

SPECIAL PERMIT APPLICATION  
SUPPLEMENTAL SUBMISSION

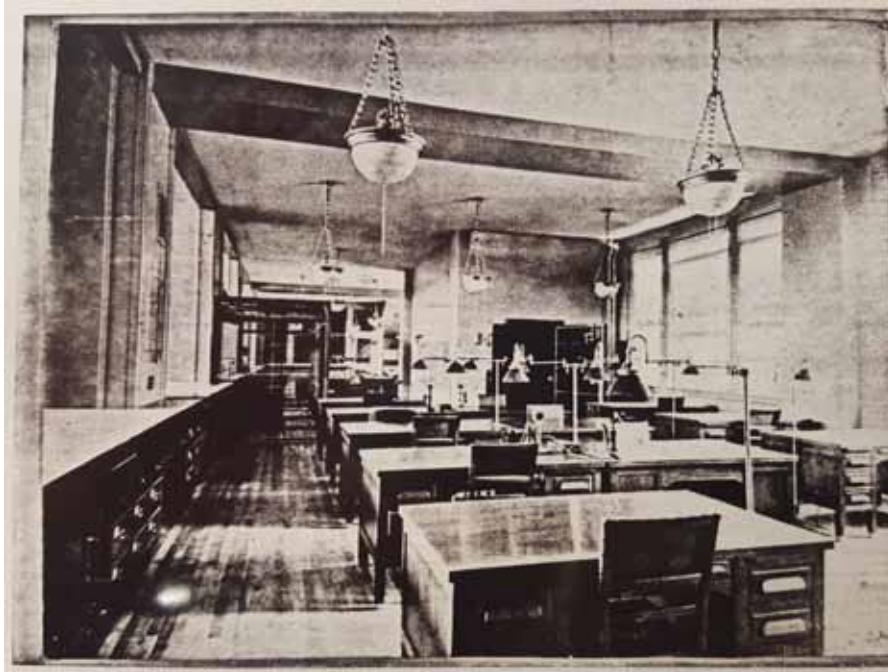
711 - 727 MASSACHUSETTS AVENUE, CAMBRIDGE, MA

May 28, 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

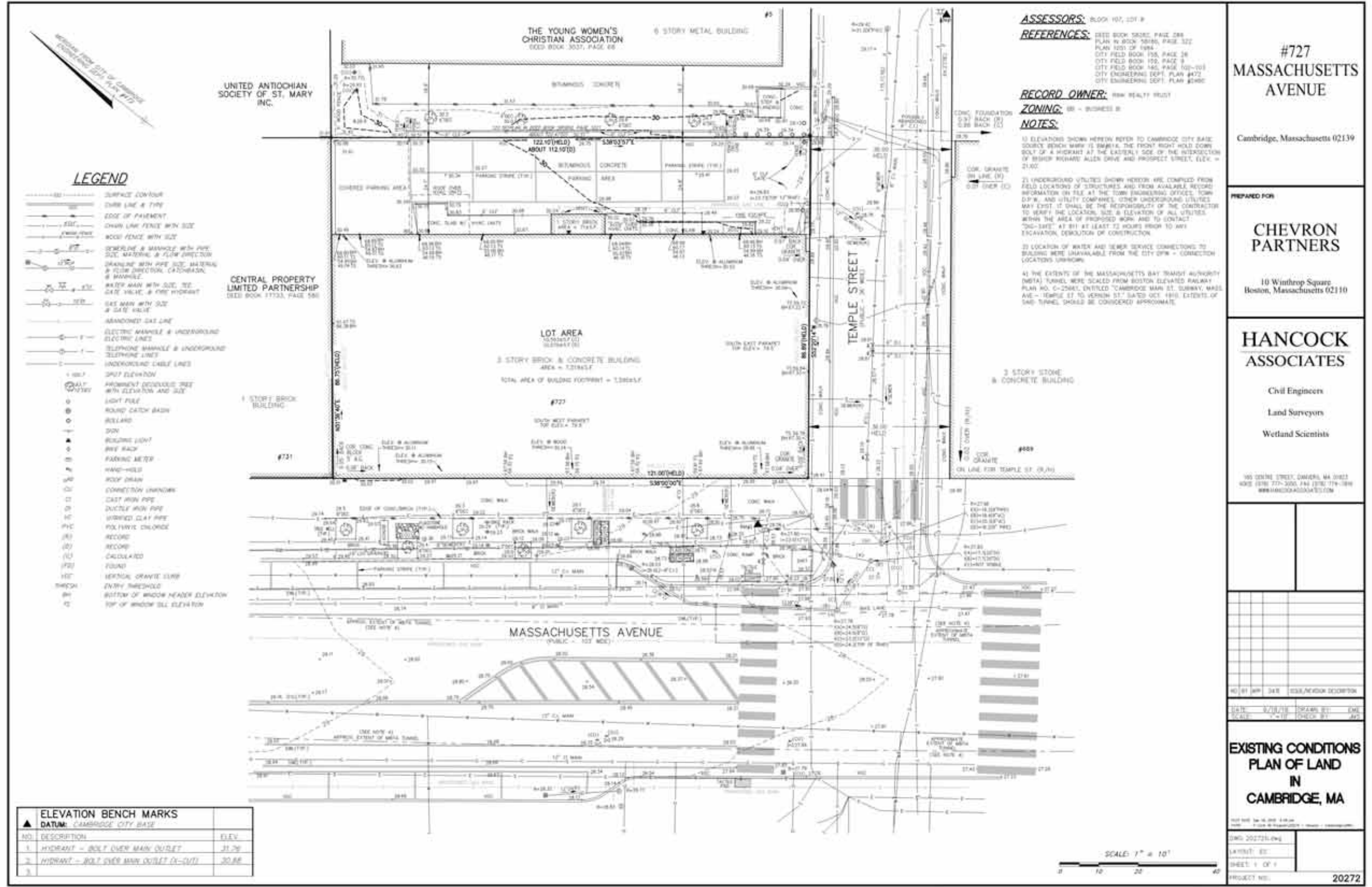


View from Massachusetts Ave



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

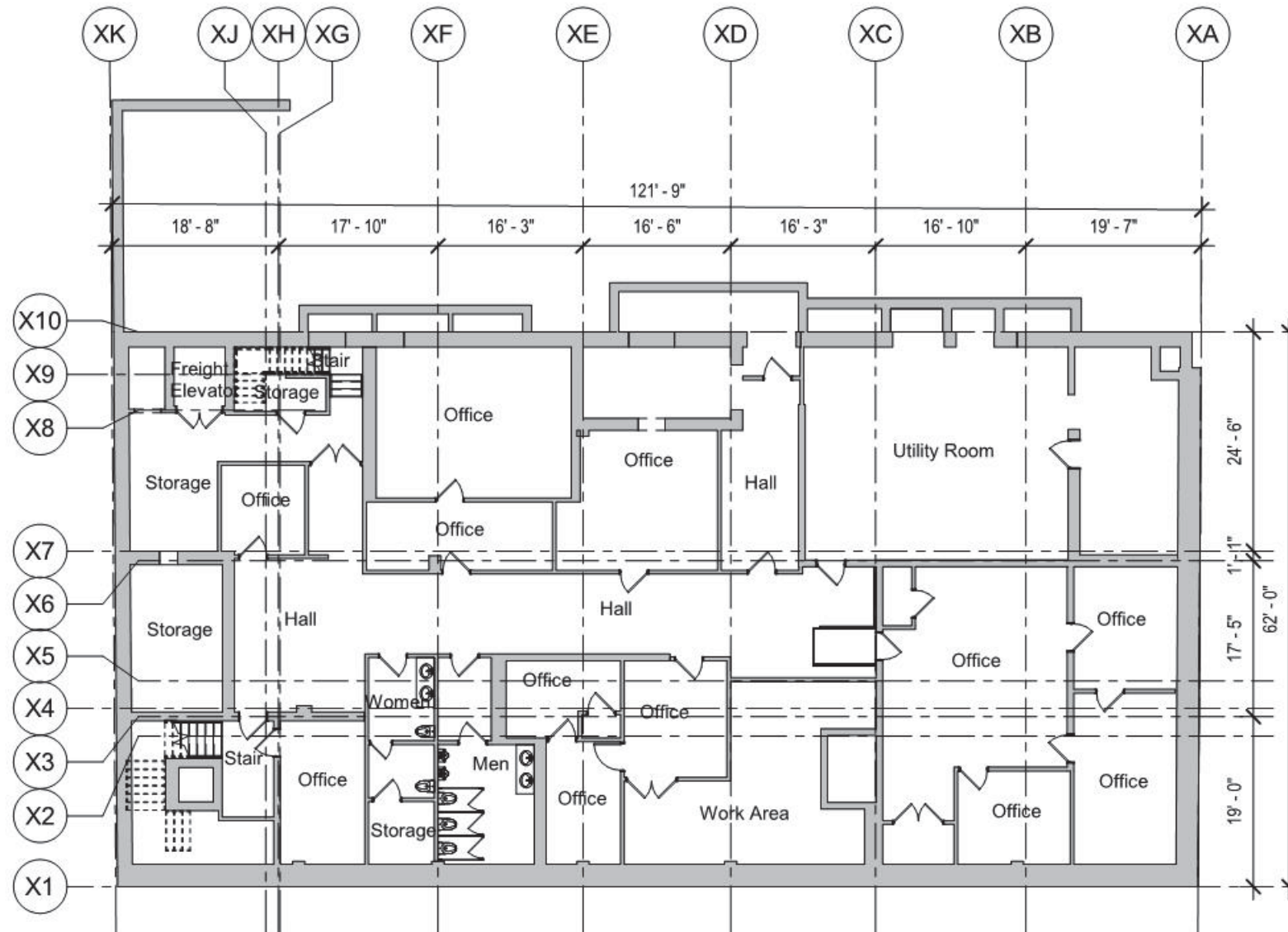


View from Temple Street Looking Into Back Alley



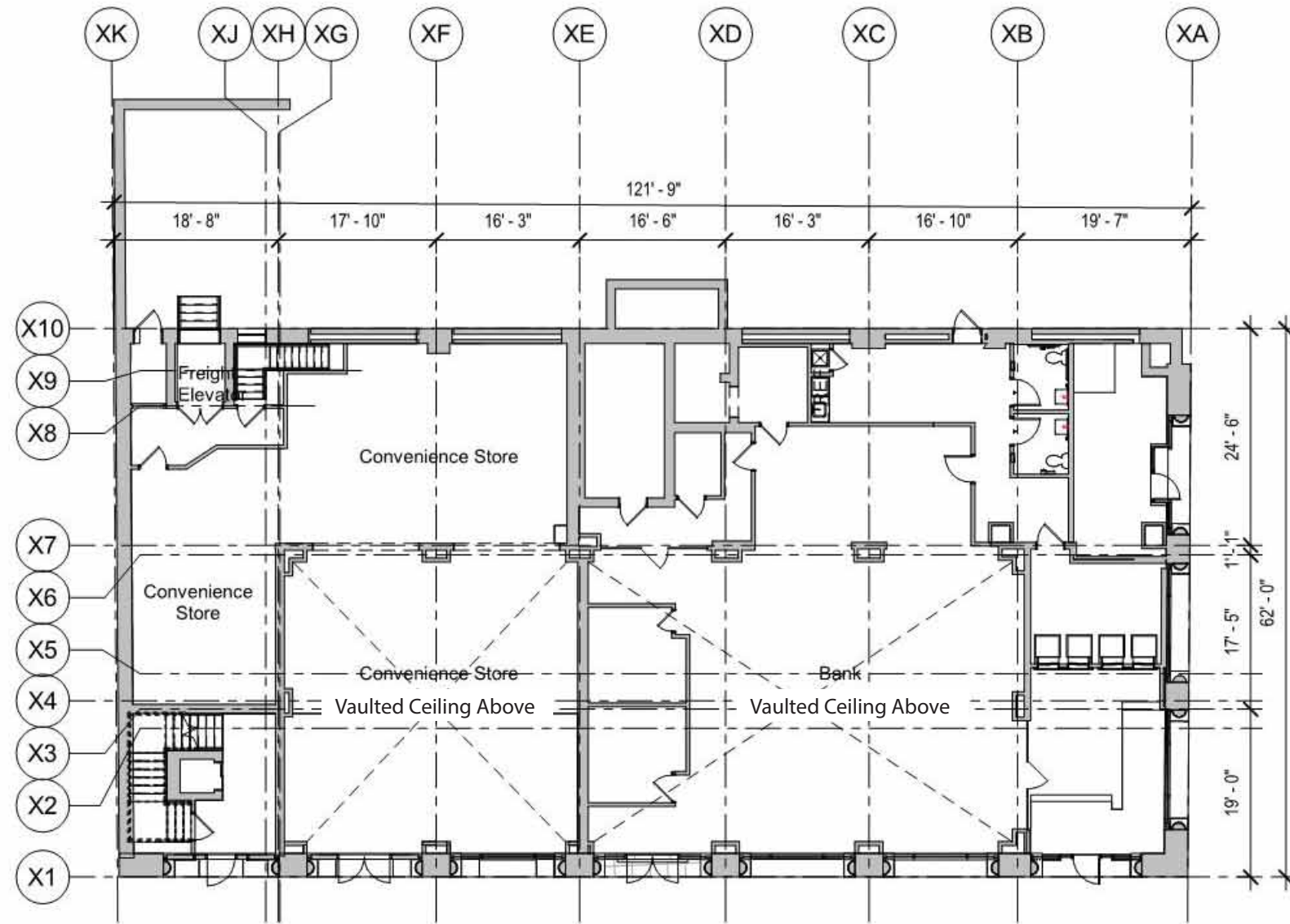
View from Back Alley Looking at Temple Street

# Existing Basement Plan



Existing

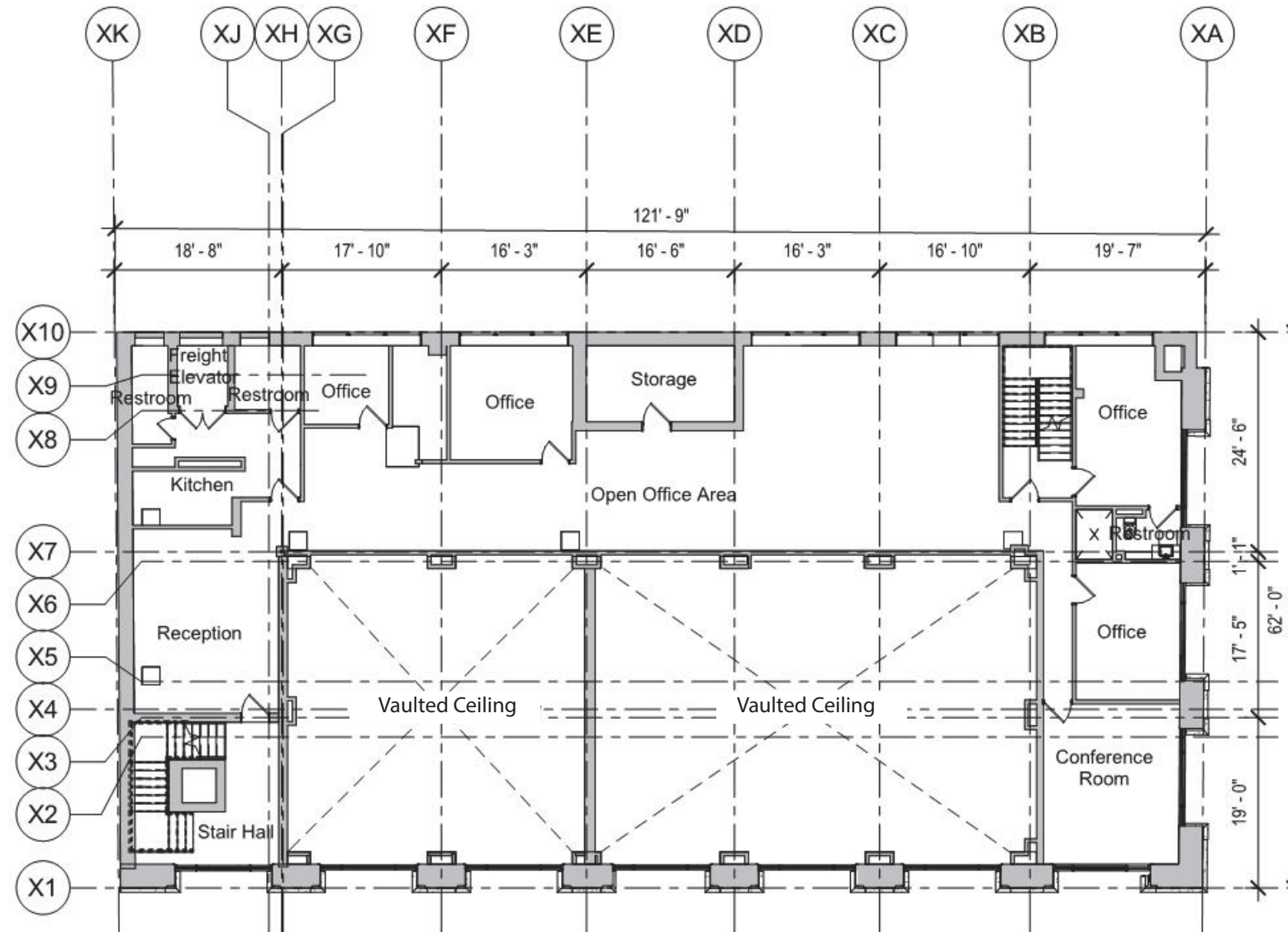
# Existing First Floor Plan



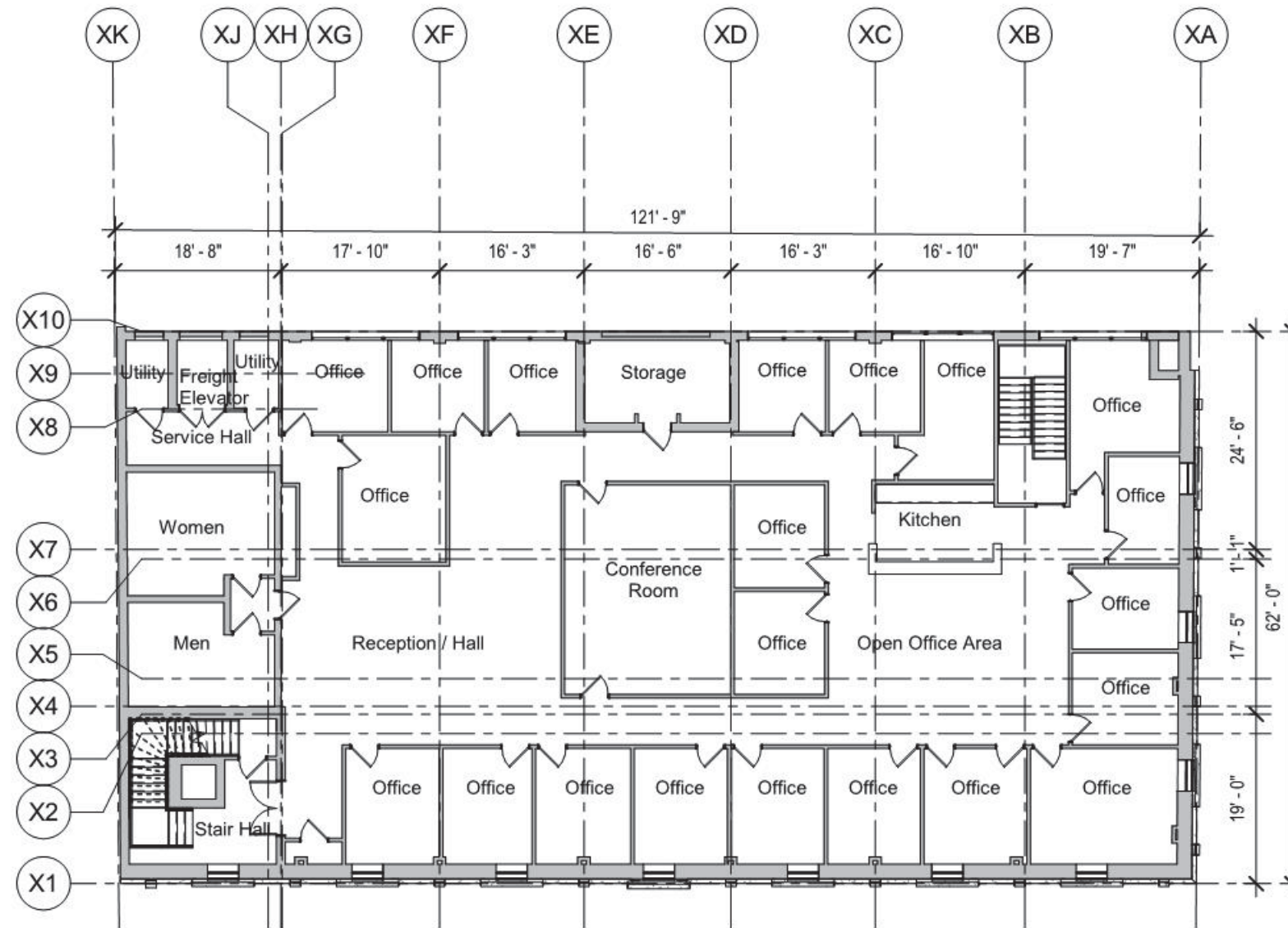
Existing



# Existing Second Floor Plan

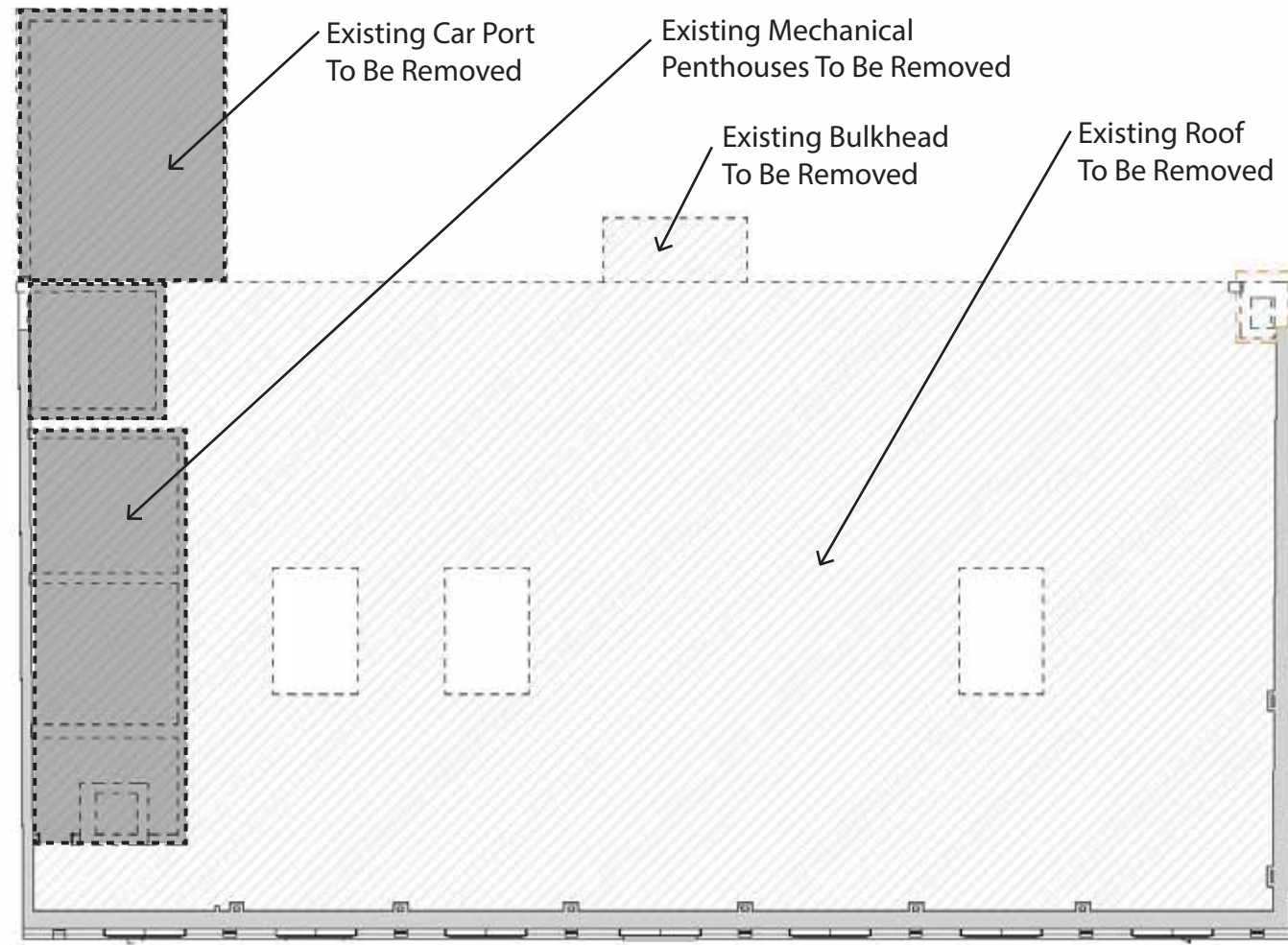


# Existing Third Floor Plan



Existing

# Proposed Demolition Plan



Temple Street

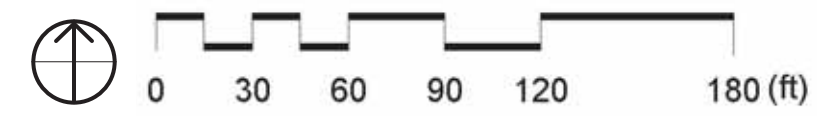
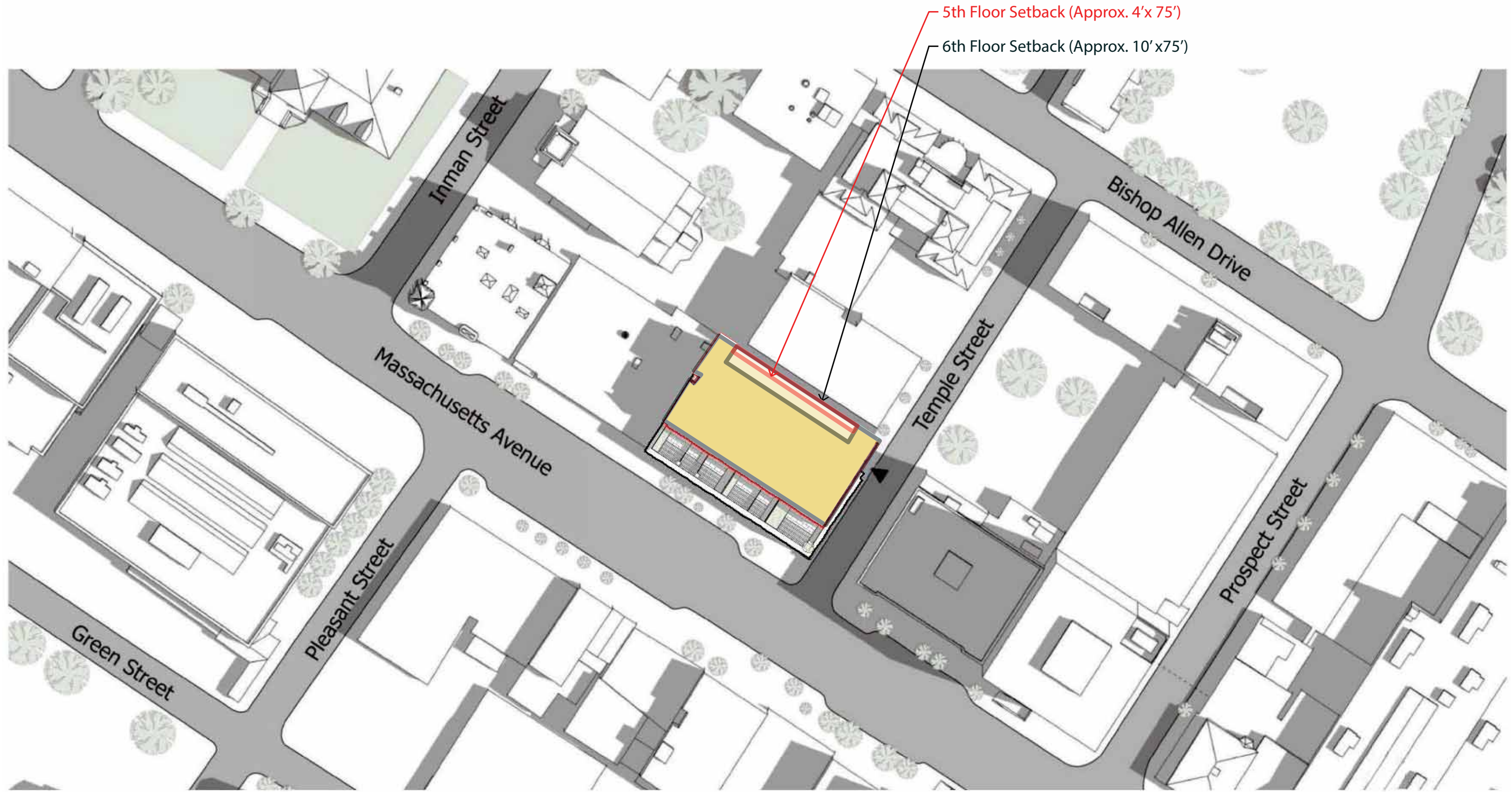
Mass Ave.



Existing

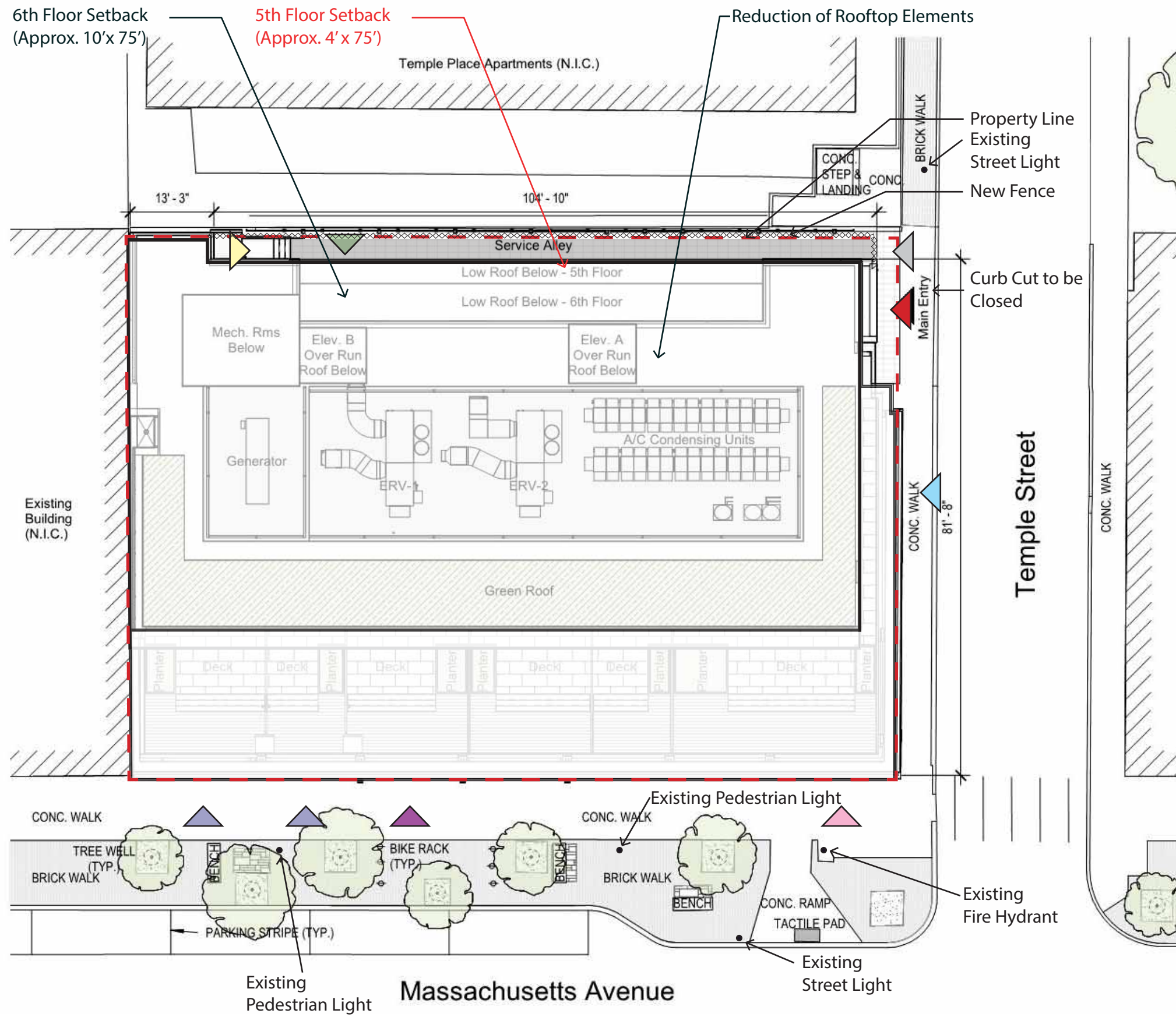
# Site Context Map



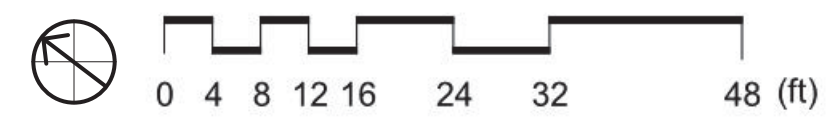


# Proposed Site Plan

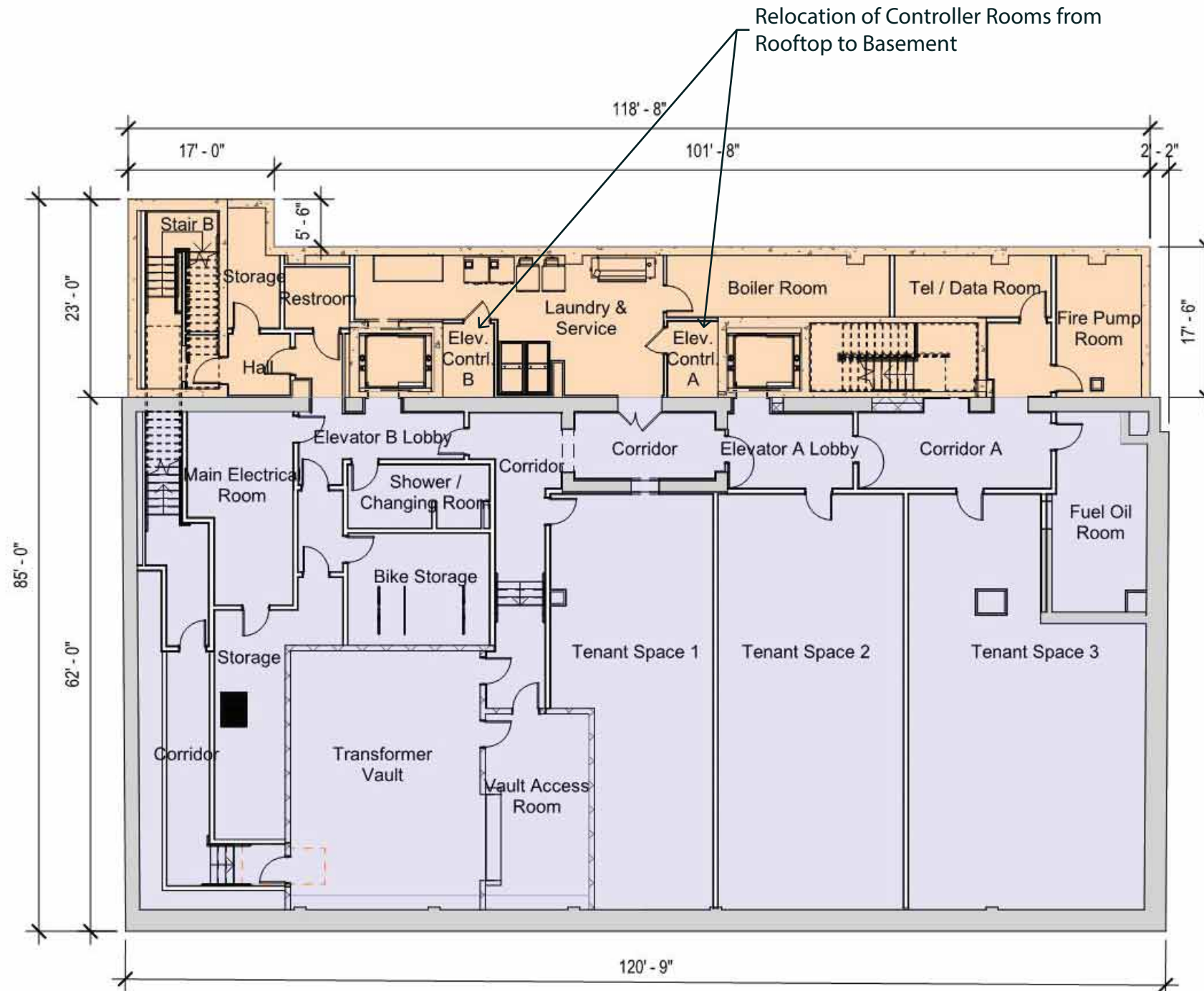
REVISED SLIDE:  
5th FLOOR SETBACK



- 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



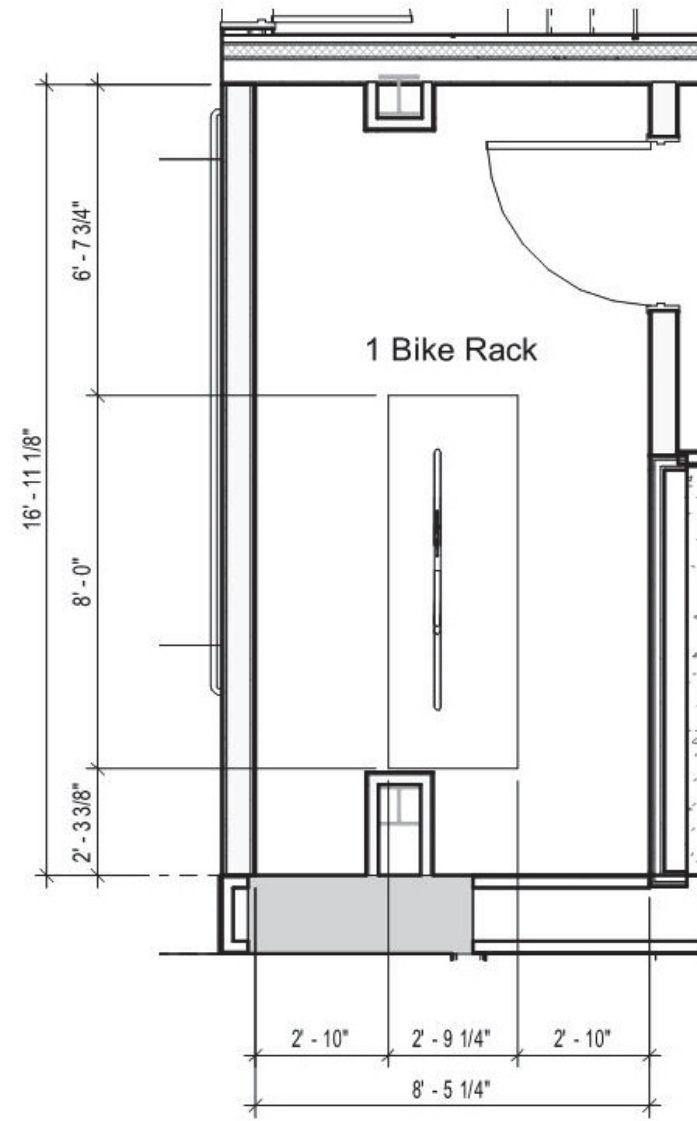
# Proposed Basement Plan



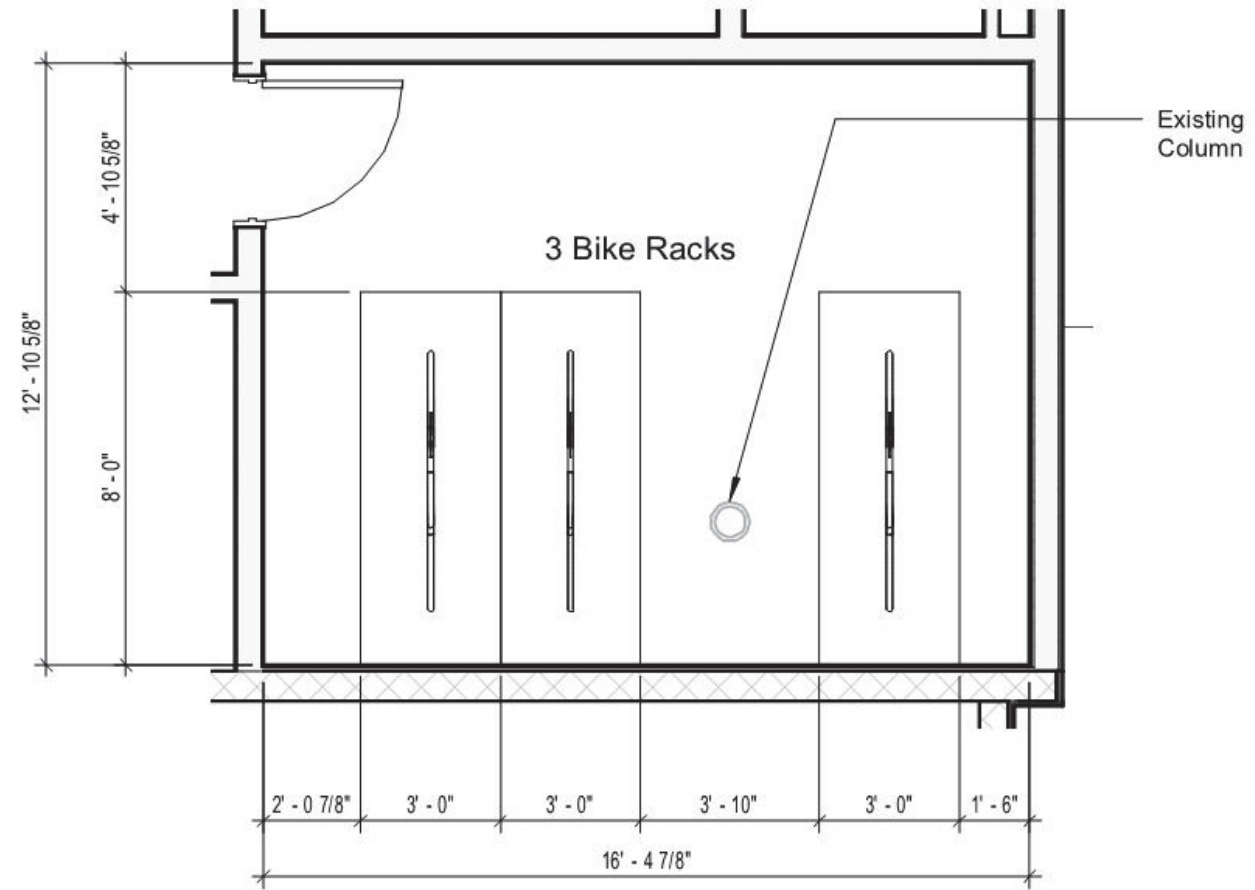
- New
- Existing



# Bicycle Parking Plans



First Floor Bike Storage Room

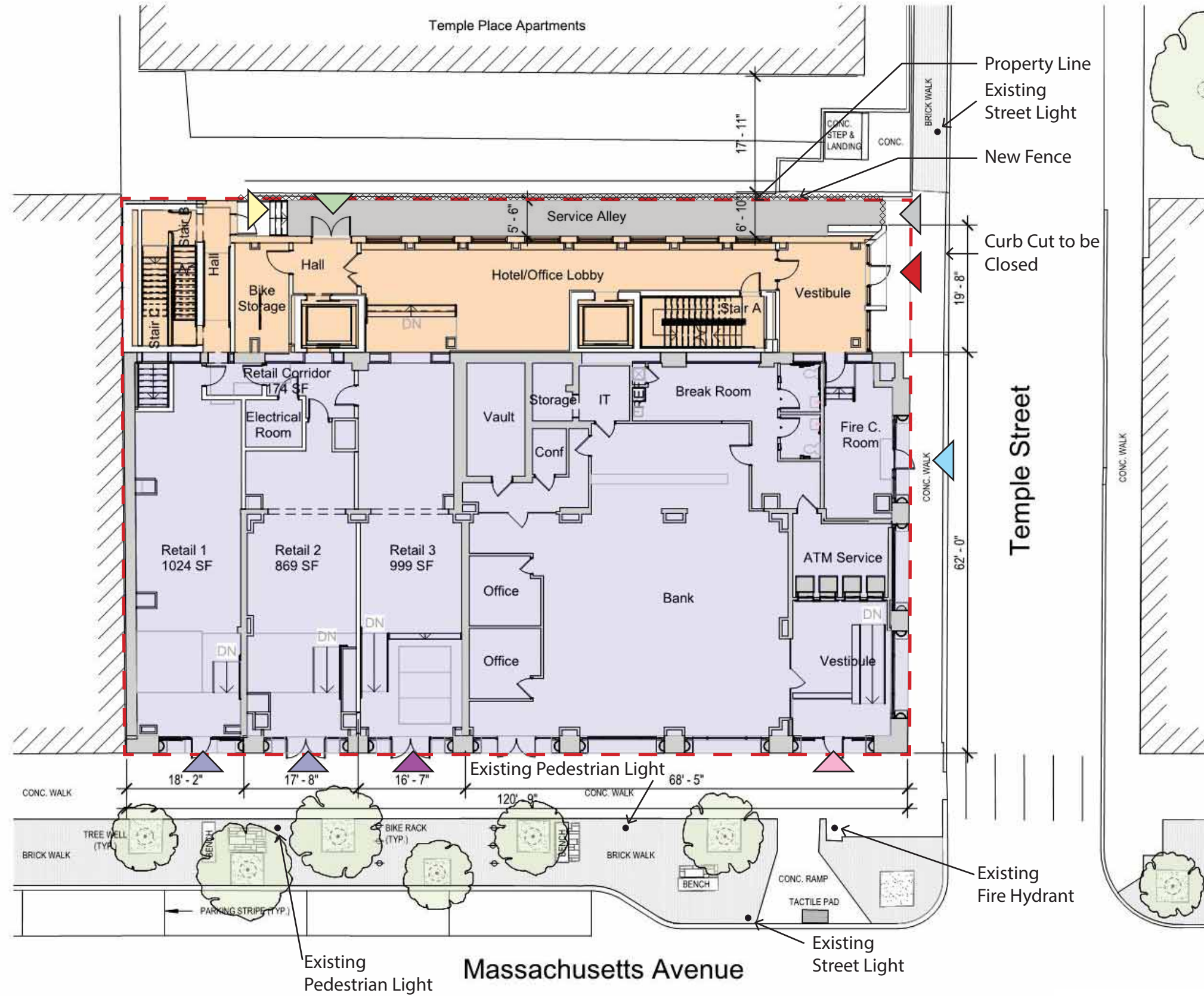


Basement Bike Storage Room

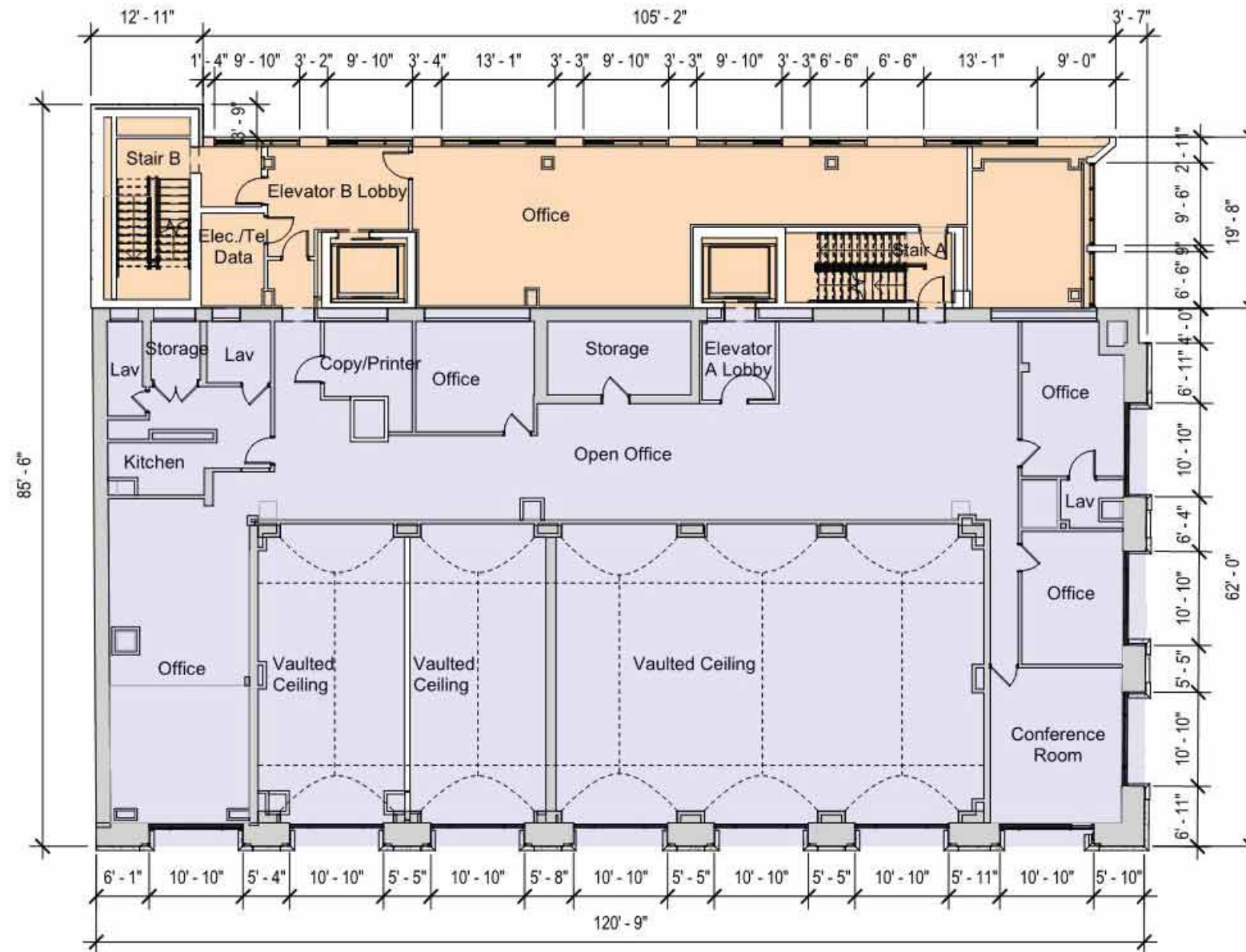




# Proposed First Floor Plan



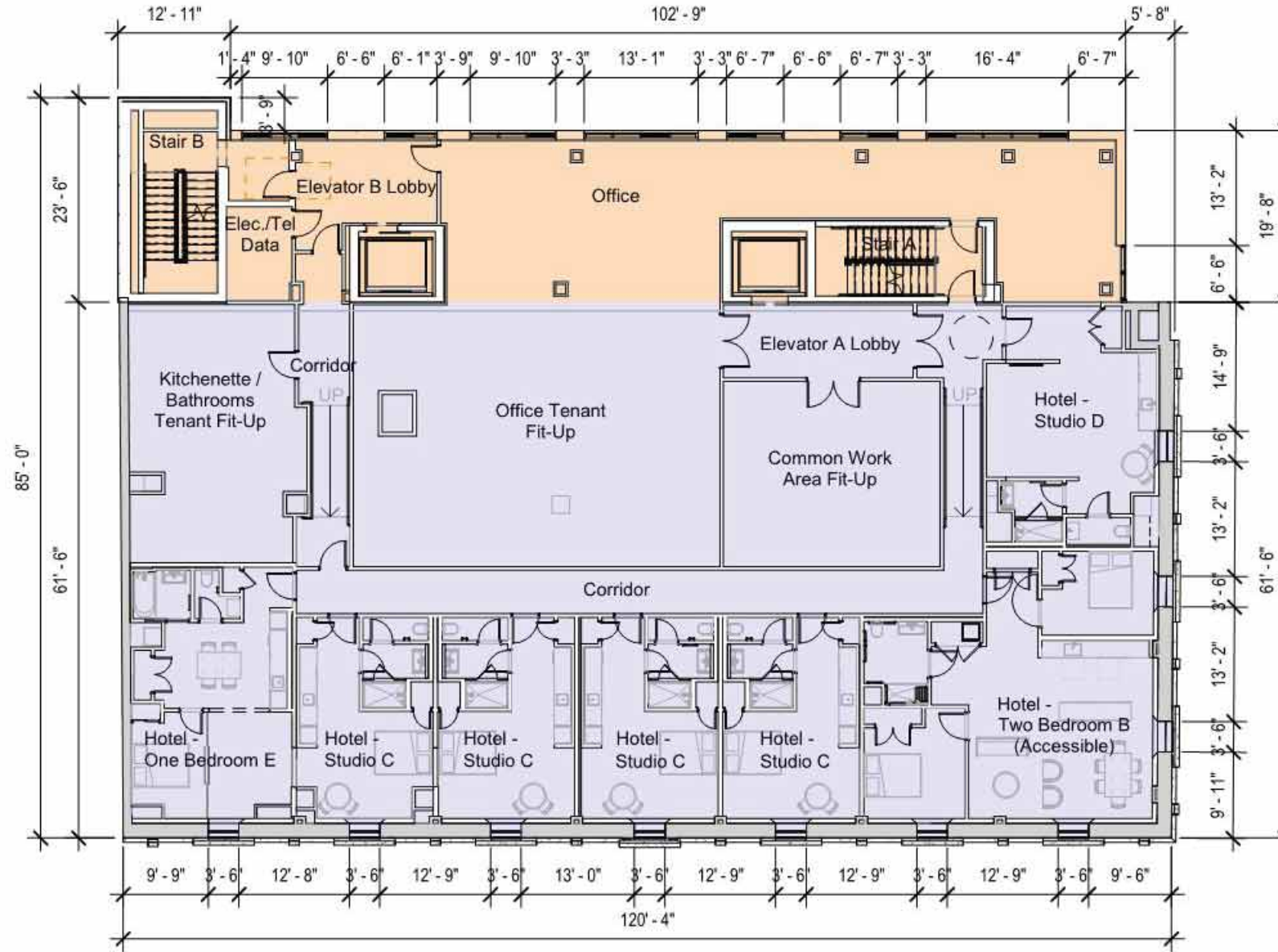
# Proposed Second Floor Plan



- New
- Existing



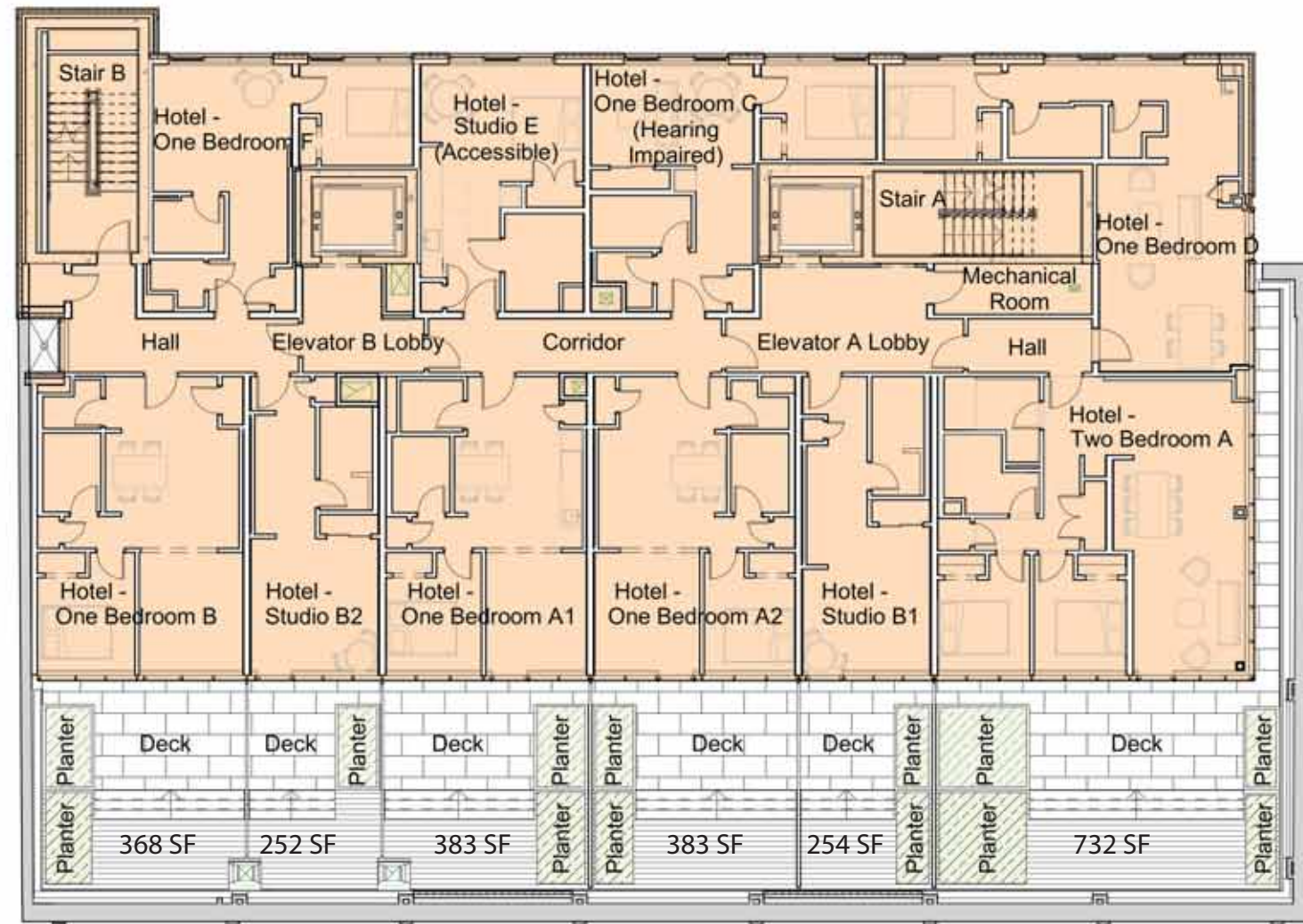
# Proposed Third Floor Plan



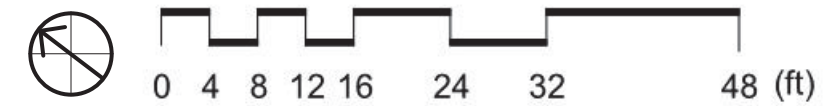
- New
- Existing



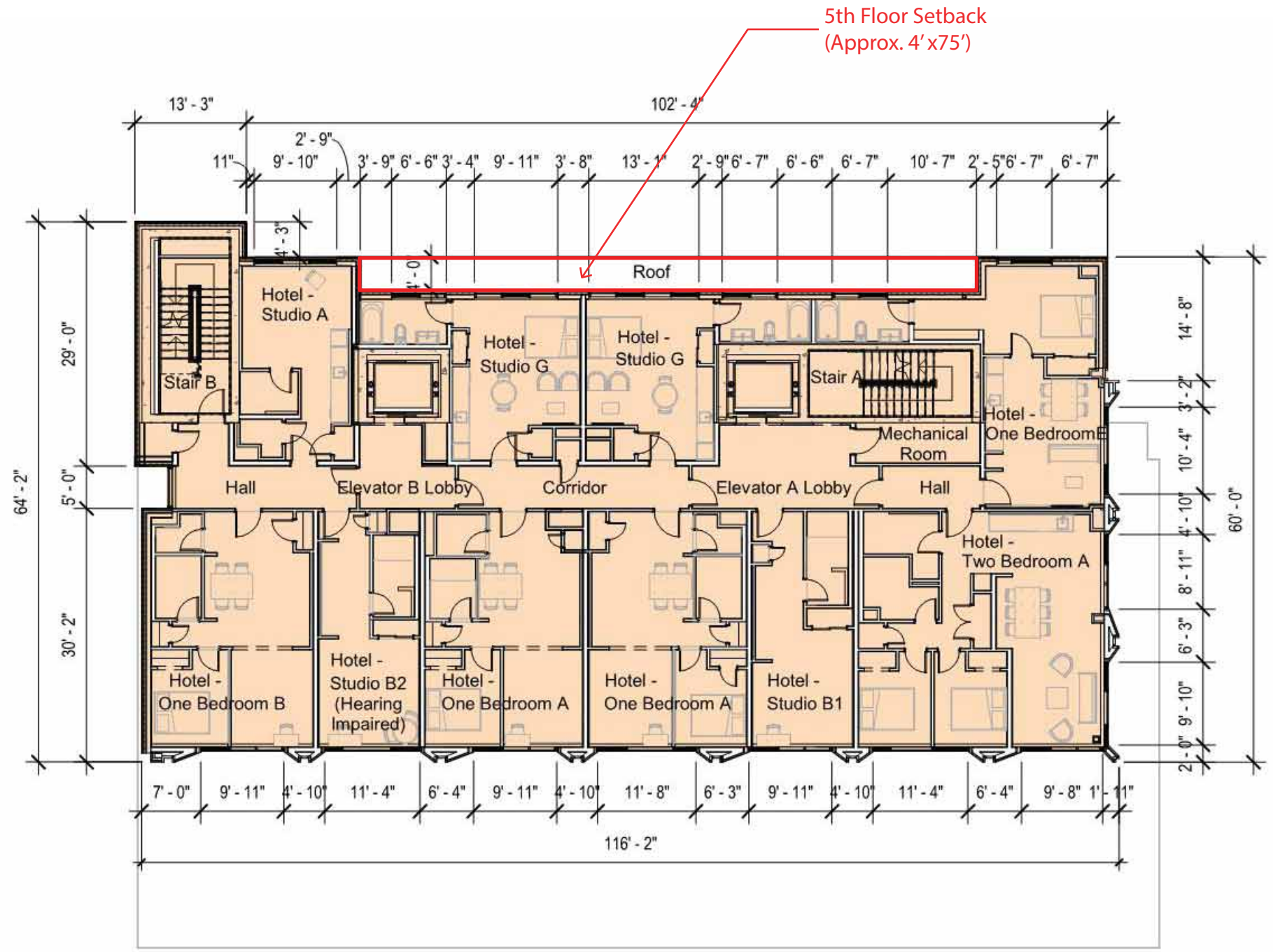
# Proposed Fourth Floor Plan



- New
- Existing



# Proposed Fifth Floor Plan

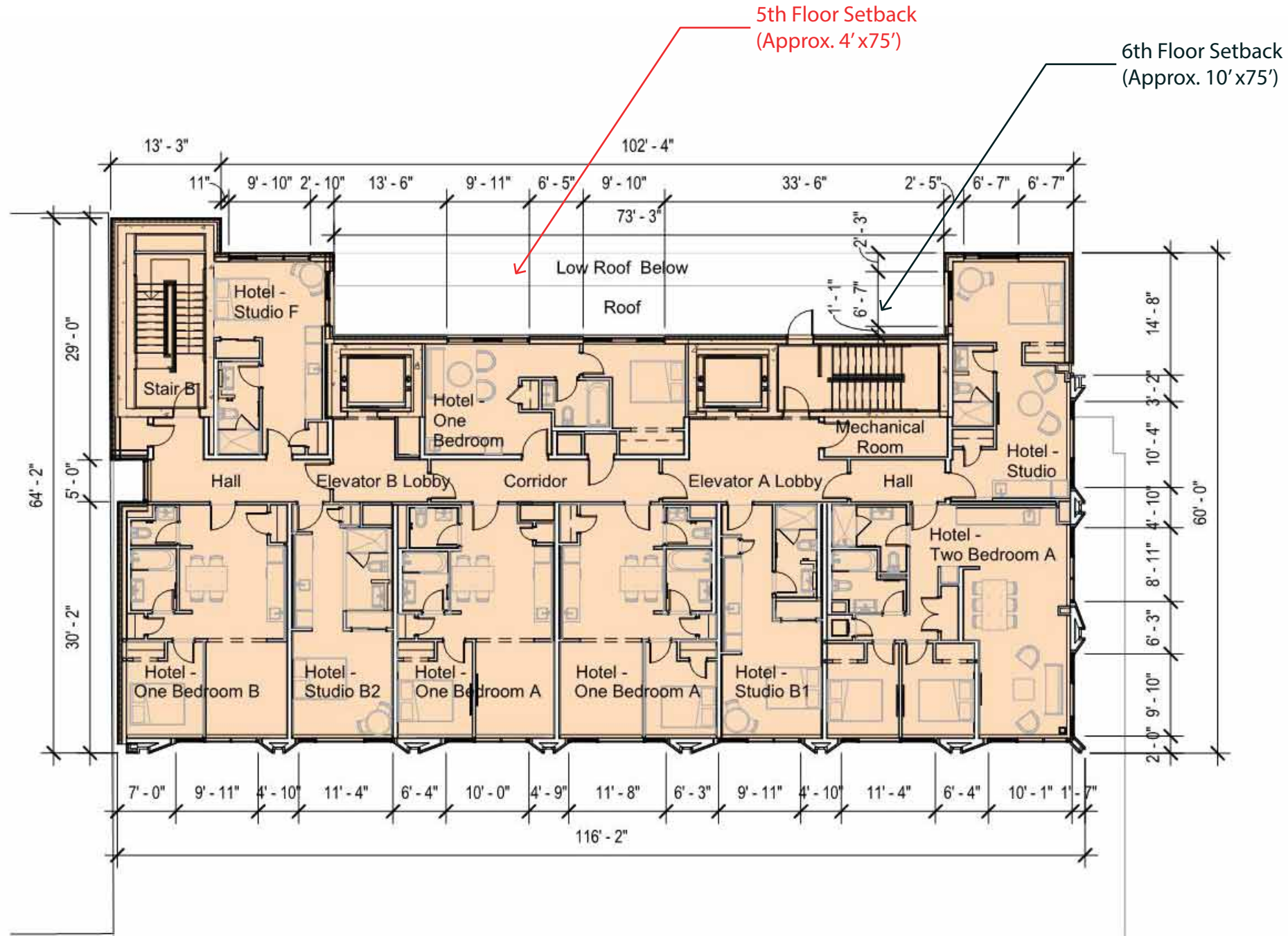


- New
- Existing



# Proposed Sixth Floor Plan

REVISED SLIDE:  
5th FLOOR SETBACK



- New
- Existing

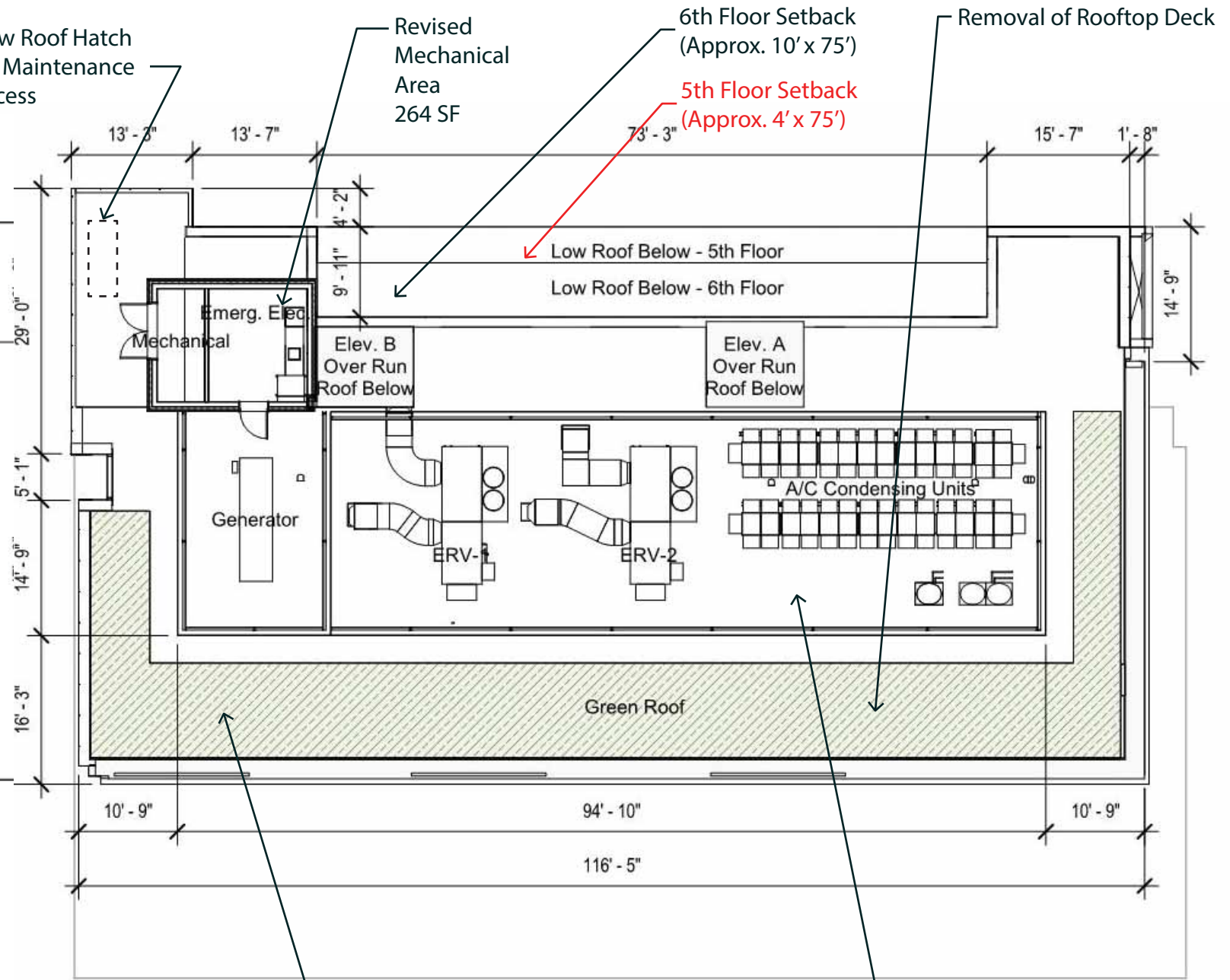
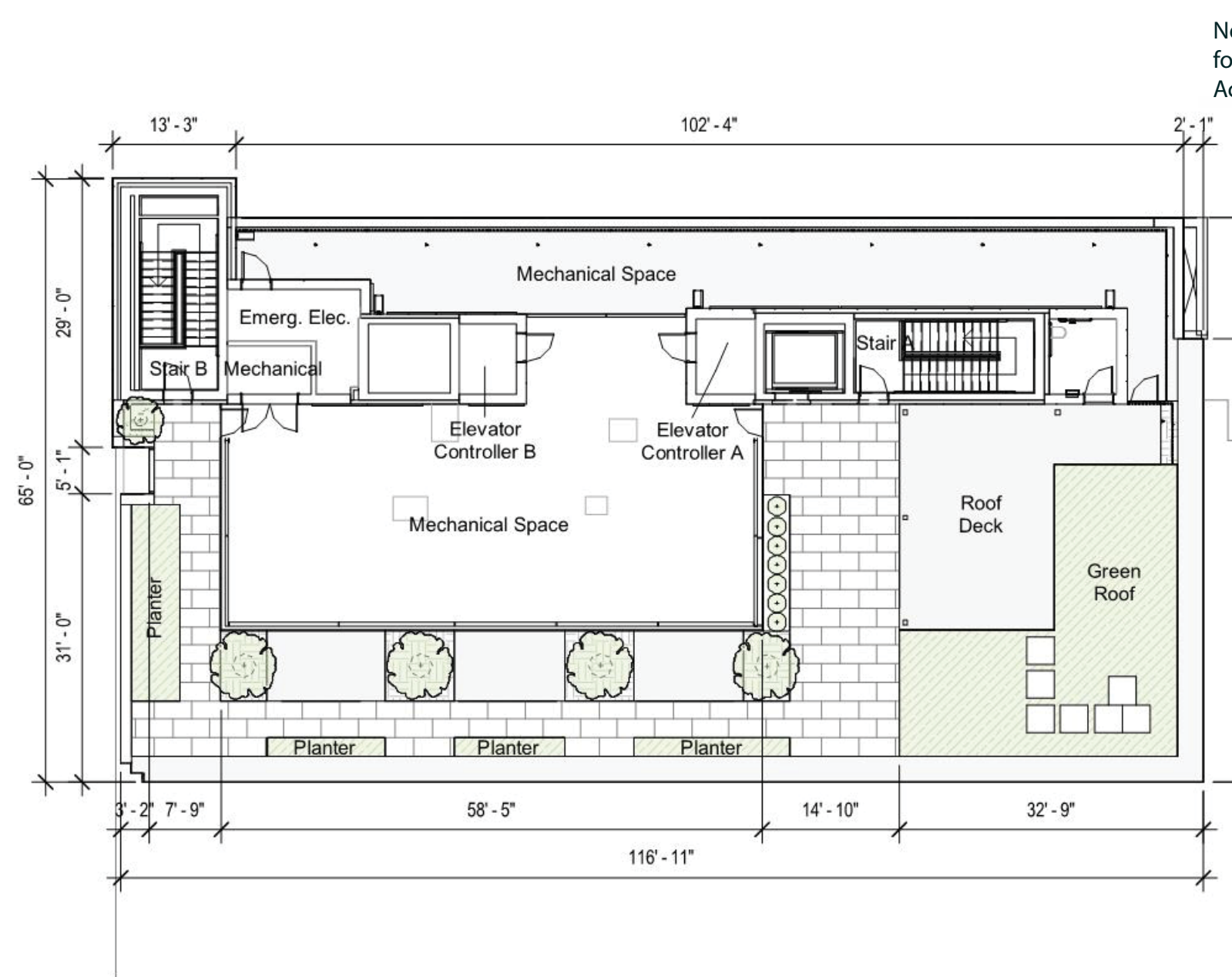


# Original Design and Revised Roof Plan

REVISED SLIDE:  
5th FLOOR SETBACK

## Original Design

## Revised Roof Plan



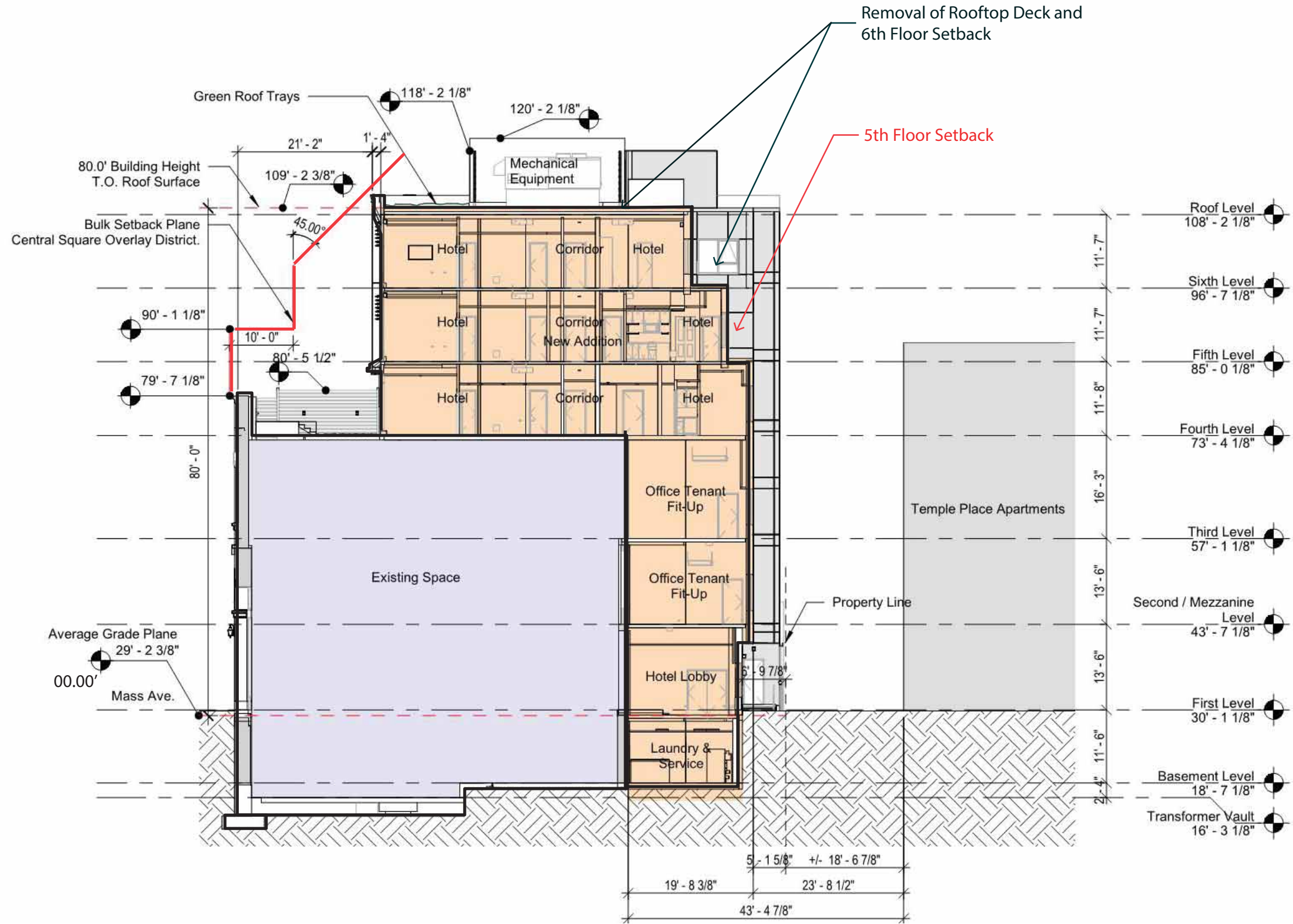
Revised Green Roof Area 1,420 SF

Revised Mechanical Area 2,322 SF



# Proposed Building Section(s) with Setback Diagrams

REVISED SLIDE:  
5th FLOOR SETBACK



- New
- Existing

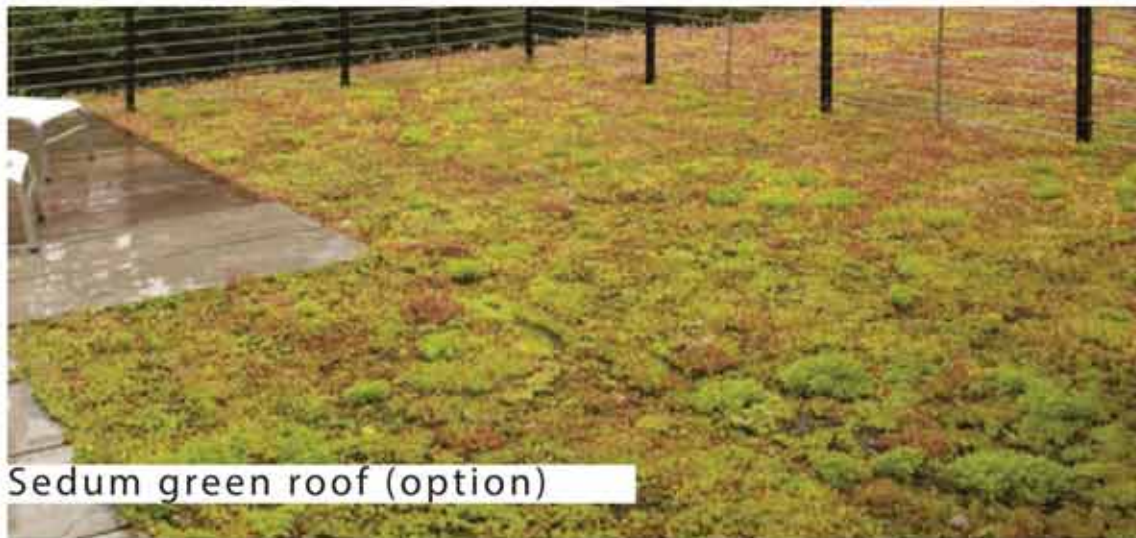




# Landscaping Plan - Fourth Floor Private Terraces



Landscaping Plan - Private Terrace Precedents



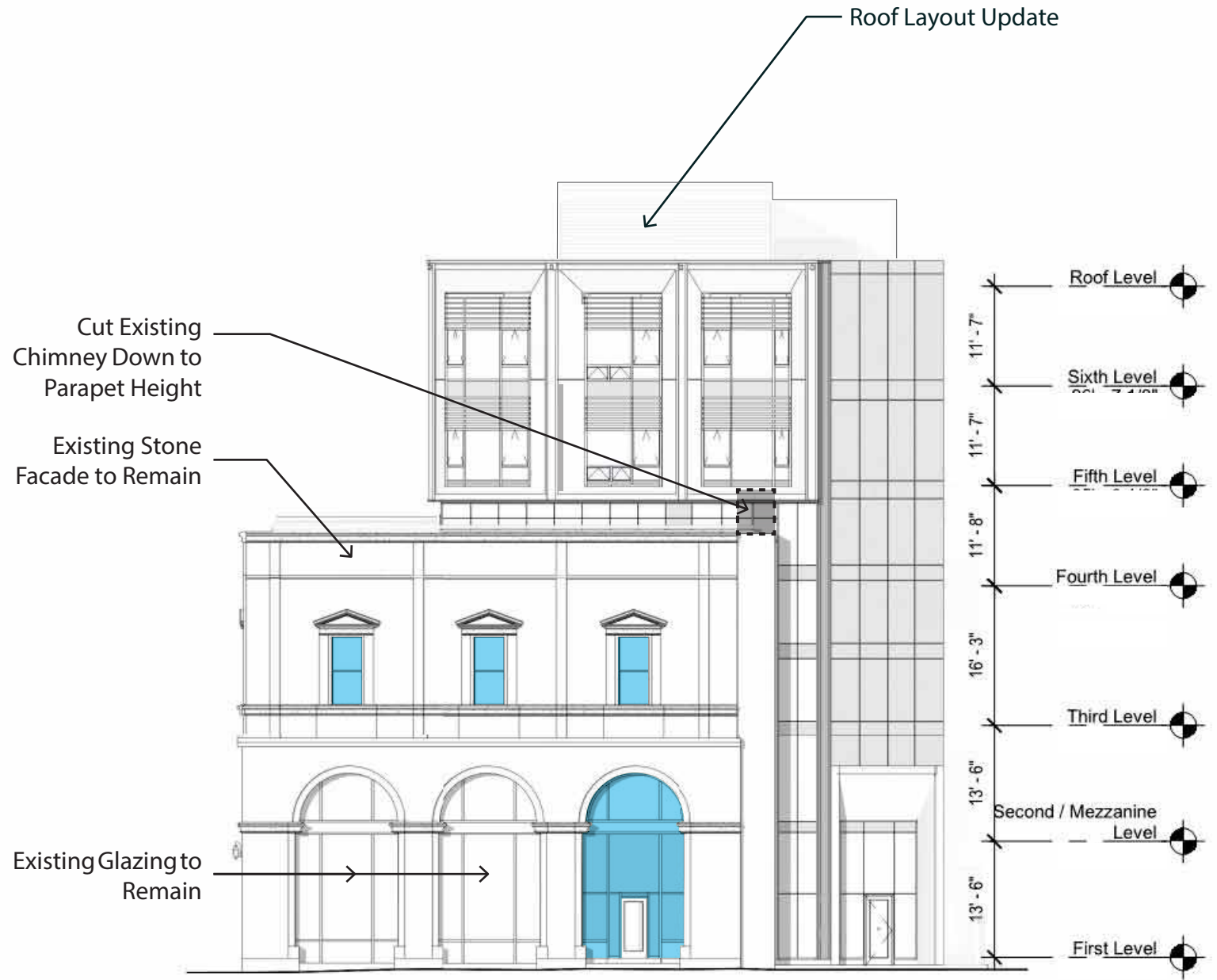
# Alterations to Existing Building



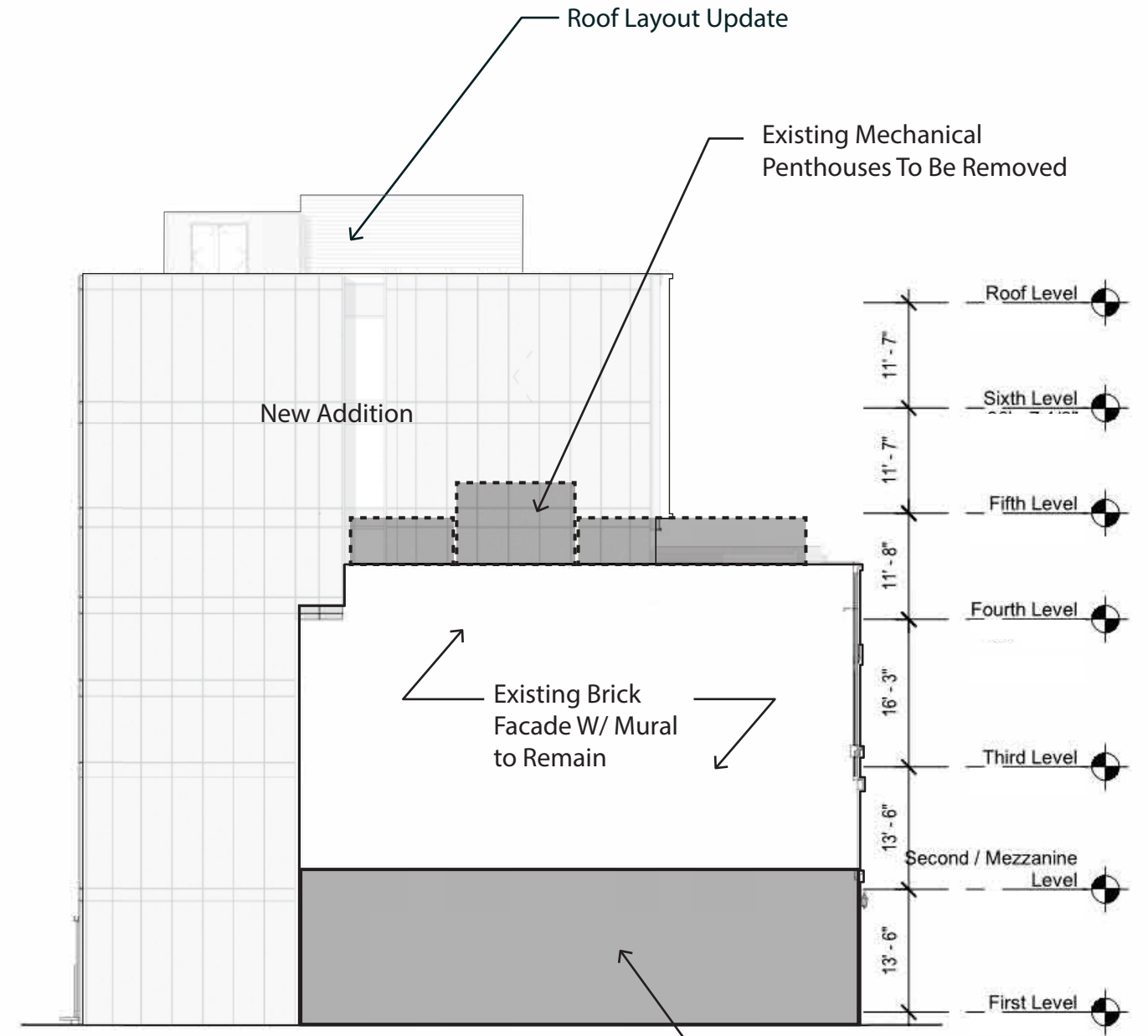
South Elevation

- New Insulated Glazing Units
- New Accessible Entries

# Alterations to Existing Building

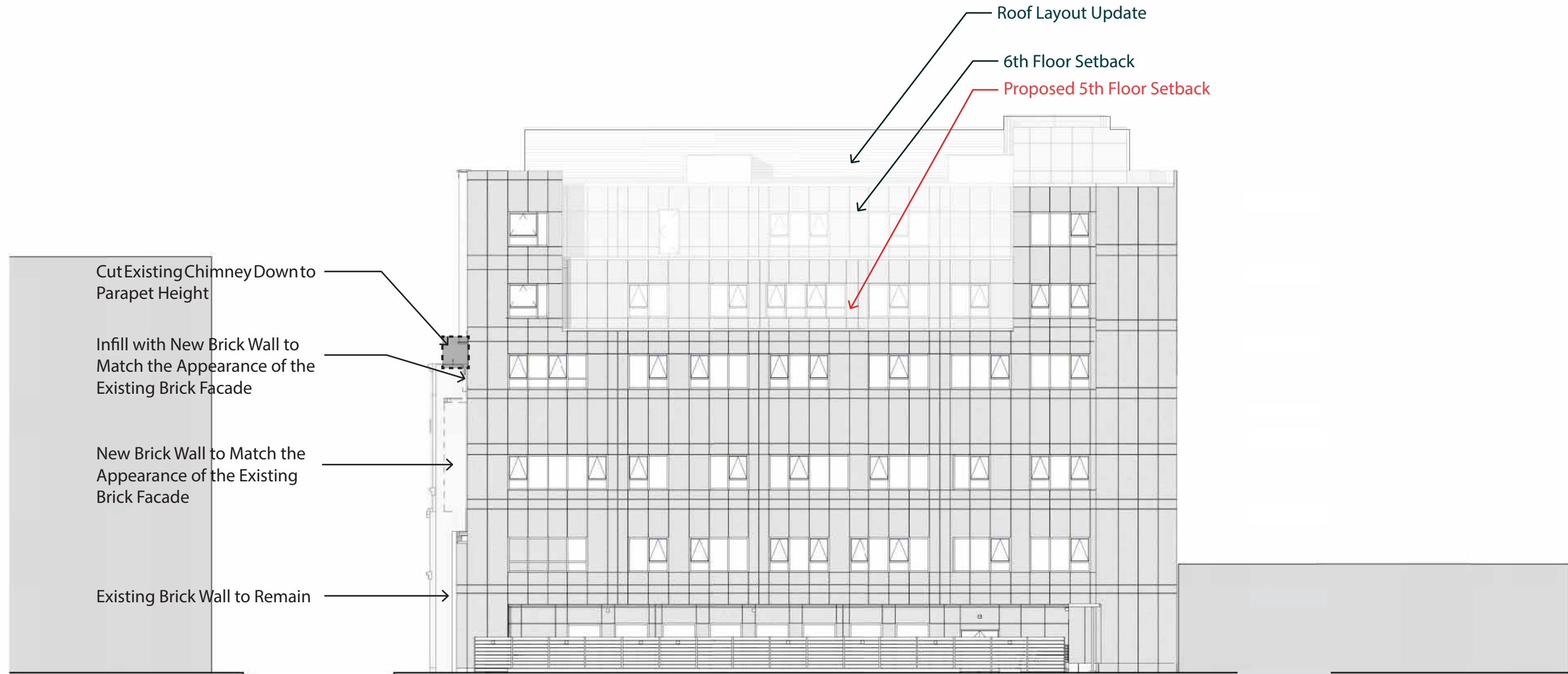


East Facade



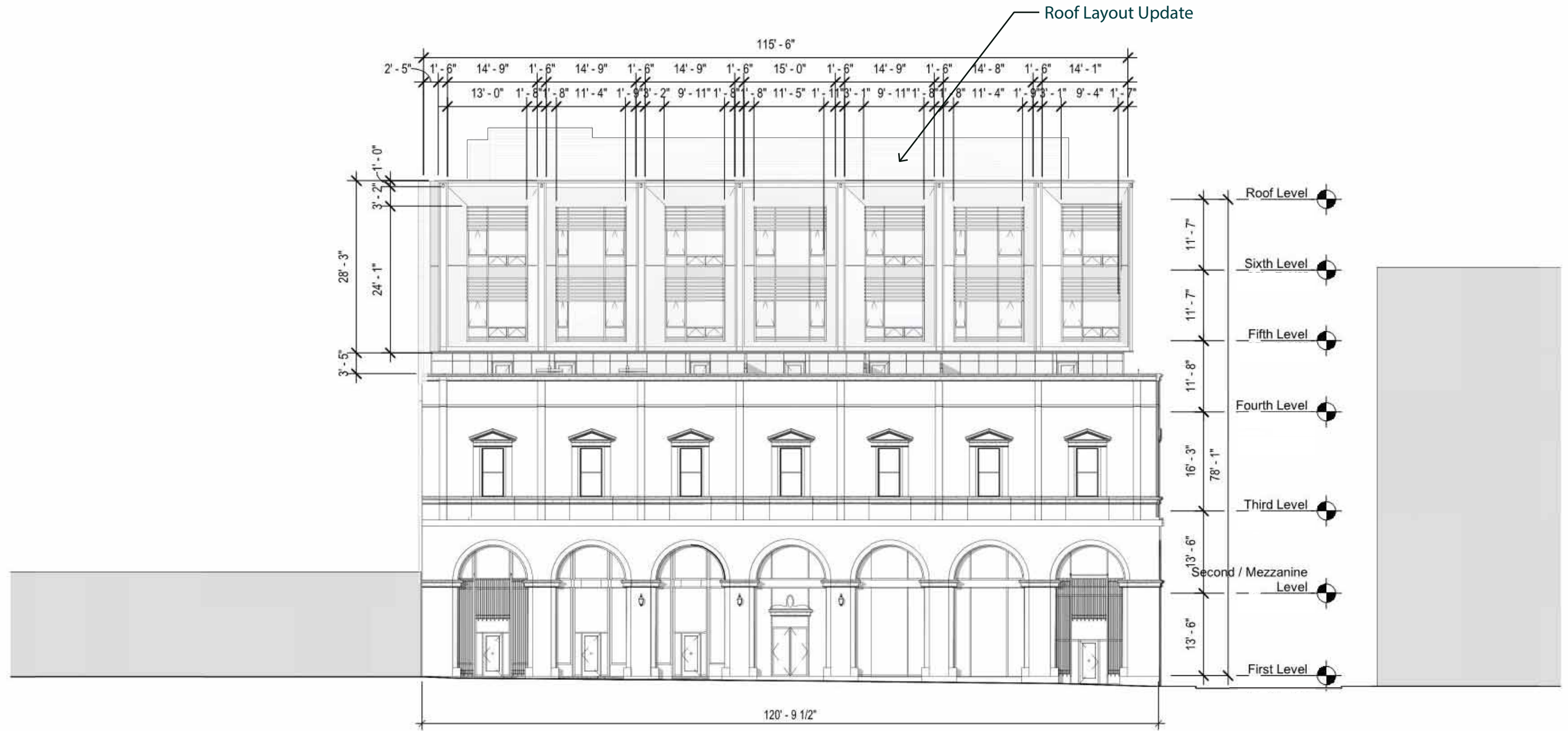
West Facade

■ New Insulated Glazing Units

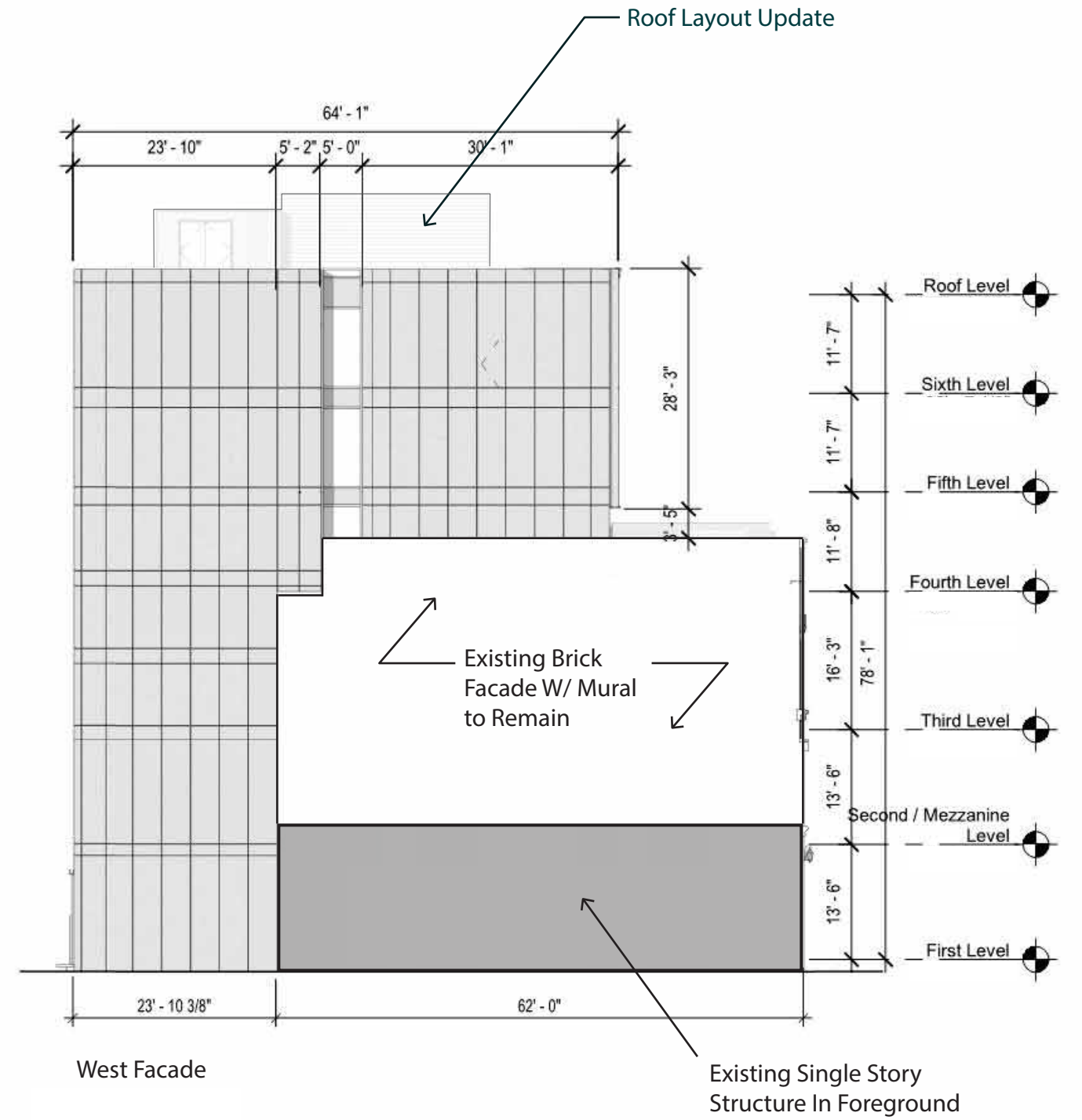
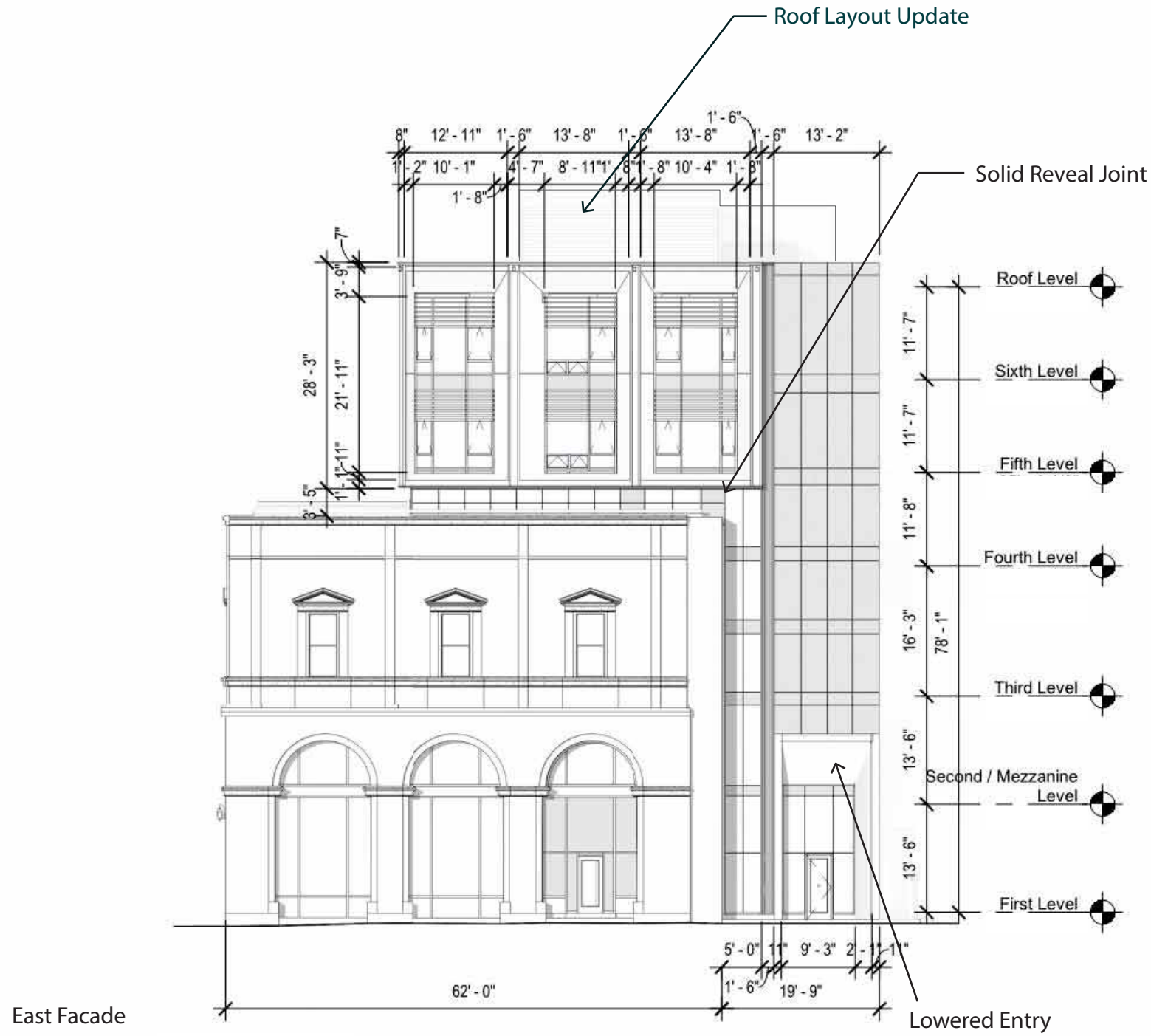


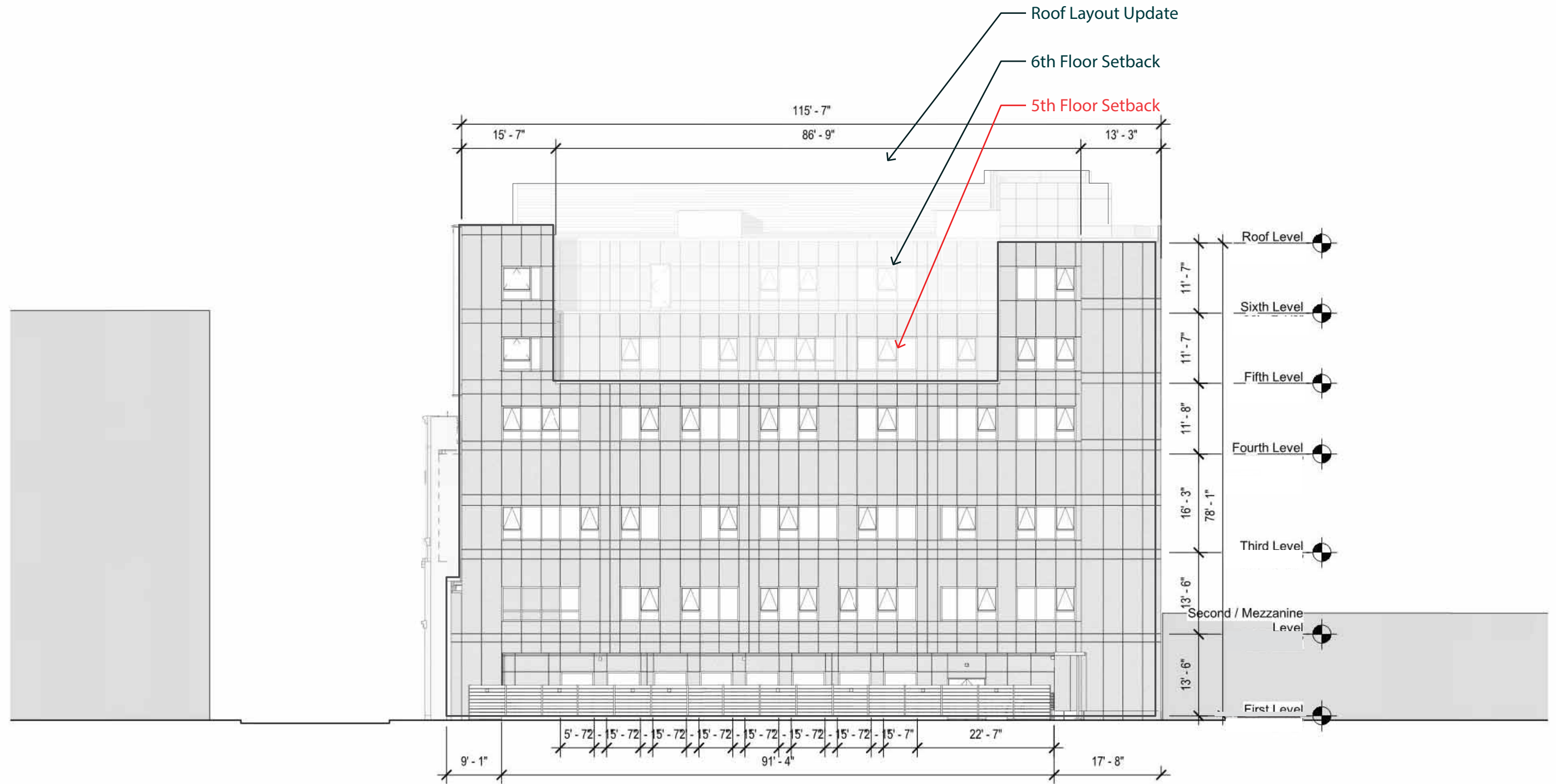
North Elevation

# Proposed South Facade



# Proposed East and West Facade







# Updated Design - Graphic Representation



# Original Design - Aerial View

NEW SLIDE:  
NEW VIEW- SHOWING ORIGINAL SUBMISSION

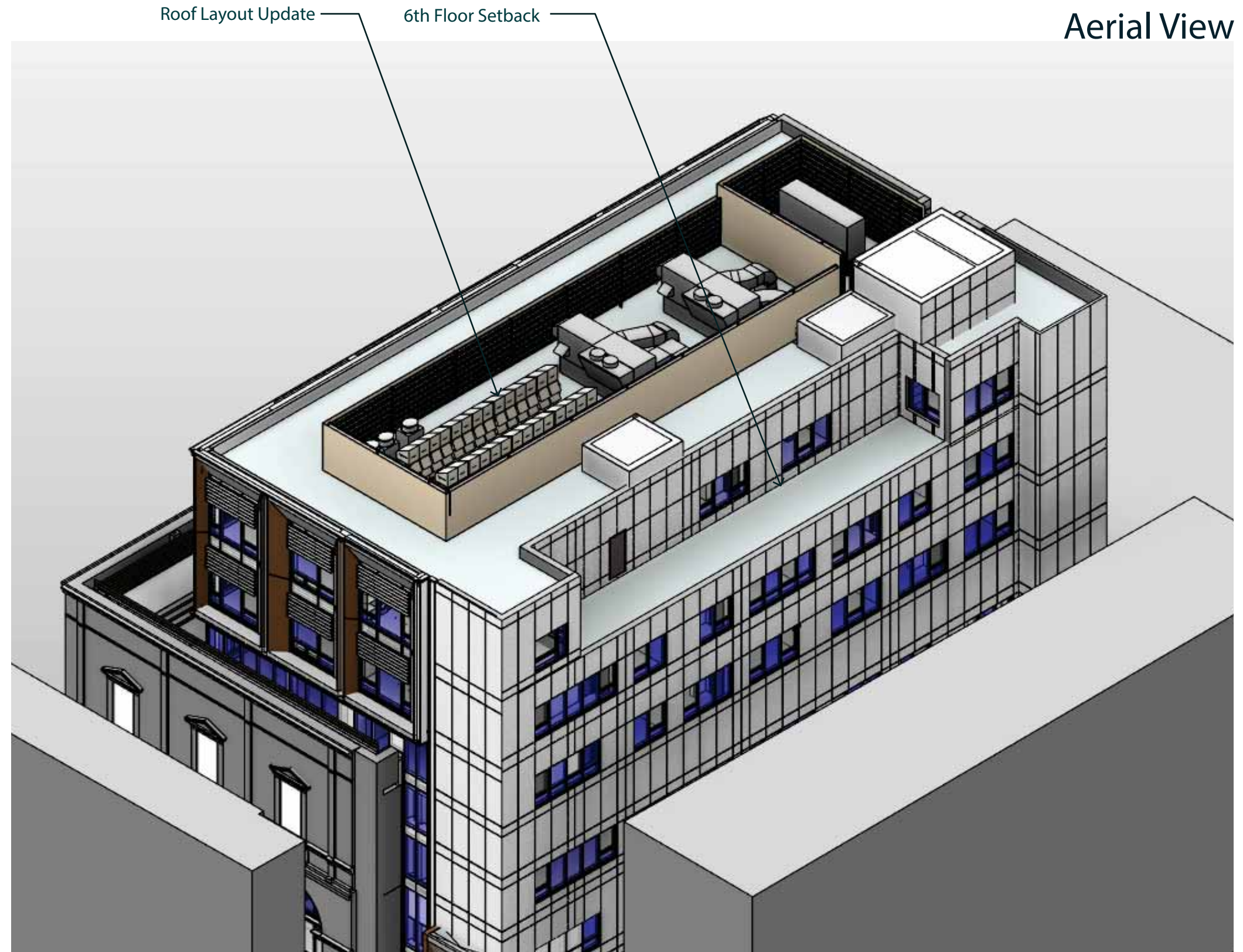
Aerial View



Previous Planning Board Original Design 12/15/2020

## Previous Design

- 6th floor setback approximately 10'x 75'
- Loss of 725sf of hotel space, reducing 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 head houses eliminated and elevator penthouse reduced
- Improved line of sight for Temple Place Apartment neighbors



Planning Board Hearing 04/27/2021

# Revised Design

- 5th floor setback approximately 4'x75'
- 6th floor setback approximately 10' x 75'
- Loss of 1,015sf of hotel space
- Relocation of all existing mechanical equipment located on the top roof facing Temple Place Apartments to interior of equipment screening
- Stair head houses eliminated and elevator penthouse reduced
- Improved line of sight for Temple Place Apartment neighbors

Eliminated Rear Portion of Upper Roof 2' Parapet Down to Roof Edge

5th Floor Setback

6th Floor Setback

Roof Layout Update

REVISED SLIDE:  
5th FLOOR SETBACK

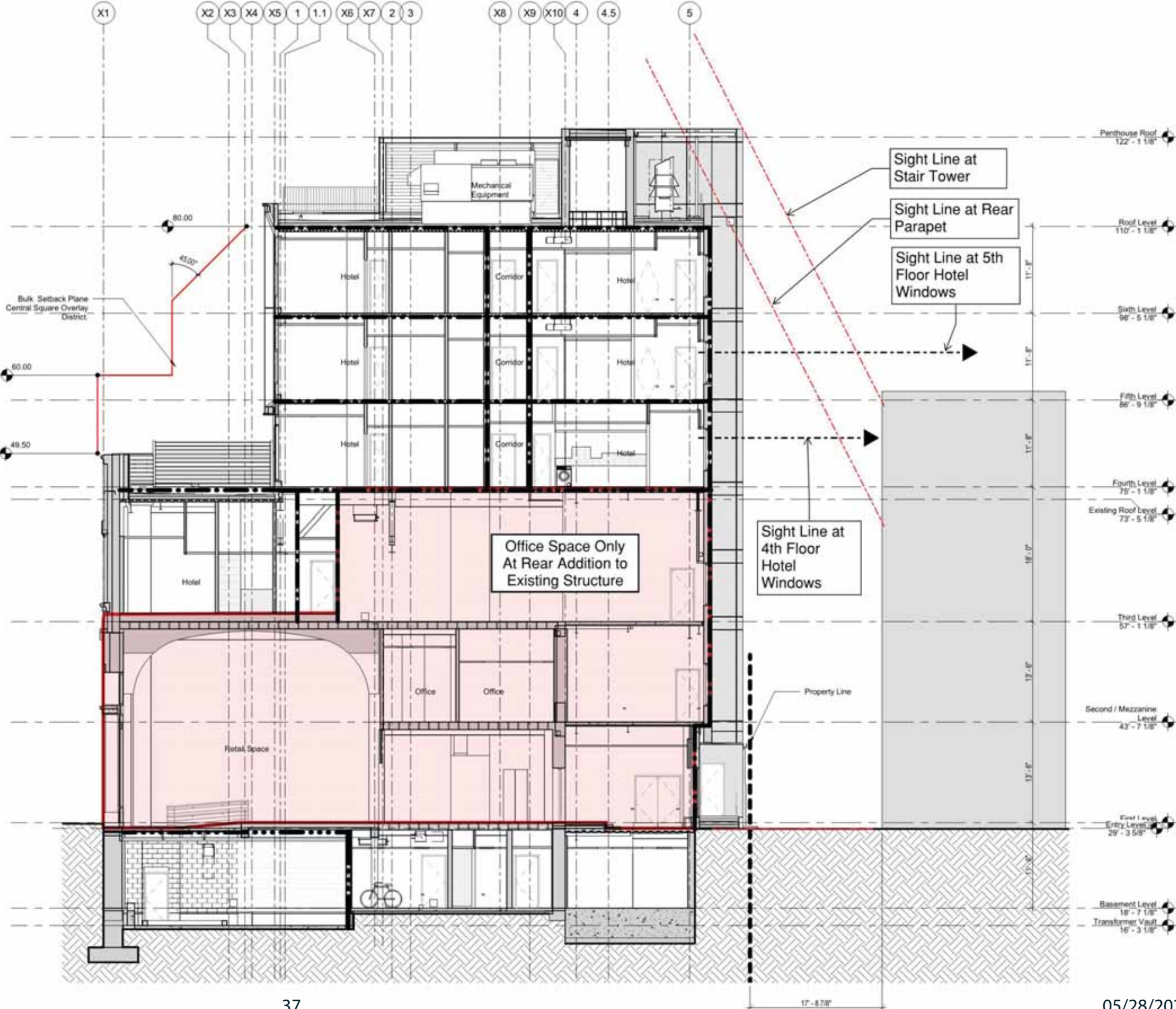
Aerial View



Planning Board Hearing 06/15/2021

# Original Design

# Building Section

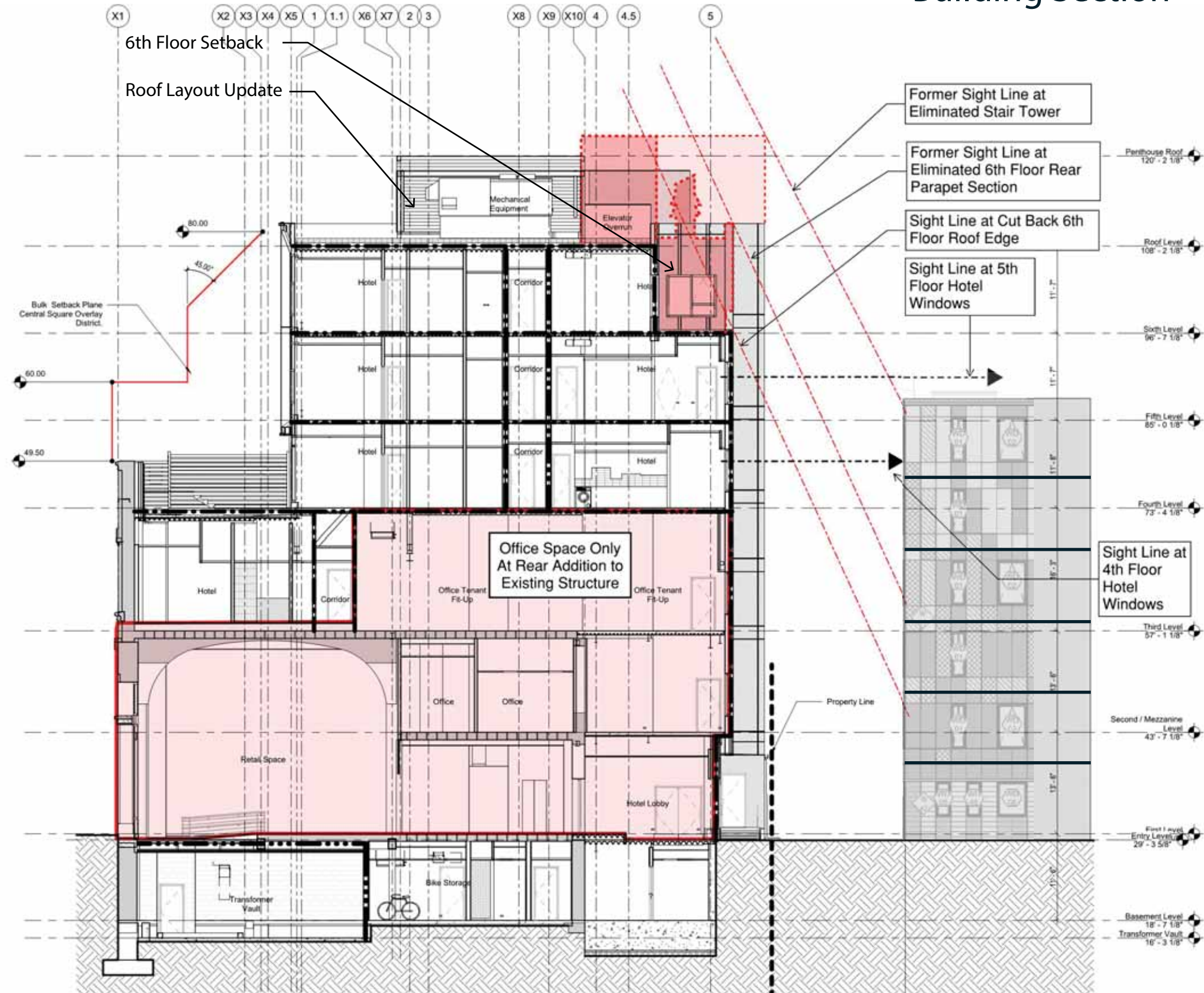


Previous Planning Board Original Design 12/15/2020

# Previous Design

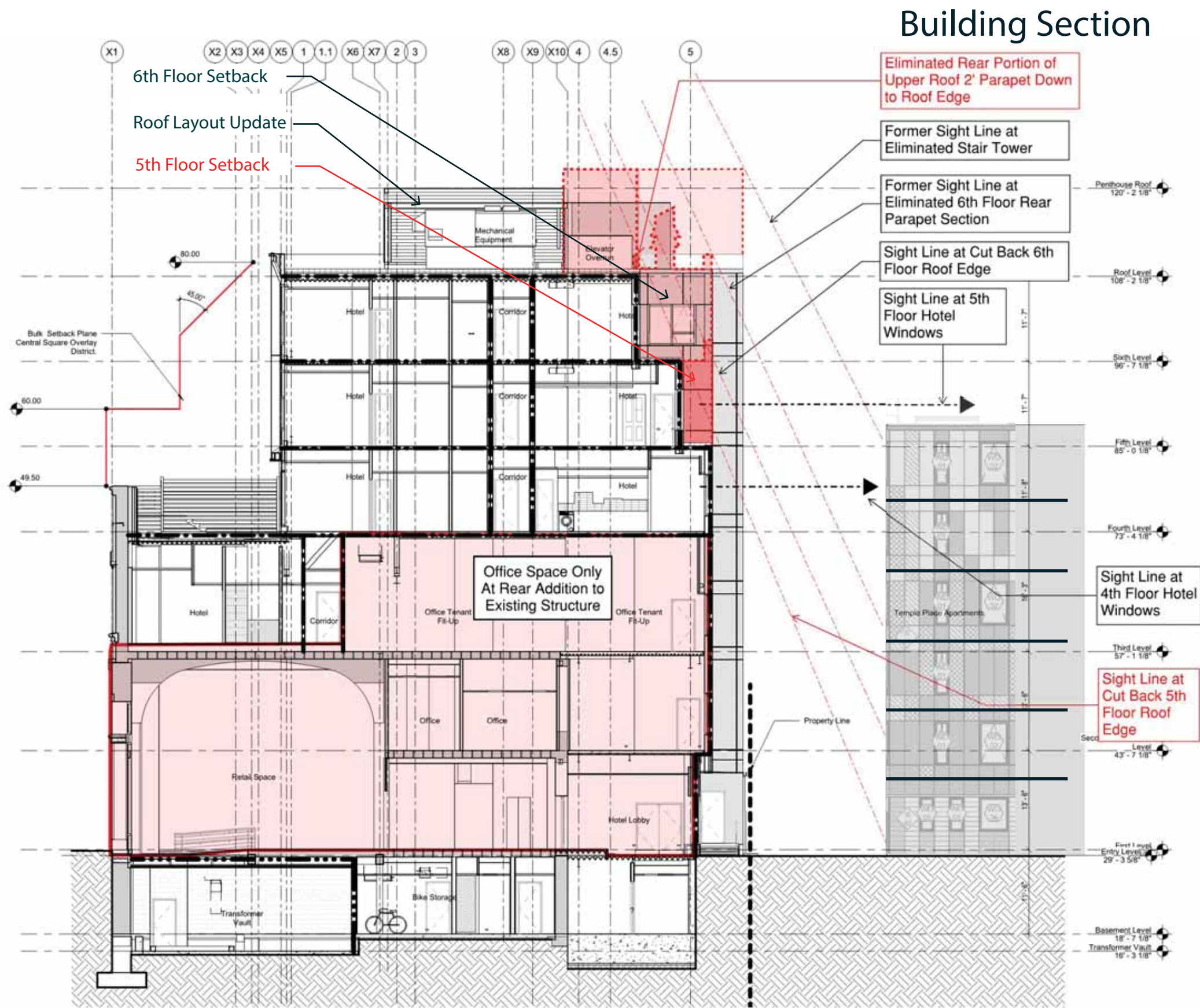
- 6th floor setback approximately 10' x 75'
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## Building Section



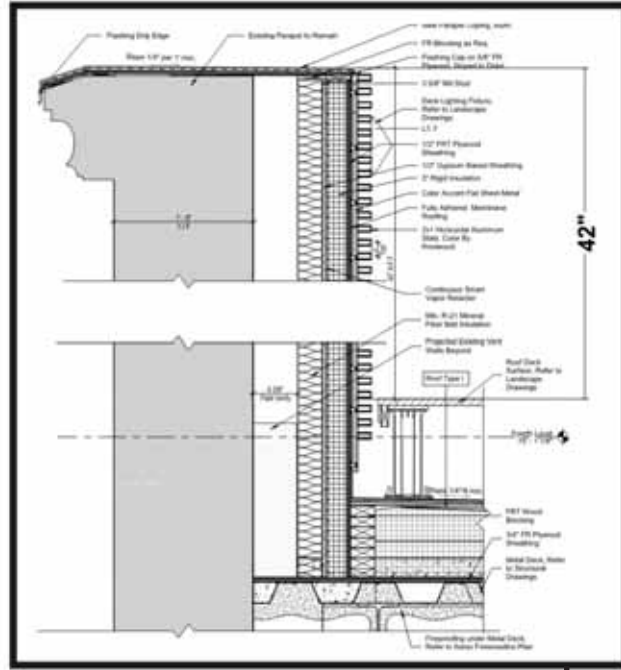
# Revised Design (Massing Removed)

- 5th floor setback approximately 4'x75'
- 6th floor setback approximately 10' x 75'
- Loss of 1,015sf of hotel space, reducing 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 head houses eliminated and elevator penthouse reduced
- Improved line of sight for Temple Place Apartment neighbors

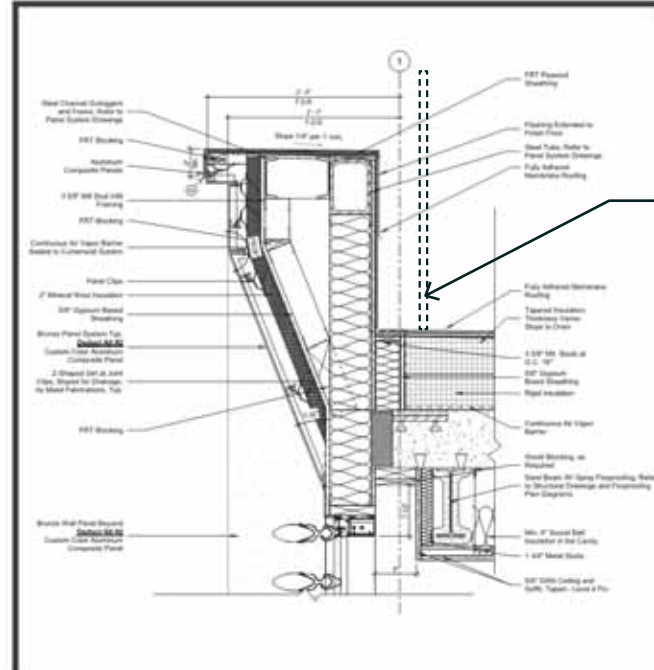


# Roof Edge Details and Sight line Diagrams

REVISED SLIDE:  
5th FLOOR SETBACK



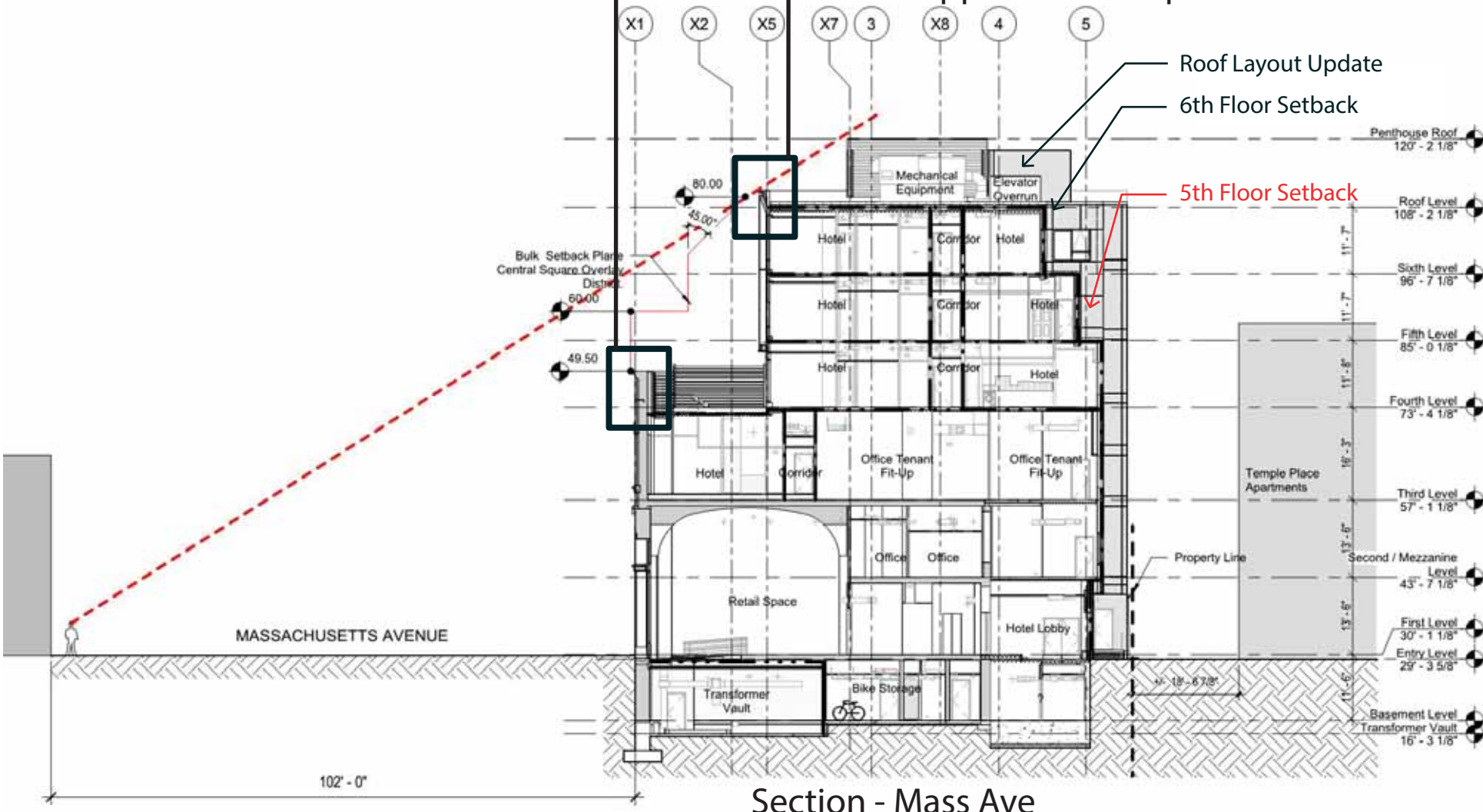
Level 4 Terrace



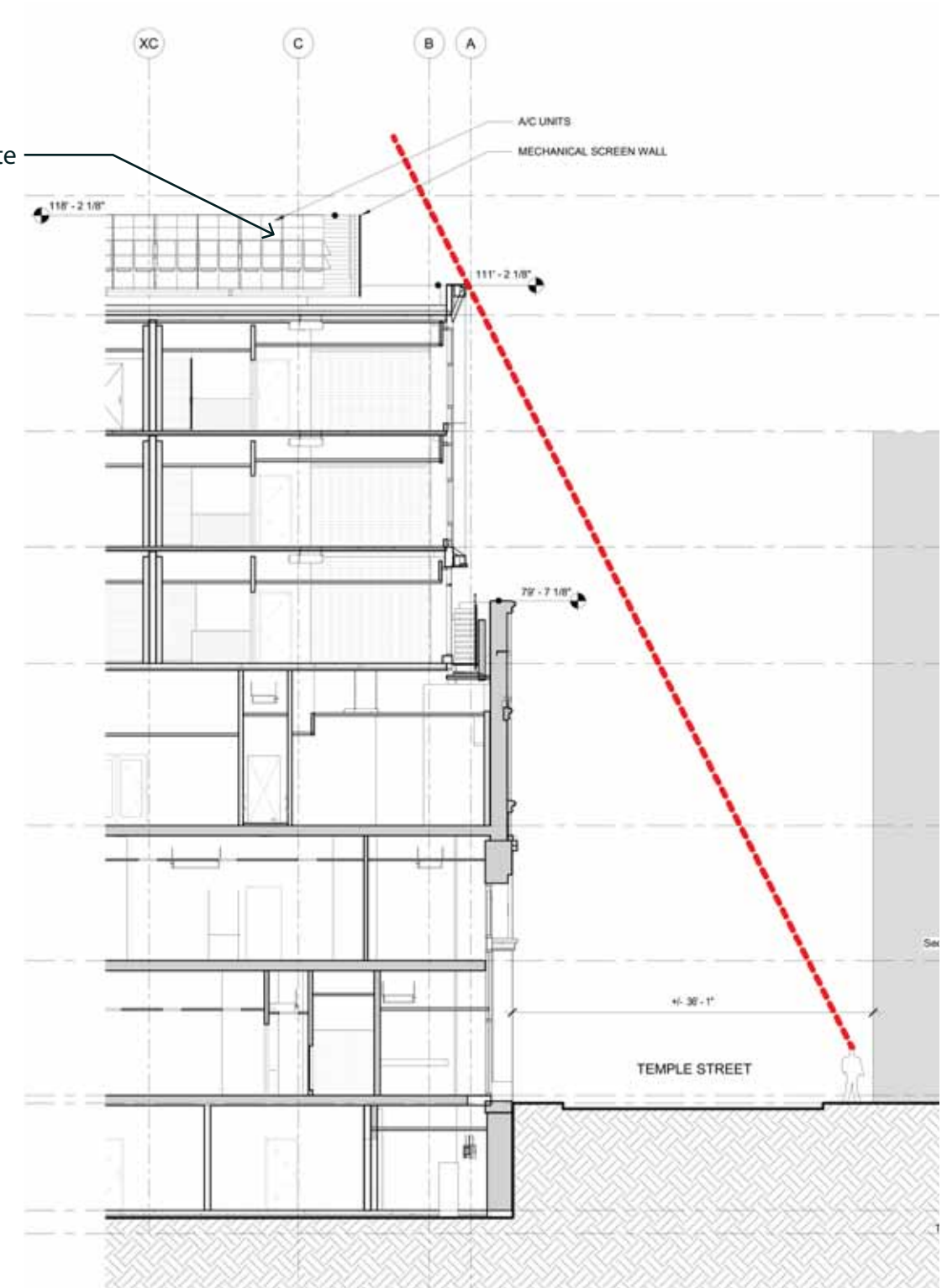
Upper Roof Parapet

Railing Removed

Roof Layout Update



Section - Mass Ave

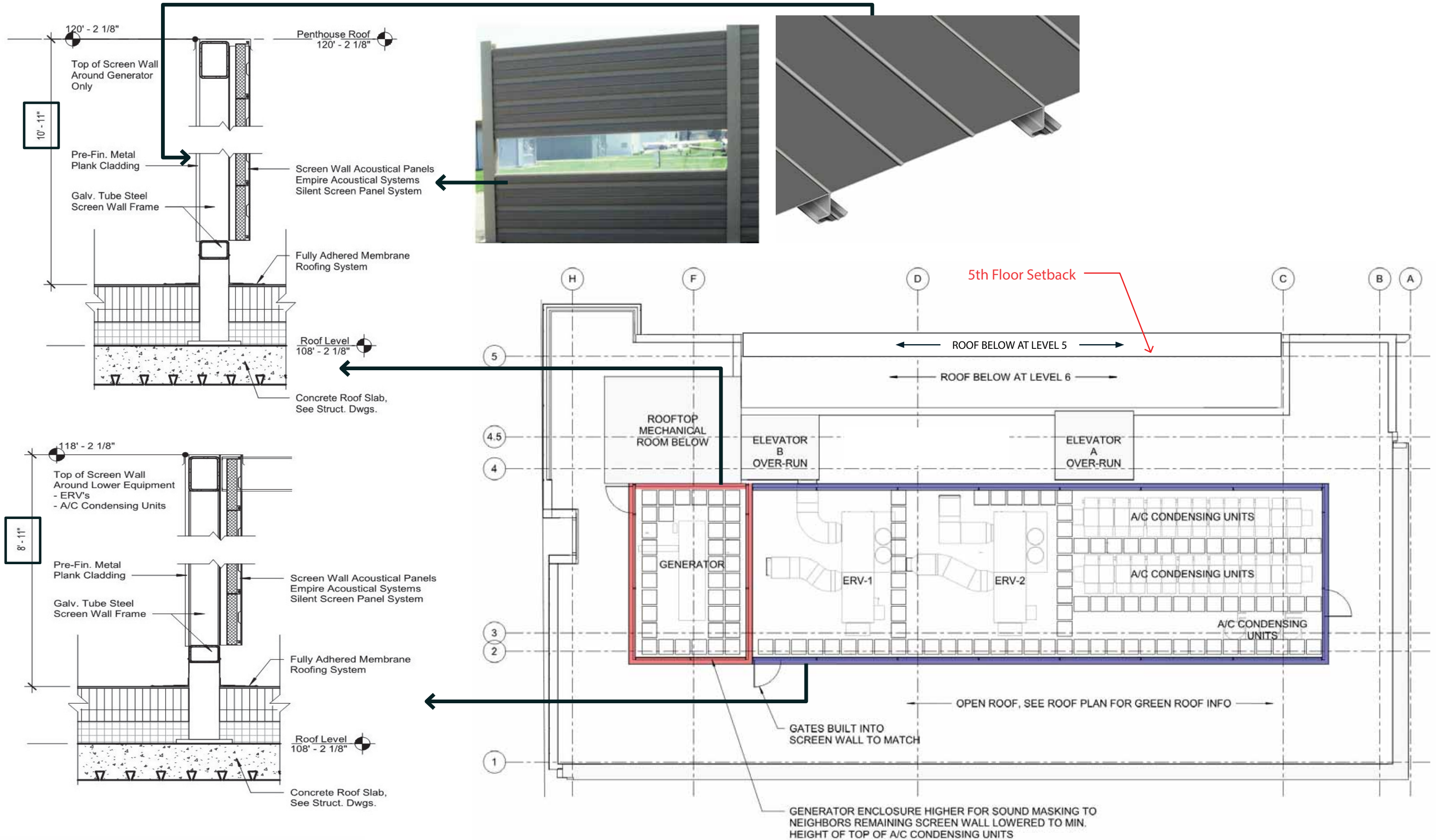


Section - Temple Street



# Mechanical Screen Details

REVISED SLIDE:  
5th FLOOR SETBACK



# 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



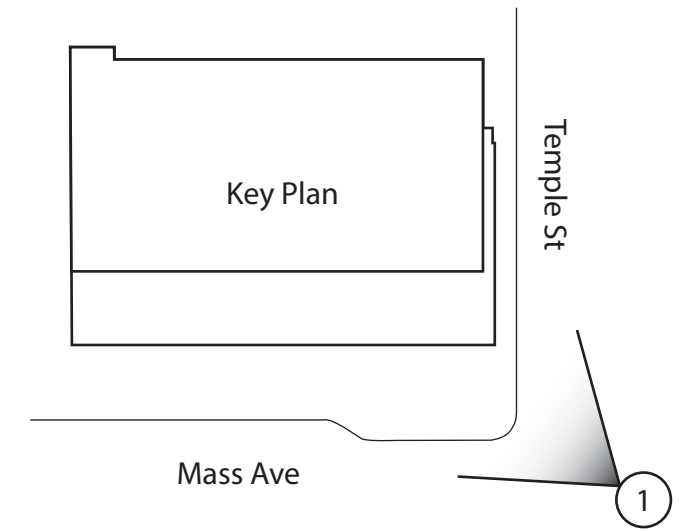
Specialty Glazing/Filming To Reduce Light Transfer  
North Elevation Facing Abutter

Proposed Renderings



① View from Massachusetts Ave Looking West

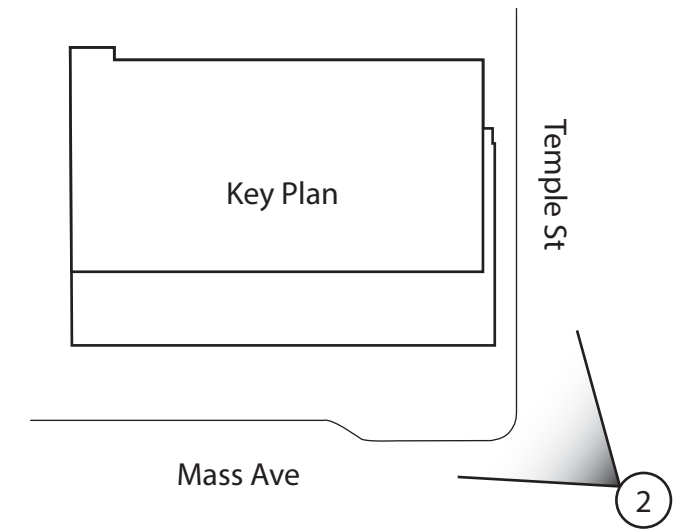
JANUARY 2020 - WIDE ANGLE VIEW



# Proposed Renderings

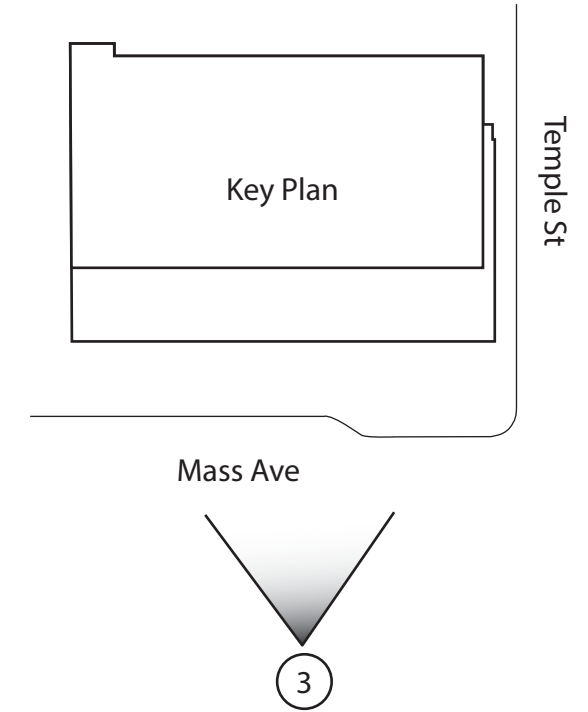


② View from Massachusetts Ave Looking West



# Proposed Renderings

Roof Layout Update  
(Removal of Railing)

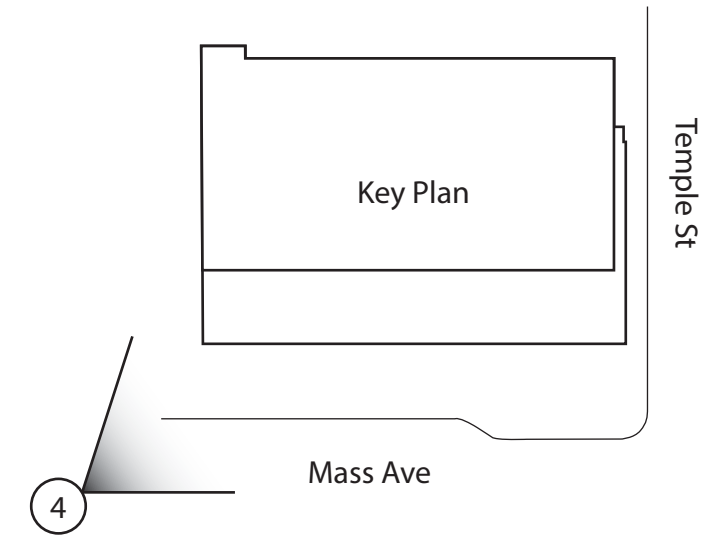


③ View from Massachusetts Ave Looking North

# Proposed Renderings

Removed Massing

Roof Layout Update

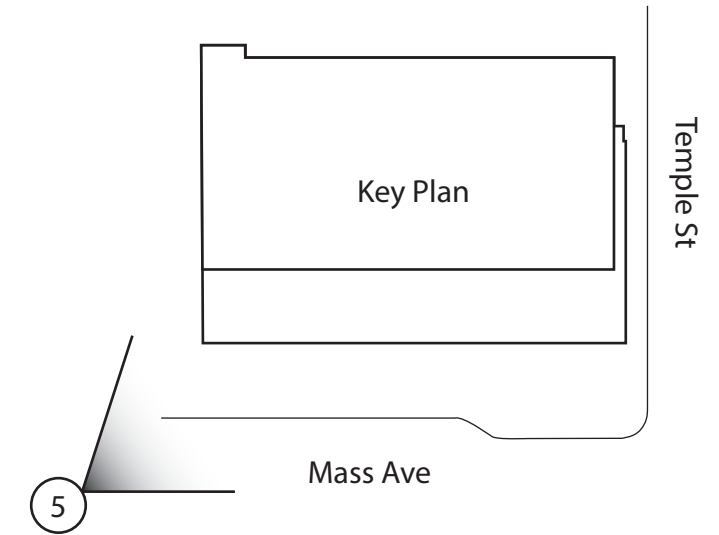


④ View from Massachusetts Ave Looking East

# Proposed Renderings

Removed Massing

Roof Layout Update

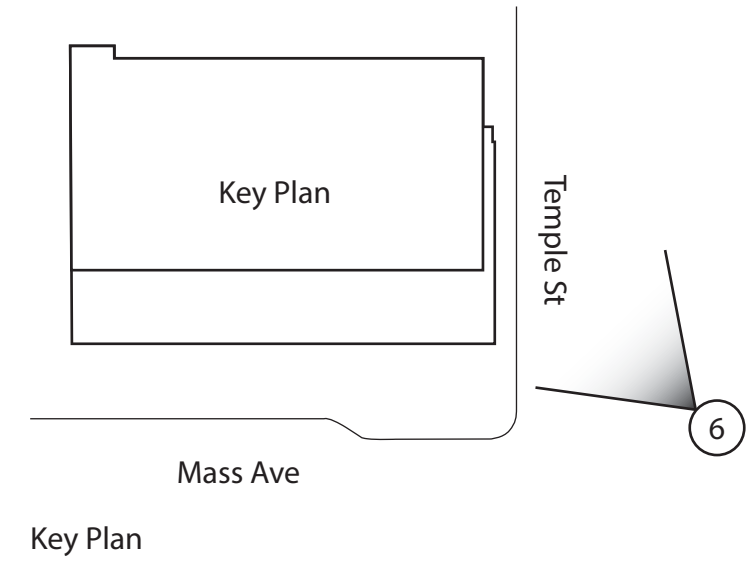


⑤ View from Massachusetts Ave Looking East - Dusk Shot

Proposed Renderings



⑥ View from Temple Street

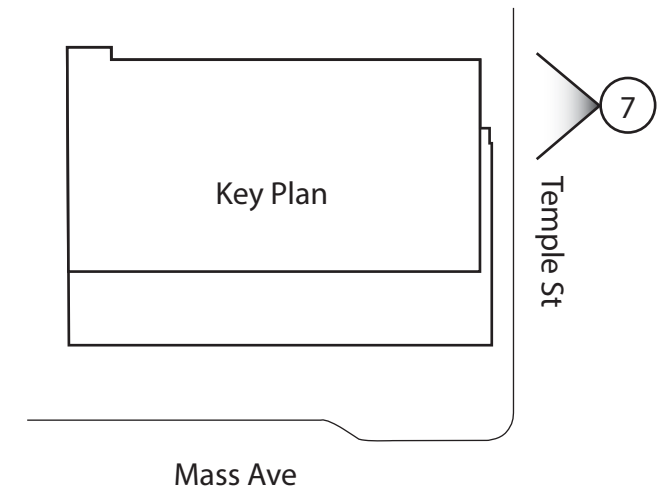




# Proposed Renderings

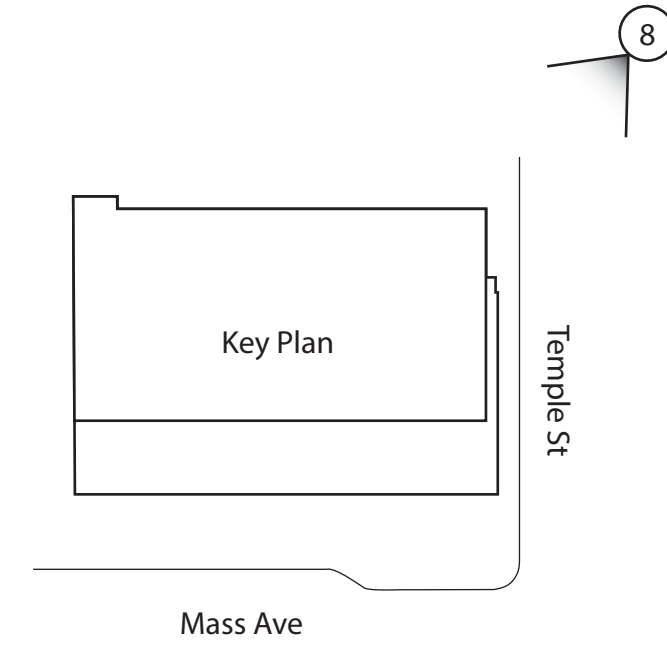


⑦ View of Hotel Entry



# Proposed Renderings

REVISED SLIDE:  
5TH FLOOR SETBACK

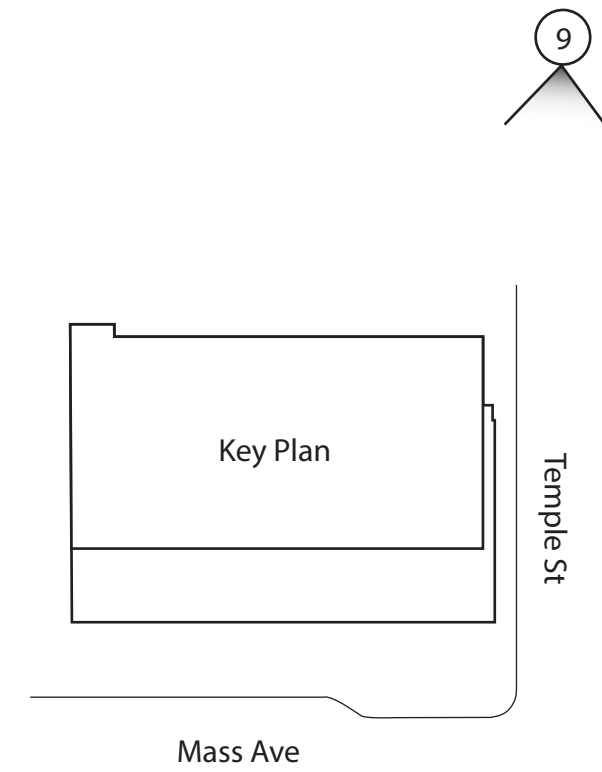


⑧ View of Hotel Entry From Temple Street - Near

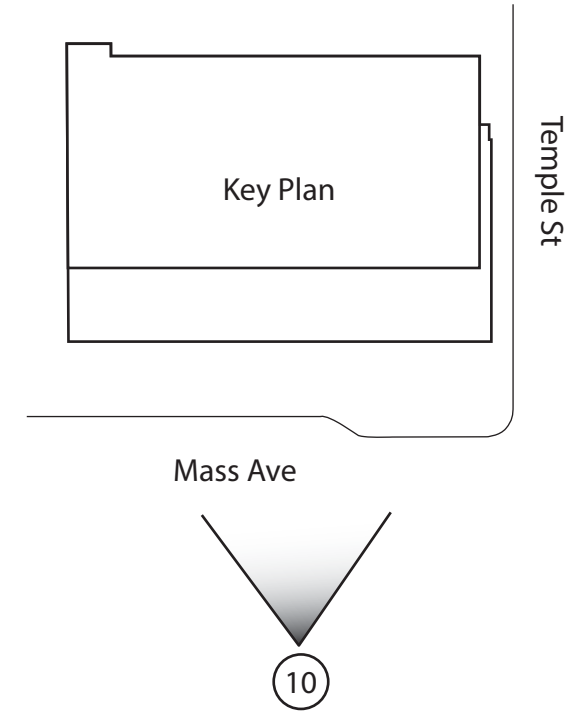
# Proposed Renderings



⑨ View of Hotel Entry From Temple Street - Far



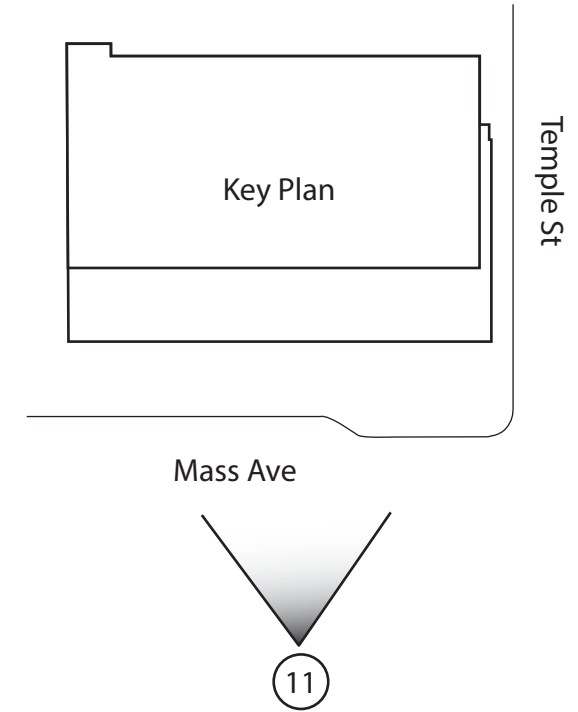
Nighttime Photo - Existing Building



⑩ Existing Night View

# Proposed Renderings

Roof Layout Update  
(Removal of Railing)



11 Dusk Shot

