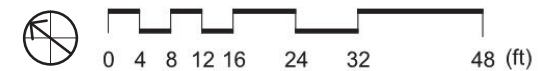
- New
- Existing



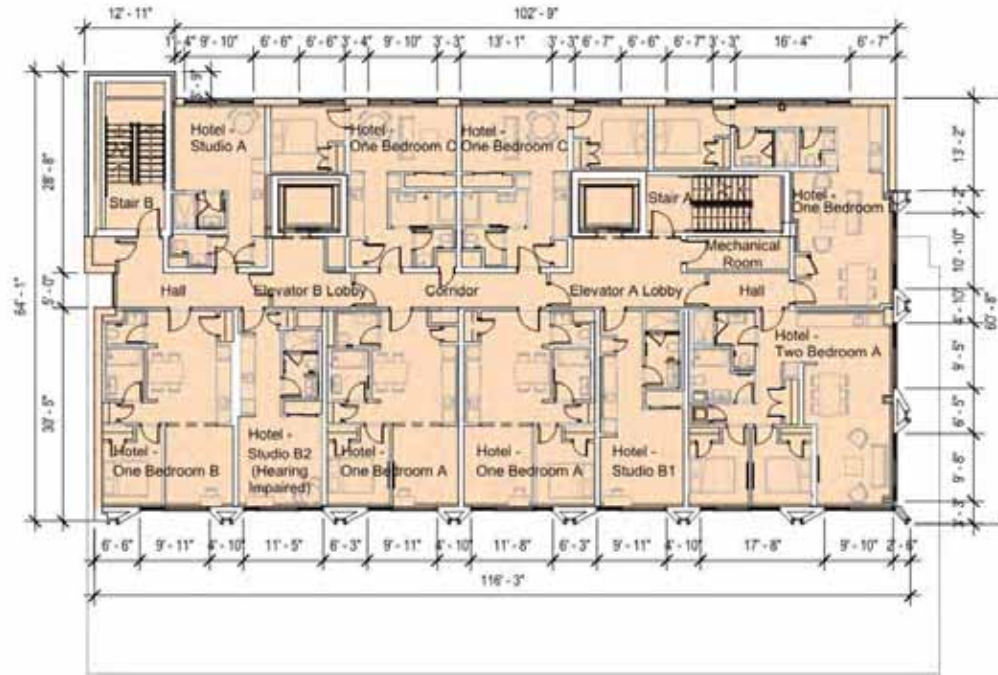
Proposed Fourth Floor Plan



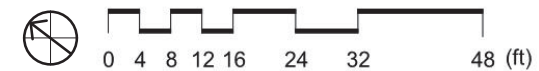
- New
- Existing



# Proposed Fifth Floor Plan



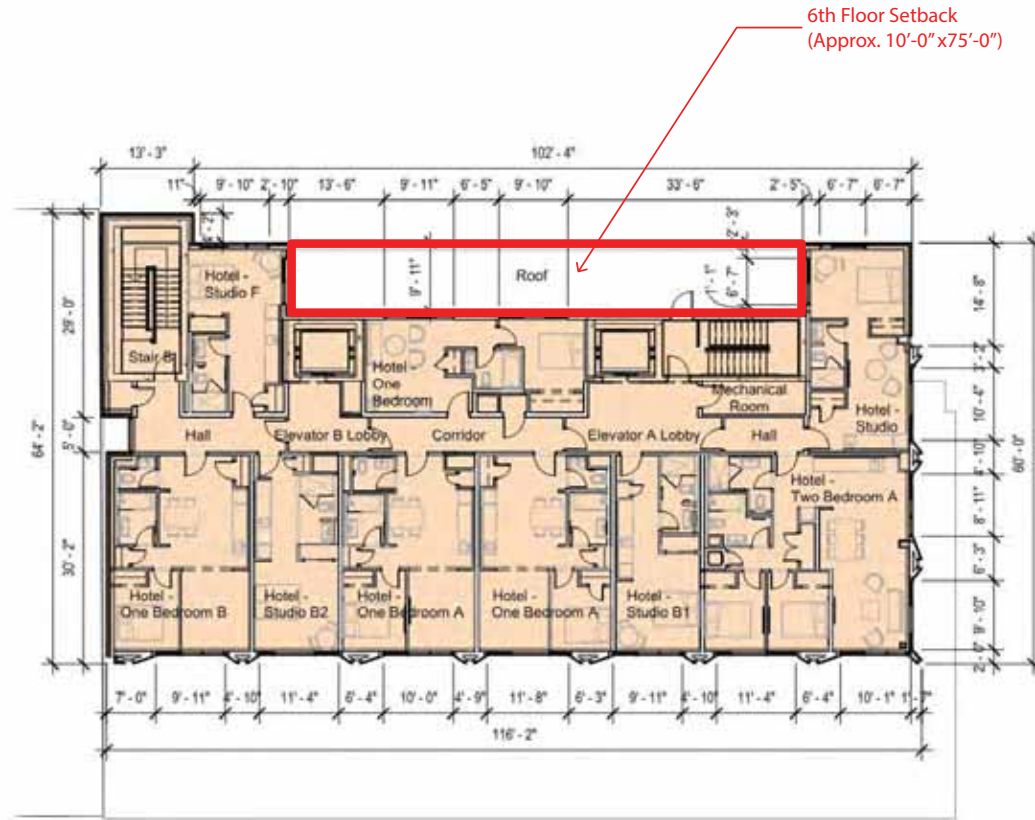
- New
- Existing





Proposed Sixth Floor Plan

REVISED SLIDE:  
6th FLOOR SETBACK



- Orange square: New
- Grey square: Existing

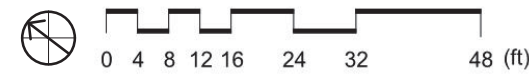
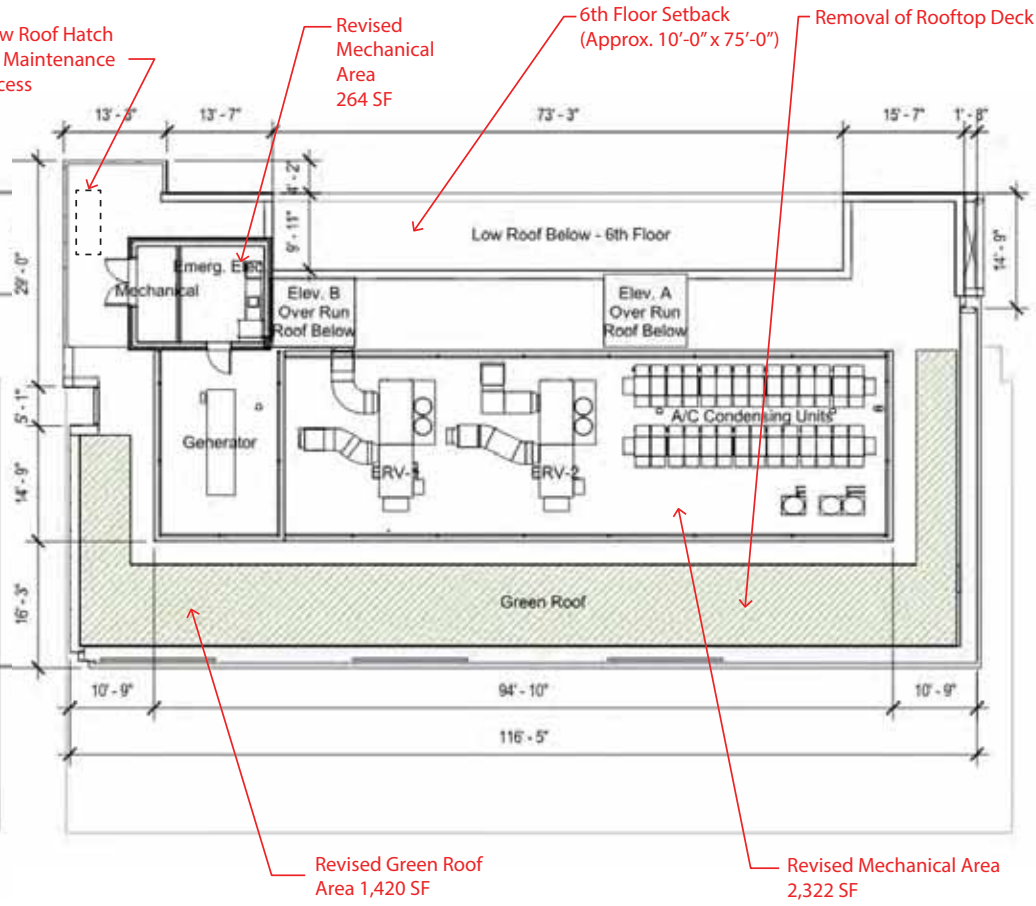
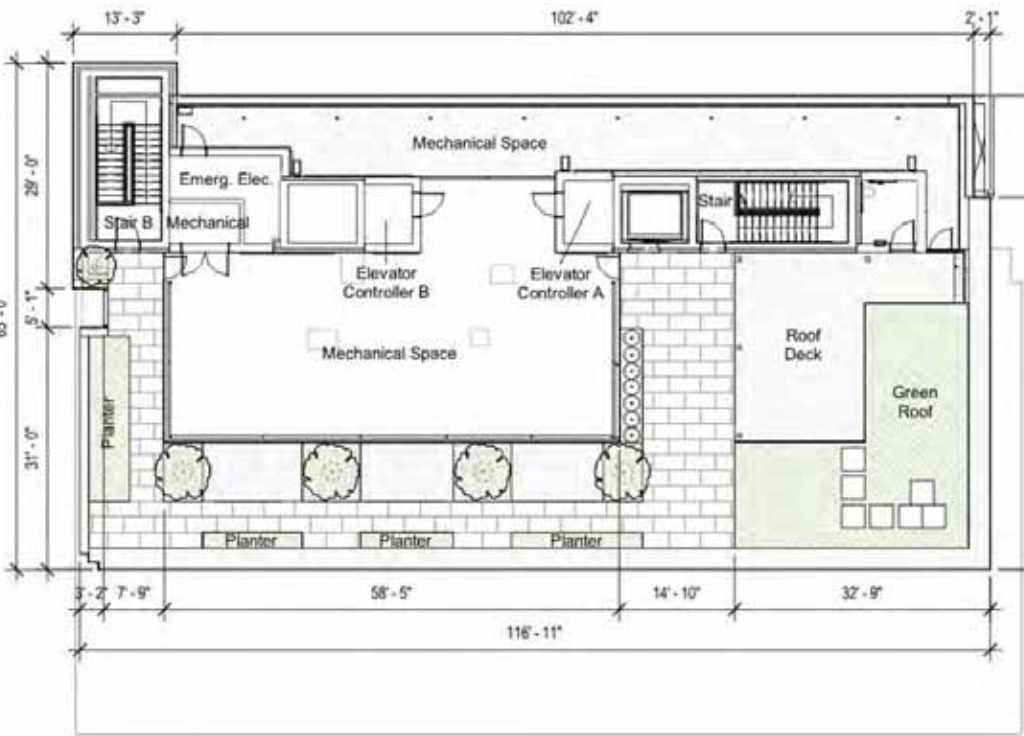


Original Design and Revised Roof Plan

Original Design

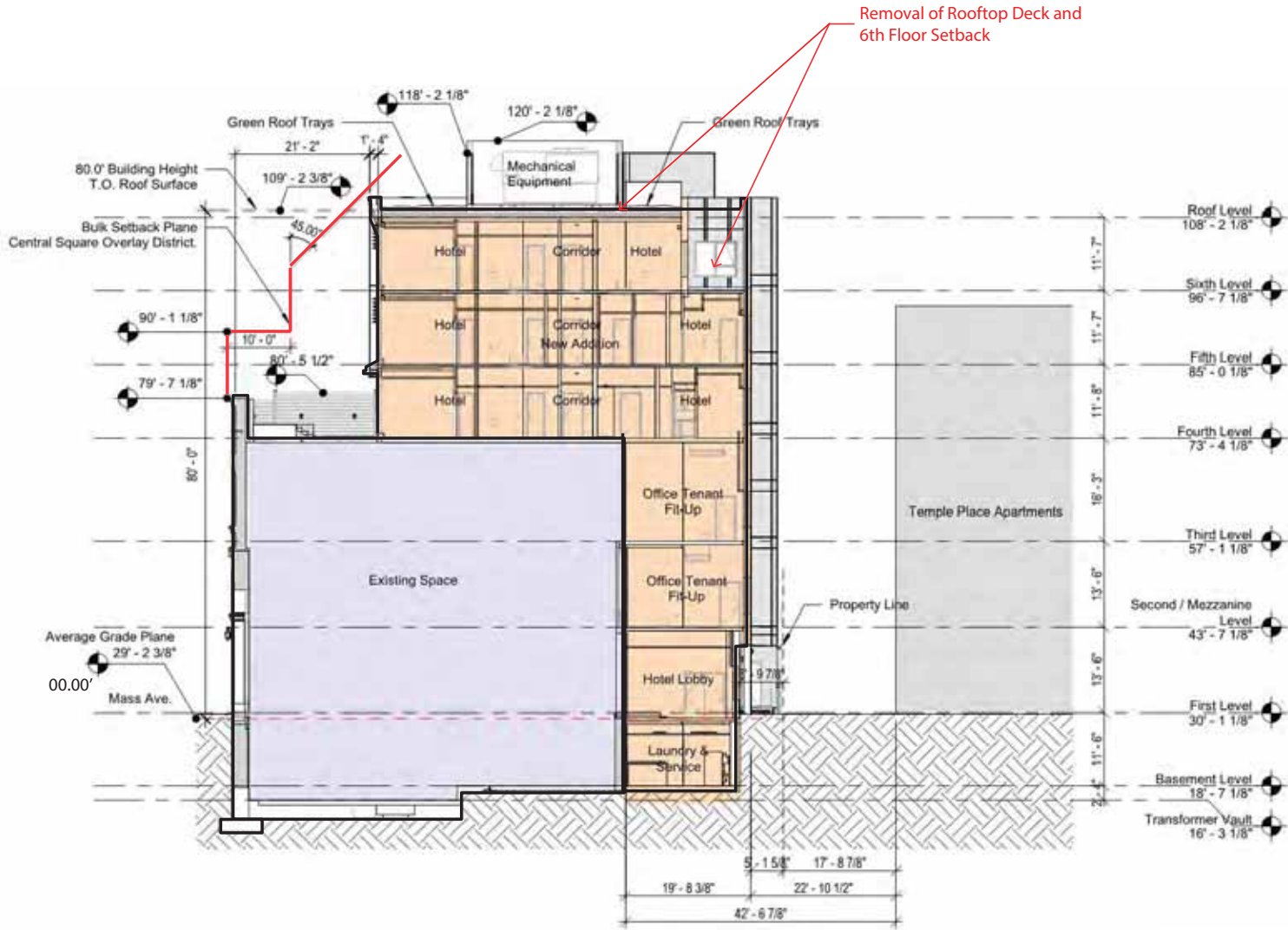
Revised Roof Plan

REVISED SLIDE:  
6th FLOOR SETBACK AND REDUCTION  
OF ROOFTOP ELEMENTS

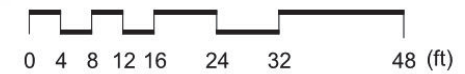


Proposed Building Section(s) with Setback Diagrams

REVISED SLIDE:  
6th FLOOR SETBACK AND REDUCTION  
OF ROOFTOP ELEMENTS



- New
- Existing

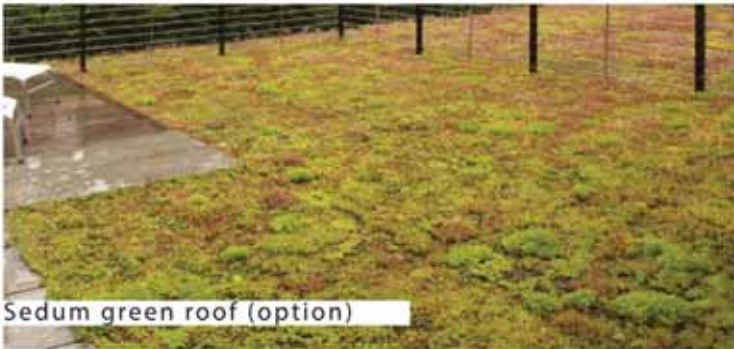


Landscaping Plan - Fourth Floor Private Terraces





Landscaping Plan - Private Terrace Precedents



# Alterations to Existing Building

REVISED SLIDE:  
6th FLOOR SETBACK AND REDUCTION  
OF ROOFTOP ELEMENTS

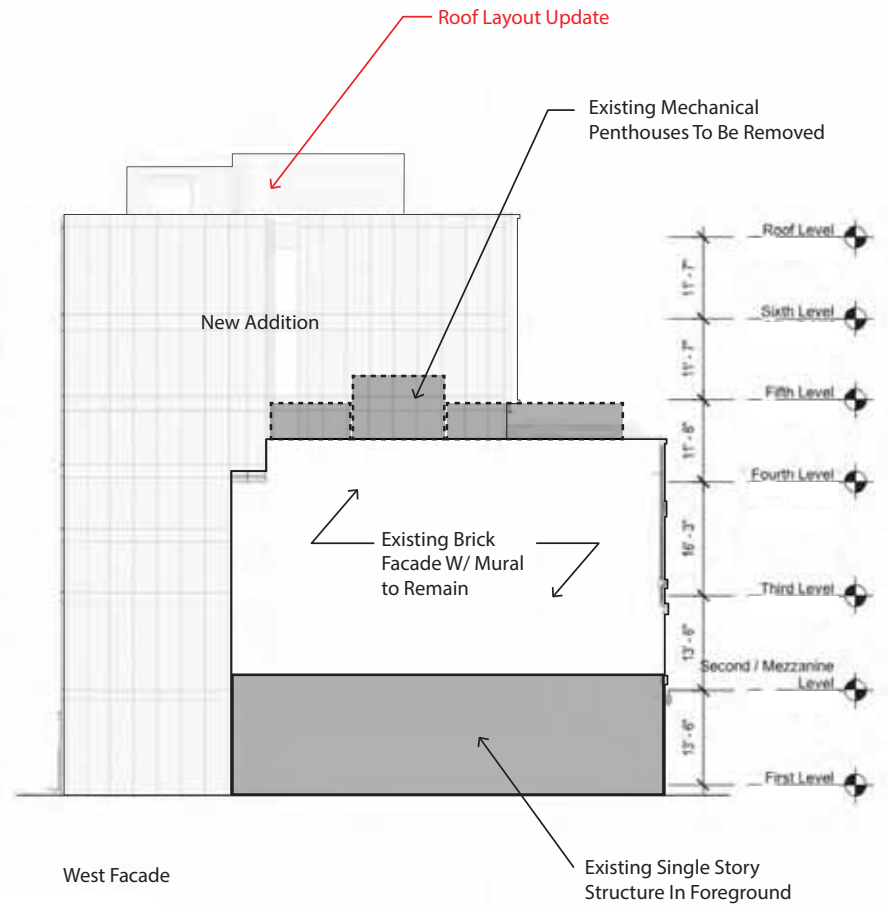
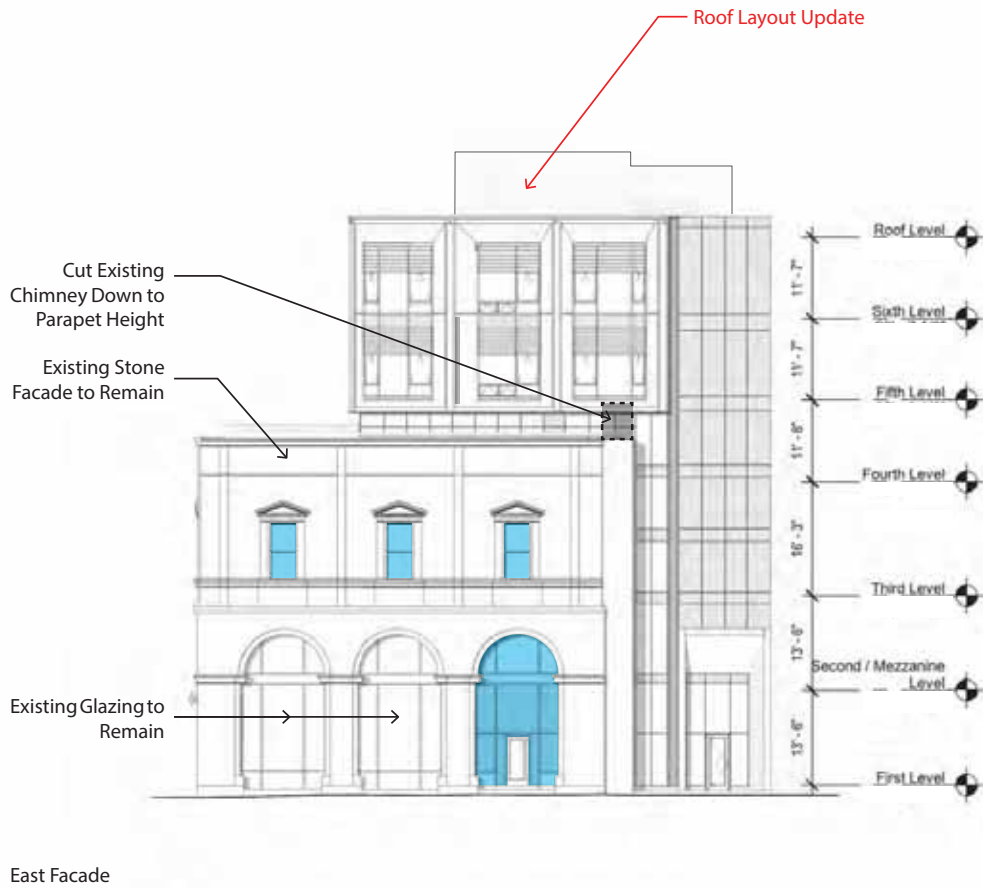


South Elevation

- New Insulated Glazing Units
- New Accessible Entries

# Alterations to Existing Building

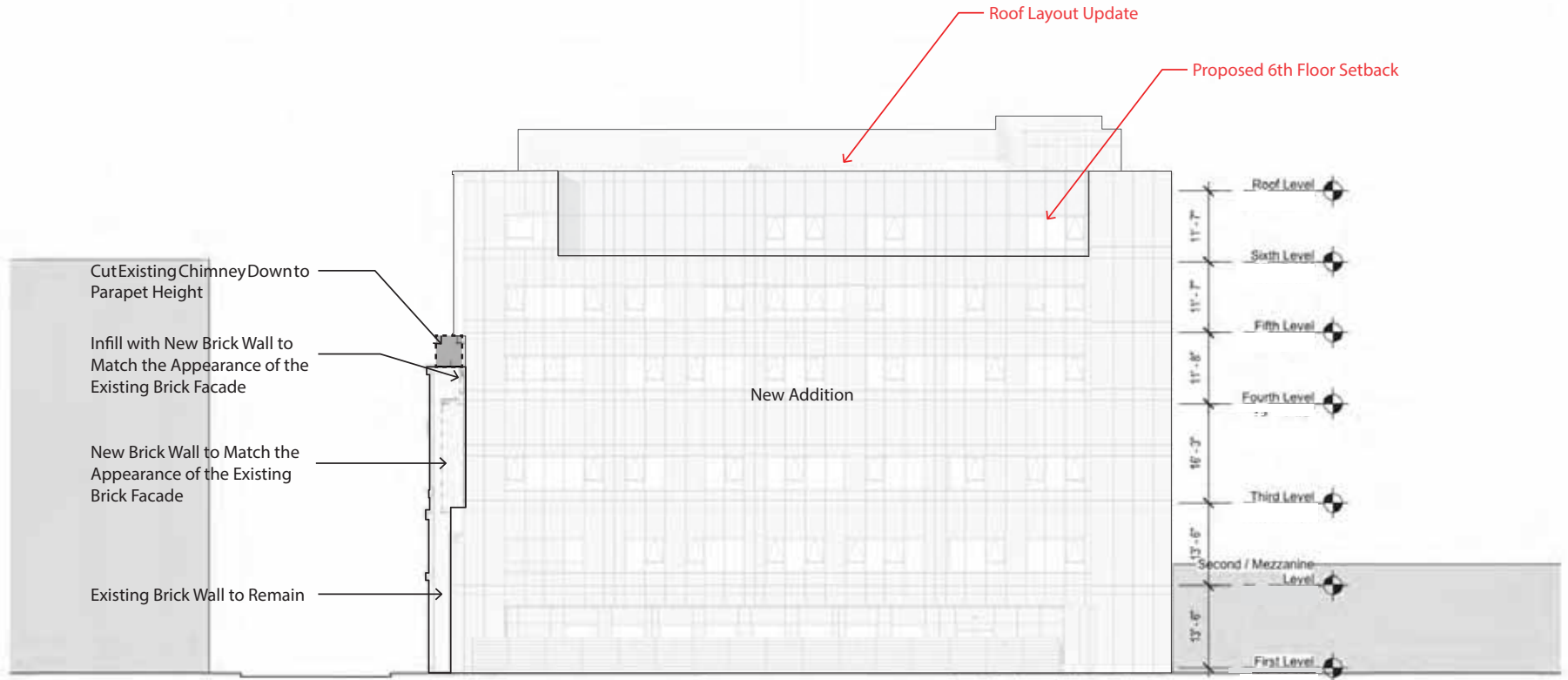
REVISED SLIDE:  
6th FLOOR SETBACK AND REDUCTION  
OF ROOFTOP ELEMENTS



■ New Insulated Glazing Units

# Alterations to Existing Building

REVISED SLIDE:  
6th FLOOR SETBACK AND REDUCTION  
OF ROOFTOP ELEMENTS



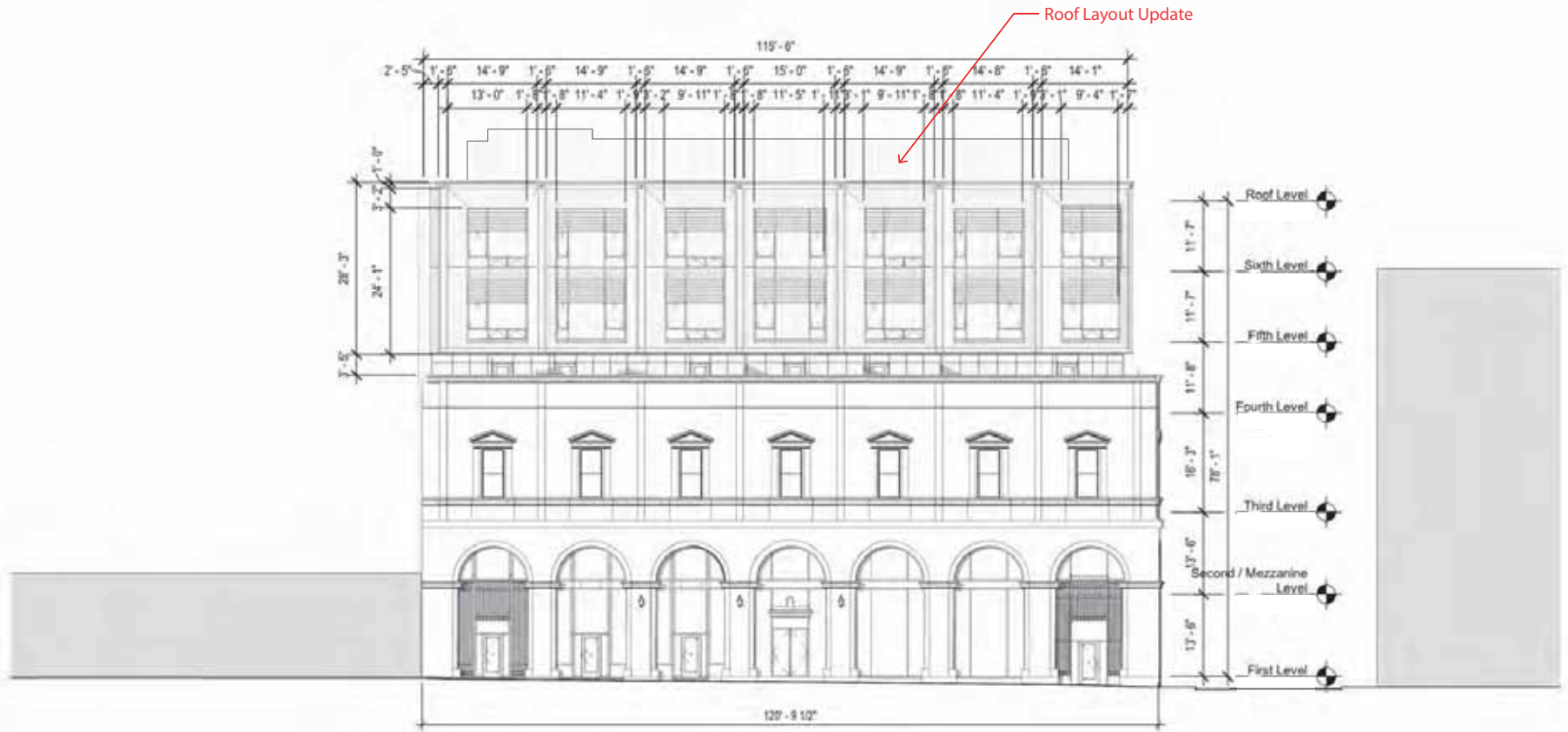
North Elevation

Existing



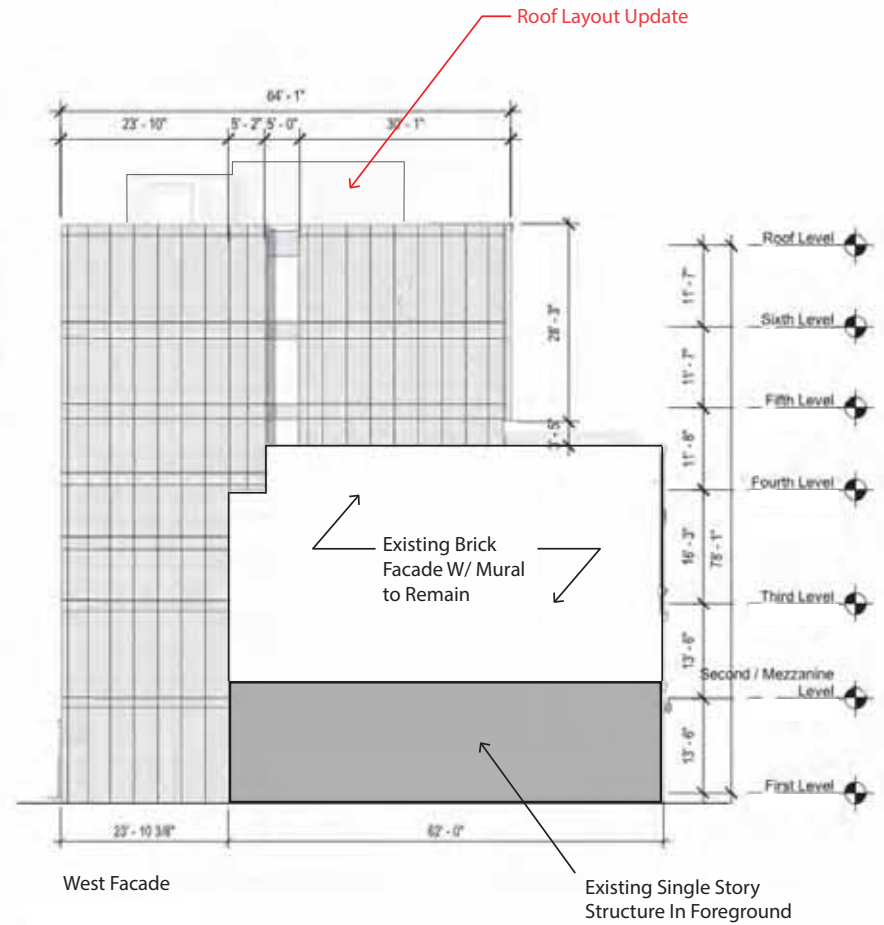
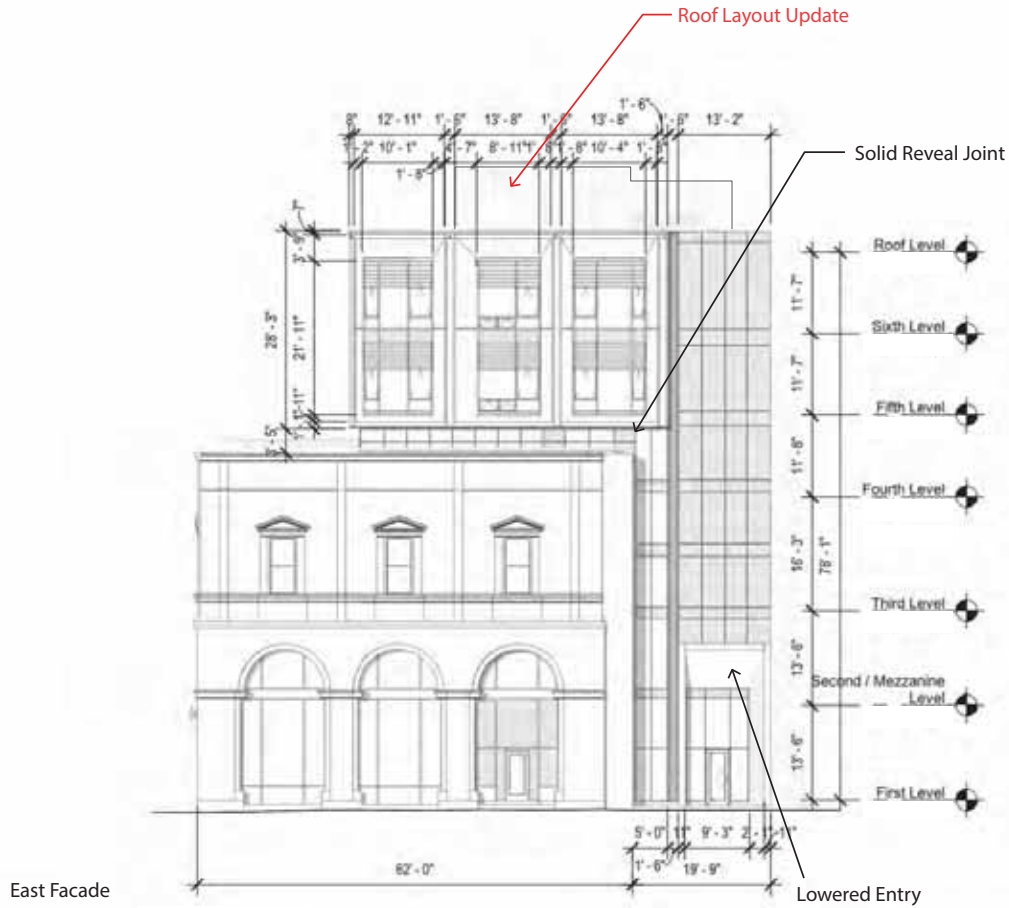
Proposed South Facade

REVISED SLIDE:  
6th FLOOR SETBACK AND REDUCTION  
OF ROOFTOP ELEMENTS



Proposed East and West Facade

REVISED SLIDE:  
6th FLOOR SETBACK AND REDUCTION  
OF ROOFTOP ELEMENTS



Proposed North Facade

REVISED SLIDE:  
6th FLOOR SETBACK AND REDUCTION  
OF ROOFTOP ELEMENTS



Light Transfer To Neighbors  
Design Solution Options



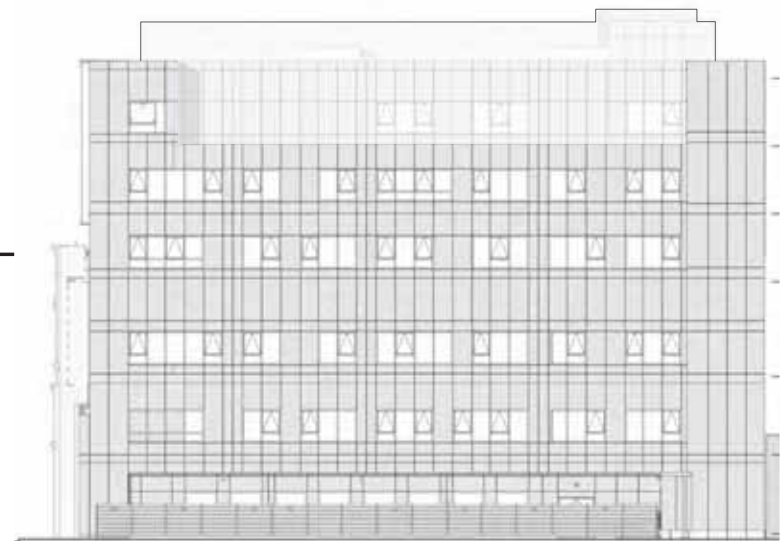
Shielded Downlighting Solutions



Potential automated window shading solutions to filter/  
reduce light transfer to neighbors.



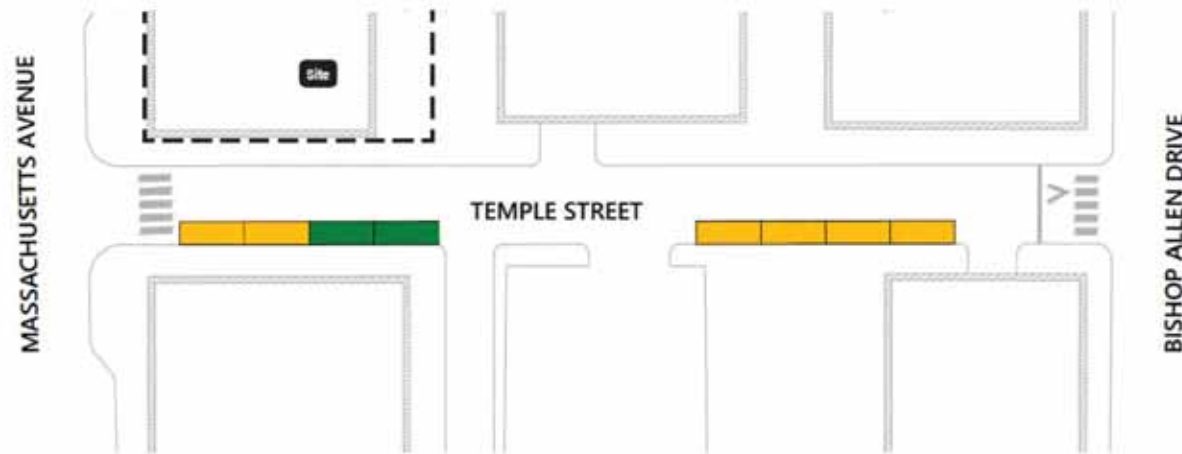
Light reflective glazing solutions and light  
reducing filming to reduce interior light  
casting out



Specialty Glazing/Filming To Reduce Light Transfer  
North Elevation Facing Abutter



## Proposed Project Loading: Temple Street



### Proposed loading, drop-off/pick-up spaces:

- To serve project and other nearby buildings/users
- Loading Zone to be signed with 15-minute time limit

### Existing loading zones along Massachusetts Avenue:

- To remain though some users may choose to make use of the proposed Temple Street zone in the future



# Updated Design - Graphic Representation





# Original Design - Aerial View

NEW SLIDE:  
NEW VIEW- SHOWING ORIGINAL SUBMISSION

Aerial View



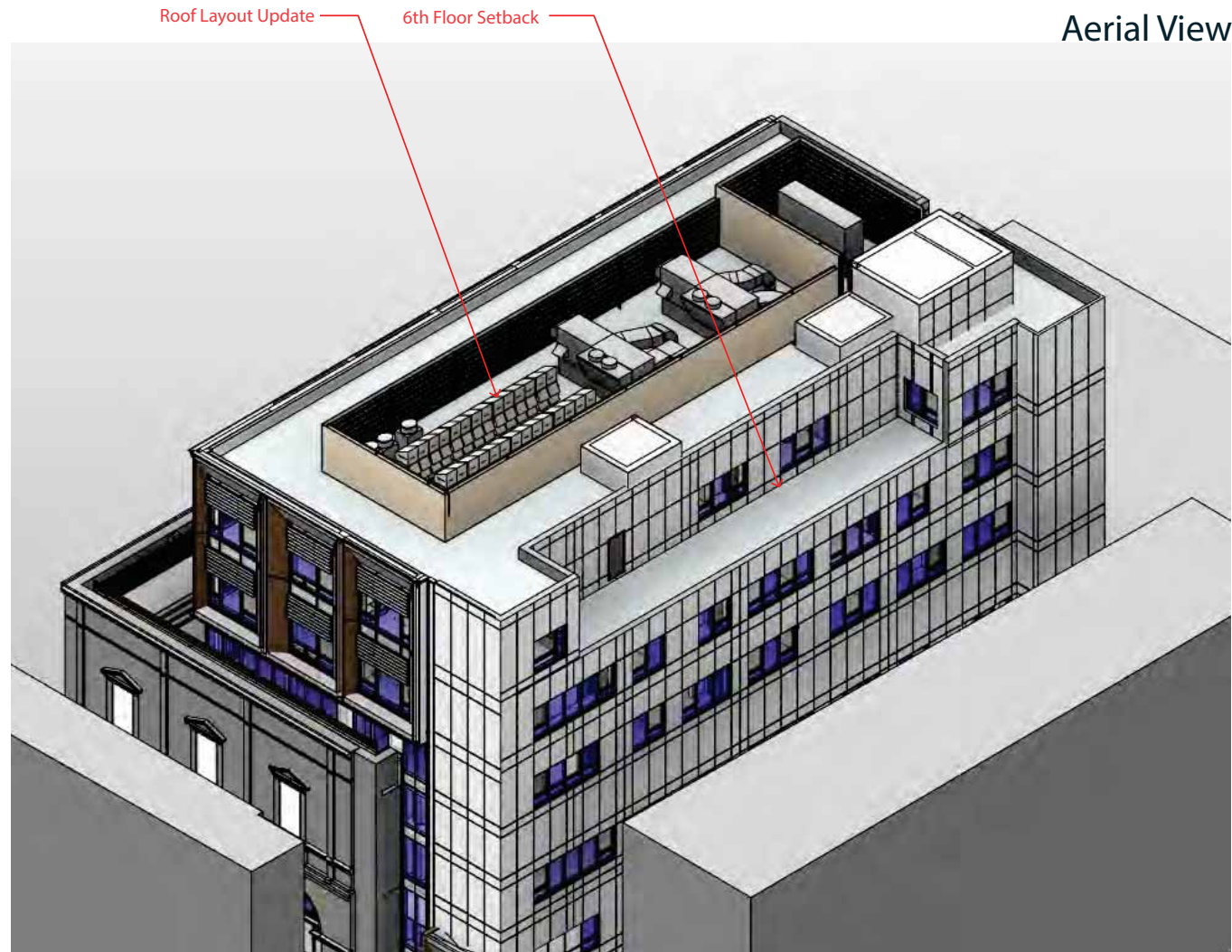
Previous Planning Board Original Design 12/15/2020

## Revised Design

- 6th floor setback approximately 10'-0" x 75'-0"
- Loss of one hotel room bringing total to 36 rooms
- Relocation of all existing mechanical equipment located on the top roof facing Temple Place Apartments to interior of equipment screening
- Stair headhouses eliminated and elevator penthouse reduced
- Improved line of sight for Temple Place Apartment neighbors

NEW SLIDE:  
6th FLOOR SETBACK AND REDUCTION  
OF ROOFTOP ELEMENTS

Aerial View



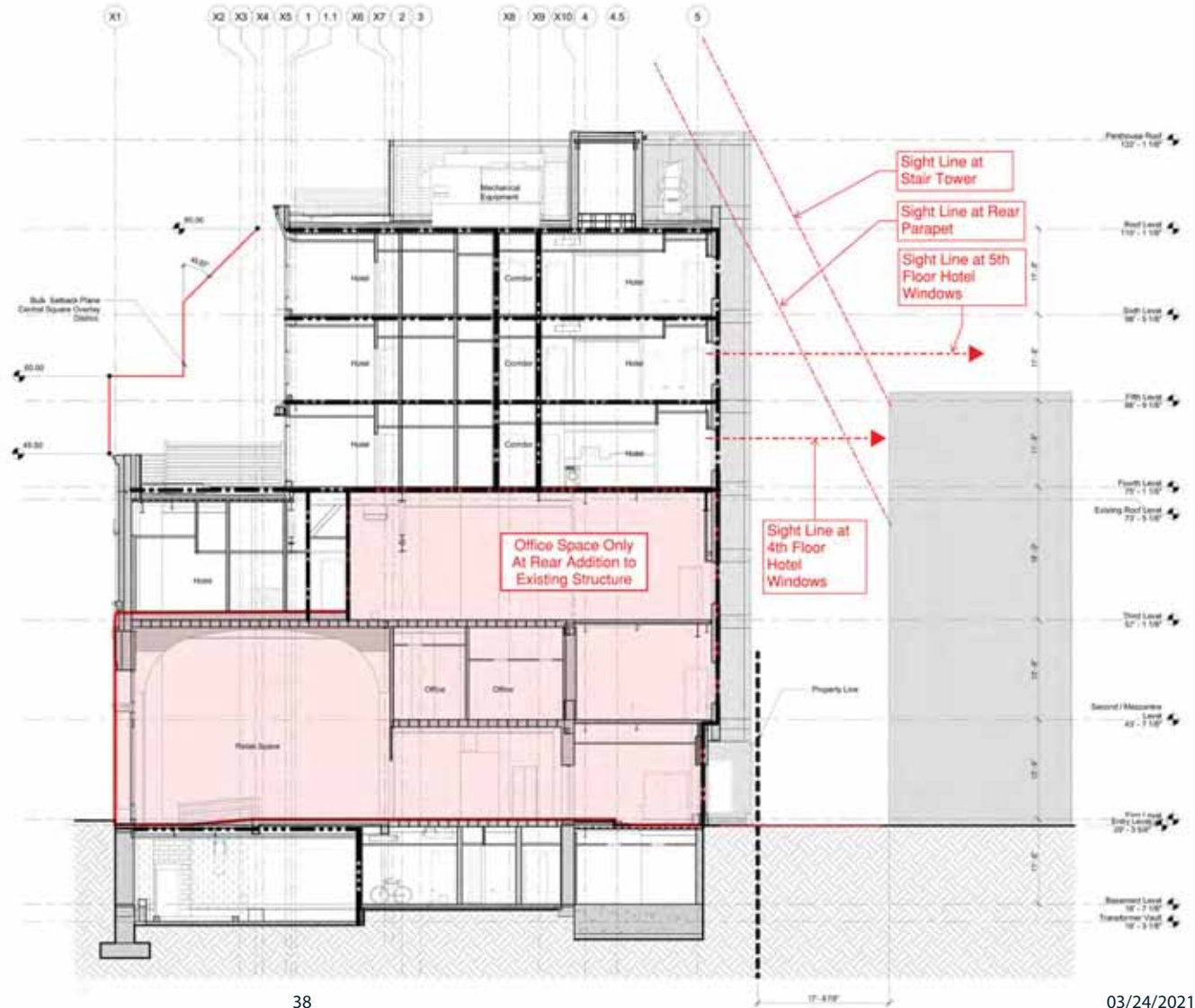
CDD Meeting 01/12/2021



# Original Design

NEW SLIDE:  
NEW VIEW- SHOWING ORIGINAL SUBMISSION

## Building Section



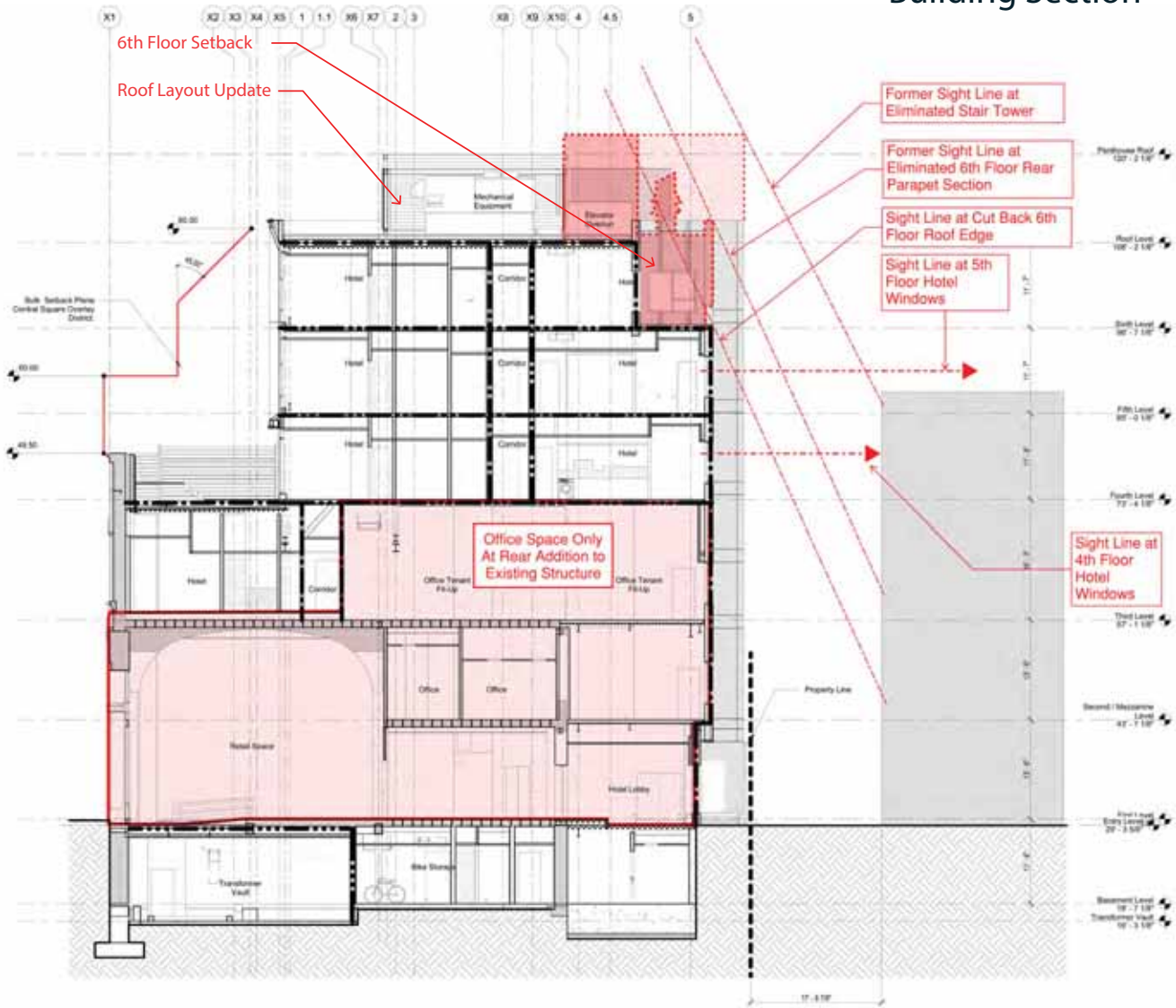
Previous Planning  
Board Original  
Design  
12/15/2020

# Revised Design (Massing Removed)

- 6th floor setback approximately 10'-0" x 75'-0"
- Loss of one hotel room bringing total to 36 rooms
- Relocation of all existing mechanical equipment located on the top roof facing Temple Place Apartments to interior of equipment screening
- Stair headhouses eliminated and elevator penthouse reduced
- Improved line of sight for Temple Place Apartment neighbors

NEW SLIDE:  
6th FLOOR SETBACK AND REDUCTION OF ROOFTOP ELEMENTS

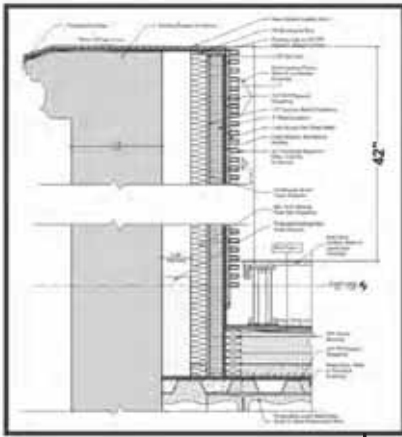
## Building Section



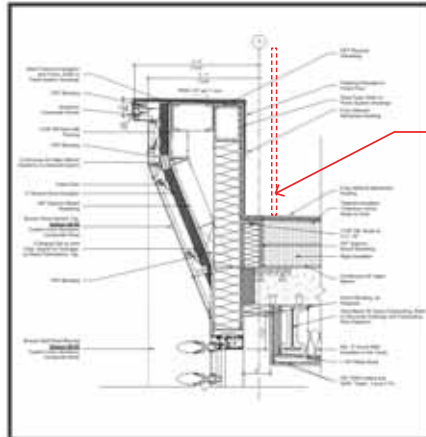
CDD Meeting 01/12/2021

Roof Edge Details and Sightline Diagrams

REVISED SLIDE:  
PARAPET DETAILS



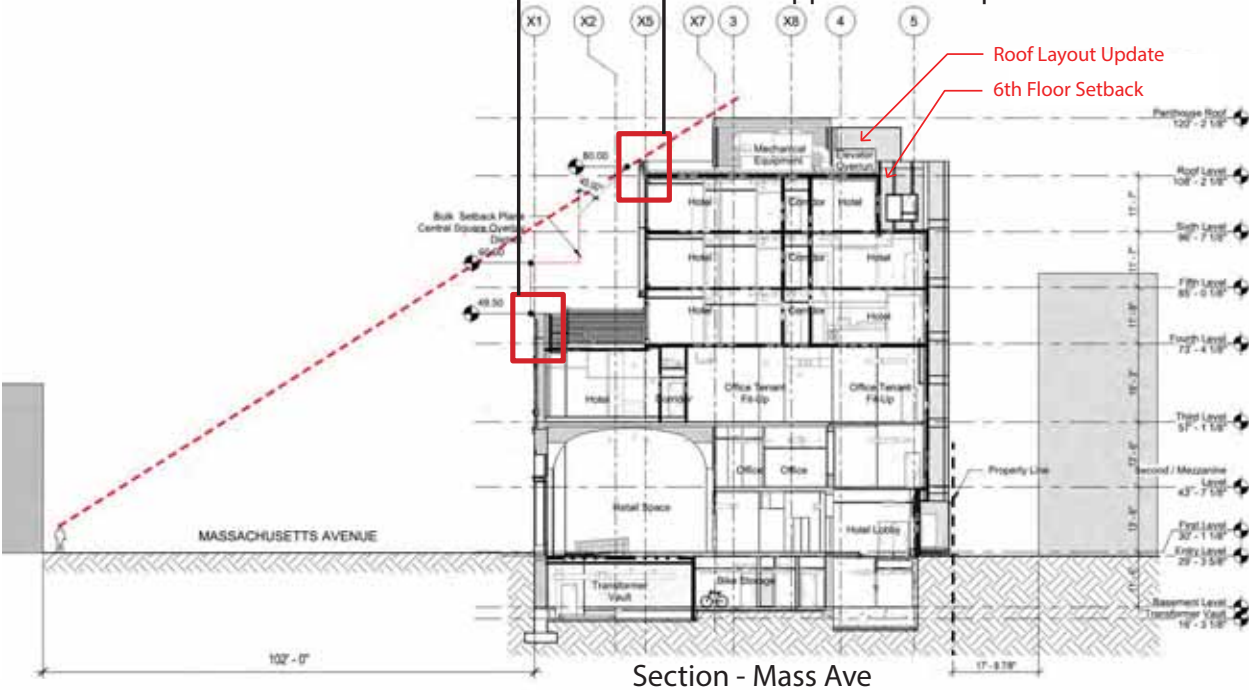
Level 4 Terrace



Upper Roof Parapet

Railing Removed

Roof Layout Update



Section - Mass Ave

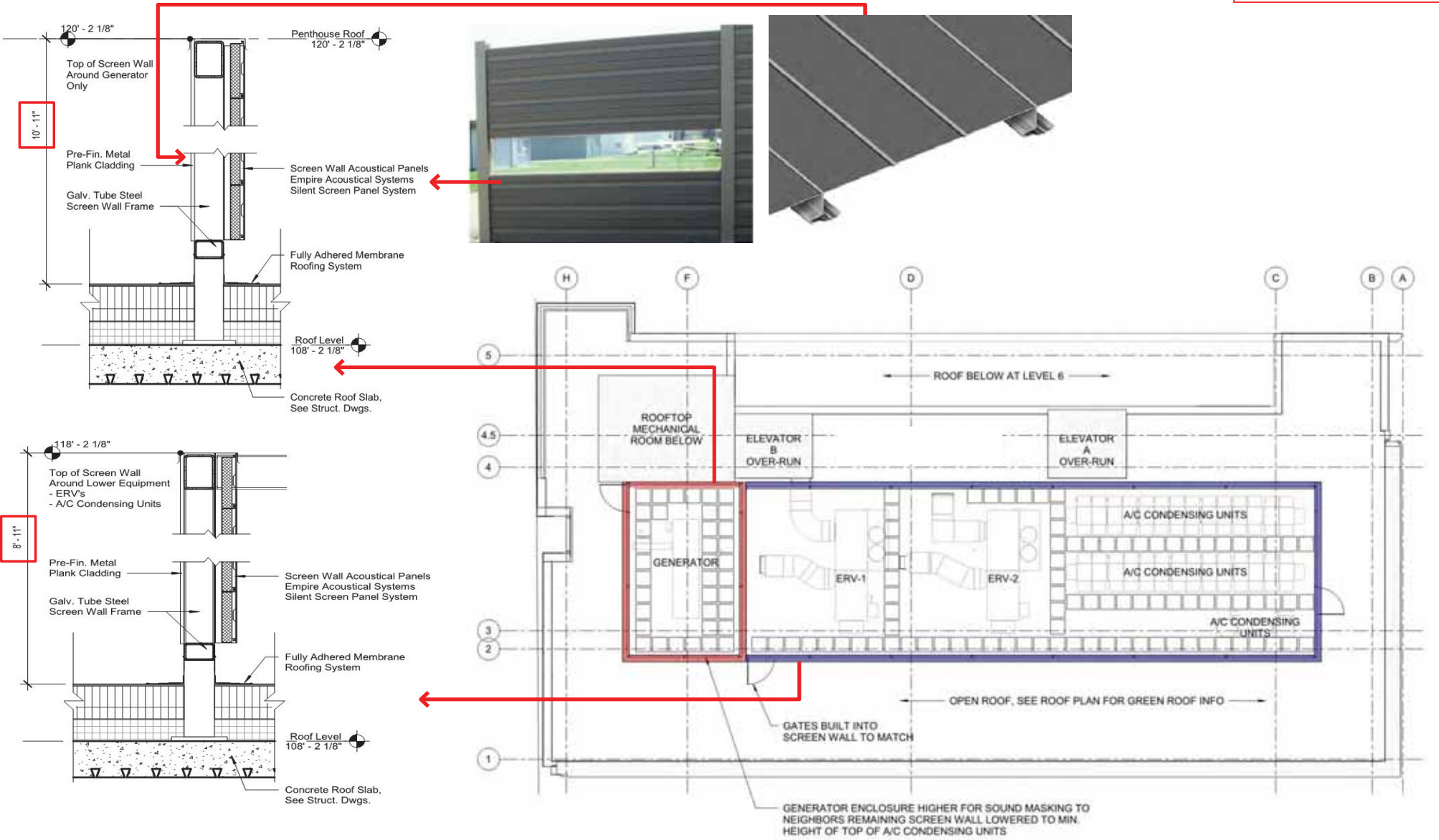


Section - Temple Street



# Mechanical Screen Details

REVISED SLIDE:  
MECHANICAL SCREEN DETAILS



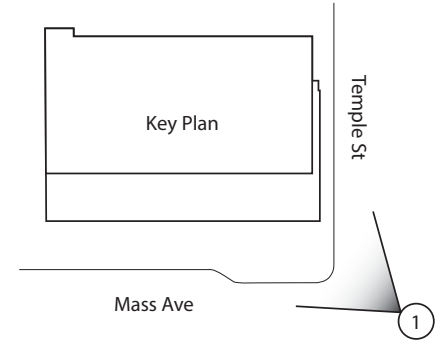


Proposed Renderings

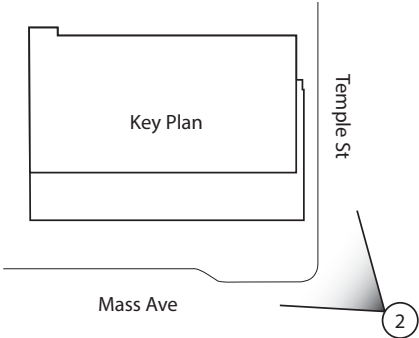


① View from Massachusetts Ave Looking West

JANUARY 2020 - WIDE ANGLE VIEW



Proposed Renderings



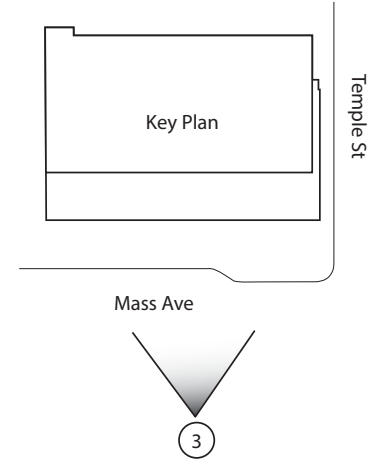
② View from Massachusetts Ave Looking West



Proposed Renderings

REVISED SLIDE:  
REDUCTION OF ROOFTOP  
ELEMENTS

Roof Layout Update  
(Removal of Railing)



③ View from Massachusetts Ave Looking North

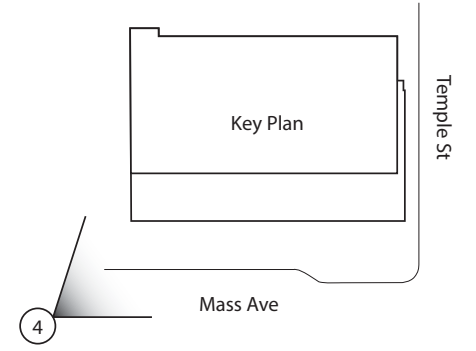
# Proposed Renderings

Removed Massing

Roof Layout Update



REVISED SLIDE:  
REDUCTION OF ROOFTOP  
ELEMENTS



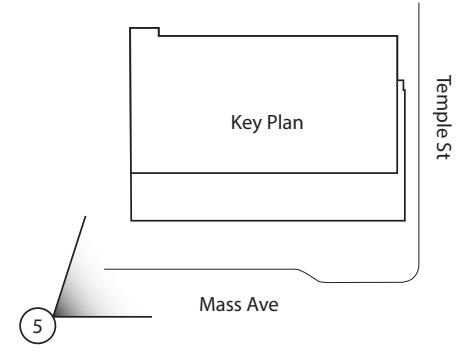
④ View from Massachusetts Ave Looking East



# Proposed Renderings

REVISED SLIDE:  
REDUCTION OF ROOFTOP  
ELEMENTS

Removed Massing  
Roof Layout Update

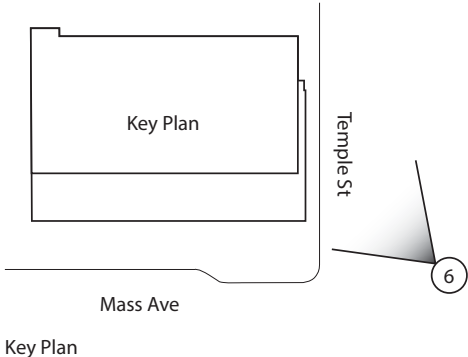


5 View from Massachusetts Ave Looking East - Dusk Shot

Proposed Renderings



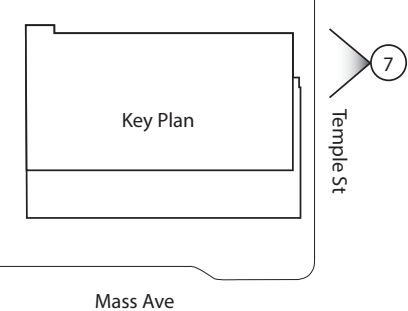
⑥ View from Temple Street



Proposed Renderings



7 View of Hotel Entry



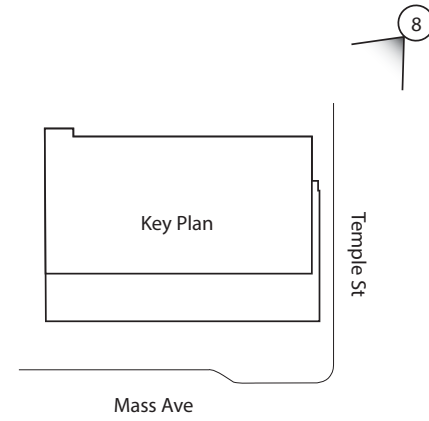


Proposed Renderings



6th Floor Setback

REVISED SLIDE:  
6TH FLOOR SETBACK



8 View of Hotel Entry From Temple Street - Near

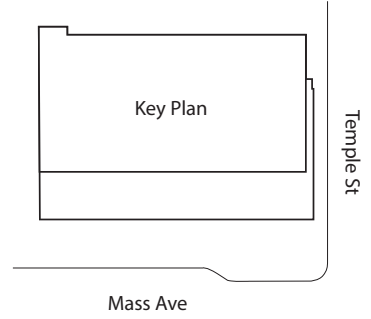


Proposed Renderings

Removed Massing — Roof Layout Update

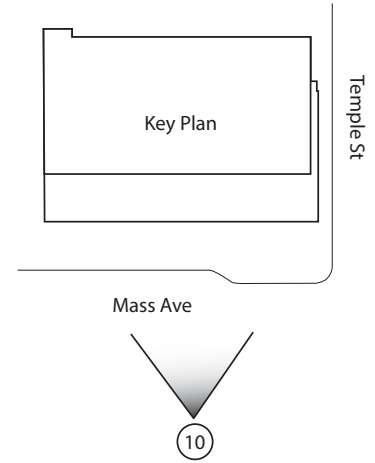


REVISED SLIDE:  
REDUCTION OF ROOFTOP  
ELEMENTS



9 View of Hotel Entry From Temple Street - Far

Nighttime Photo - Existing Building



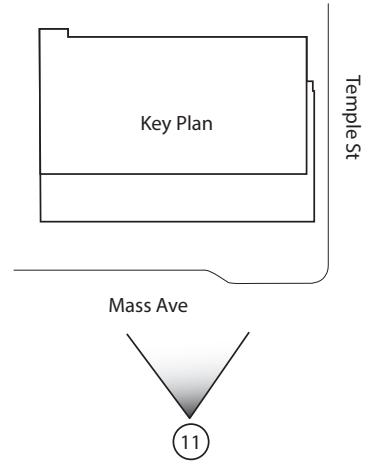
10 Existing Night View

Proposed Renderings



Roof Layout Update  
(Removal of Railing)

REVISED SLIDE:  
REDUCTION OF ROOFTOP  
ELEMENTS



11 Dusk Shot



