



THE GARAGE

Volume 2

Planning Board Special Permit Application
December 6, 2021

36 John F. Kennedy St. - 81 Mt. Auburn St. - 33 Dunster St.
Cambridge, MA

Bruner/Cott
ARCHITECTS

TRINITY PROPERTY
MANAGEMENT, INC.
Established in 1960

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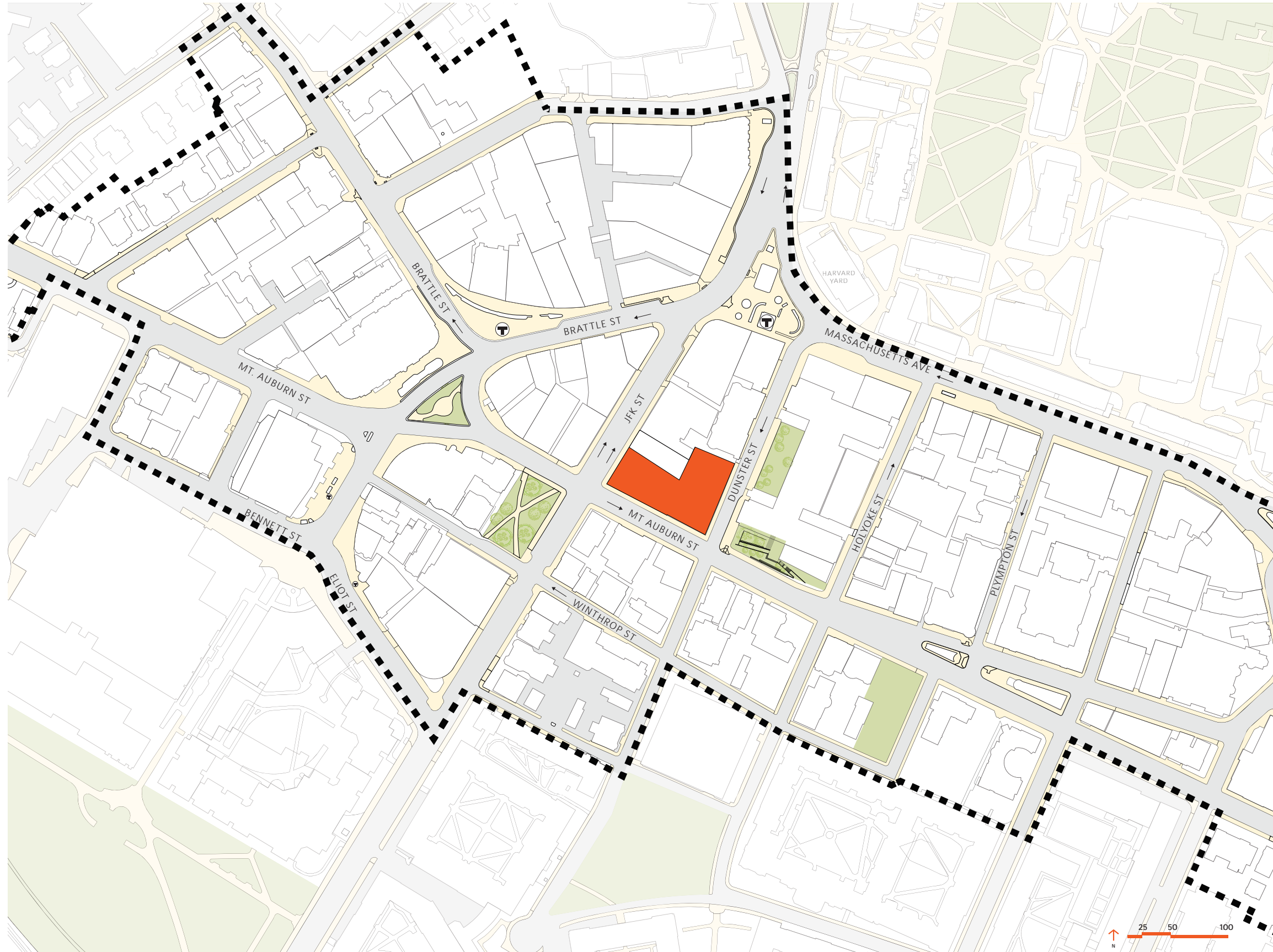
OVERVIEW

The project recognizes the importance of its location in the heart of Harvard Square, and the distinction of the building frontage on three streets.

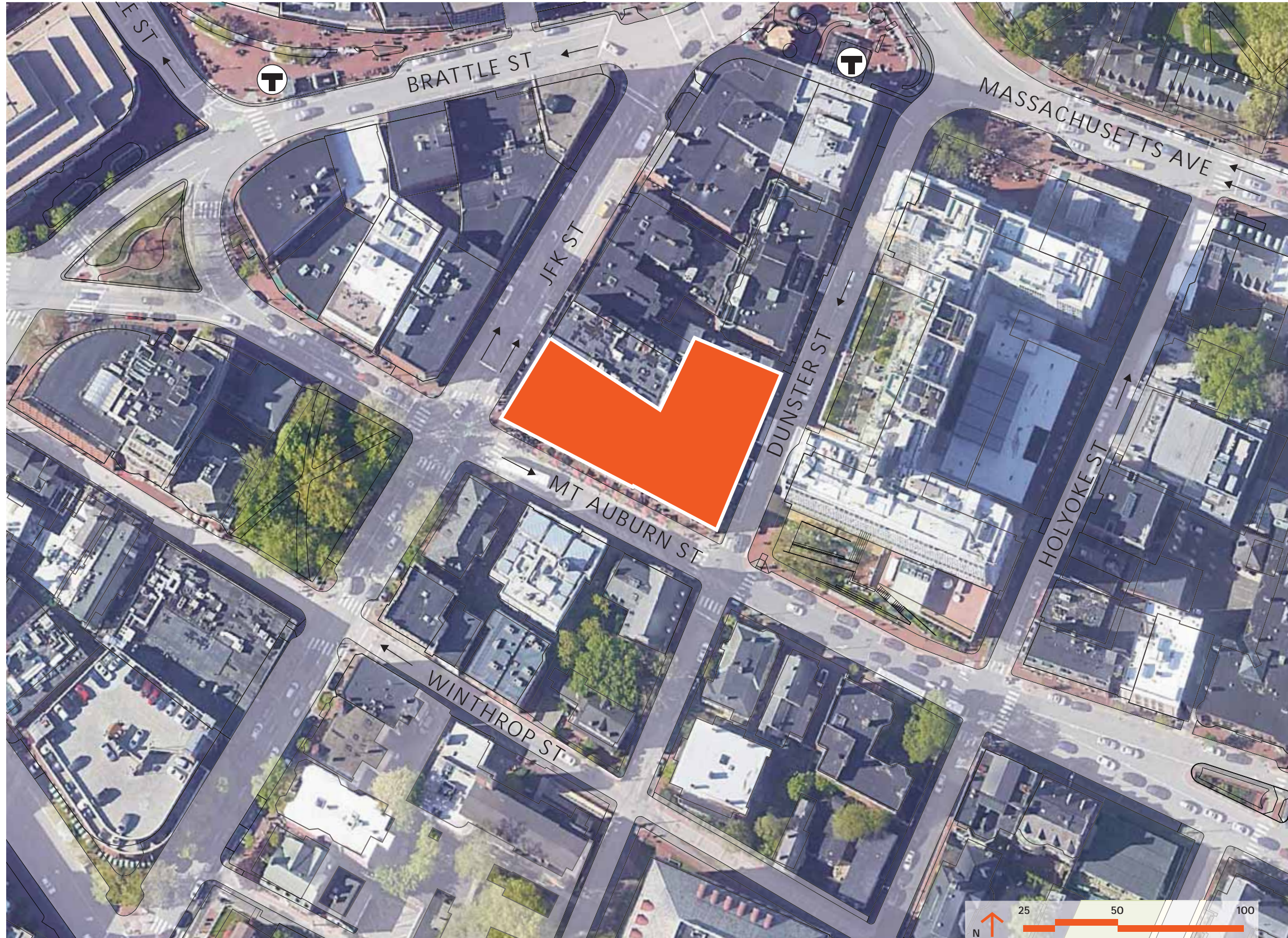
The building design highlights both its history and re-imagined future as memorable and active contributor to the Harvard Square District.



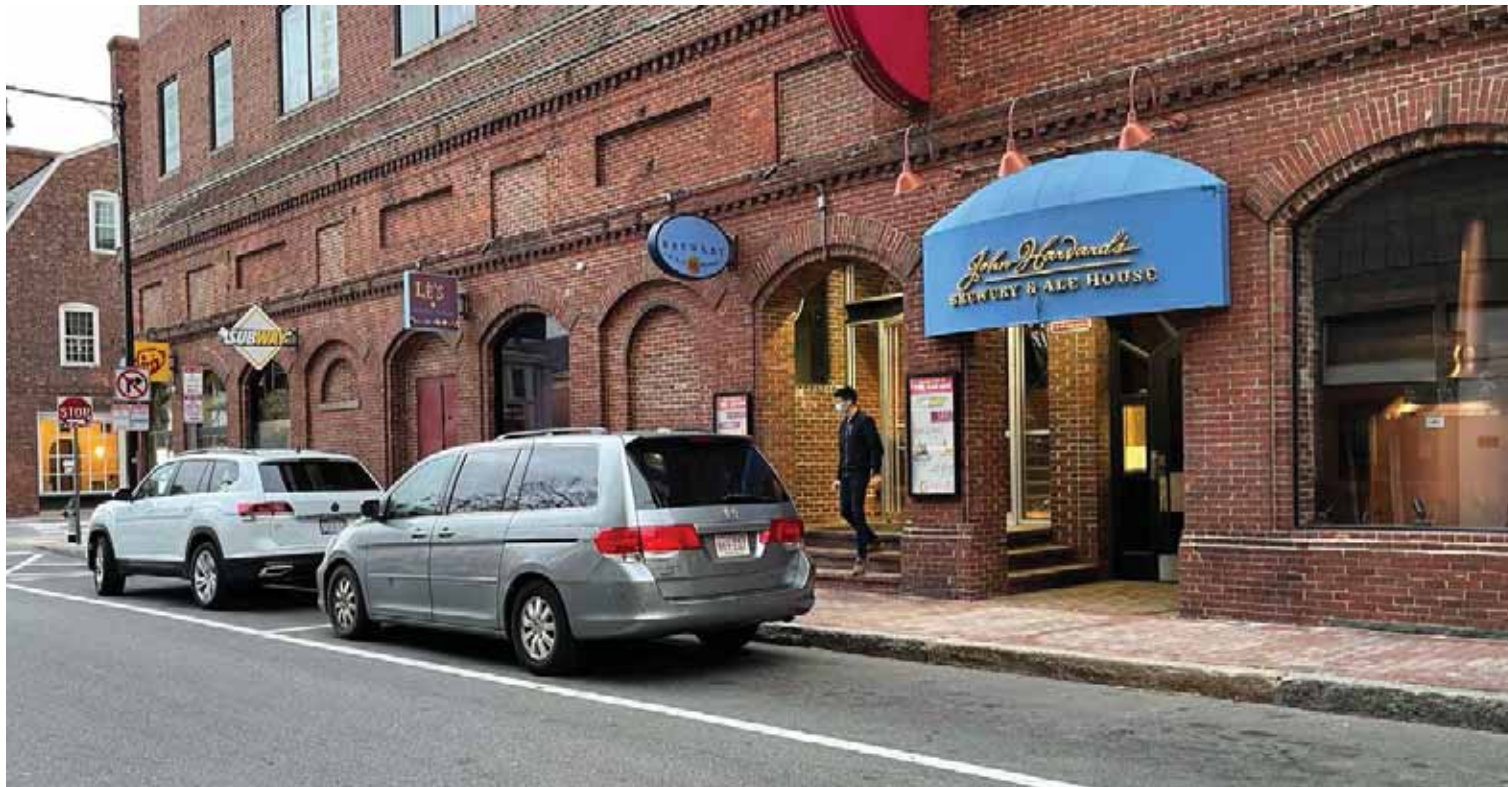
HARVARD SQ CONSERVATION DISTRICT



SITE PLAN



EXISTING CONDITION



EXISTING CONDITION



PROPOSED SITE PLAN

CONTEXT

LEGEND

- Property Line
- Existing Traffic Light
- Existing Streelight
- Existing Fire Hydrant

Existing City Trees

Existing Planters





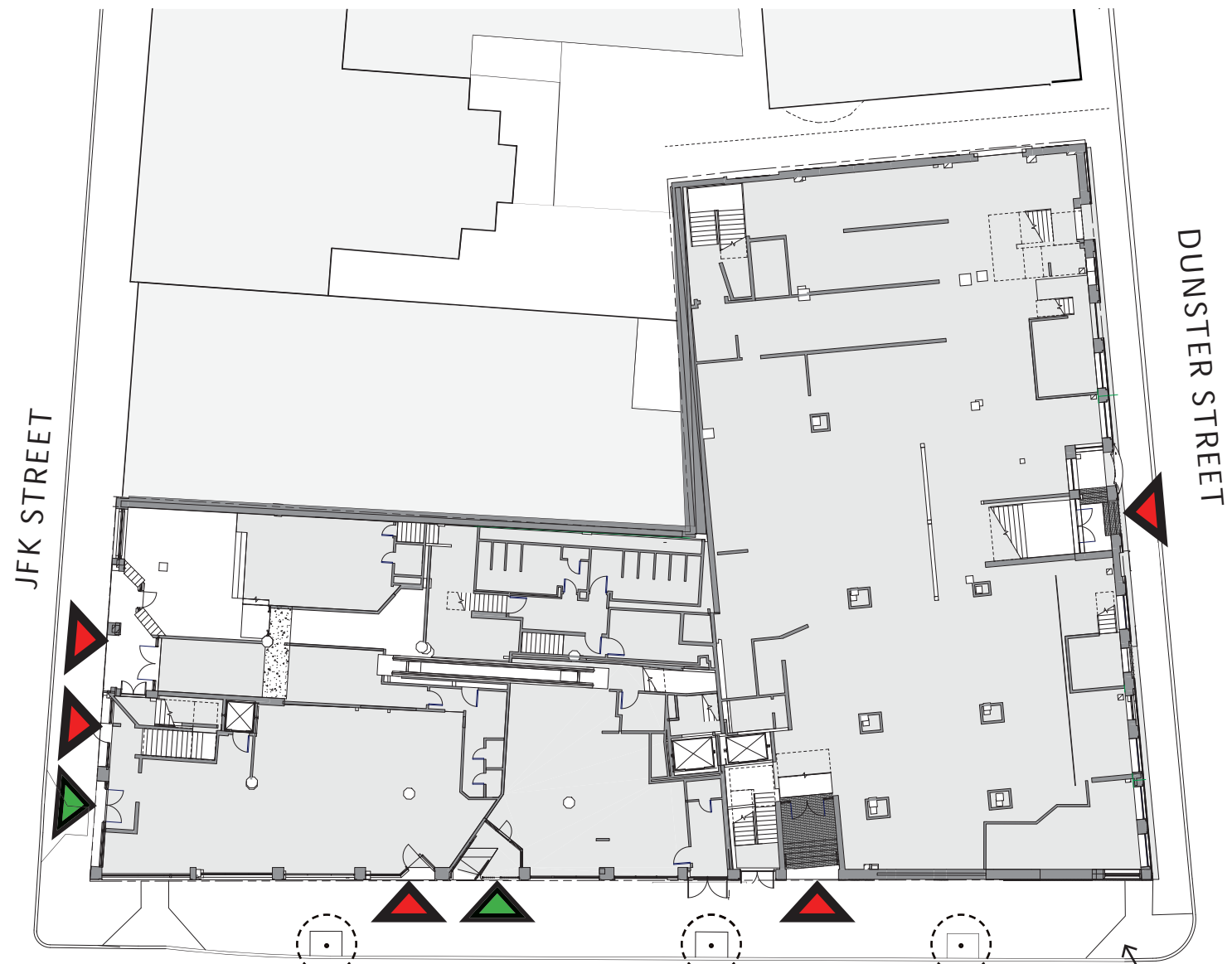
0' 8' 16' 32'



GROUND FLOOR PLAN

ENTRIES

-  Non Accessible Entry
-  Accessible Entry



EXISTING GROUND FLOOR

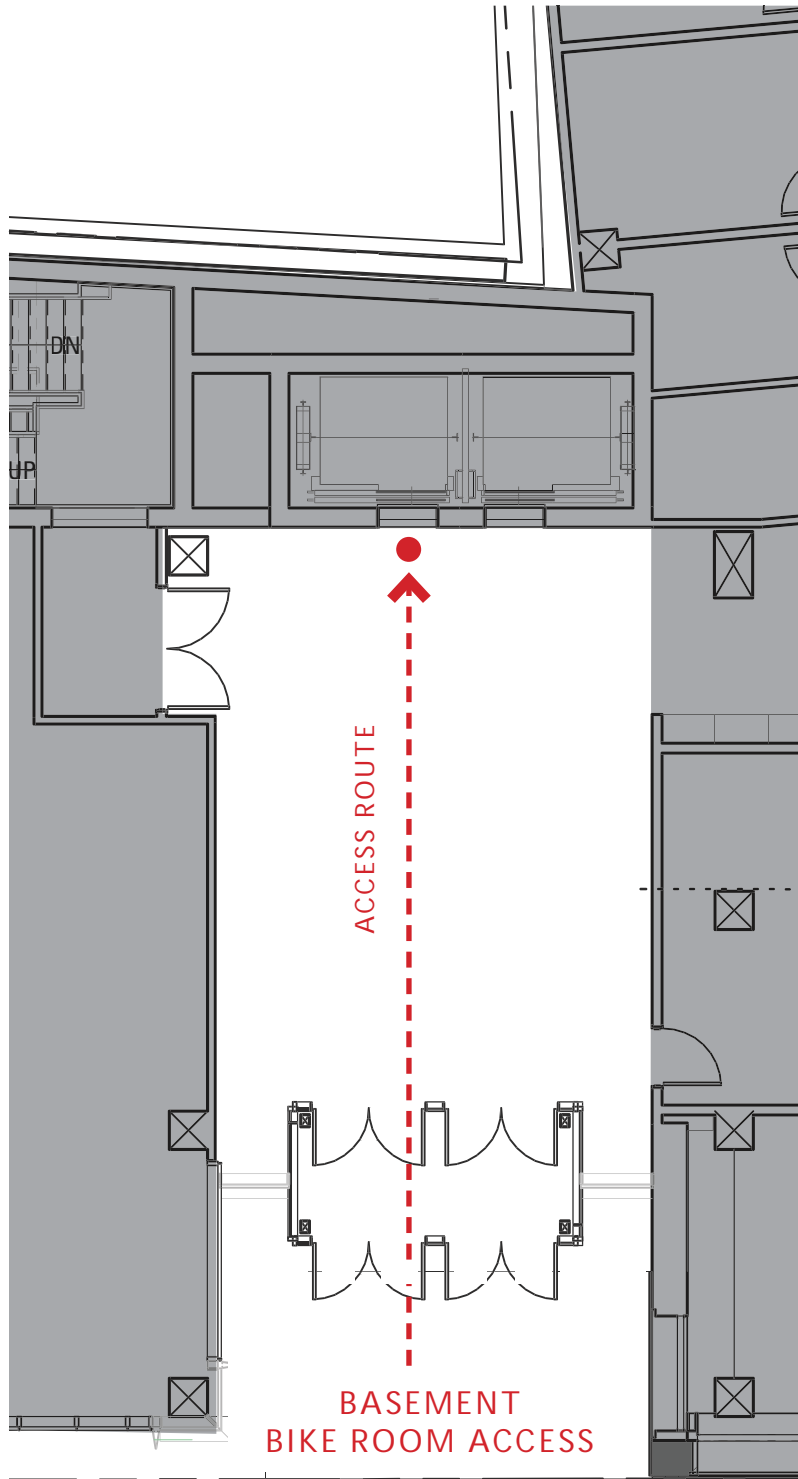


PROPOSED GROUND FLOOR

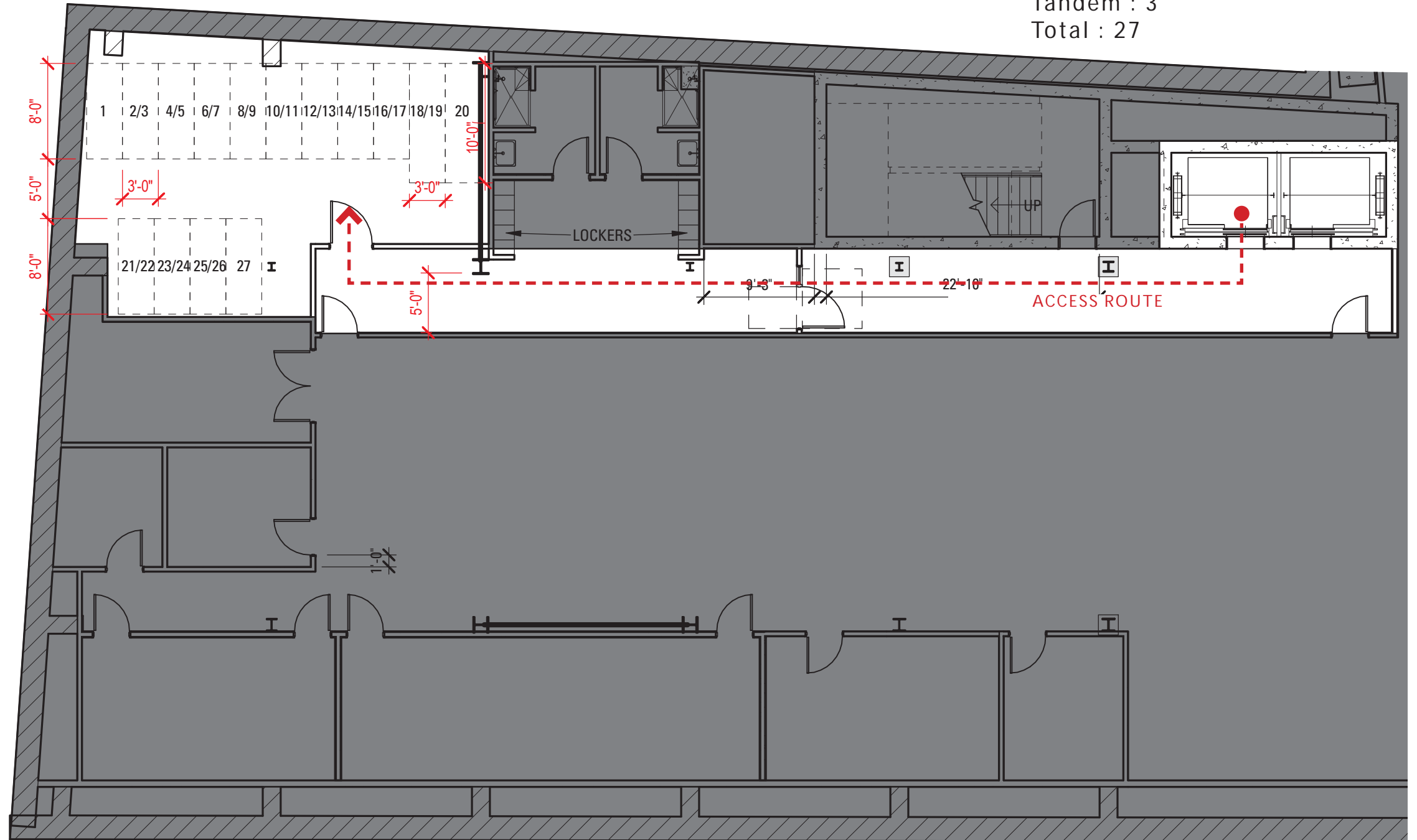


PROPOSED BIKE PARKING

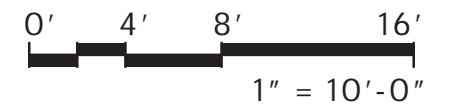
- Short Term Bike Parking**
 Total : 0
 Project to contribute to
 Public Bicycle Parking Fund
- Long Term Bike Parking**
 Regular : 24
 Tandem : 3
 Total : 27



GROUND FL PLAN



BASEMENT PLAN - BIKE ROOM



BUILDING HISTORY

TIMELINE

1860-1897 HORSE STABLE



HORSE HOUSE NO 6.

1897-1924 HORSE STABLE



UNION RAILWAY STABLE

1924-1972 PARKING GARAGE



THE HARVARD SQUARE GARAGE

1972-2021 SHOPPING CENTER



THE GARAGE

EXISTING CONDITION



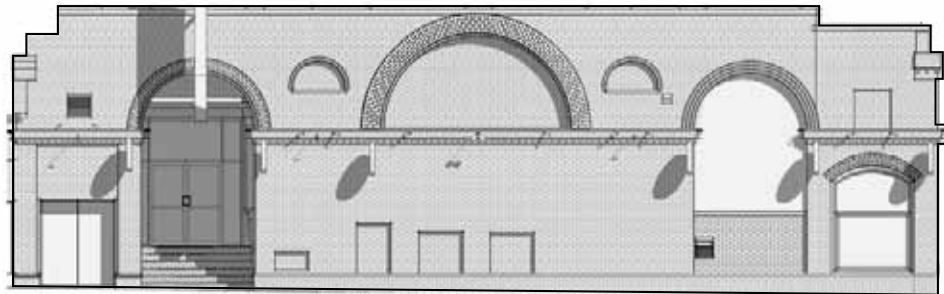
DIAGRAM

TIMELINE

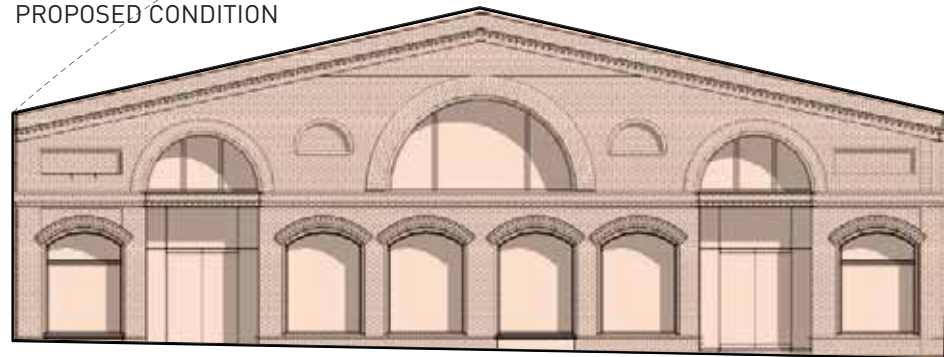


1860 HORSE STABLE

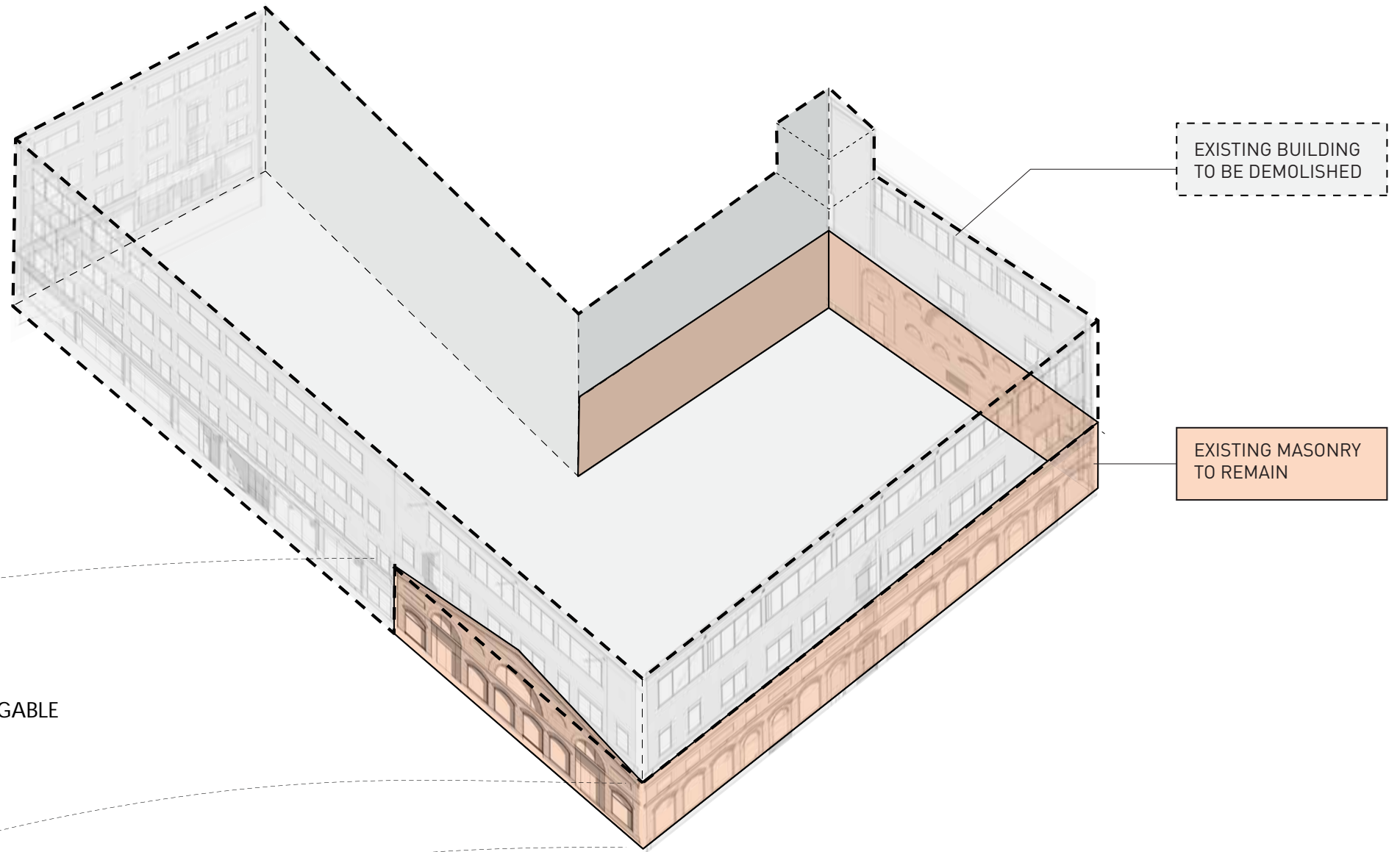
EXISTING CONDITION



PROPOSED CONDITION

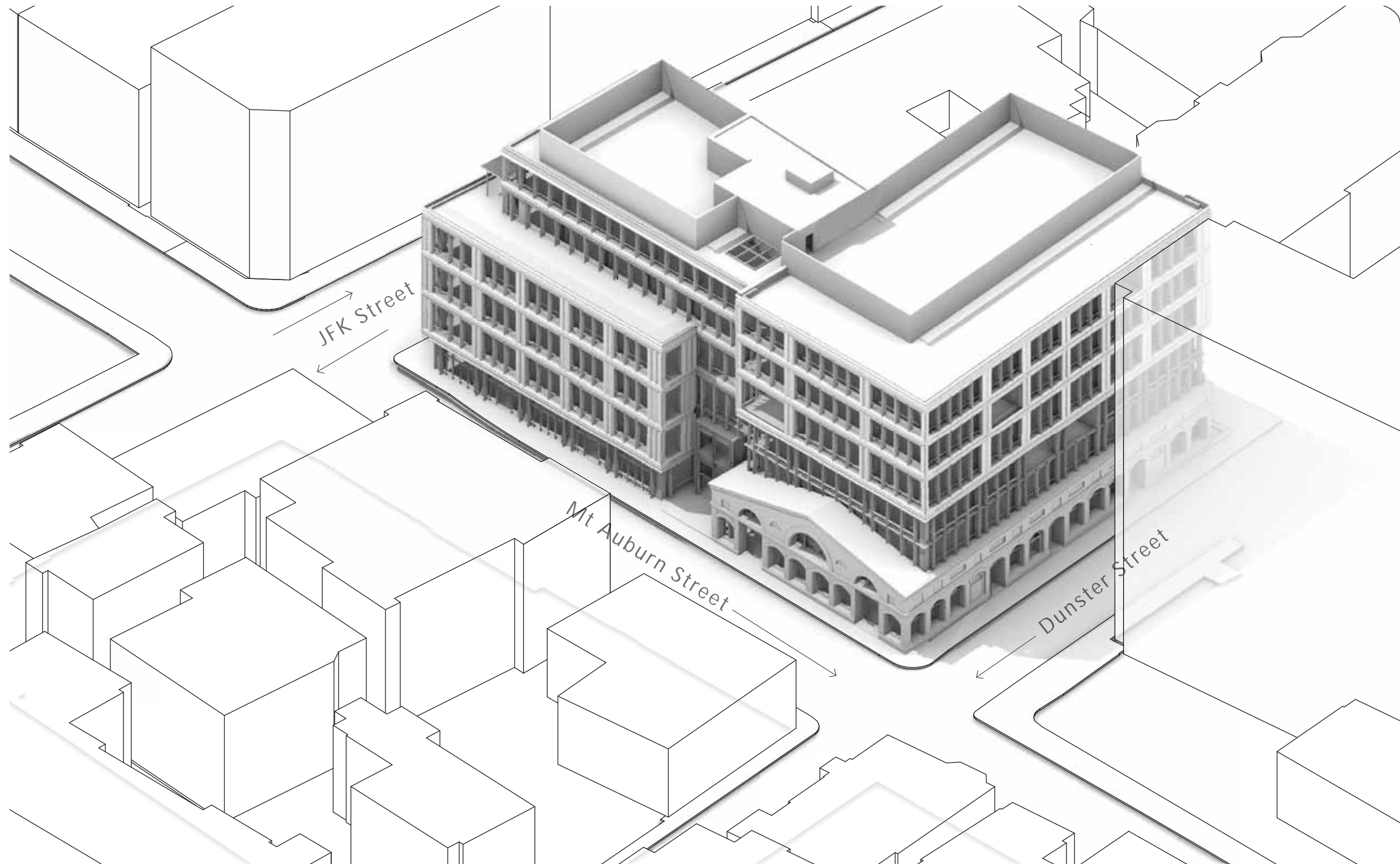


1860'S FACADE AND GABLE
PROFILE TO BE
RECONSTRUCTED



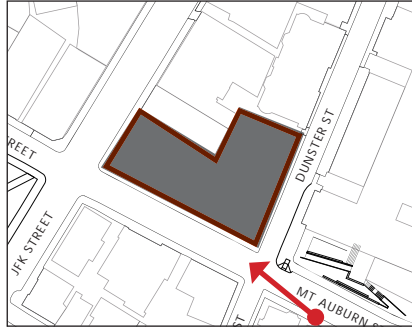
DIAGRAM

MASSING



EXISTING

MT AUBURN VIEW LOOKING WEST

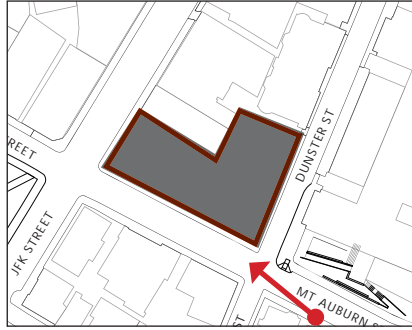


KEY PLAN



PROPOSED

MT AUBURN VIEW LOOKING WEST

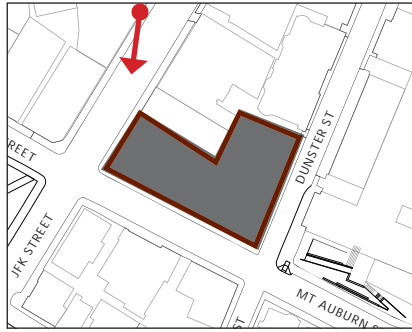


KEY PLAN



EXISTING

JFK VIEW LOOKING SOUTH

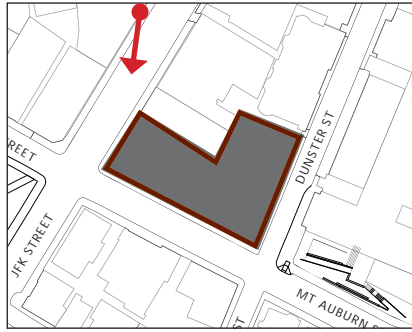


KEY PLAN



PROPOSED

JFK VIEW LOOKING SOUTH

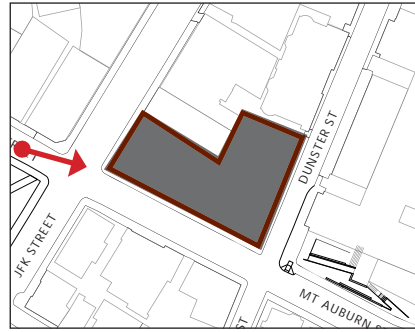


KEY PLAN



EXISTING

MT AUBURN VIEW LOOKING EAST

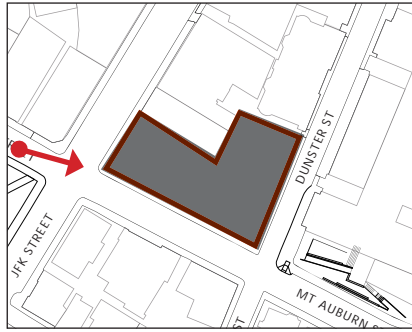


KEY PLAN



PROPOSED

MT AUBURN VIEW LOOKING EAST

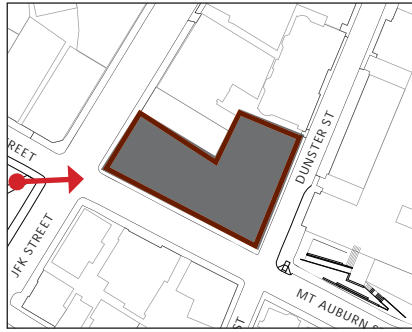


KEY PLAN



EXISTING

VIEW FROM WINTHROP PARK

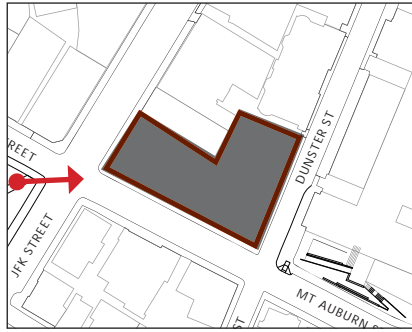


KEY PLAN



PROPOSED

VIEW FROM WINTHROP PARK

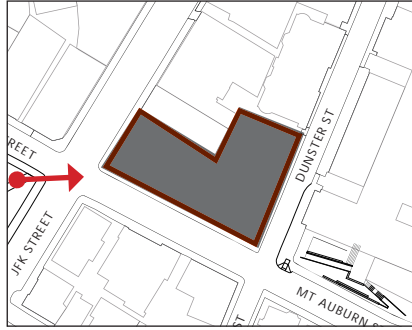


KEY PLAN



PROPOSED - NIGHT

VIEW FROM WINTHROP PARK



KEY PLAN

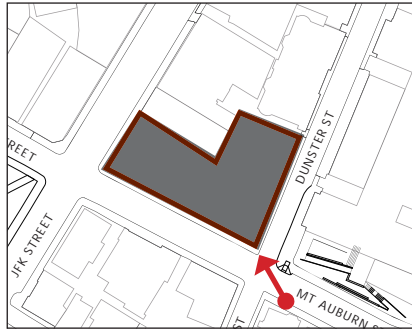
EXTERIOR BUILDING LIGHTING DESCRIPTION:

Building mounted, shielded LED accent lights to highlight the architectural features of the project.



EXISTING

MT AUBURN LOOKING NORTH WEST

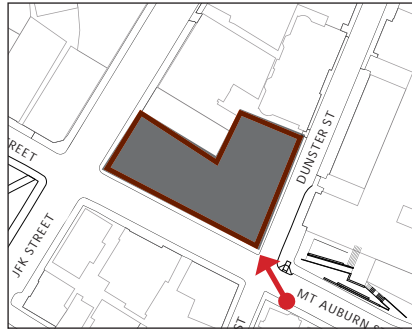


KEY PLAN



PROPOSED

MT AUBURN LOOKING NORTH WEST

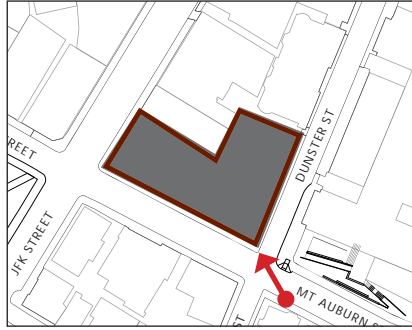


KEY PLAN



PROPOSED - NIGHT

MT AUBURN LOOKING NORTH WEST



KEY PLAN

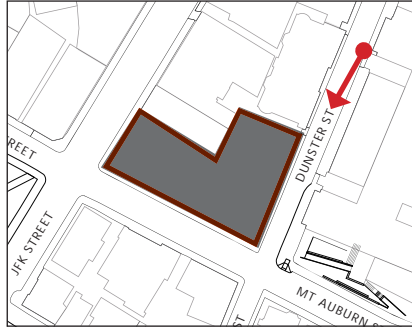
EXTERIOR BUILDING LIGHTING DESCRIPTION:

Building mounted, shielded LED accent lights to highlight the architectural features of the project.



EXISTING

DUNSTER VIEW LOOKING SOUTH

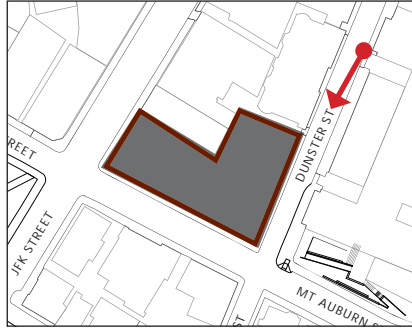


KEY PLAN



PROPOSED

DUNSTER VIEW LOOKING SOUTH

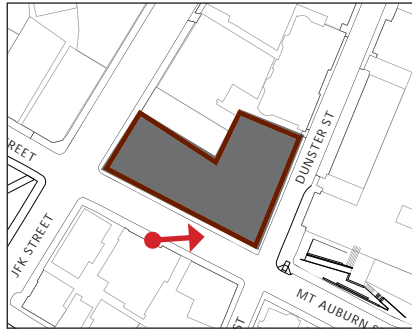


KEY PLAN



EXISTING

MT. AUBURN LOOKING EAST

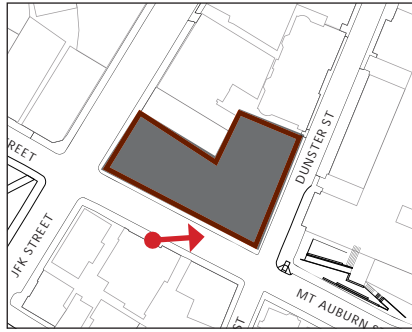


KEY PLAN



PROPOSED

MT. AUBURN LOOKING EAST

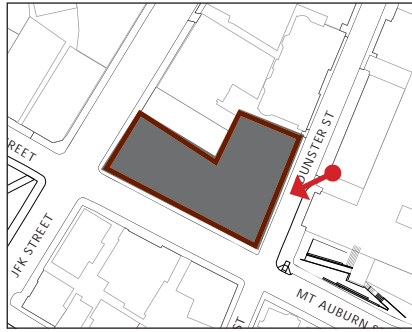


KEY PLAN



EXISTING

DUNSTER VIEW LOOKING SOUTH

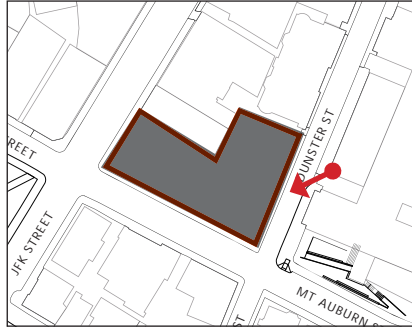


KEY PLAN



PROPOSED

DUNSTER VIEW LOOKING SOUTH

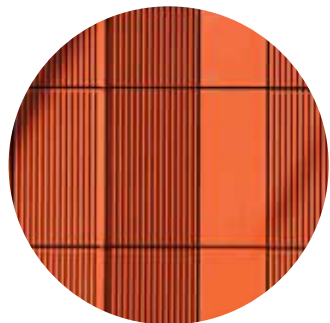


KEY PLAN



MATERIALS

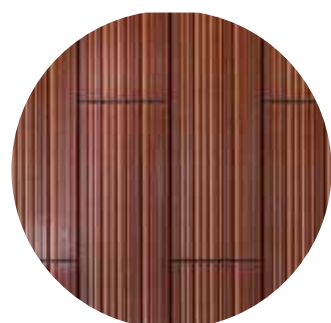
TERRACOTTA



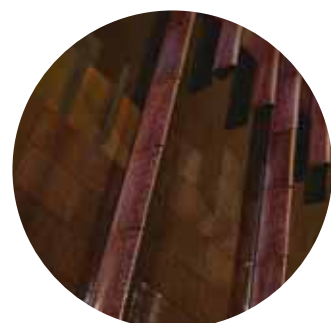
FLAT/TEXTURED



SHEEN VARIATION



SCALE

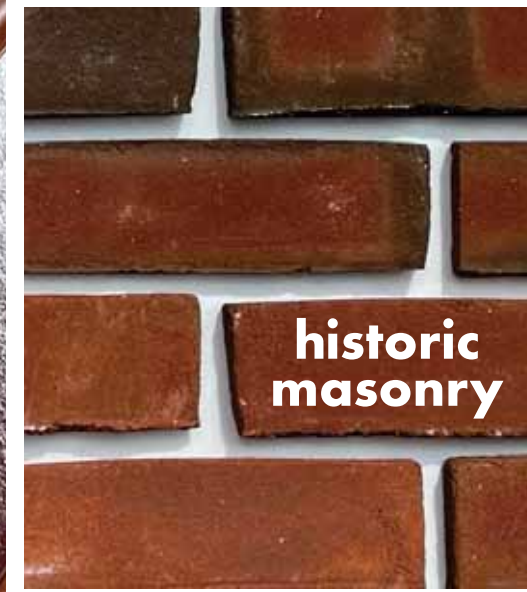
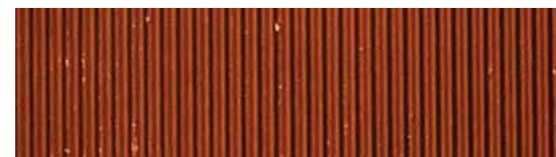
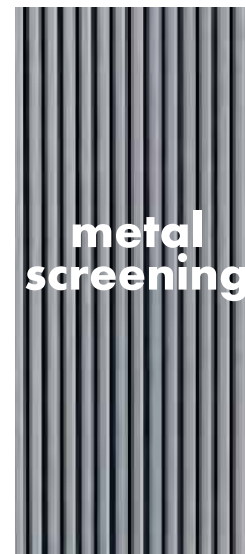


COLOR VARIATION

Terra cotta is a versatile masonry material that can be applied in a panelized rainscreen system or as a precast panel. The options available to design the precise texture, sheen, scale, color, and profile of terra cotta elements provide the versatility needed to address the different needs of each facade of the building. As a masonry material, it will complement the brick and masonry of existing building itself as well as its neighbors. Terra cotta units can be designed to break the building down into a human scale, with detailing that will give the building a distinctive material character.

MATERIALS

TERRACOTTA



MATERIALS

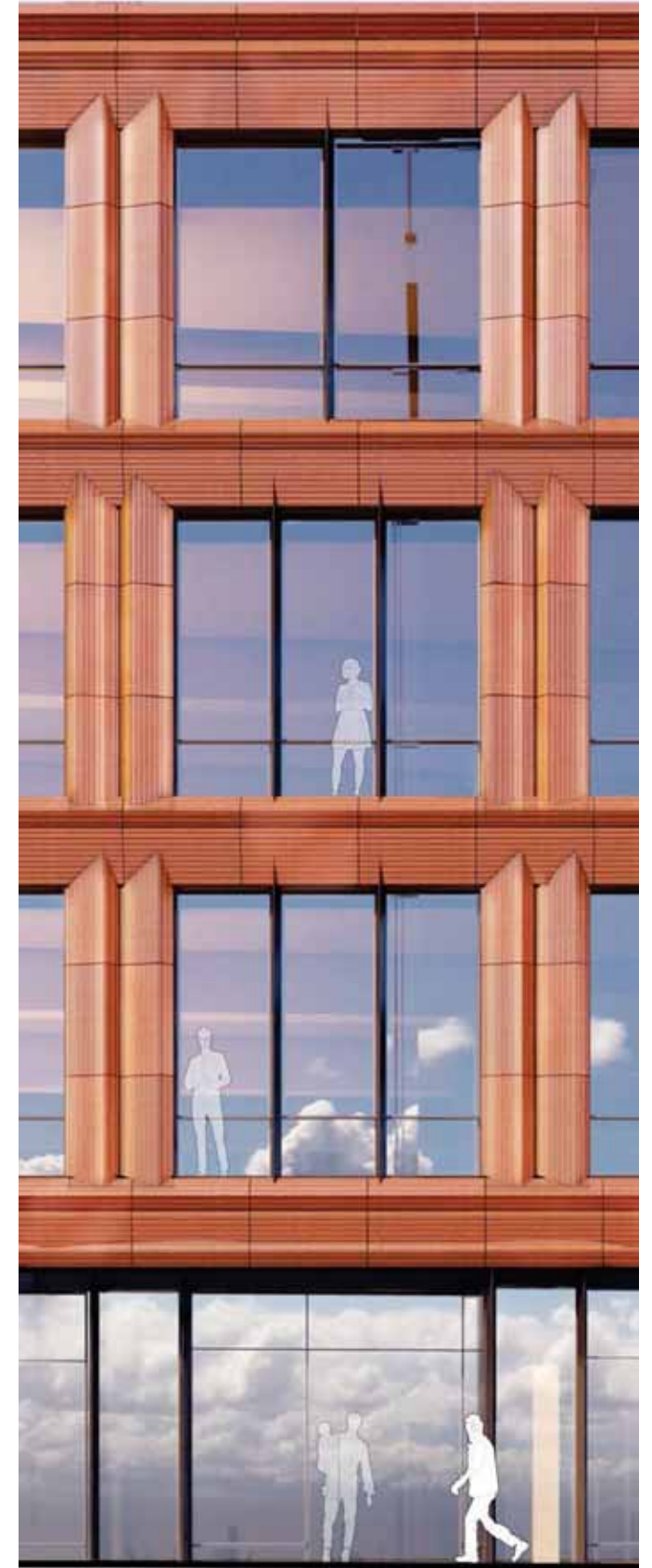
DETAILING



CLOSEUP ENTRY RENDER



DUNSTER CLOSEUP ELEVATION



MT AUBURN CLOSEUP ELEVATION

ELEVATION

OVERALL

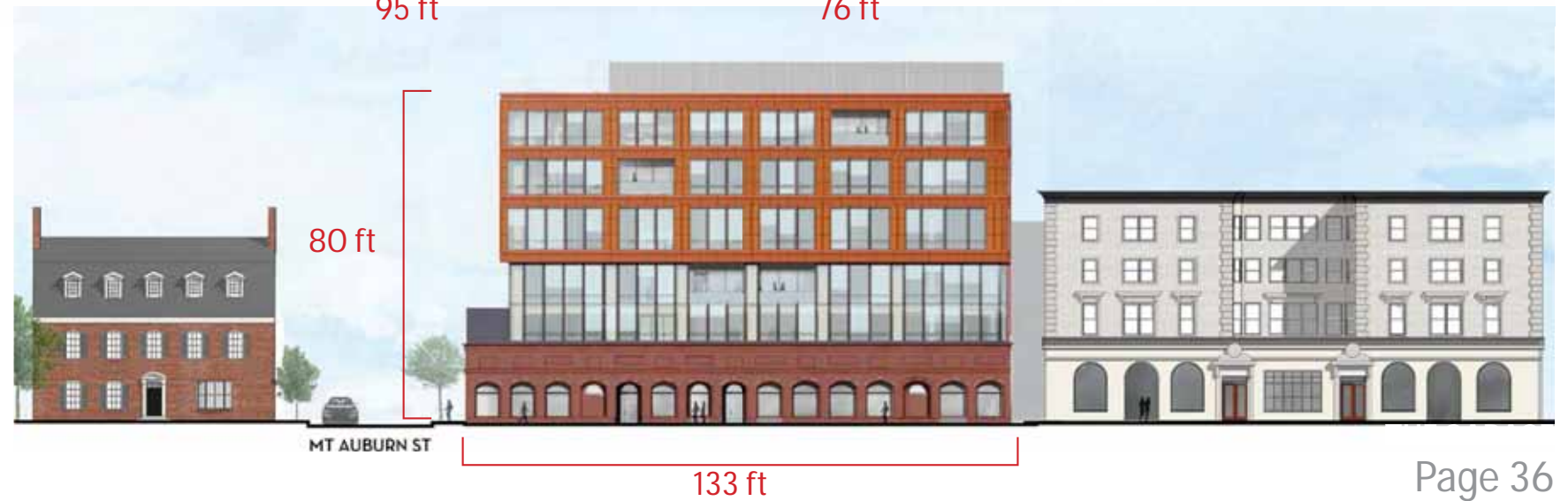
JFK:
WEST



MT AUBURN:
SOUTH

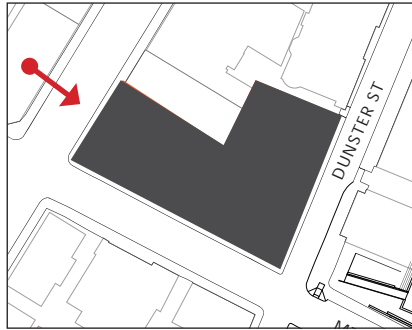


DUNSTER:
EAST



EXISTING ELEVATION

JFK - WEST

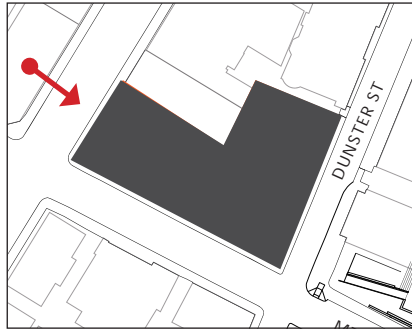


KEY PLAN

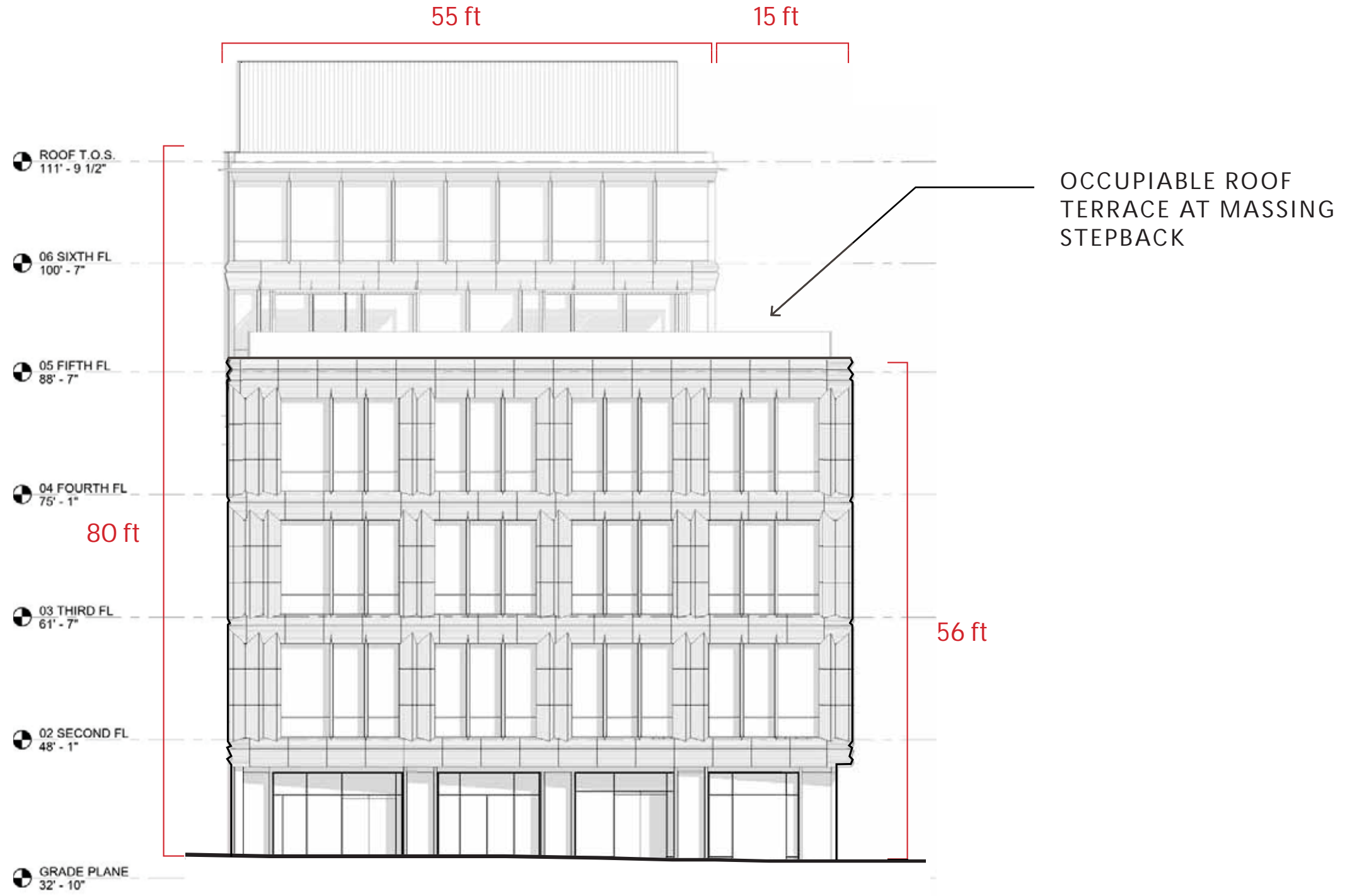


ELEVATION

JFK - WEST



KEY PLAN

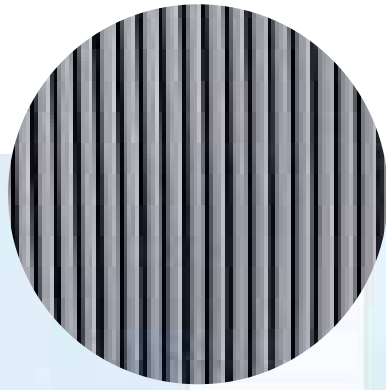


ELEVATIONS - JFK

MATERIALS



GLASS
Curtain Wall



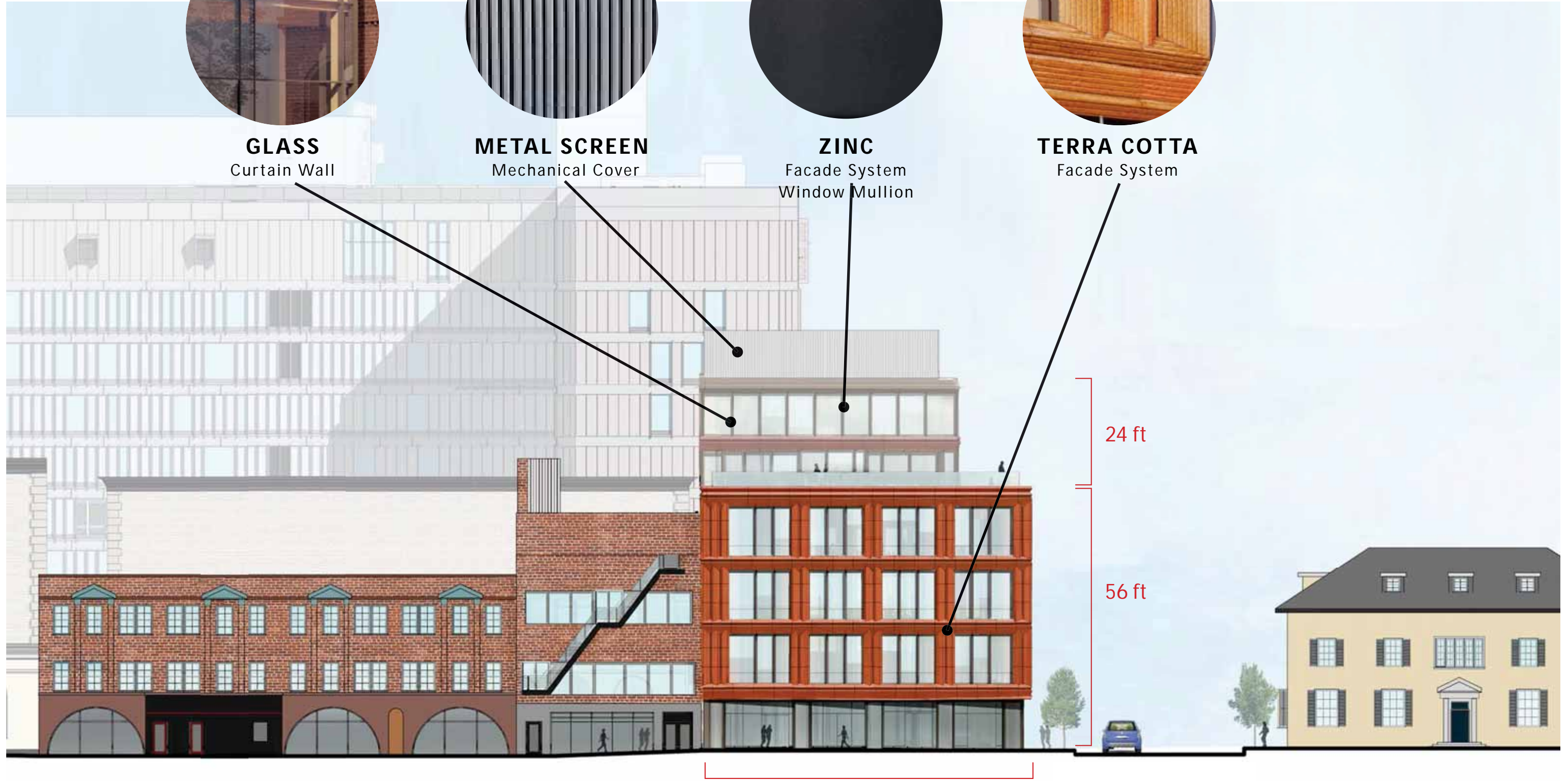
METAL SCREEN
Mechanical Cover



ZINC
Facade System
Window Mullion

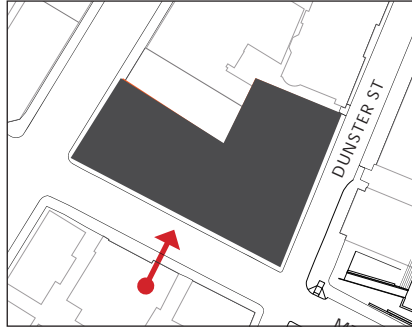


TERRA COTTA
Facade System

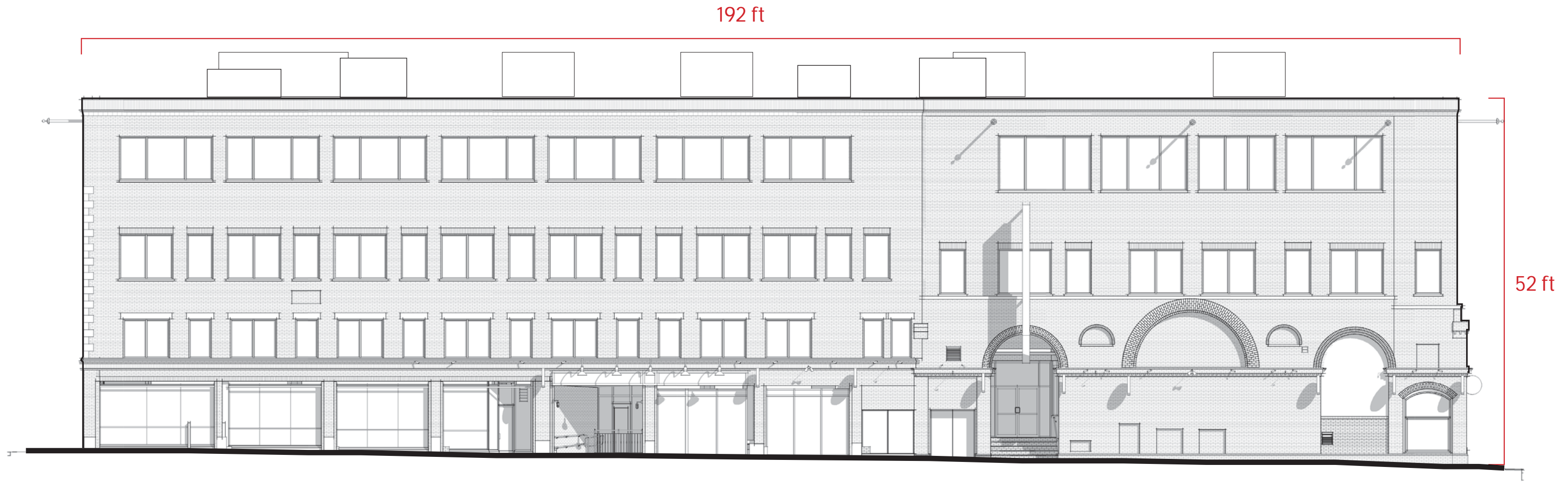


EXISTING ELEVATION

MT AUBURN - FACING SOUTH

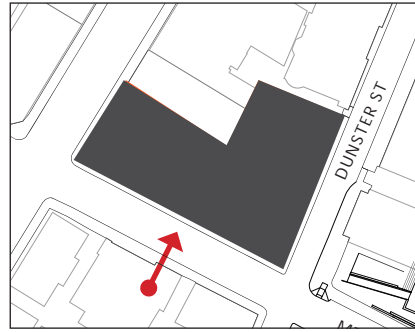


KEY PLAN



ELEVATION

MT AUBURN - FACING SOUTH



KEY PLAN

OCCUPIABLE ROOF
TERRACE AT MASSING
STEPBACK

174 ft

76 ft

18 ft

95 ft

ROOF T.O.S.
111' - 9 1/2"

06 SIXTH FL
100' - 7"

05 FIFTH FL
88' - 7"

80 ft

04 FOURTH FL
75' - 1"

05 FIFTH FL
88' - 7"

04 FOURTH FL
75' - 1"

56 ft

03 THIRD FL
61' - 7"

03 THIRD FL
61' - 7"

02 SECOND FL
48' - 1"

02 SECOND FL
48' - 1"

28 ft

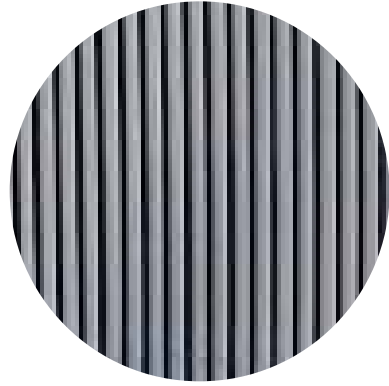
GRADE
32' - 10"

GRADE PLANE
32' - 10"



ELEVATION - MT. AUBURN

MATERIALS



METAL SCREEN
Mechanical Cover



TERRA COTTA
Facade System



GLASS
Curtain Wall



MASONRY
Historic Brick

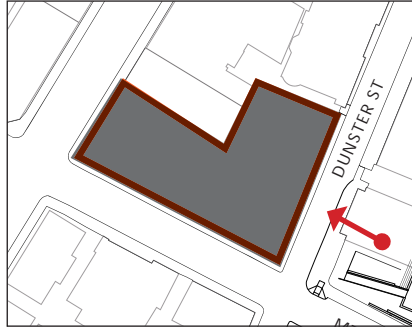


ZINC
Facade System
Window Mullion

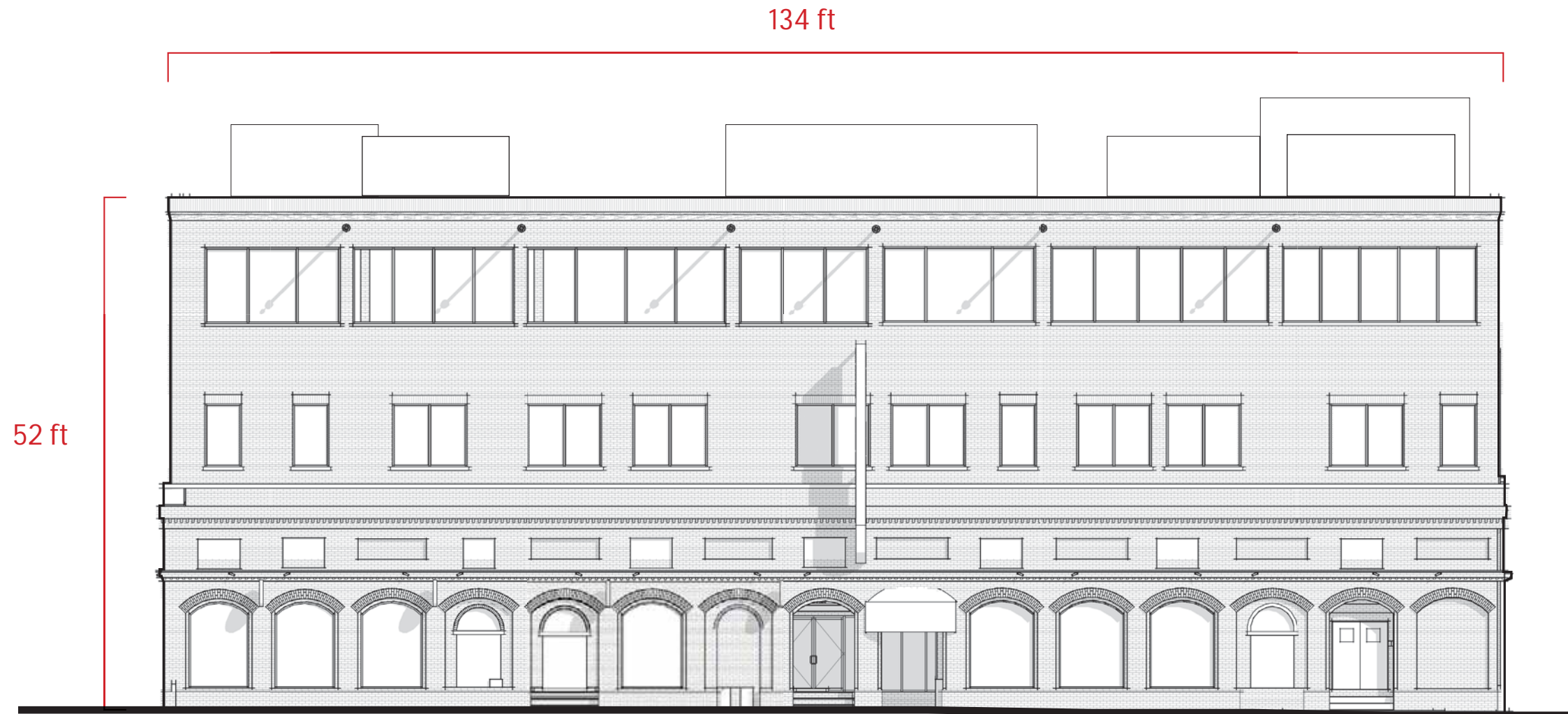


EXISTING ELEVATION

DUNSTER - FACING EAST

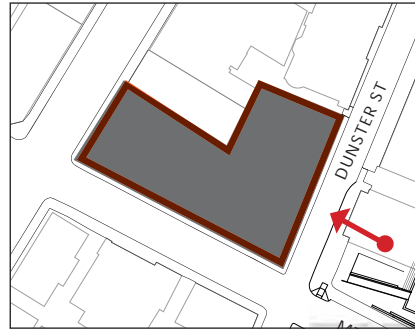


KEY PLAN

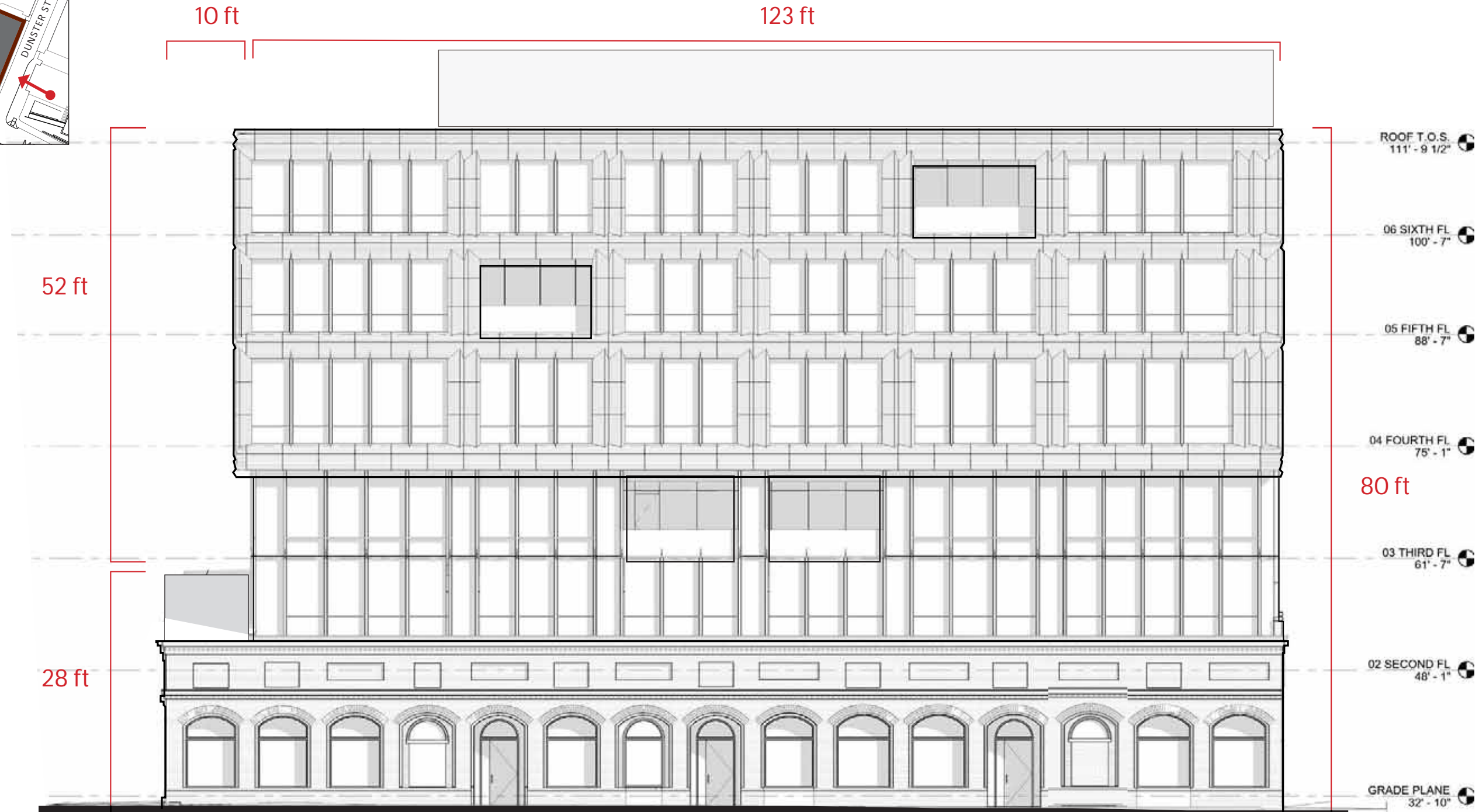


ELEVATION

DUNSTER - FACING EAST



KEY PLAN

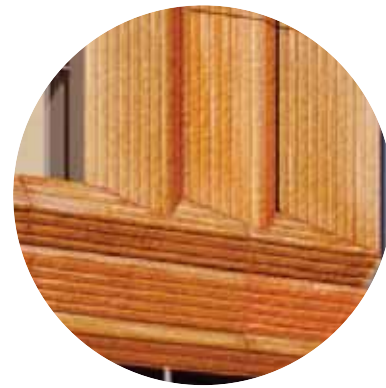


ELEVATION - DUNSTER

MATERIALS



METAL SCREEN
Mechanical Cover



TERRA COTTA
Facade System



GLASS
Curtain Wall



MASONRY
Historic Brick

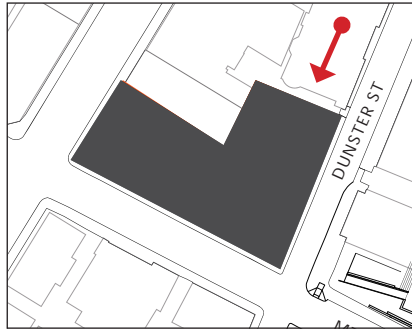


ZINC
Facade System
Window Mullion

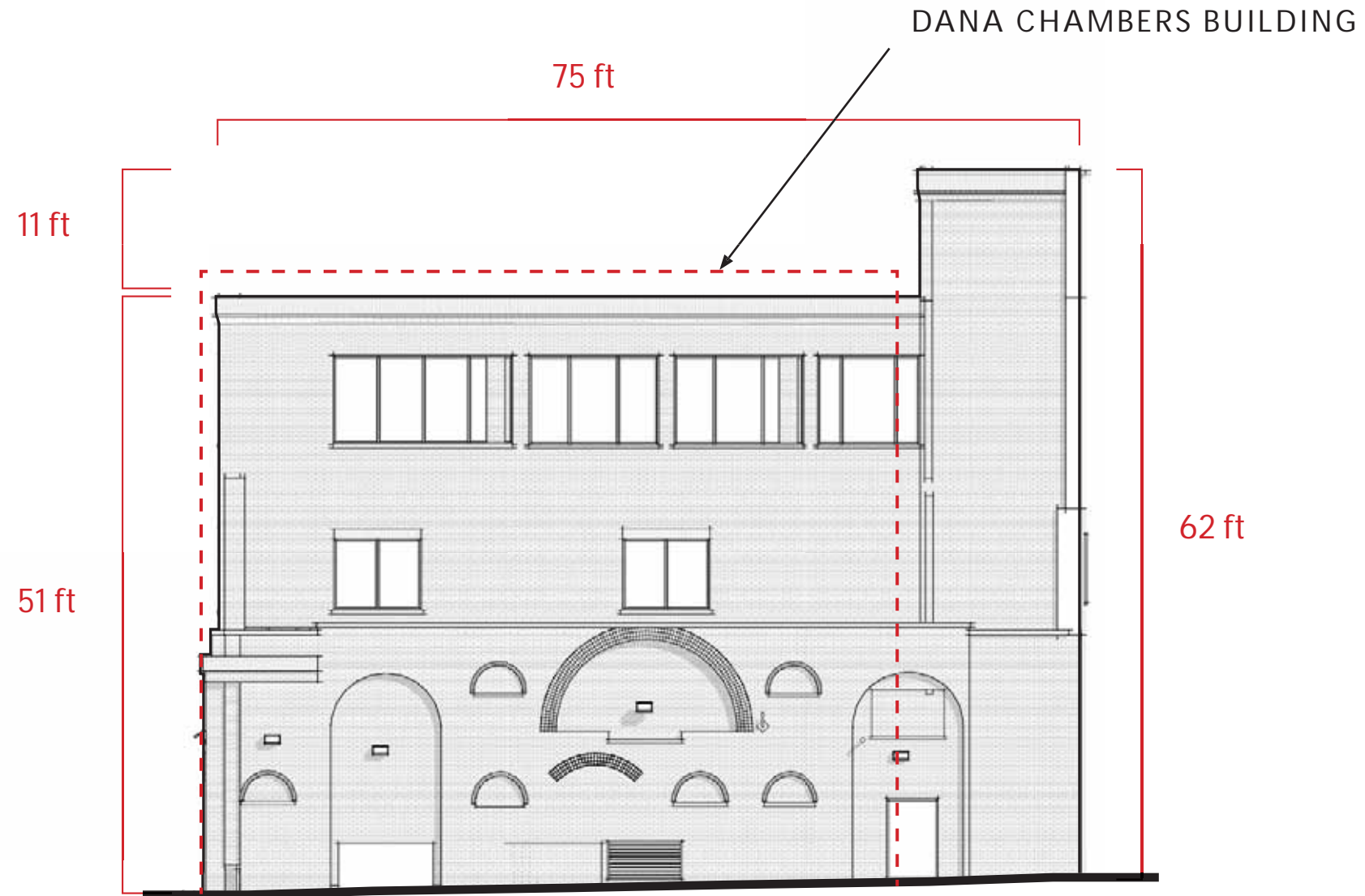


EXISTING ELEVATION

SERVICE ALLEY - FACING NORTH

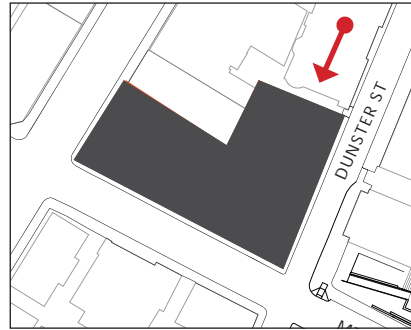


KEY PLAN

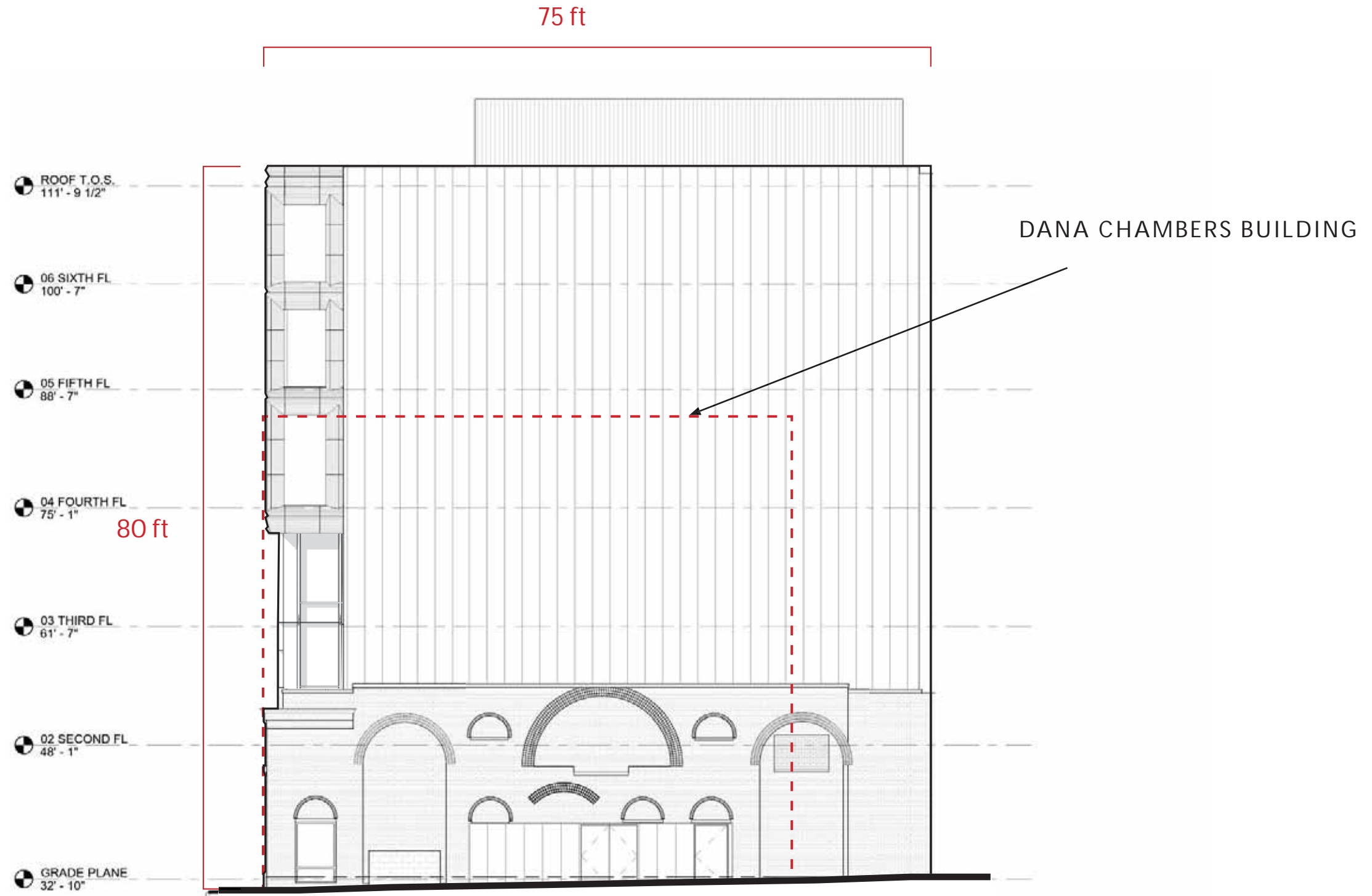


ELEVATION

SERVICE ALLEY - FACING NORTH

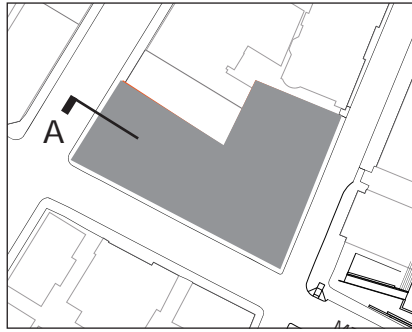


KEY PLAN



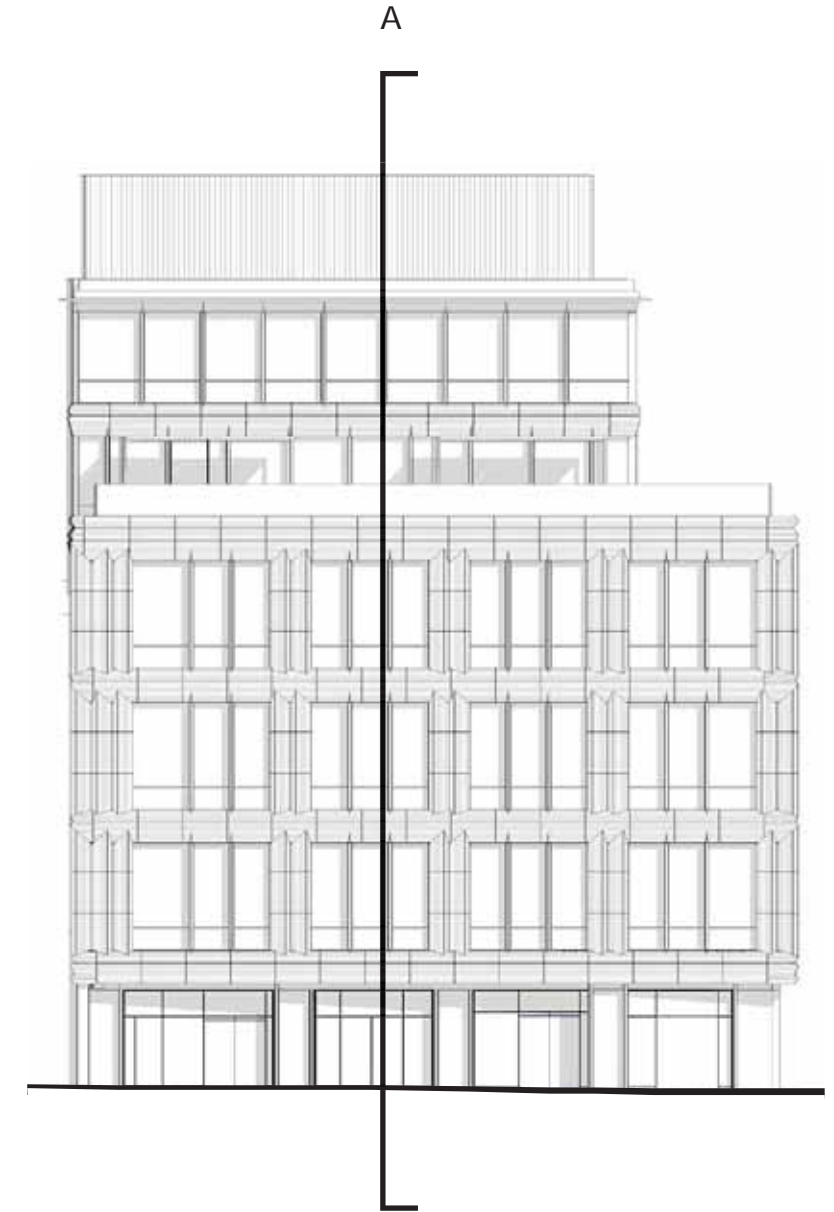
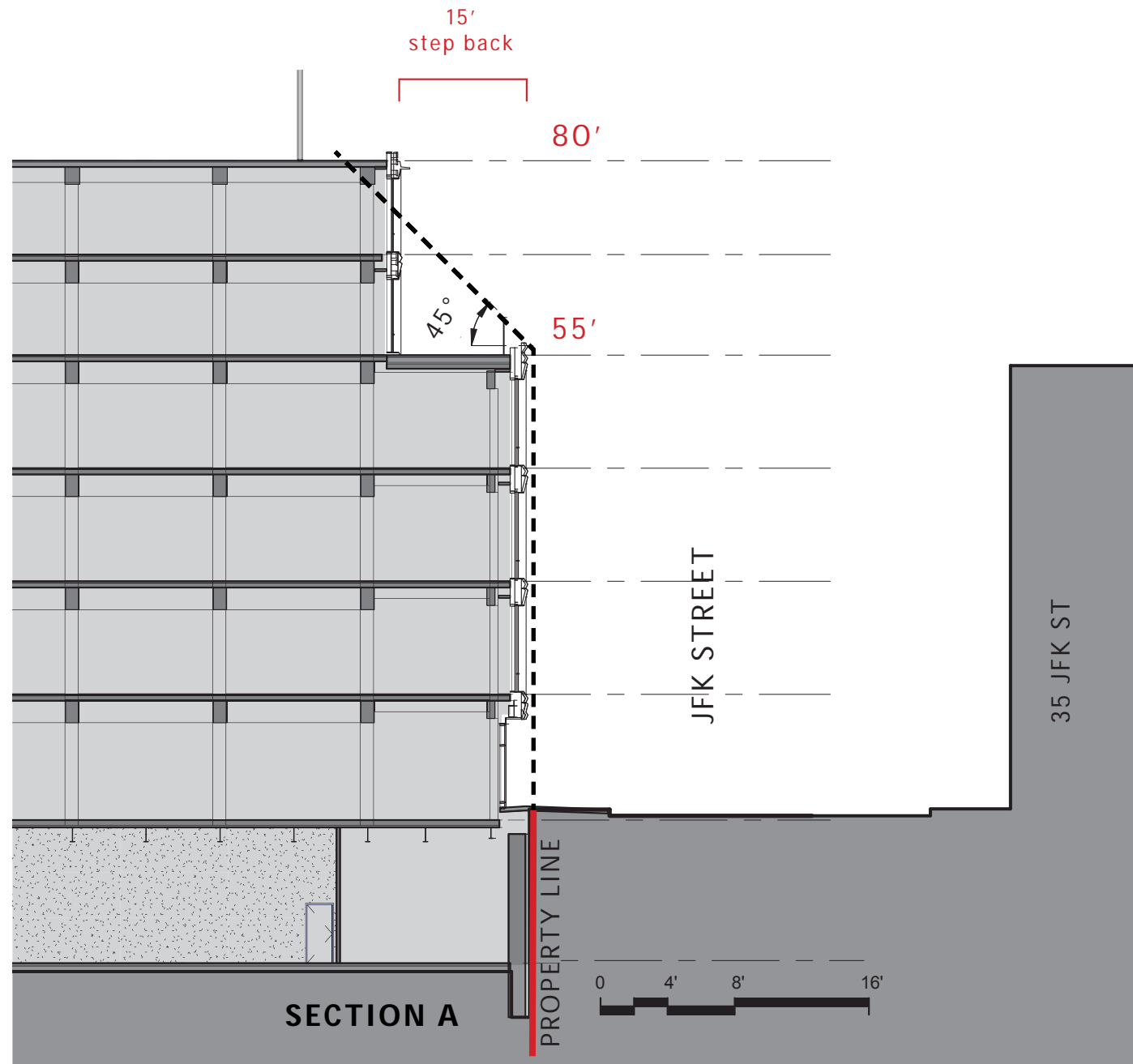
BUILDING STEP BACKS

JFK STREET



KEY PLAN

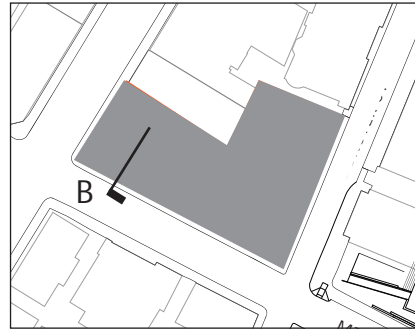
----- ZONING SKYPLANE



JFK ELEVATION

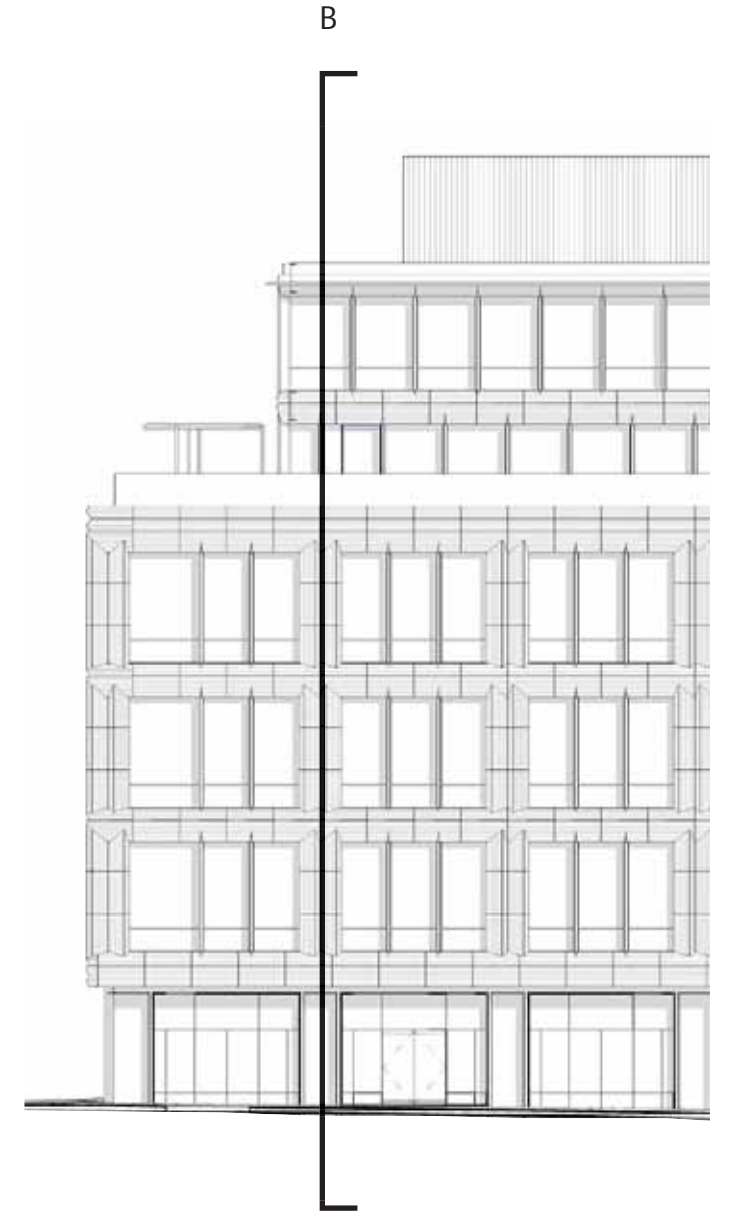
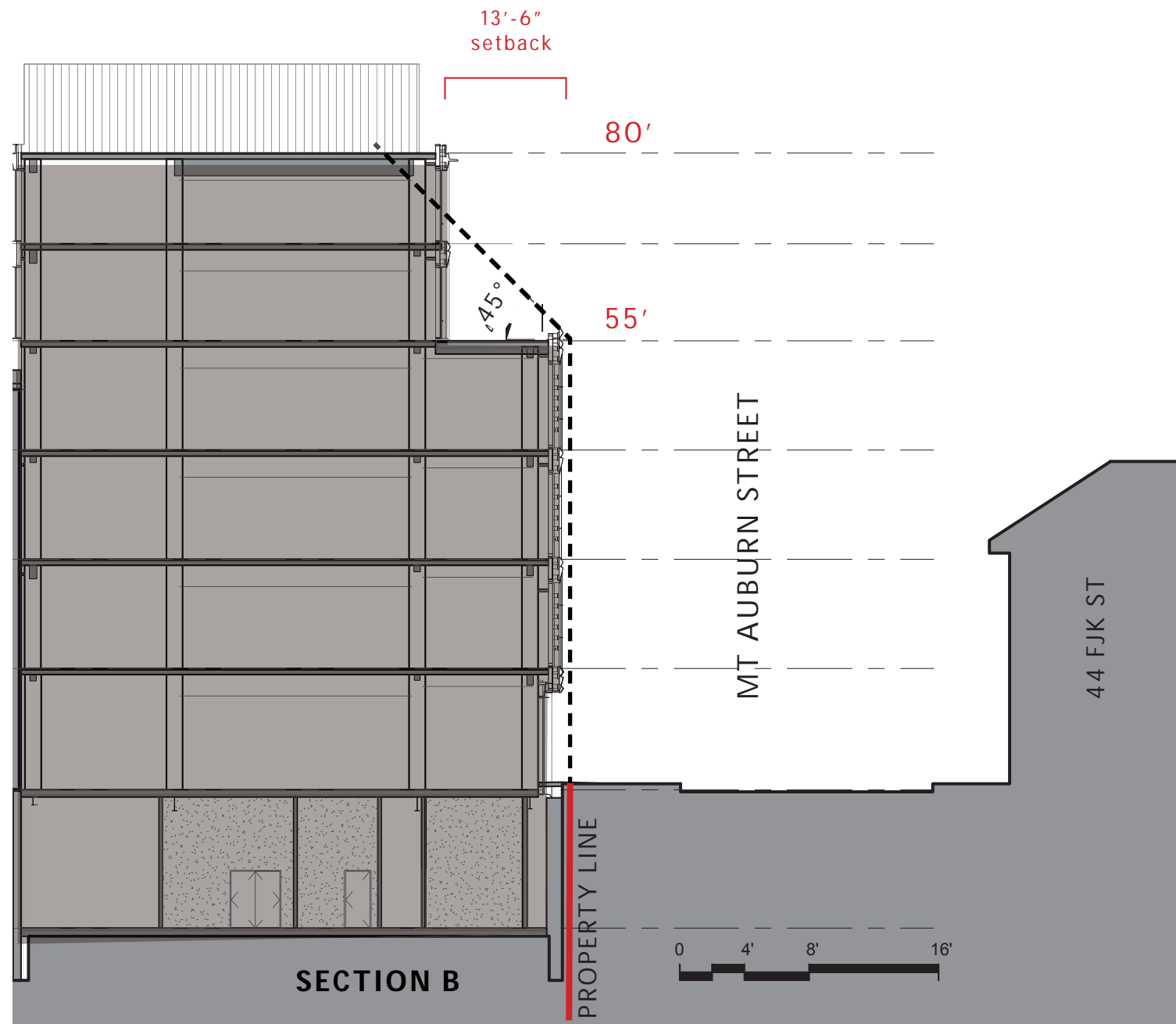
BUILDING STEPBACKS

MT AUBURN STREET



KEY PLAN

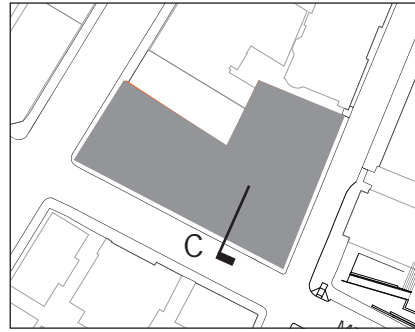
----- ZONING SKYPLANE



MT AUBURN ST ELEVATION

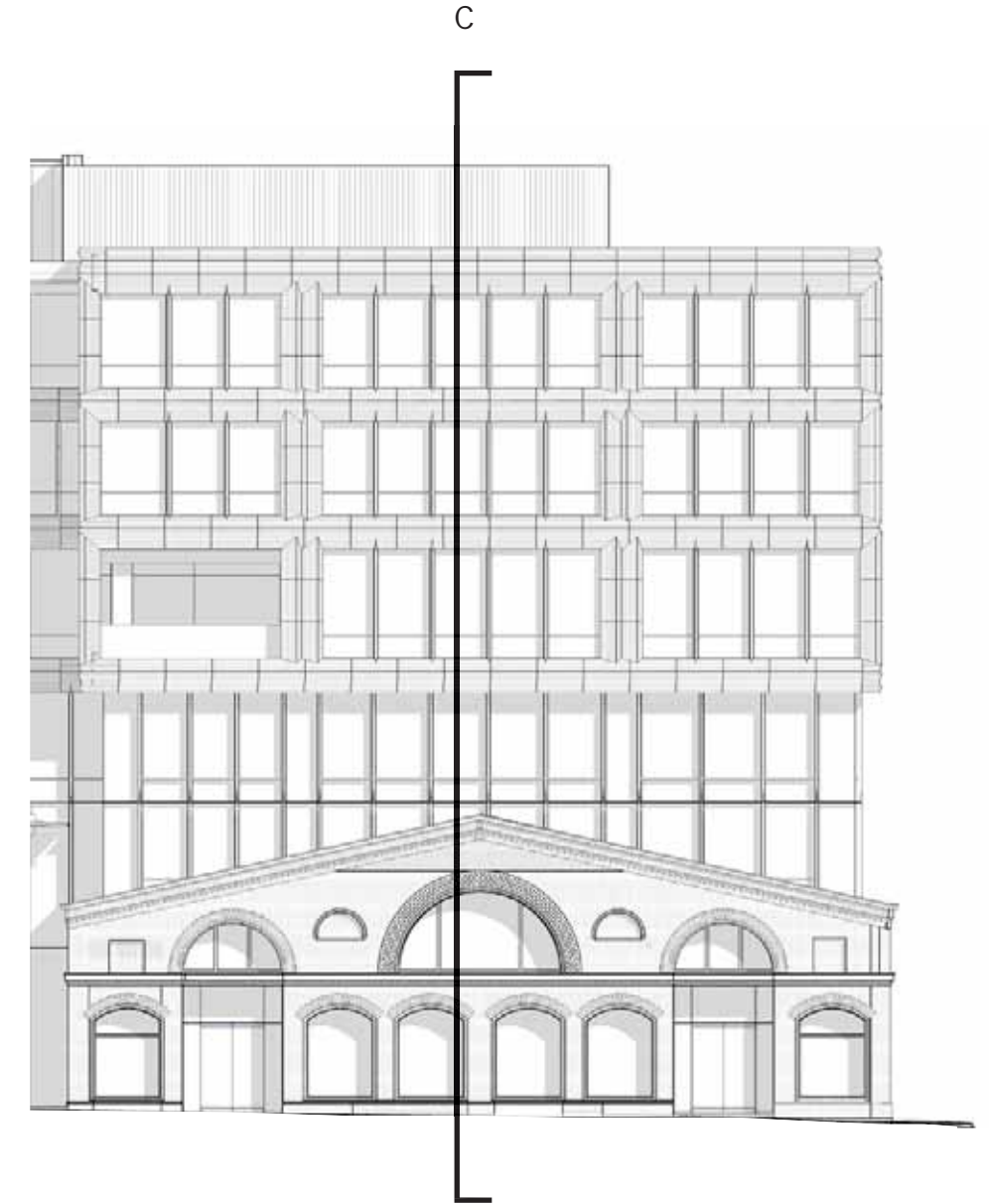
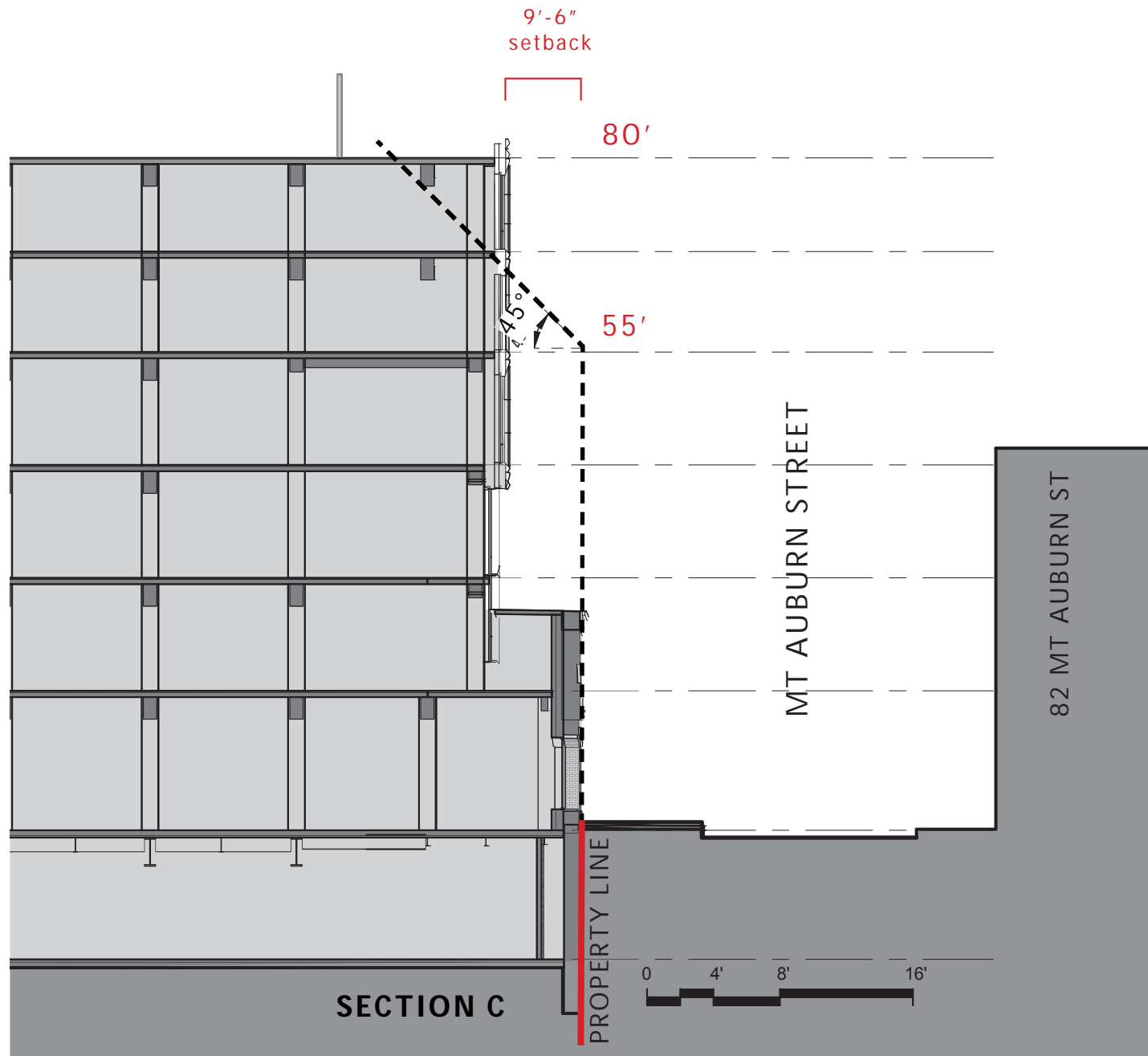
BUILDING STEPBACKS

MT AUBURN STREET



KEY PLAN

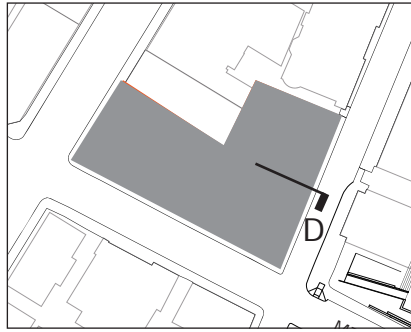
----- ZONING SKYPLANE



MT AUBURN ST ELEVATION

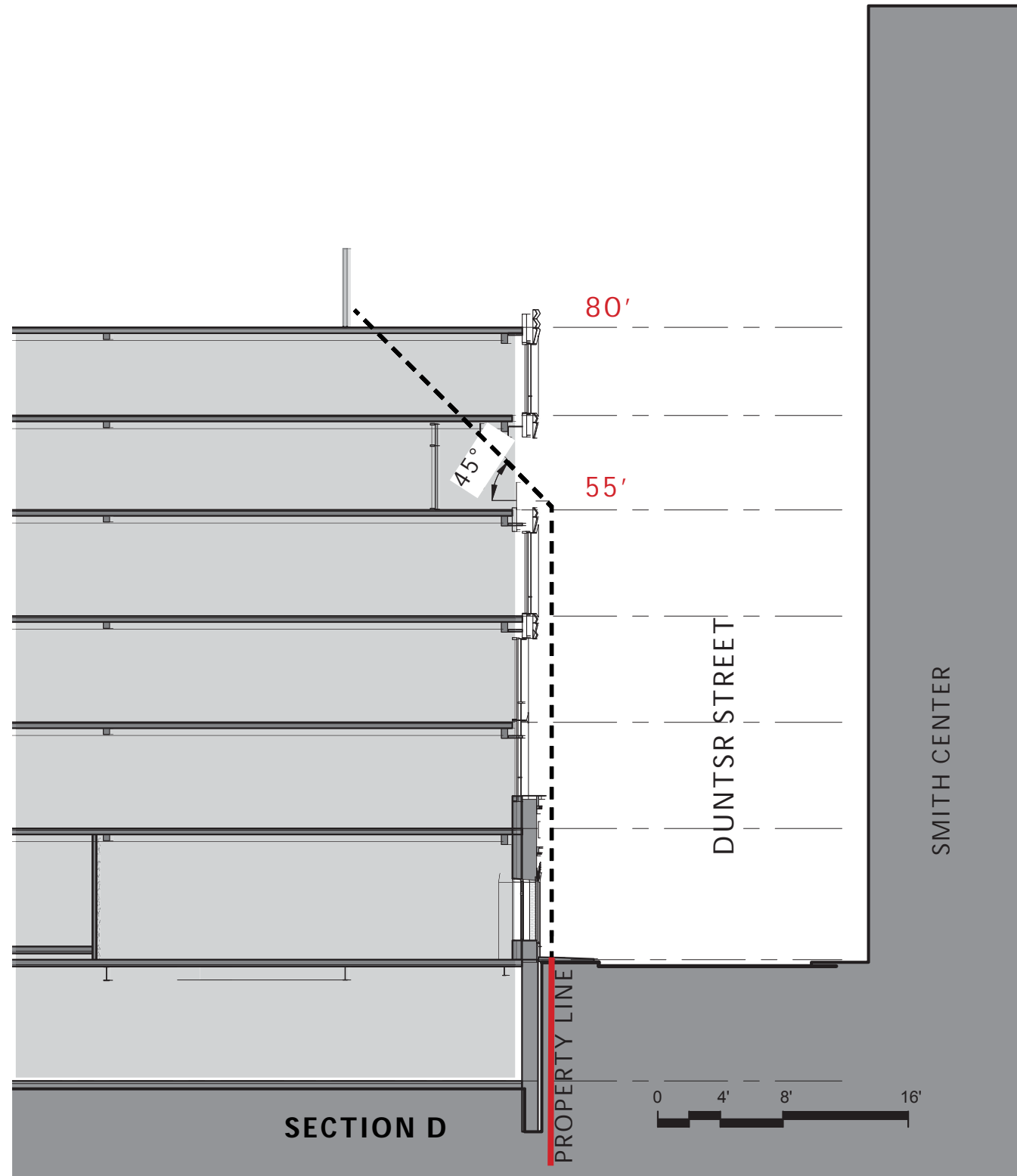
BUILDING STEPBACKS

DUNSTER STREET



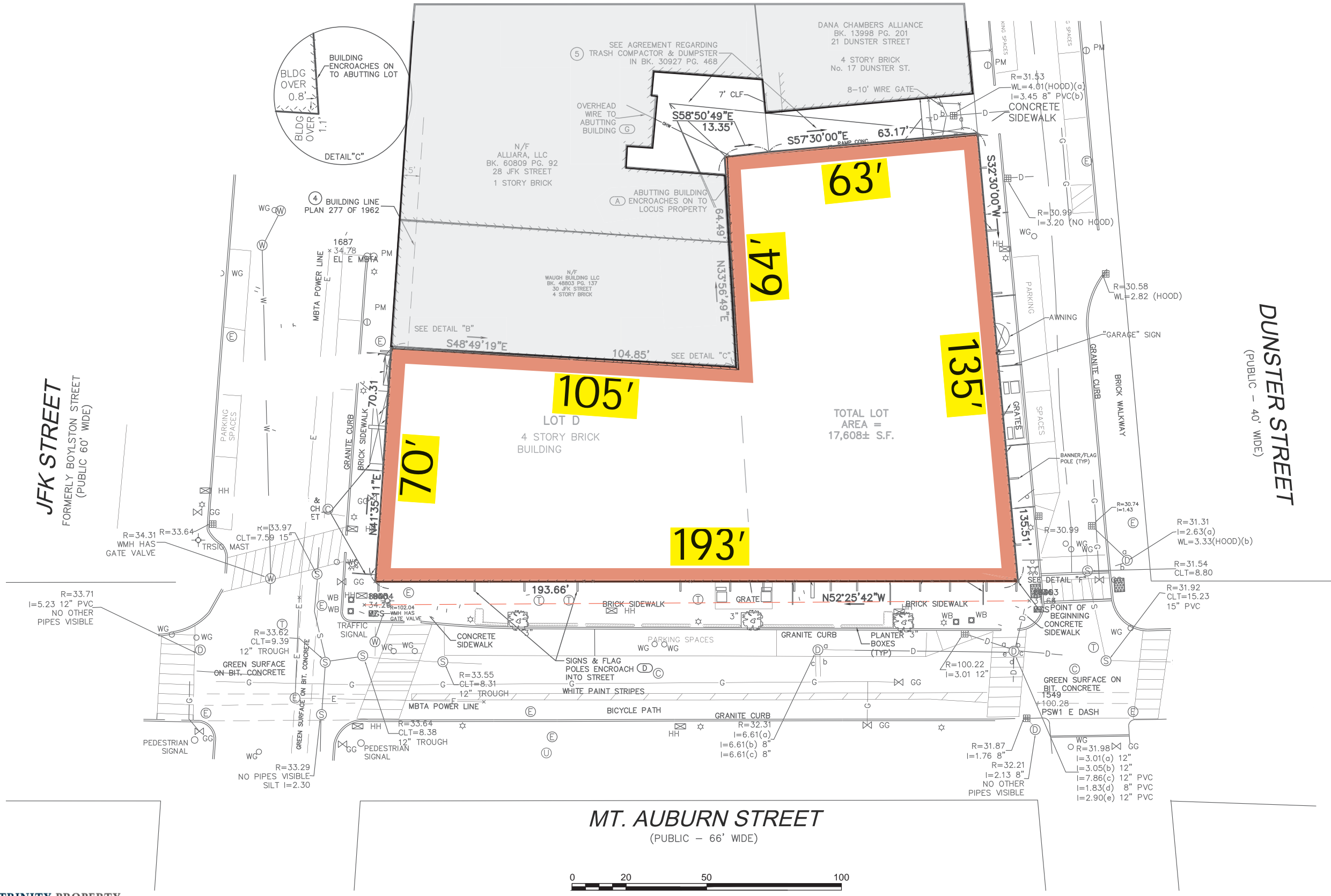
KEY PLAN

----- ZONING SKYPLANE



DUNSTER ST ELEVATION

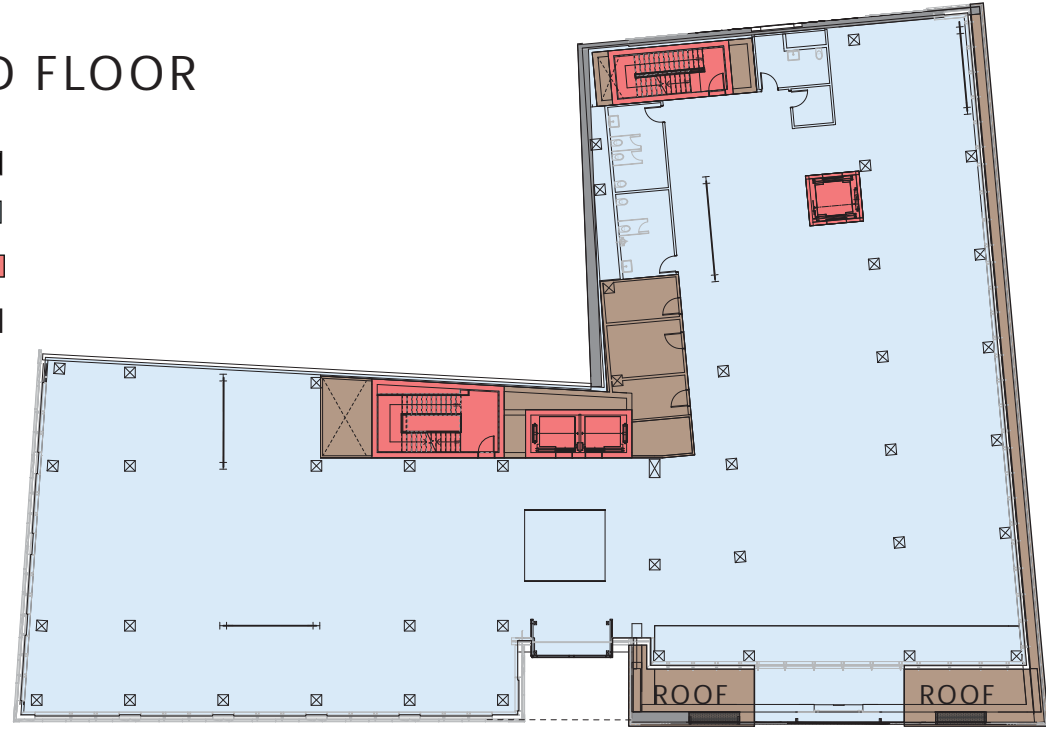
SURVEY PLAN



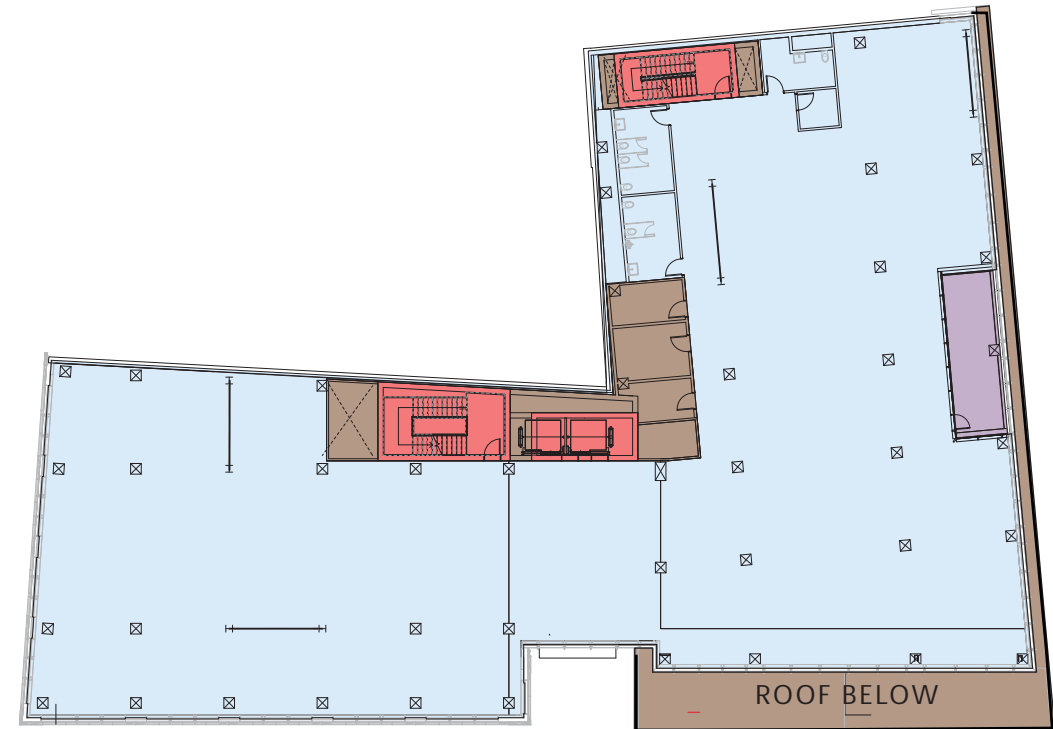
PLANS

BASEMENT - THIRD FLOOR

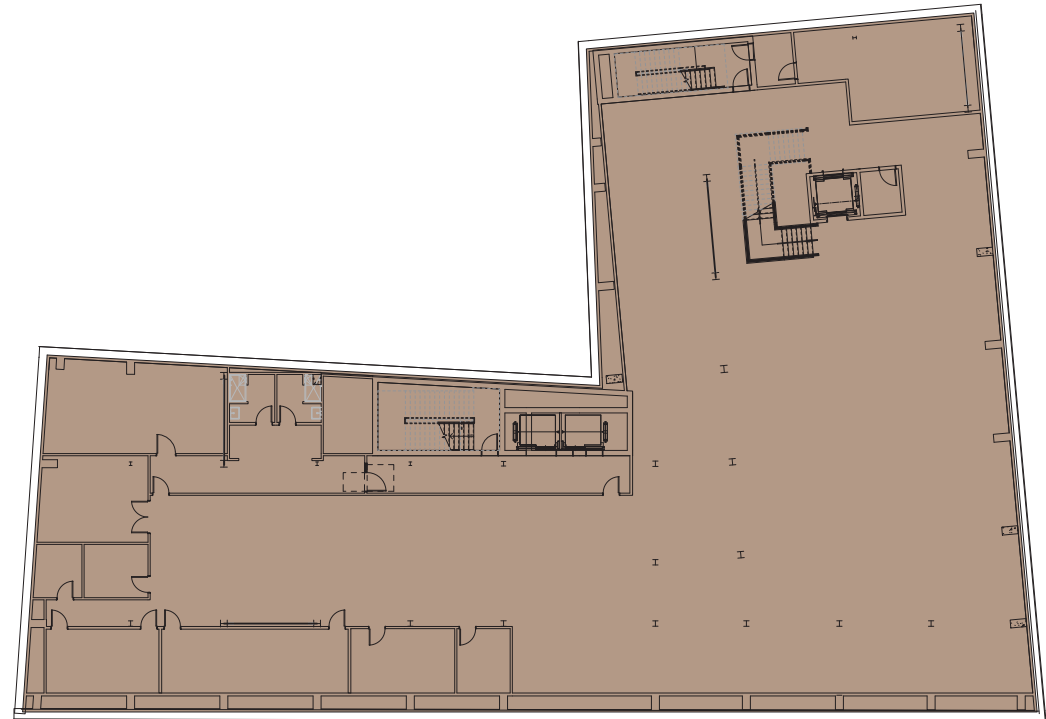
- EXEMPT
- FLOOR AREA
- STAIR & ELEVATOR
- TERRACE



SECOND FLOOR



THIRD FLOOR



BASEMENT LEVEL



GROUND FLOOR

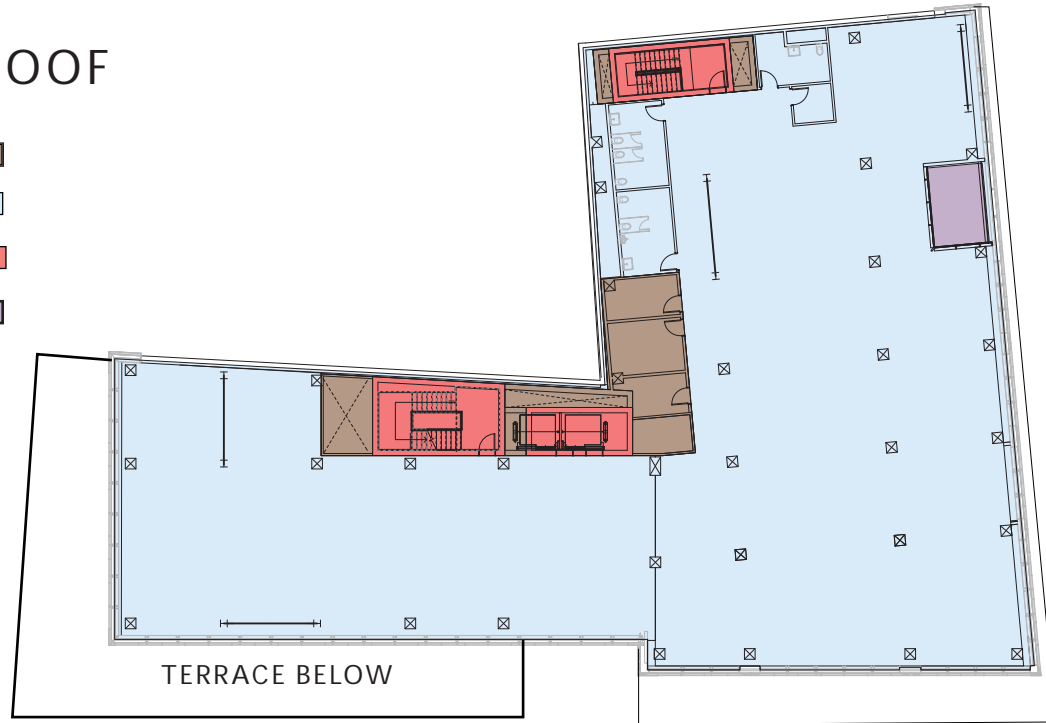
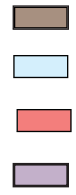
0' 8' 16' 32'



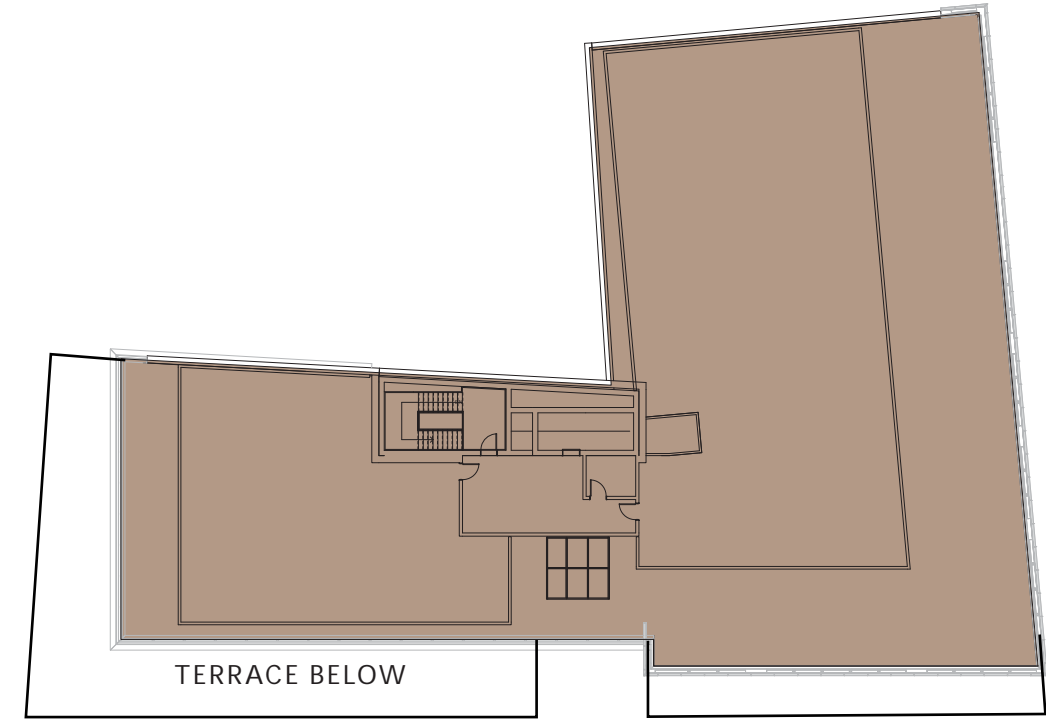
PLANS

FOURTH FLOOR - ROOF

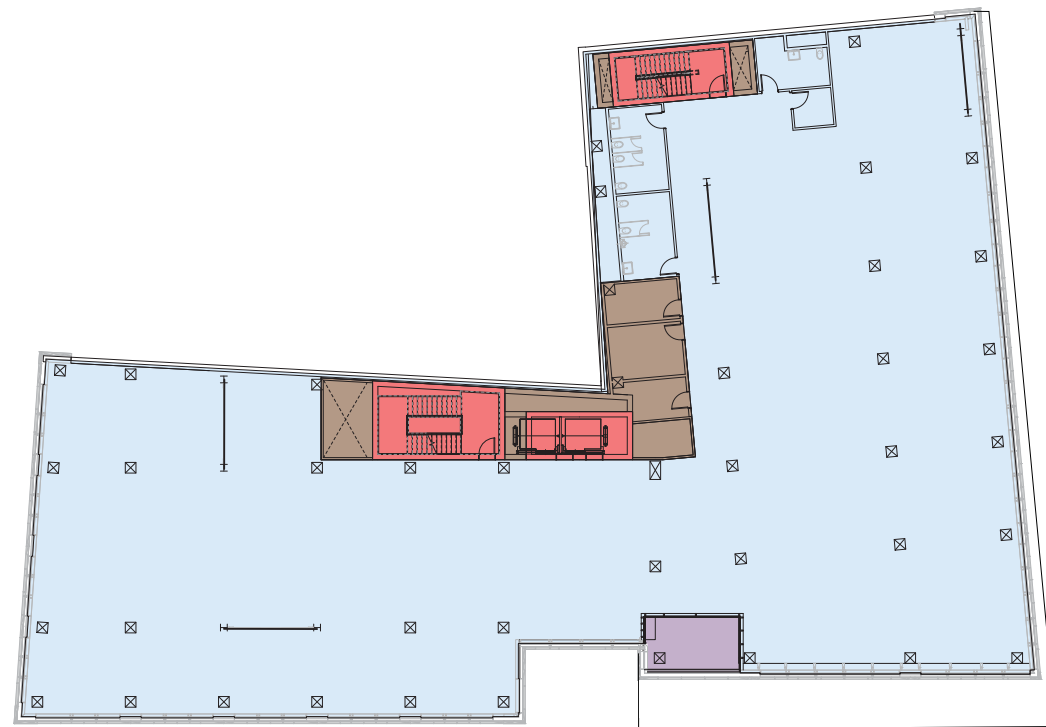
- EXEMPT
- FLOOR AREA
- STAIR & ELEVATOR
- TERRACE



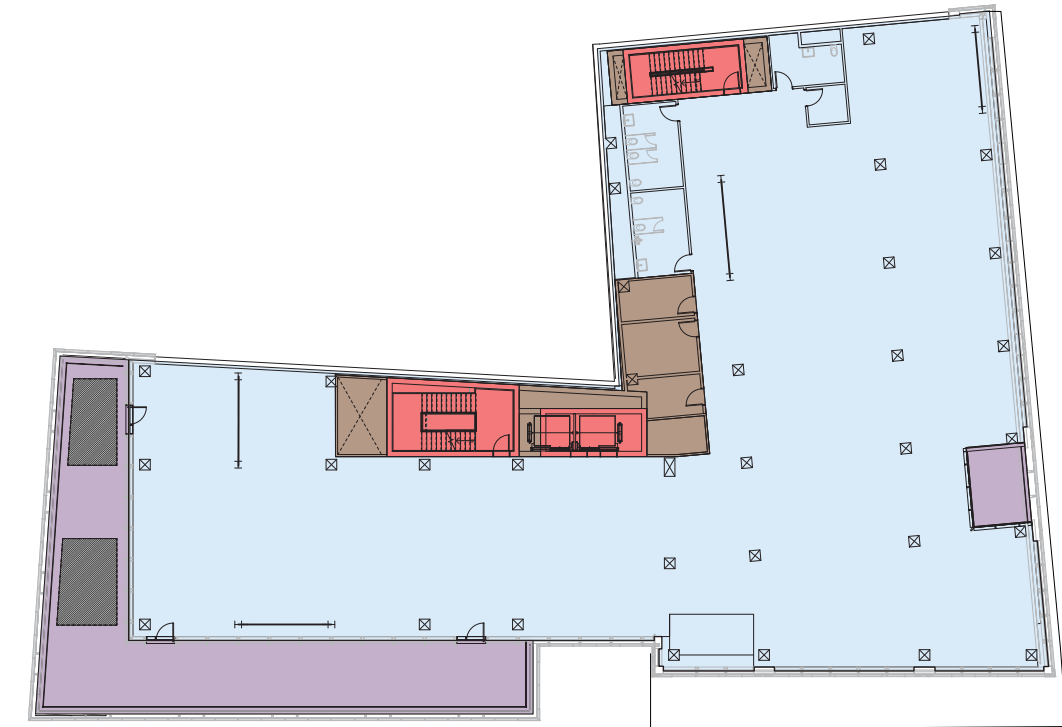
SIXTH FLOOR



ROOF PLAN



FOURTH FLOOR







FIFTH FLOOR

0' 8' 16' 32'



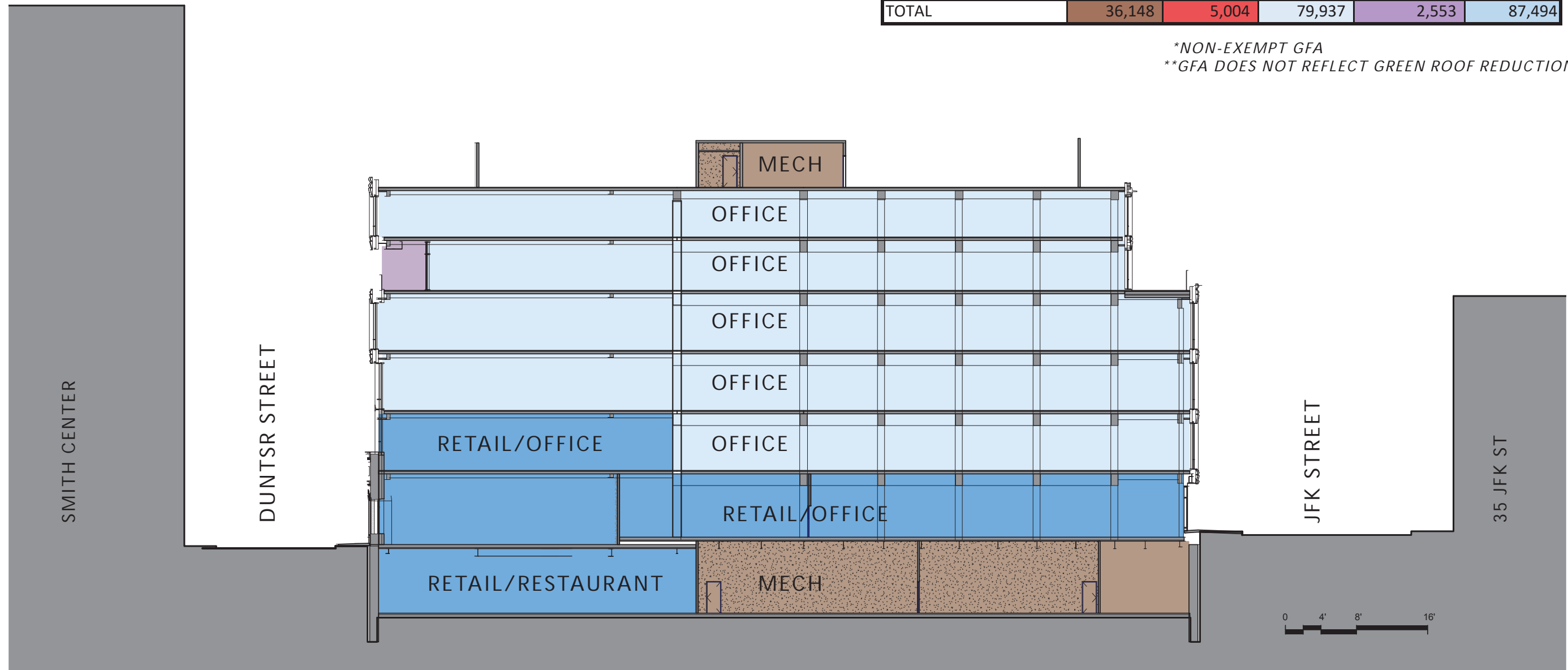
PROGRAM DISTRIBUTION

BUILDING SECTION

EXEMPT	
FLOOR AREA	
STAIR & ELEVATOR	
TERRACE	

FLOOR	EXEMPT (Brown) FA	ELEVATOR & STAIR (Red) FA	FLOOR AREA (Blue)	TERRACE (Purple) FA	TOTAL Gross Floor Area*
B1 Venue Restaurant	16,649	-	0	-	
1 Retail Restaurant	809	1,094	13,954	-	15,048
2 Office Use	1,971	858	13,989	-	14,847
3 Office Use	809	763	13,721	302	14,786
4 Office Use	809	763	14,080	184	15,027
5 Office Use	809	763	12,006	1,911	14,680
6 Office Use	809	763	12,187	156	13,106
Roof	13,483				0
TOTAL	36,148	5,004	79,937	2,553	87,494

*NON-EXEMPT GFA
 **GFA DOES NOT REFLECT GREEN ROOF REDUCTION

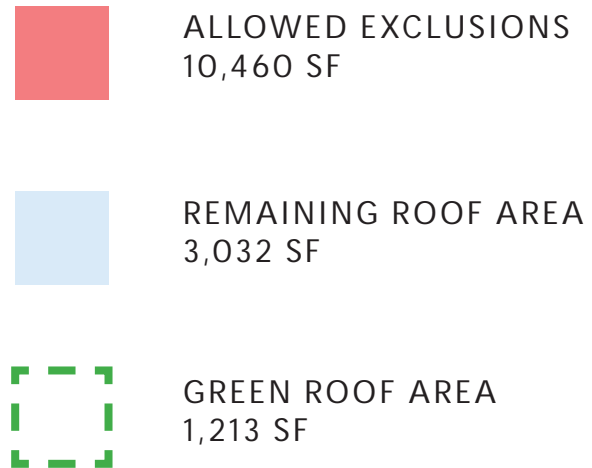


EAST-WEST SECTION

GREEN ROOF

ROOF PLANS

- Roof area is highly limited for solar PV. Off-site renewable energy is being explored.
- The project will incorporate roof area of vegetated green roof not exempted.
- The project seeks a reduction of green roof area by special permit from the required 80% to 40%



SUMMARY OF ROOF AREAS

Total Roof GFA	Allowed Exclusions	Remaining Roof Area	Green Roof Area	Reduction requested	Required Minimum
13,492	10,460 SF	3,032 SF	1,213 SF 40% of available	1,213 SF 40% of available	2,426 SF 80% of available

