

Mid Cambridge Neighborhood Association

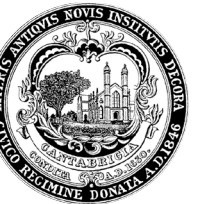
Executive Summary

June 15h, 2022



TGAS

Historic Cambridge Fire Headquarters





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Planned Alteration of Fire Headquarters



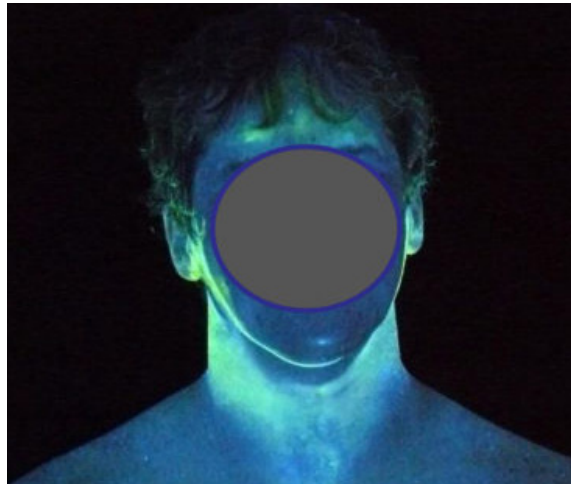


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Historic Restoration, Gut Renovation, Net Zero, Phased Project

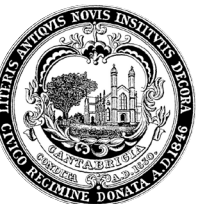


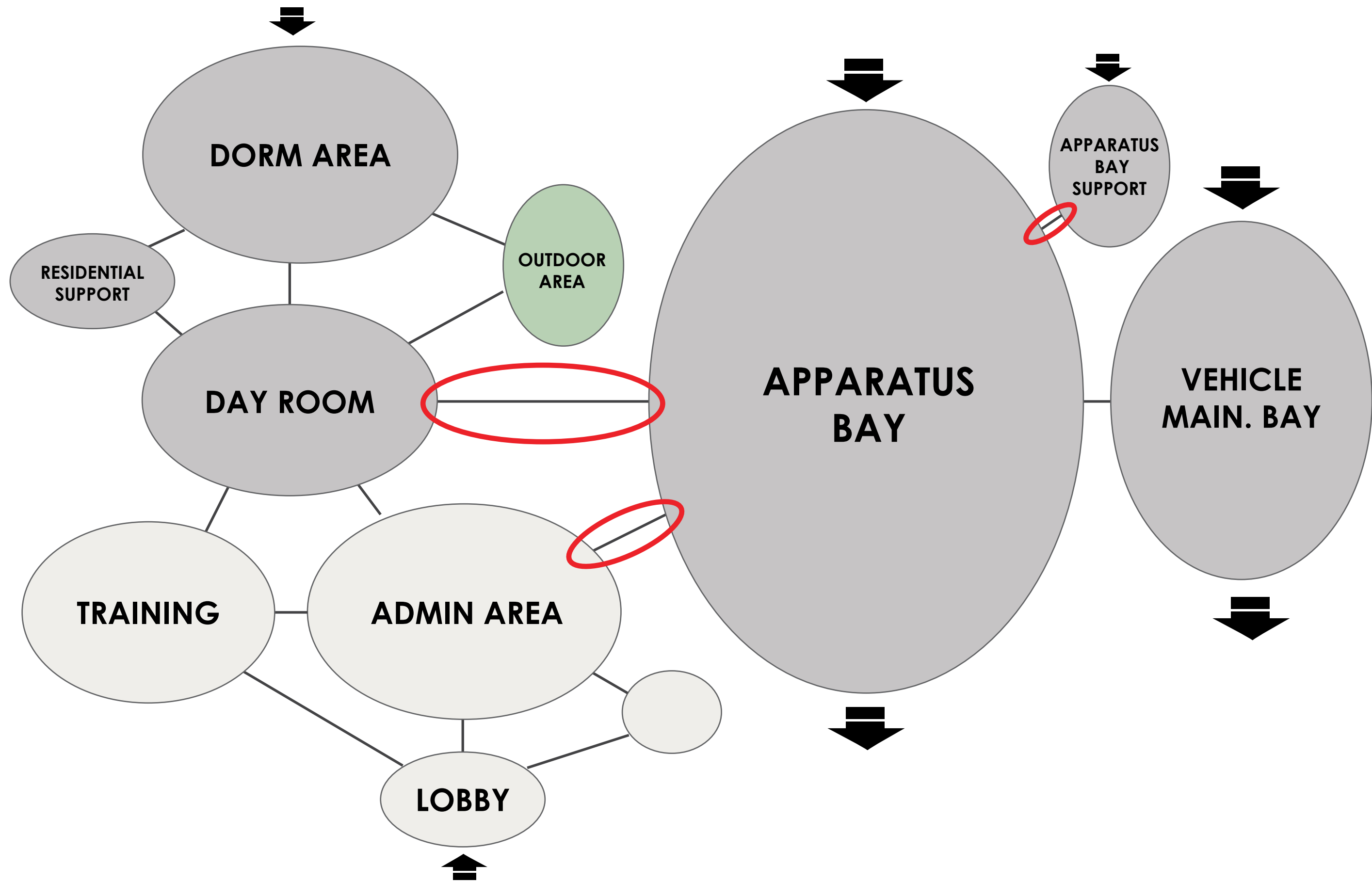
Safe Fire Station

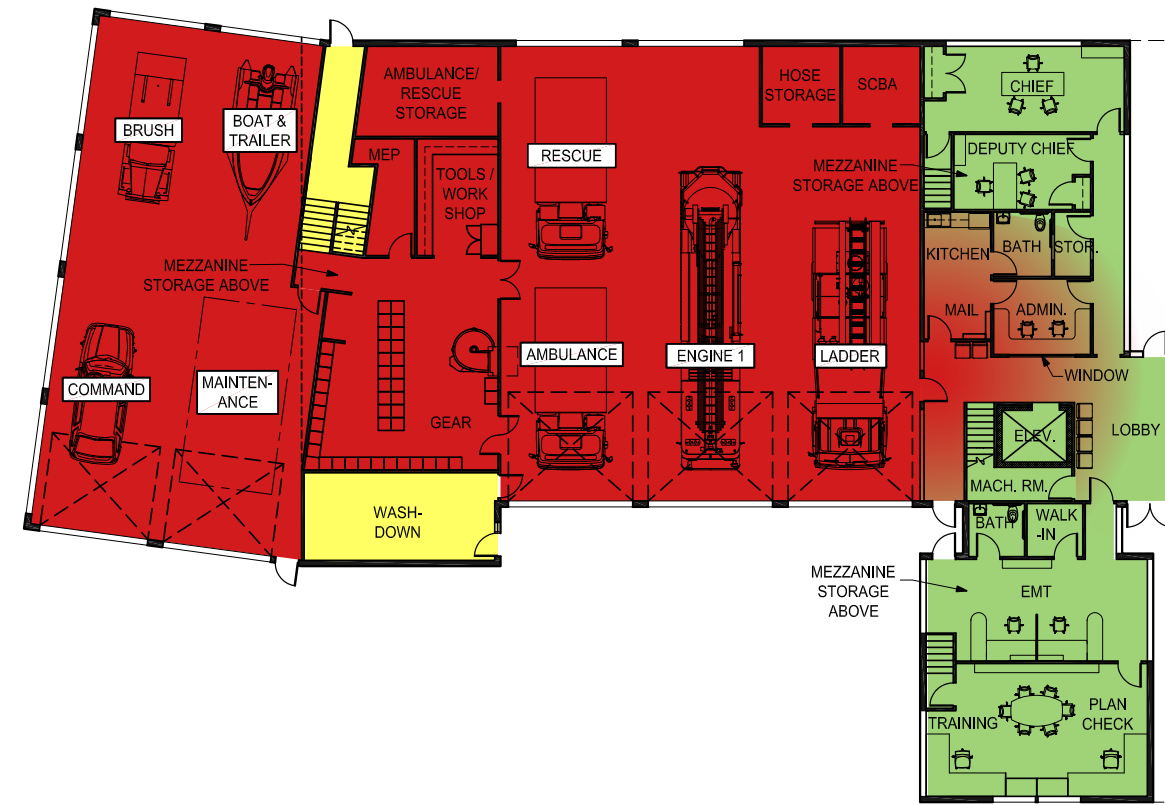


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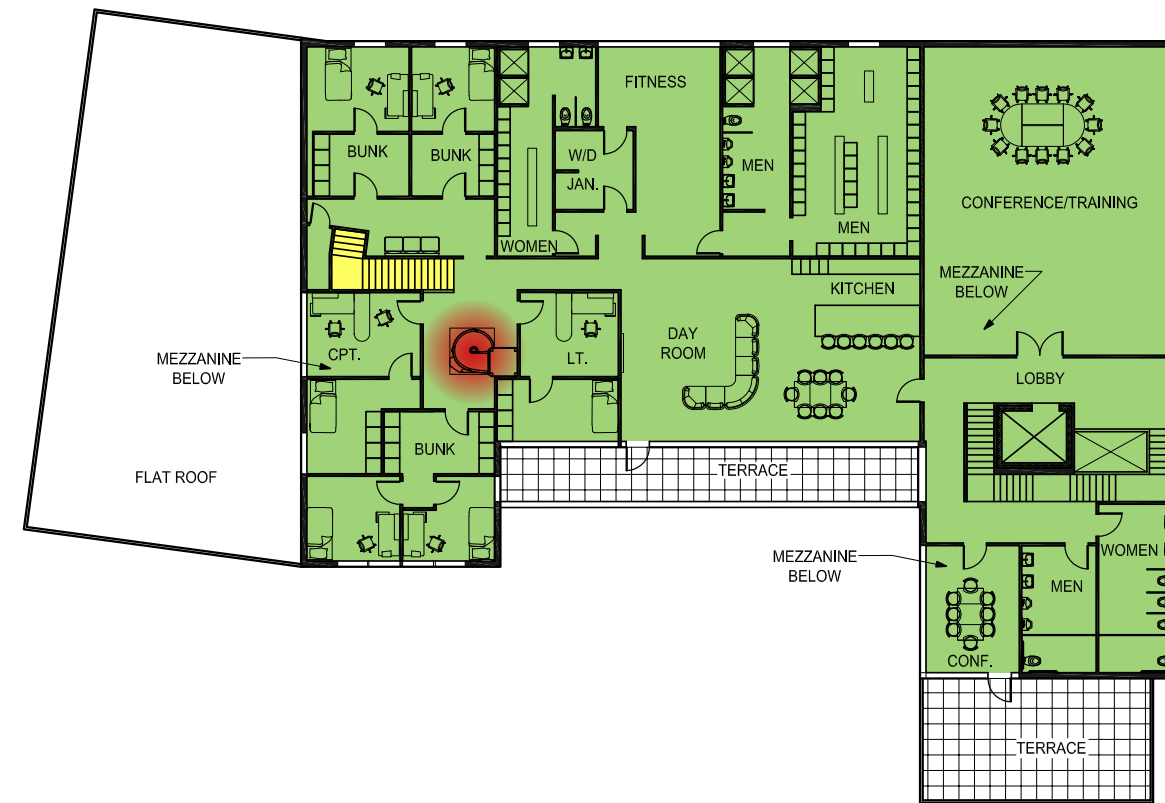
Limiting Carcinogen Transfer

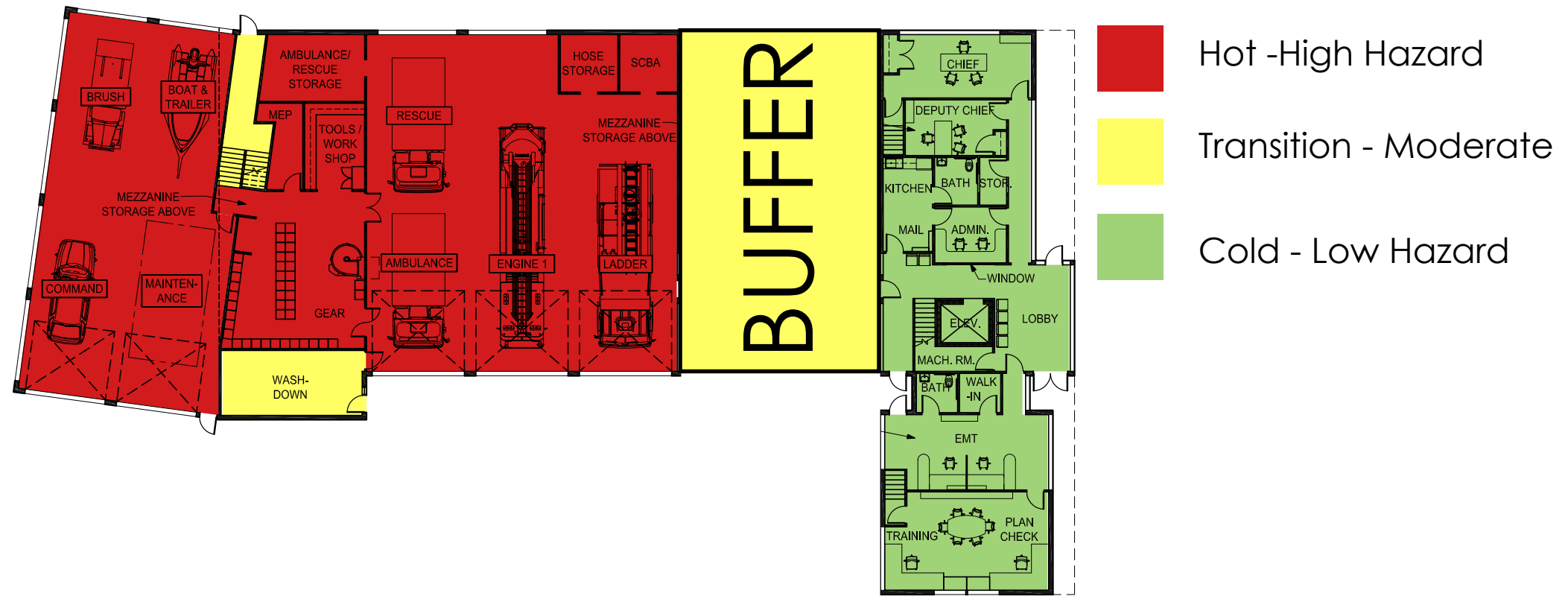




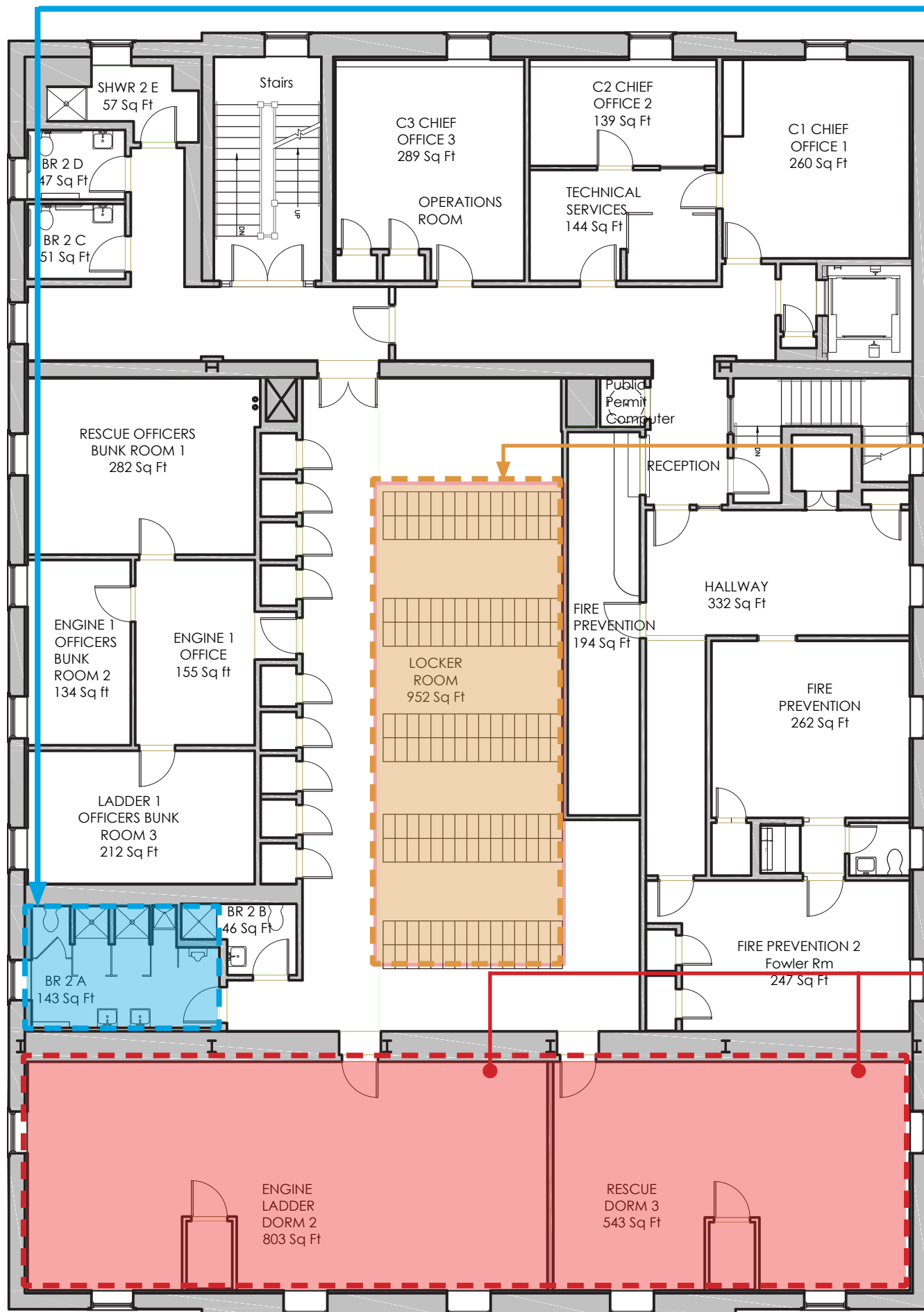


- Hot - High Hazard
- Transition - Moderate
- Cold - Low Hazard





Fire Station Renovation



Non compliant Restroom

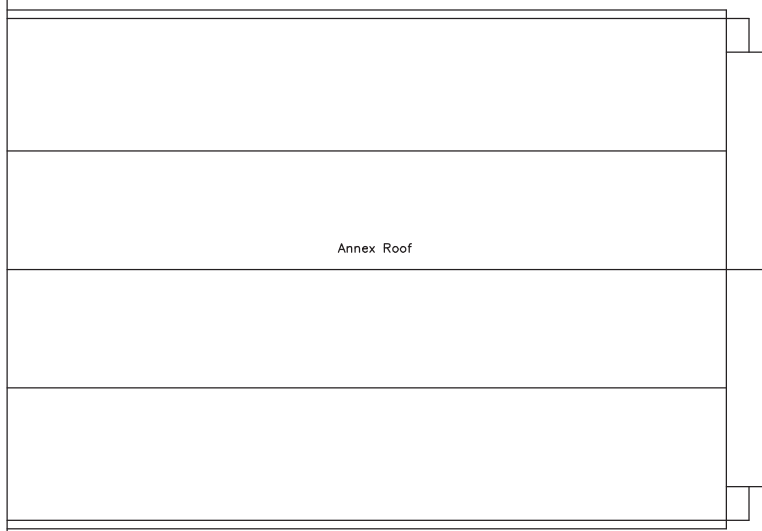
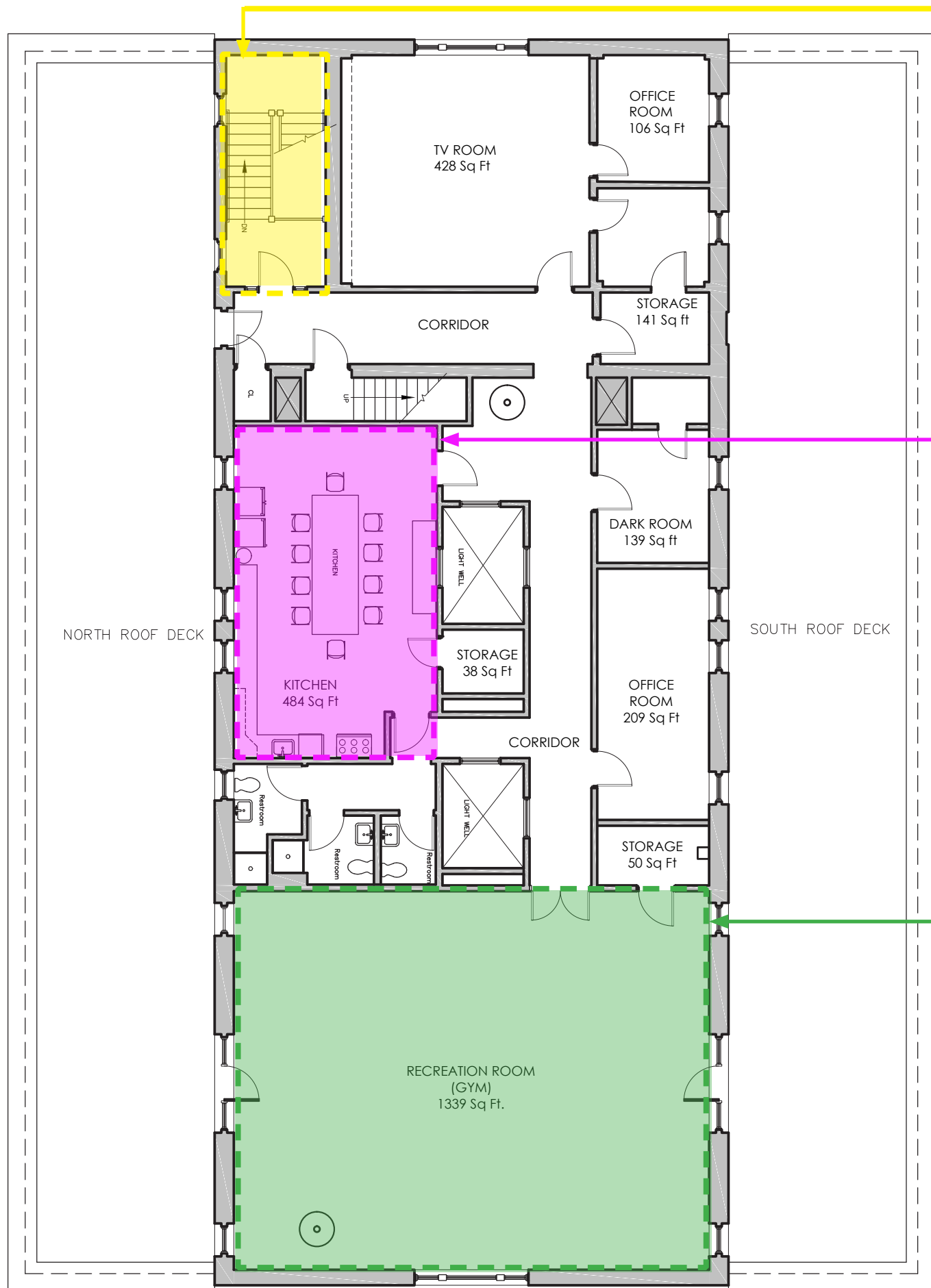


Outdated Locker Room



Group Dormitory





Outdated Kitchen



Outdated Fitness Room





Gender Neutral Restrooms



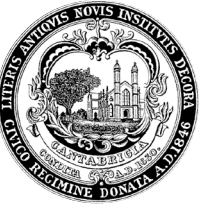
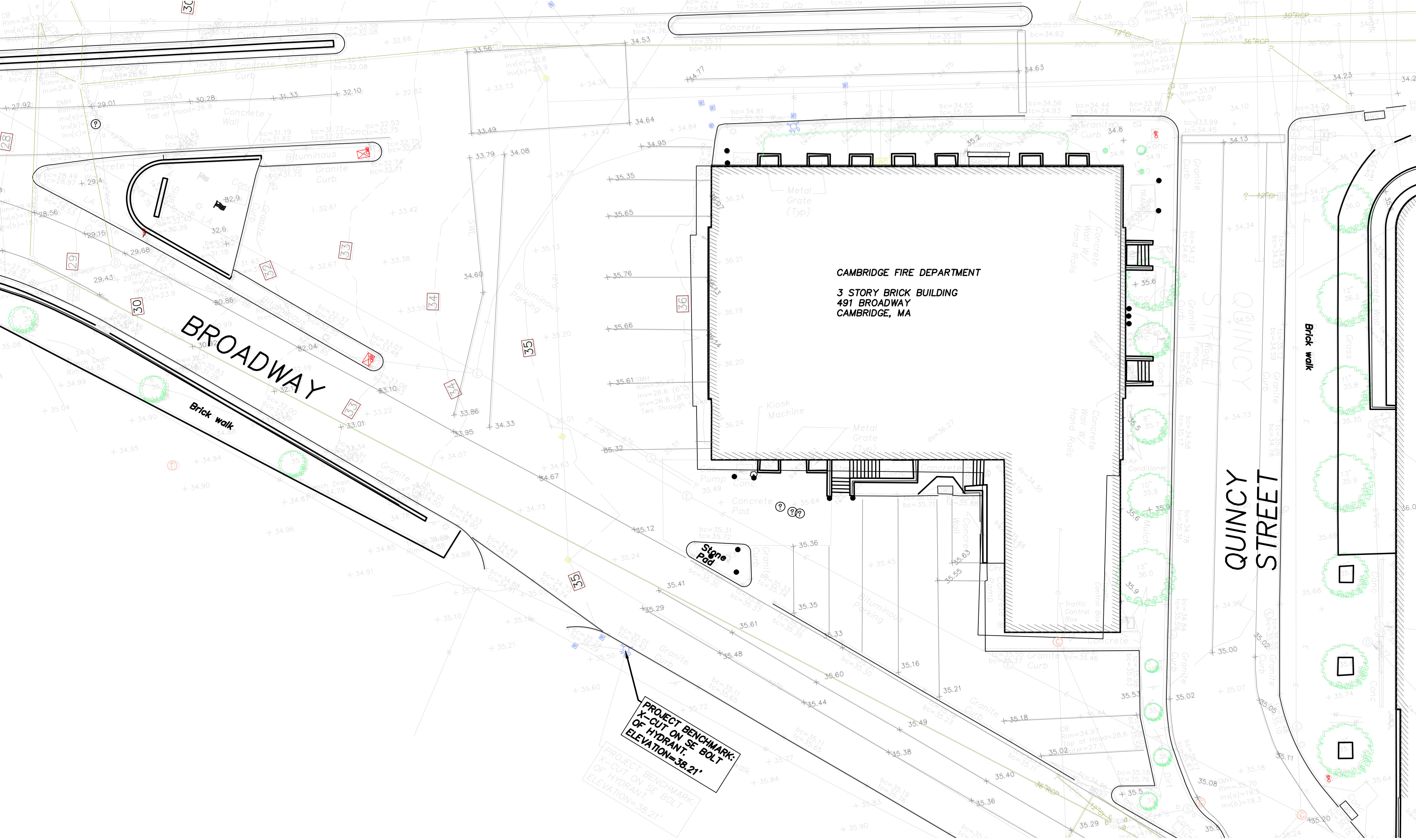
Gender Neutral Bunkrooms

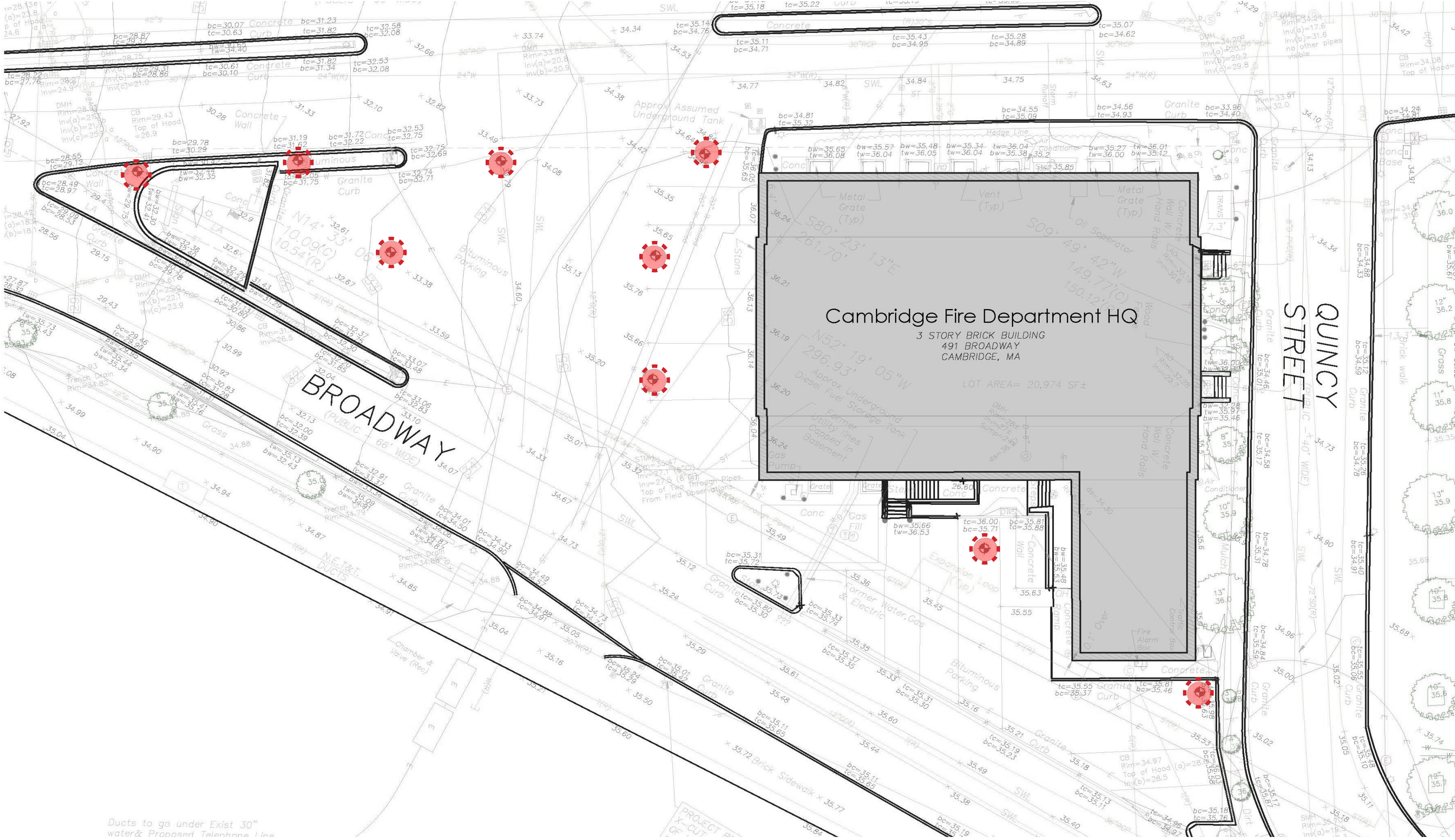


Updated kitchen



Net Zero Emissions Building

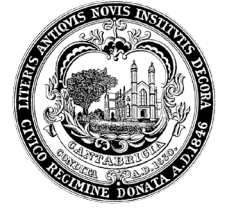


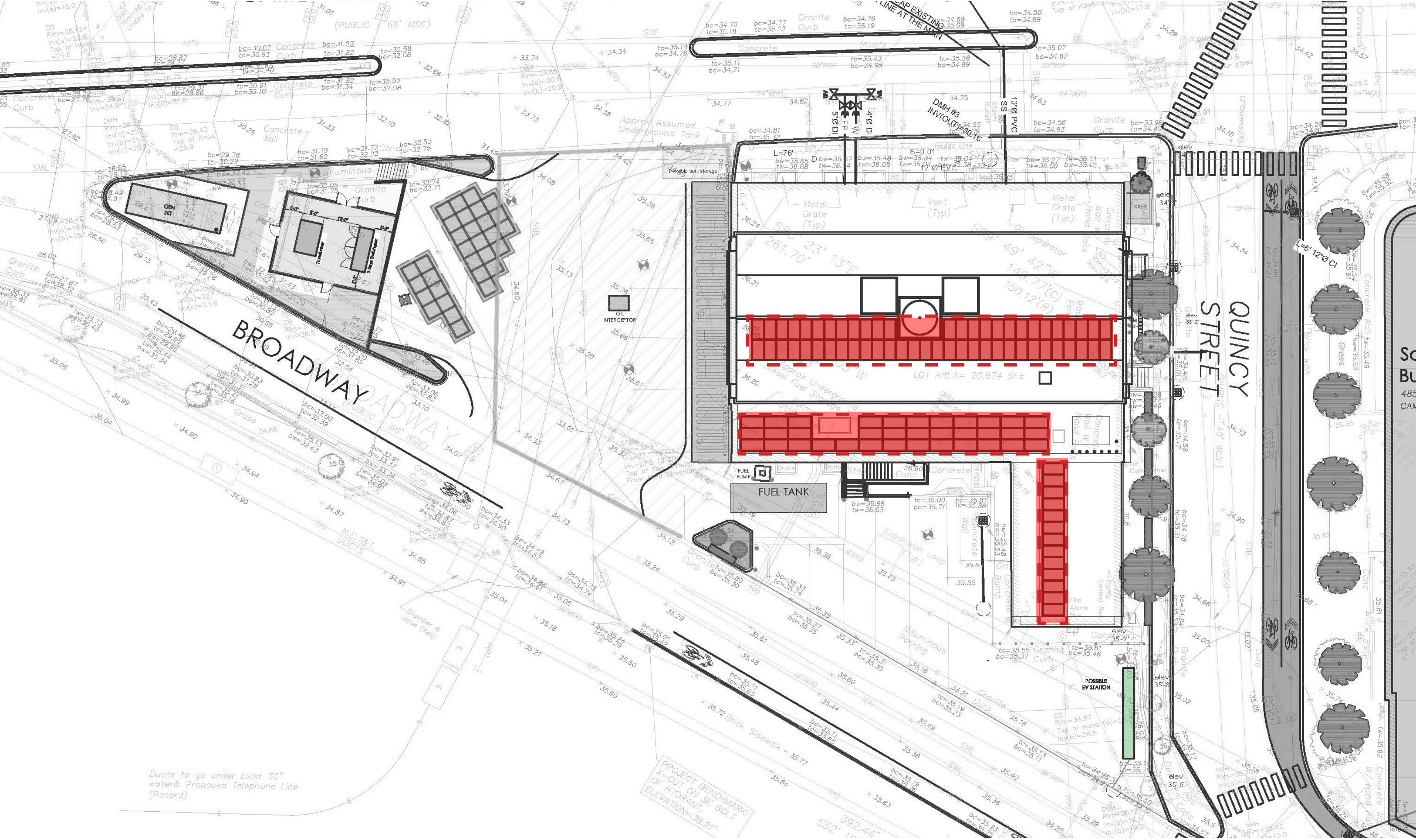


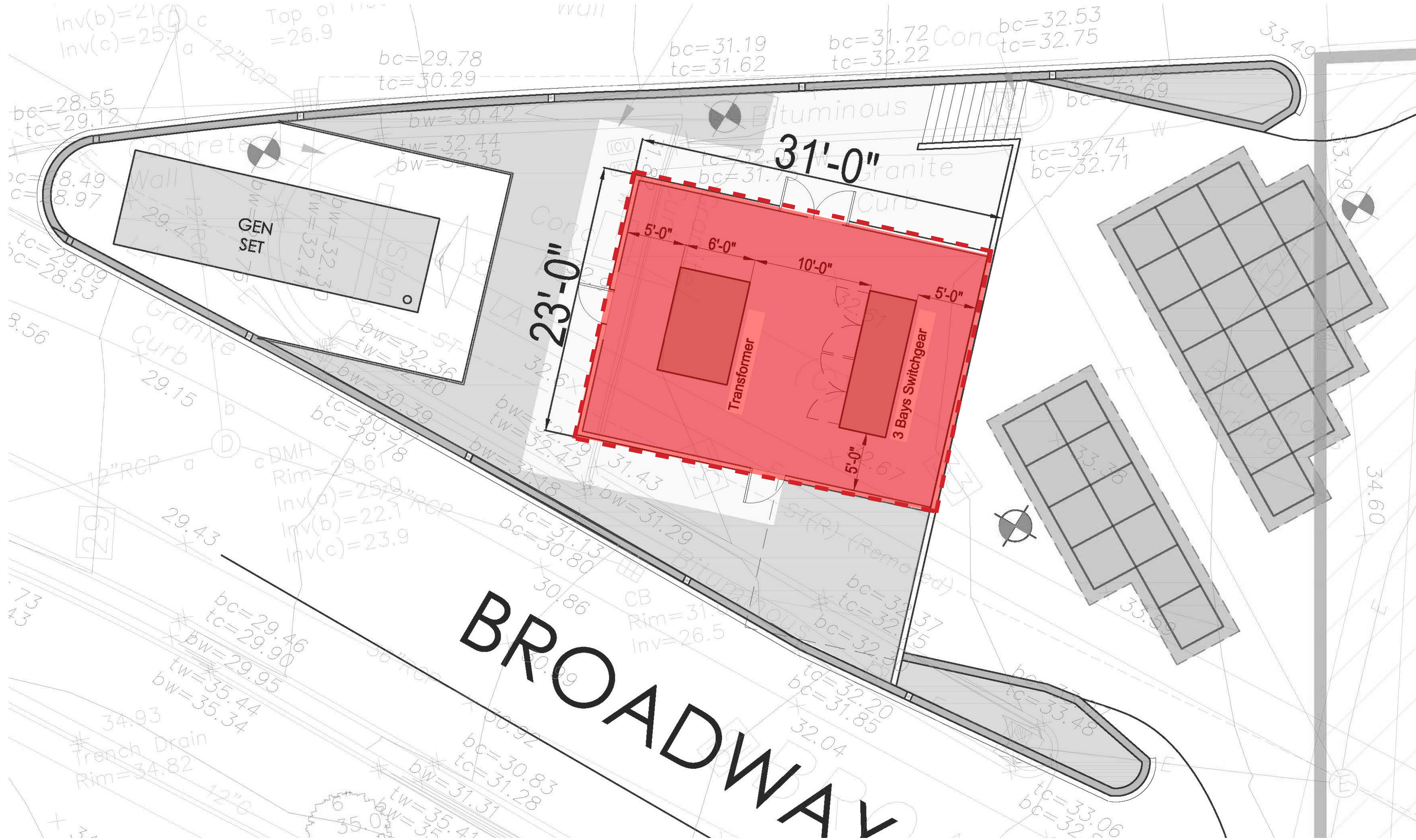
Ducts to go under Exist 30" water & Proposed Telephone Line



Geothermal wells



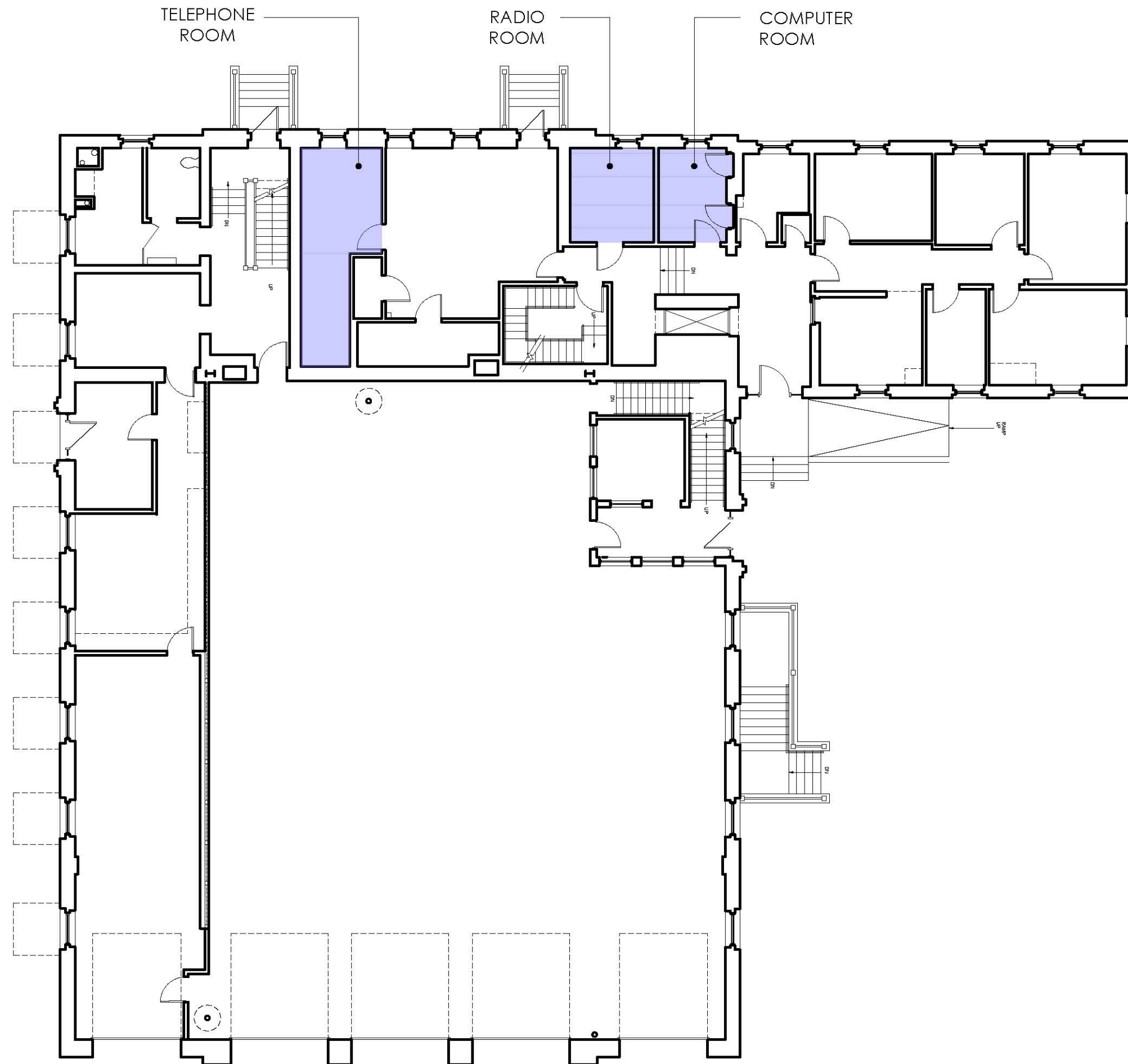


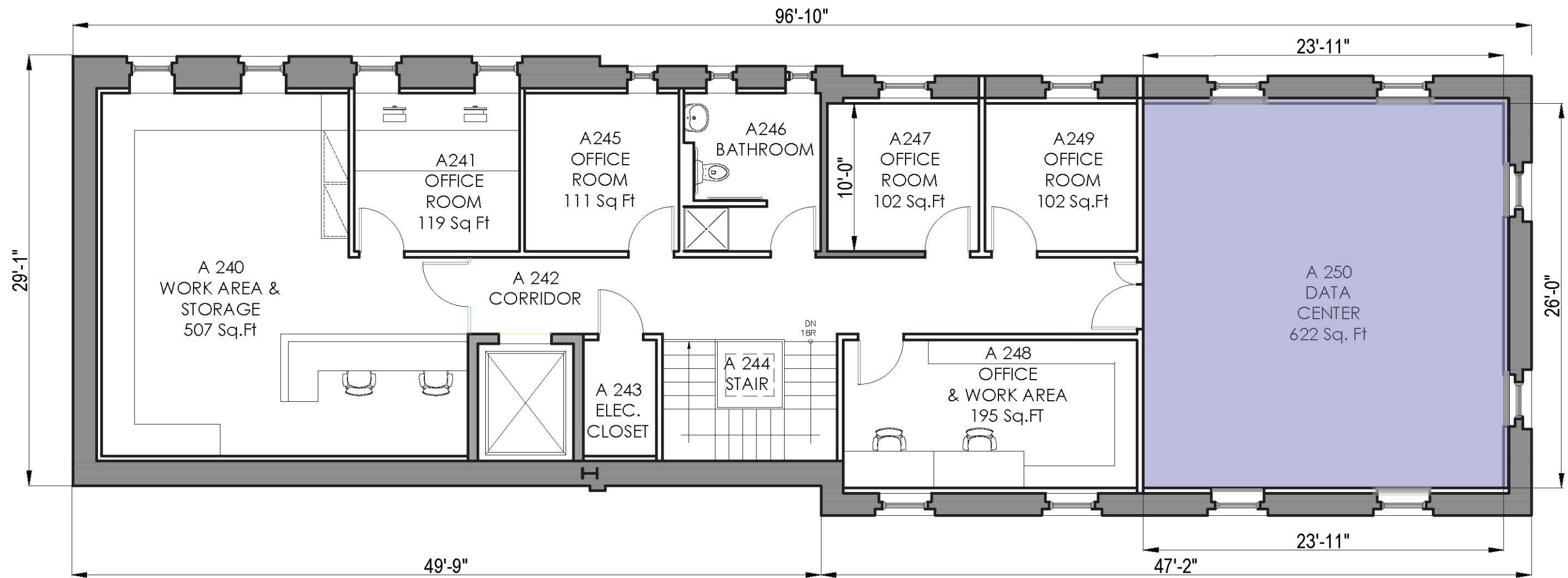




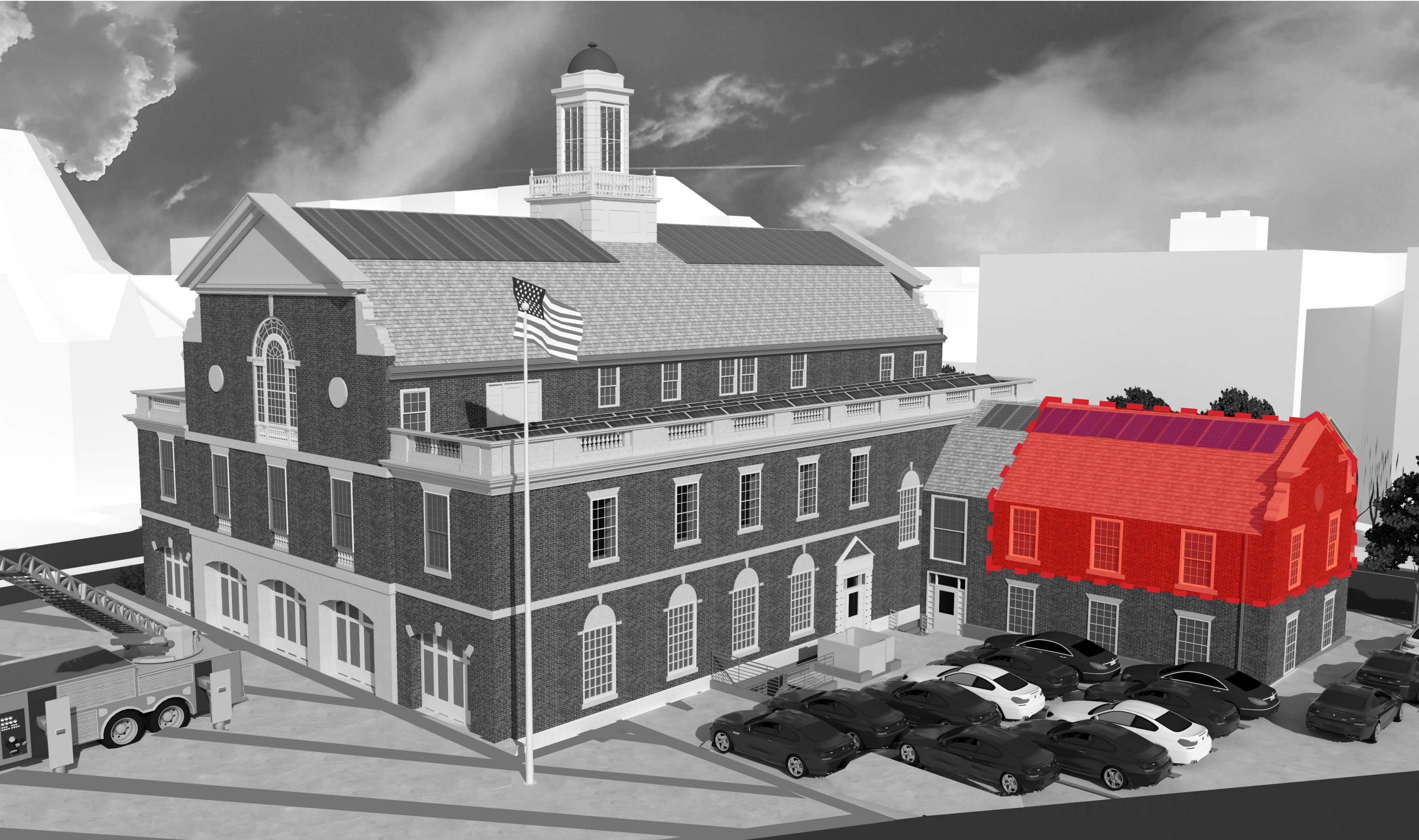


Data Center





Tot. Existing Sq Ft = 370 Sq ft.
 Tot. Proposed Sq Ft = 622 Sq ft.



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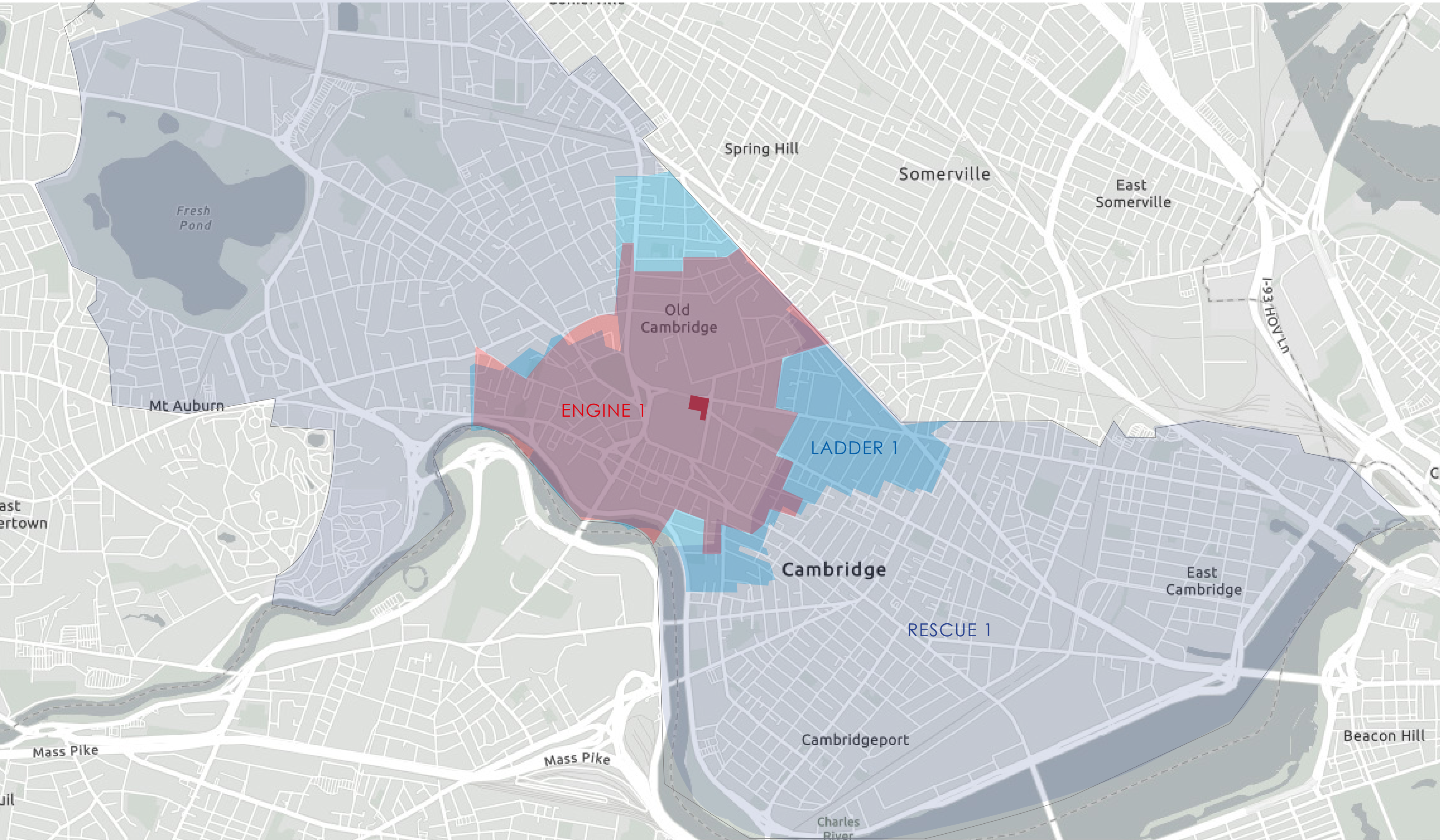
Data Center Location

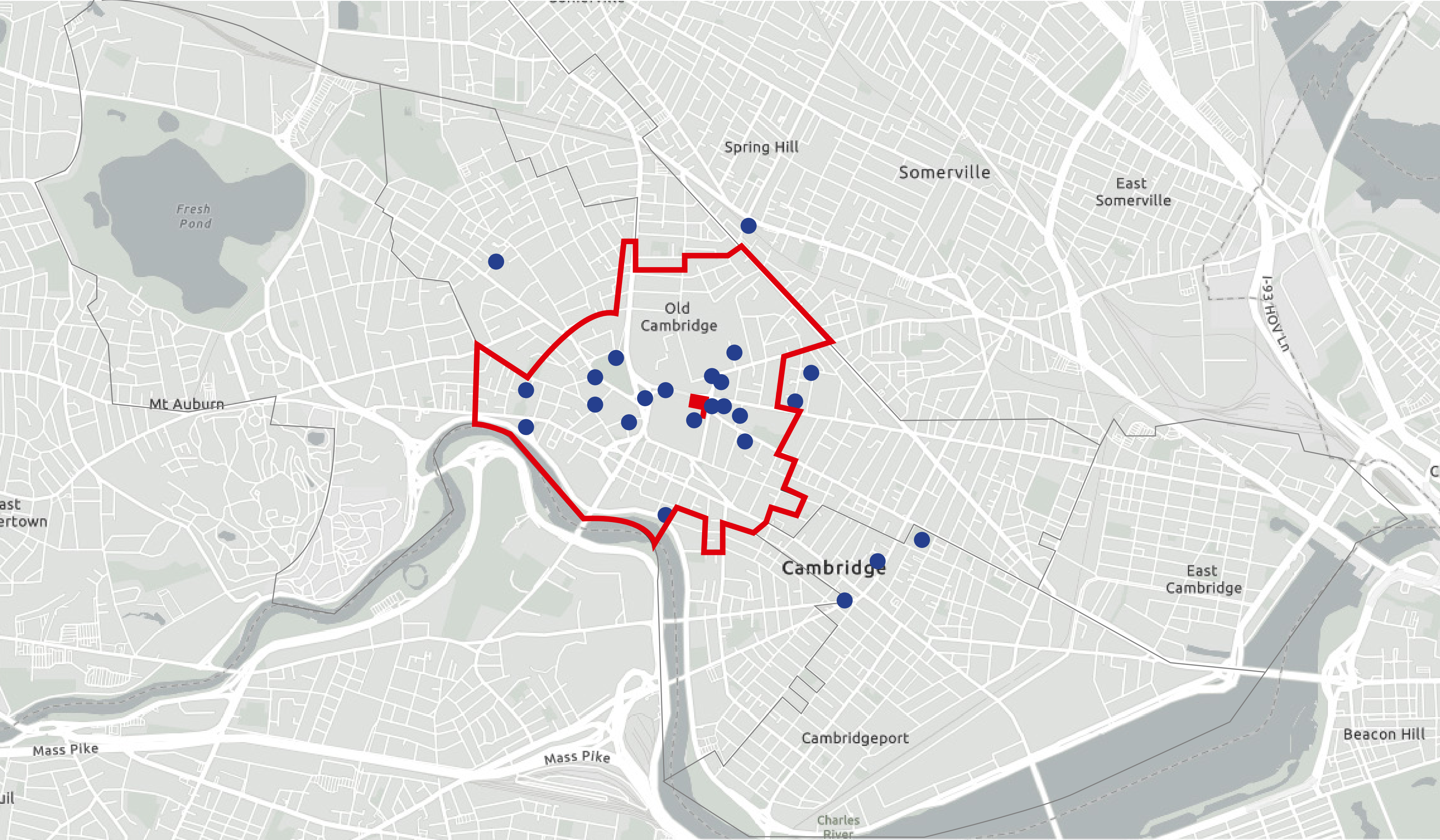




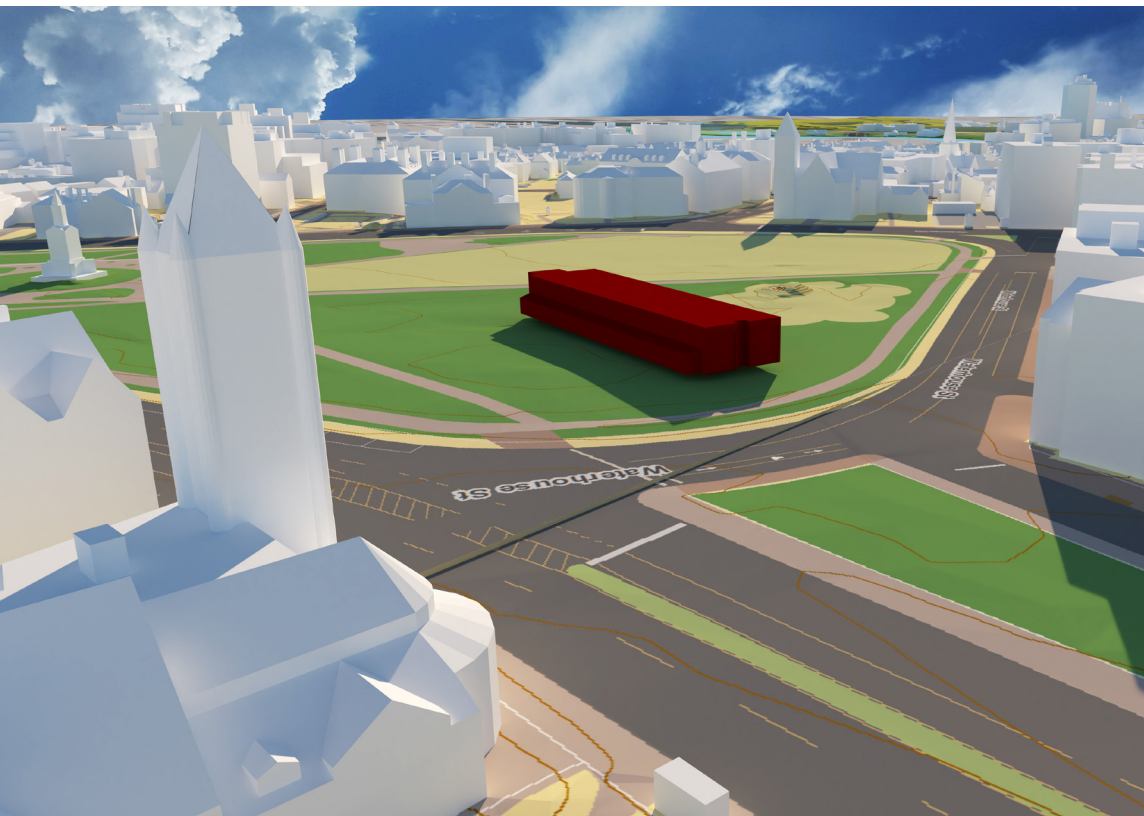
1 vT-Annex Operating Room - Data Center Enlarged Room Layout
 1/2" = 1'-0"

Temporary Facility

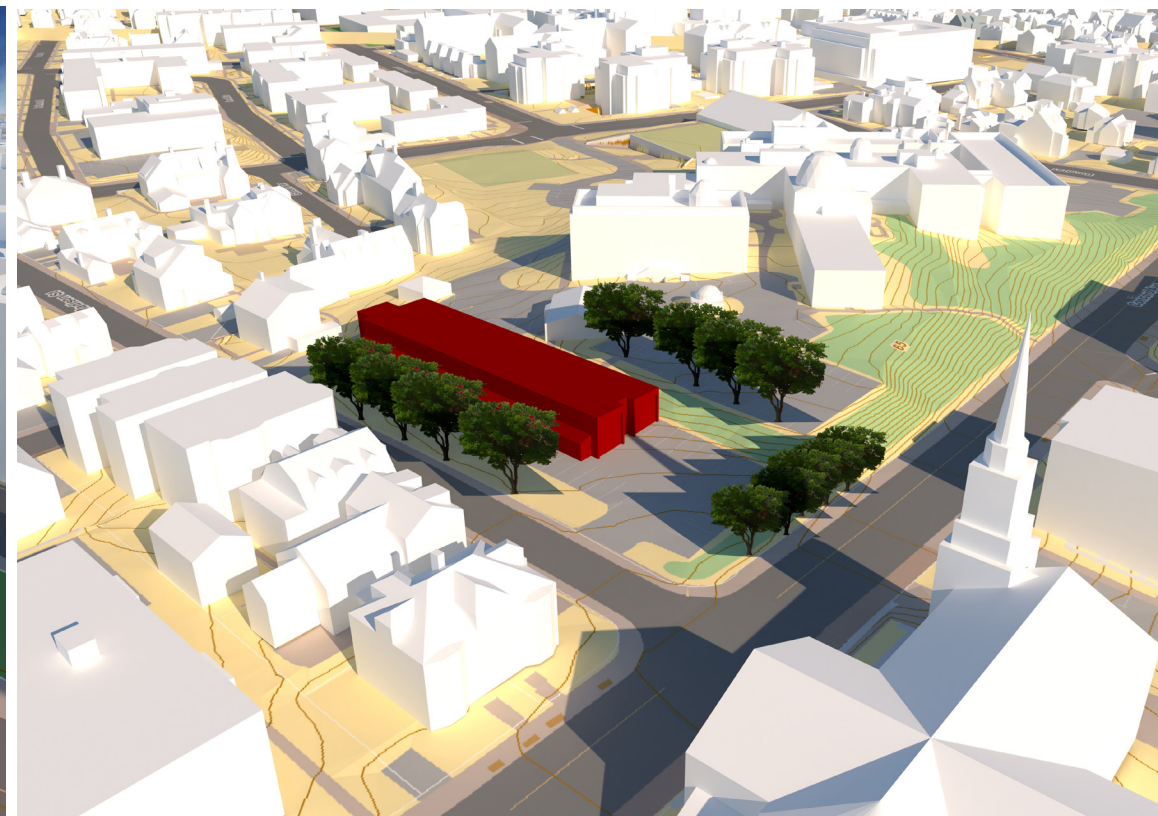




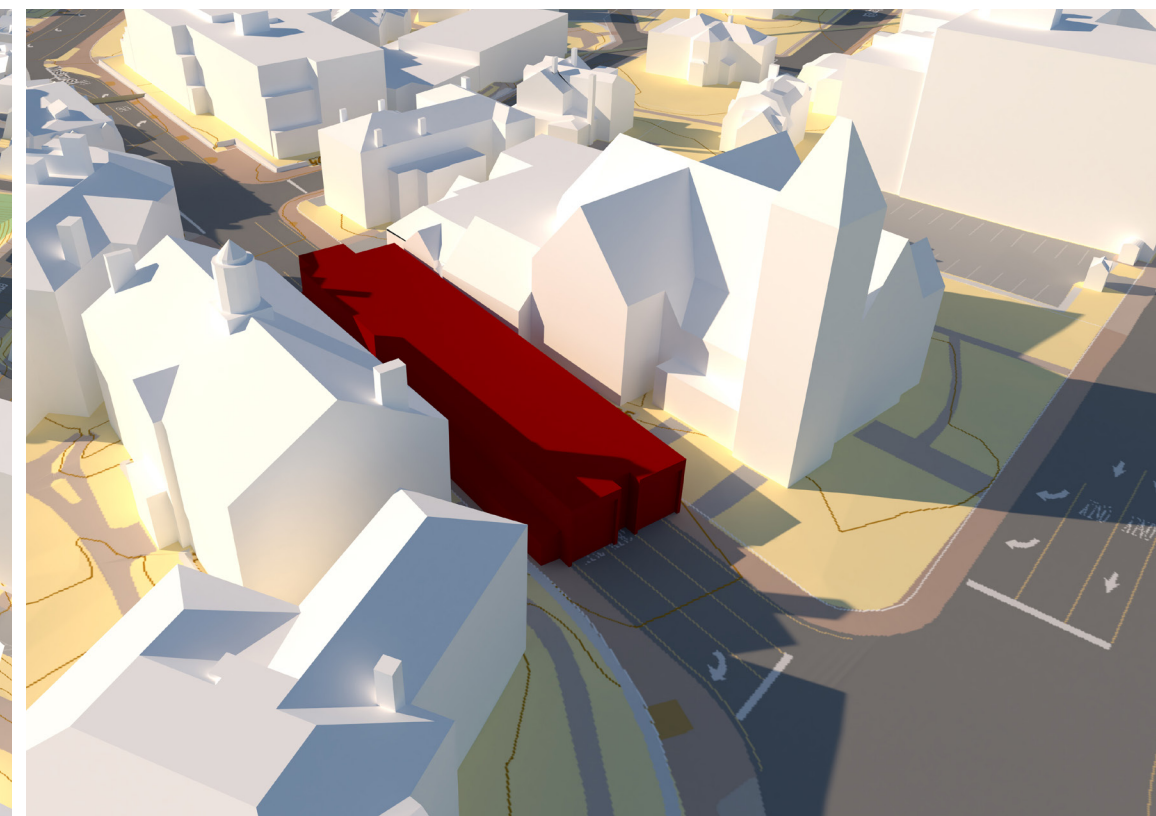




Cambridge Common
Public Park



Observatory Hill
Harvard Property



Mason Street
Public Street



443.65'

N/F HARVARD COMMUNITY HEALTH 140-70

LOT AREA 24,433 S.F.

280,258 S.F. (6.434 ACRES)

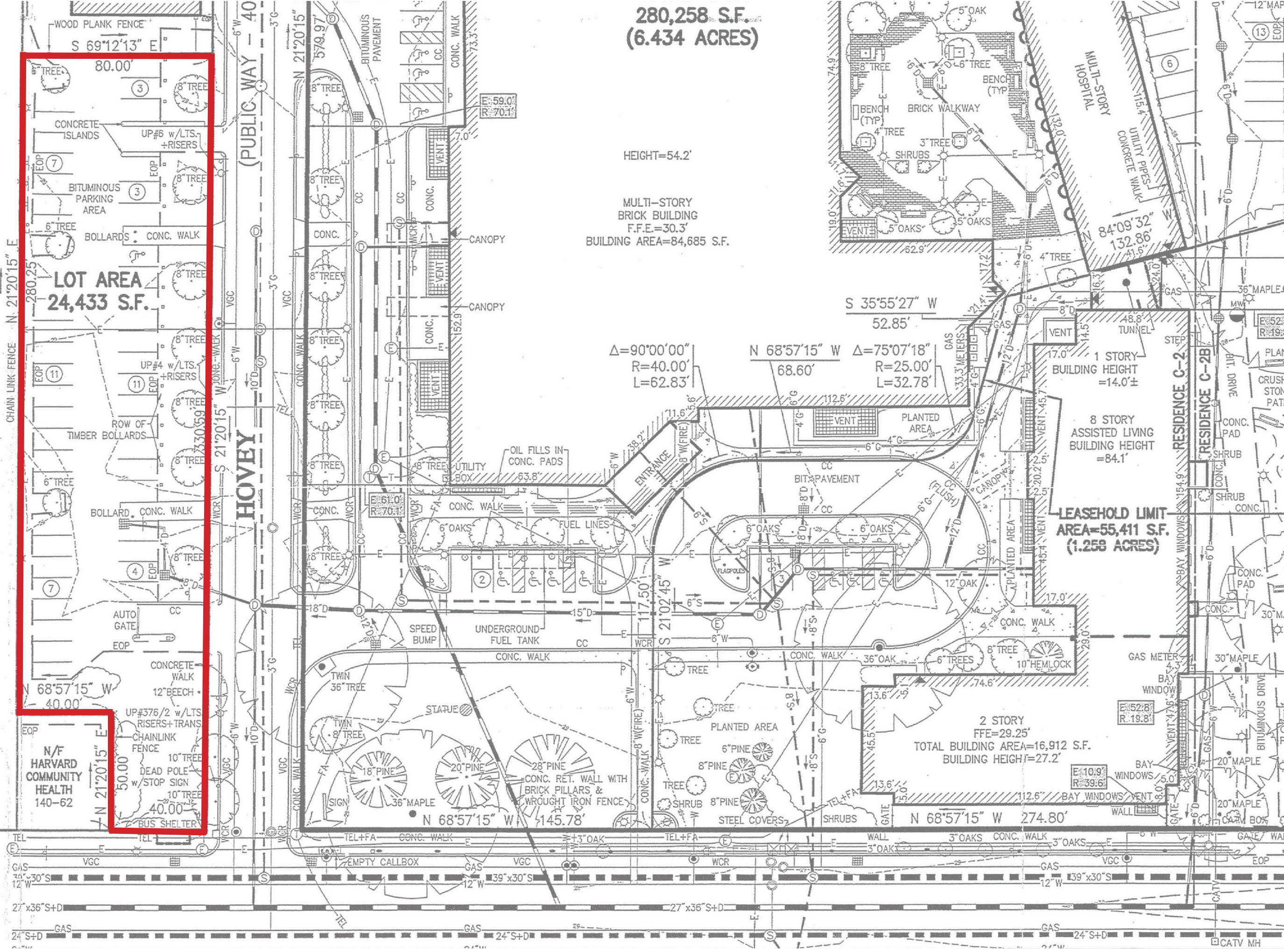
HEIGHT=54.2'

MULTI-STORY BRICK BUILDING F.F.E.=30.3' BUILDING AREA=84,685 S.F.

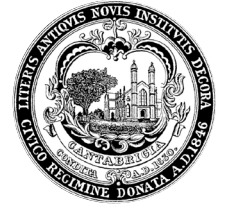
8 STORY ASSISTED LIVING BUILDING HEIGHT =84.1'

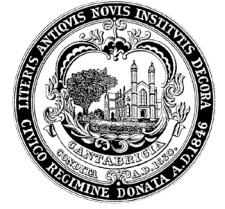
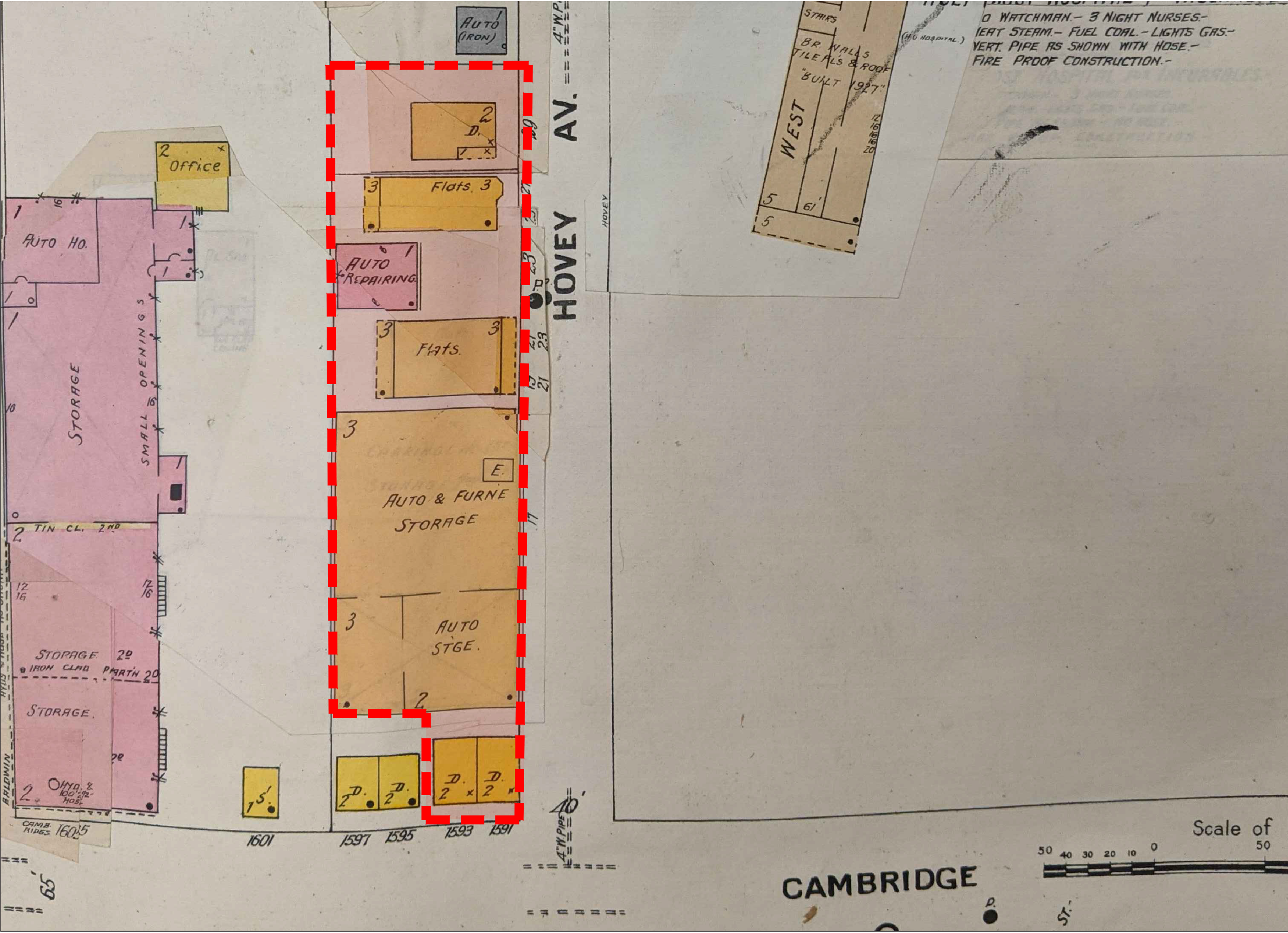
LEASEHOLD LIMIT AREA=55,411 S.F. (1.258 ACRES)

2 STORY FFE=29.25' TOTAL BUILDING AREA=16,912 S.F. BUILDING HEIGHT=27.2'



Best Location for Temporary Facility @ Hovey Avenue





280,258 S.F.
(6.434 ACRES)

HEIGHT=54.2'

MULTI-STORY
BRICK BUILDING
F.F.E.=30.3'
BUILDING AREA=84,685 S.F.

LEASEHOLD LIMIT
AREA=55,411 S.F.
(1.258 ACRES)

2 STORY
FFE=29.25'
TOTAL BUILDING AREA=16,912 S.F.
BUILDING HEIGHT=27.2'

Existing trees

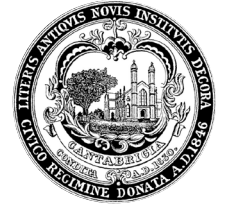
10	22	18" Linden
23	21	
24	20	
25		
26	19	
27	18	17" Linden
28	17	
29		
30	16	
31	15	17" Linden
32	14	
33	13	
34	12	
35	11	16" Linden
36	10	
37	9	
38	8	15" Linden
39	7	
40	6	
41	5	15" Linden
42	4	
43	3	
44	2	
45	1	15" Linden
46		
47		
48		

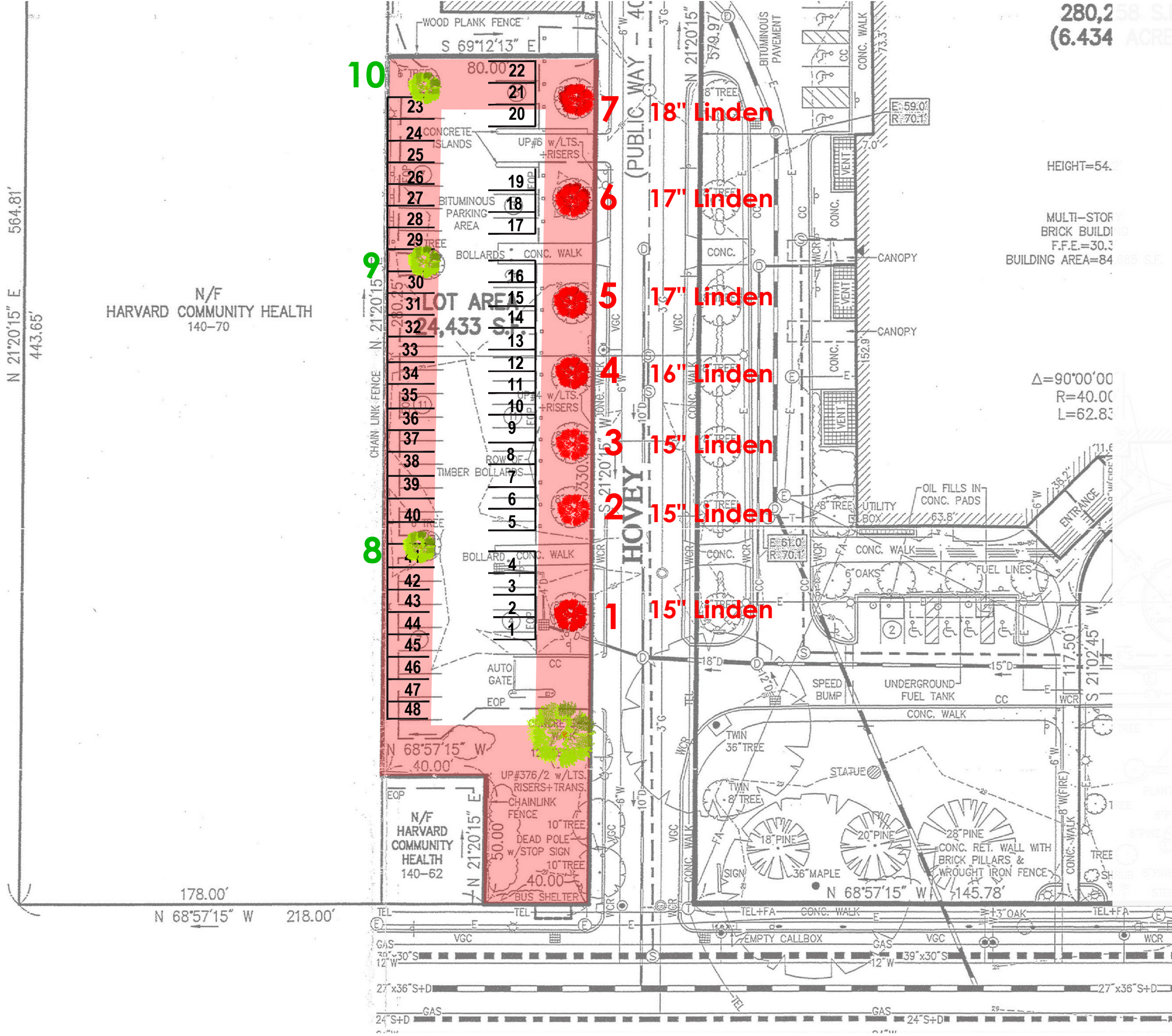
13.8" Honey Locust

N/F
HARVARD COMMUNITY HEALTH
140-70

12" Honey Locust

N/F
HARVARD COMMUNITY HEALTH
140-62





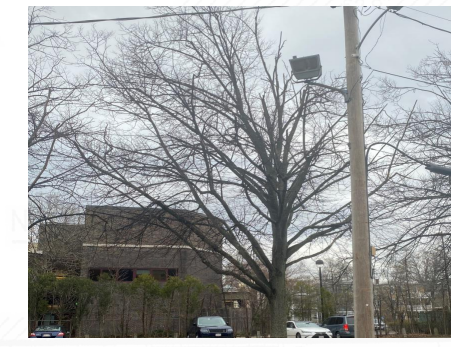
TREE 1: 15" Linden



TREE 2: 15" Linden



TREE 3: 15" Linden



TREE 4: 16" Linden



TREE 5: 17" Linden



TREE 6: 17" Linden



TREE 7: 18" Linden



Trees to keep
Trees to remove



1 15" Linden: Canopy has significant dieback.
Removal is recommended



2 15" Linden: Canopy has significant dieback.
Removal is recommended



3 15" Linden: Canopy has significant dieback.
Removal is recommended



4 16" Linden: Canopy has significant dieback.
Removal is recommended



5 17" Linden: Canopy has significant dieback.
Removal is recommended



6 17" Linden: Canopy has significant dieback.
Removal is recommended



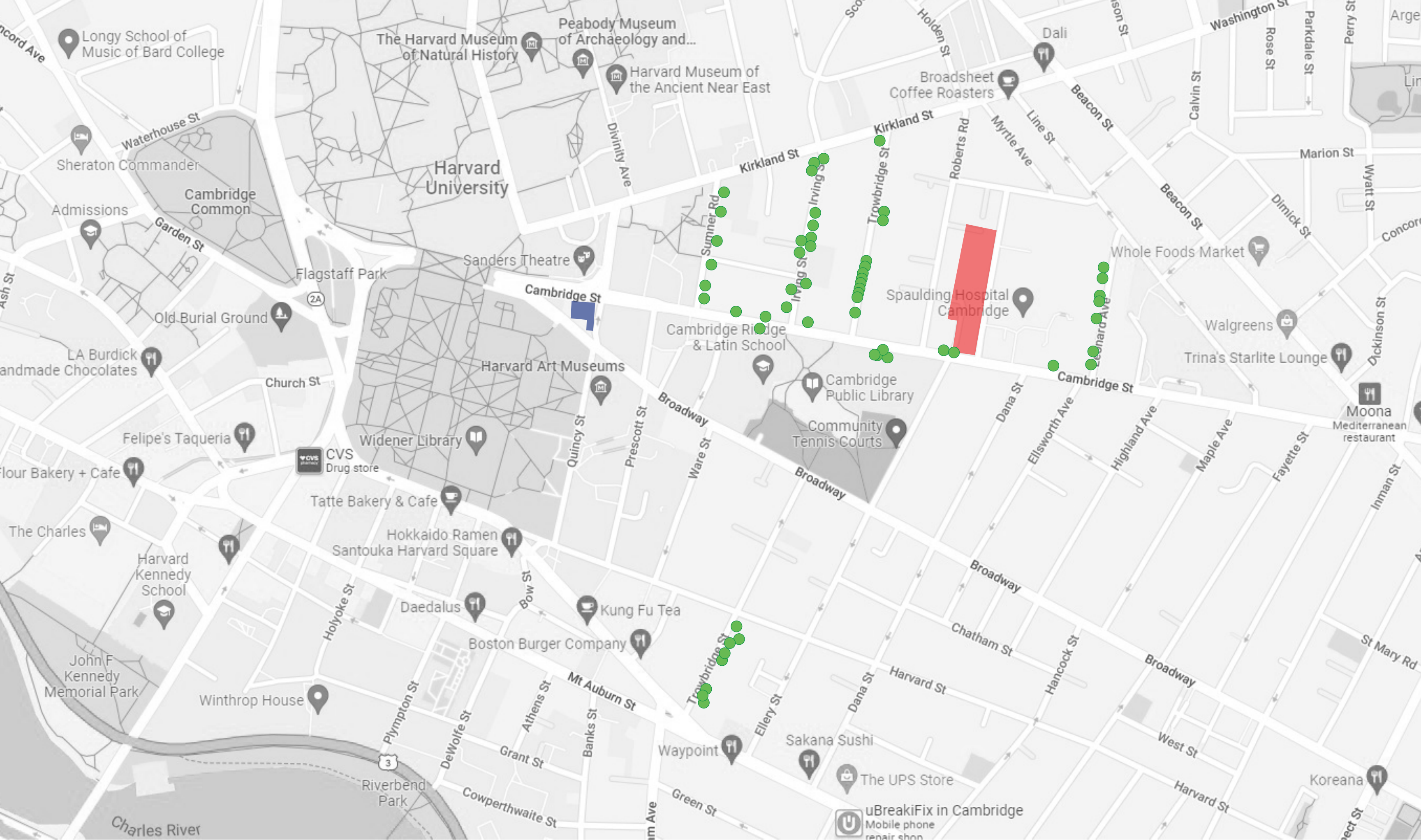
7 18" Linden: Some dieback observed within canopy.
Pruning is recommended.

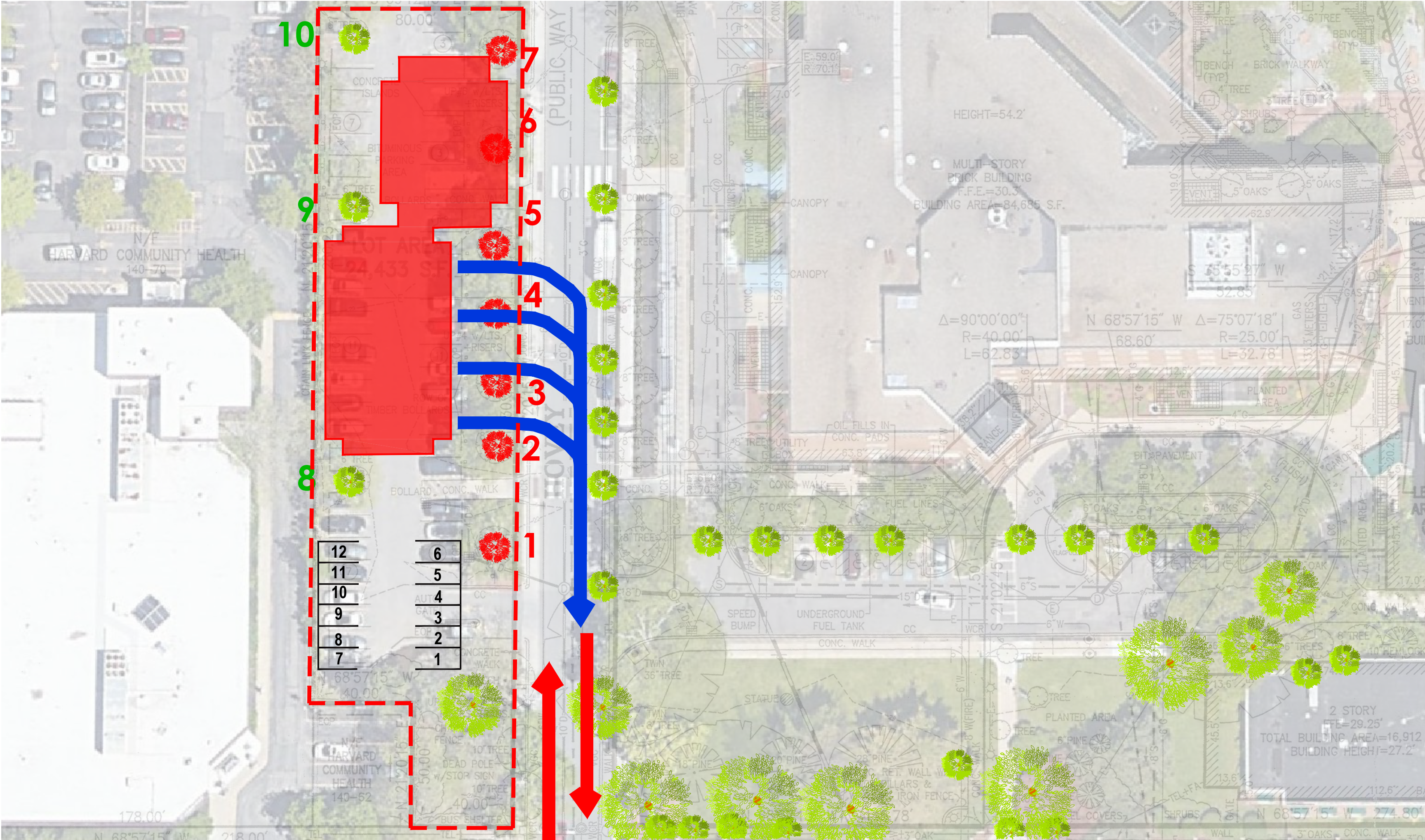
Tree #7 is a low risk private property & public right of way due to some deadwood present within the canopy. Pruning is a viable option at this time for this tree. However, it appears that this tree is in a slow decline as well.

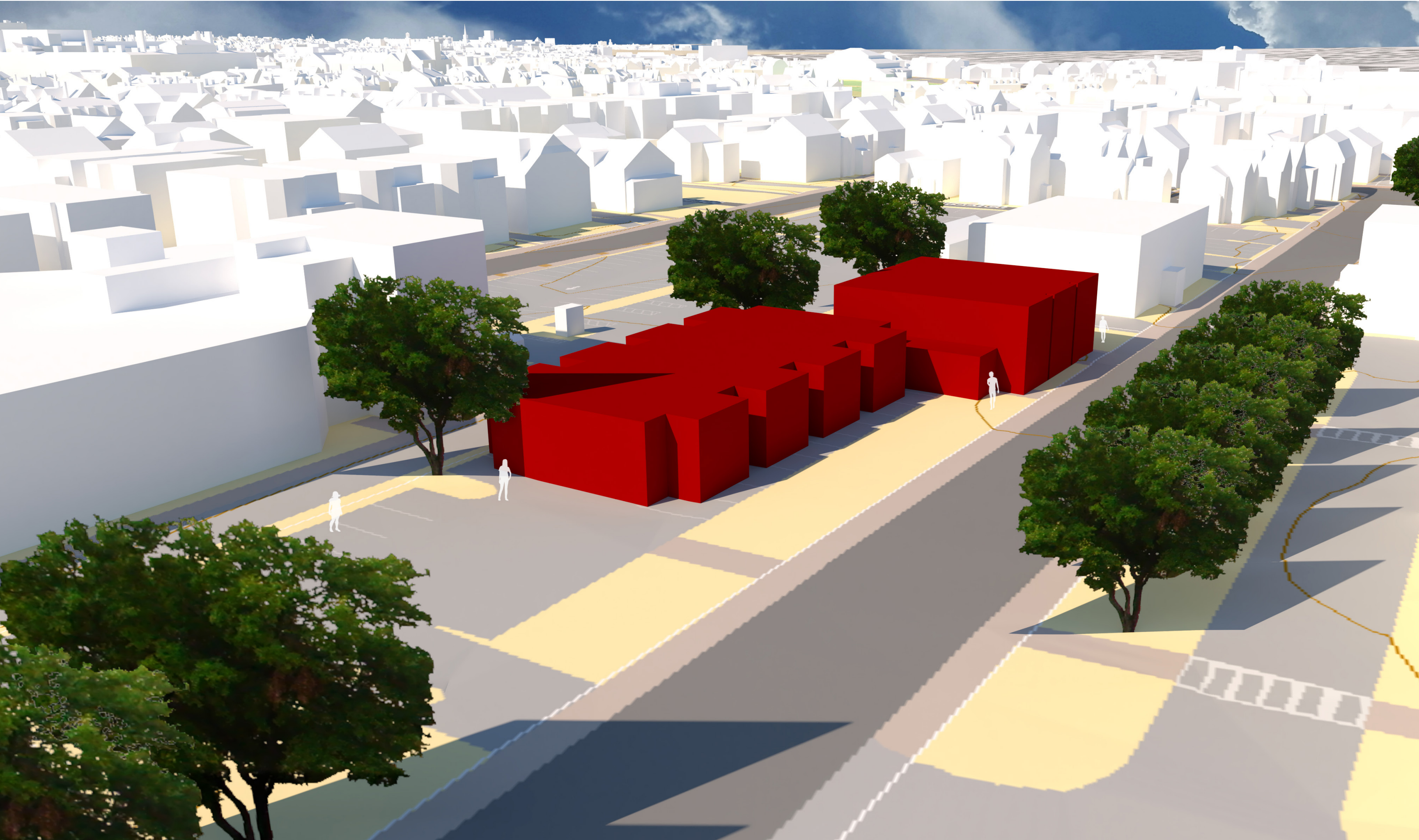
Trees # 1-6 would fall under the Dead or Dangerous category and would not be subject to mitigation. Tree #7 if removed would be subject to mitigation.

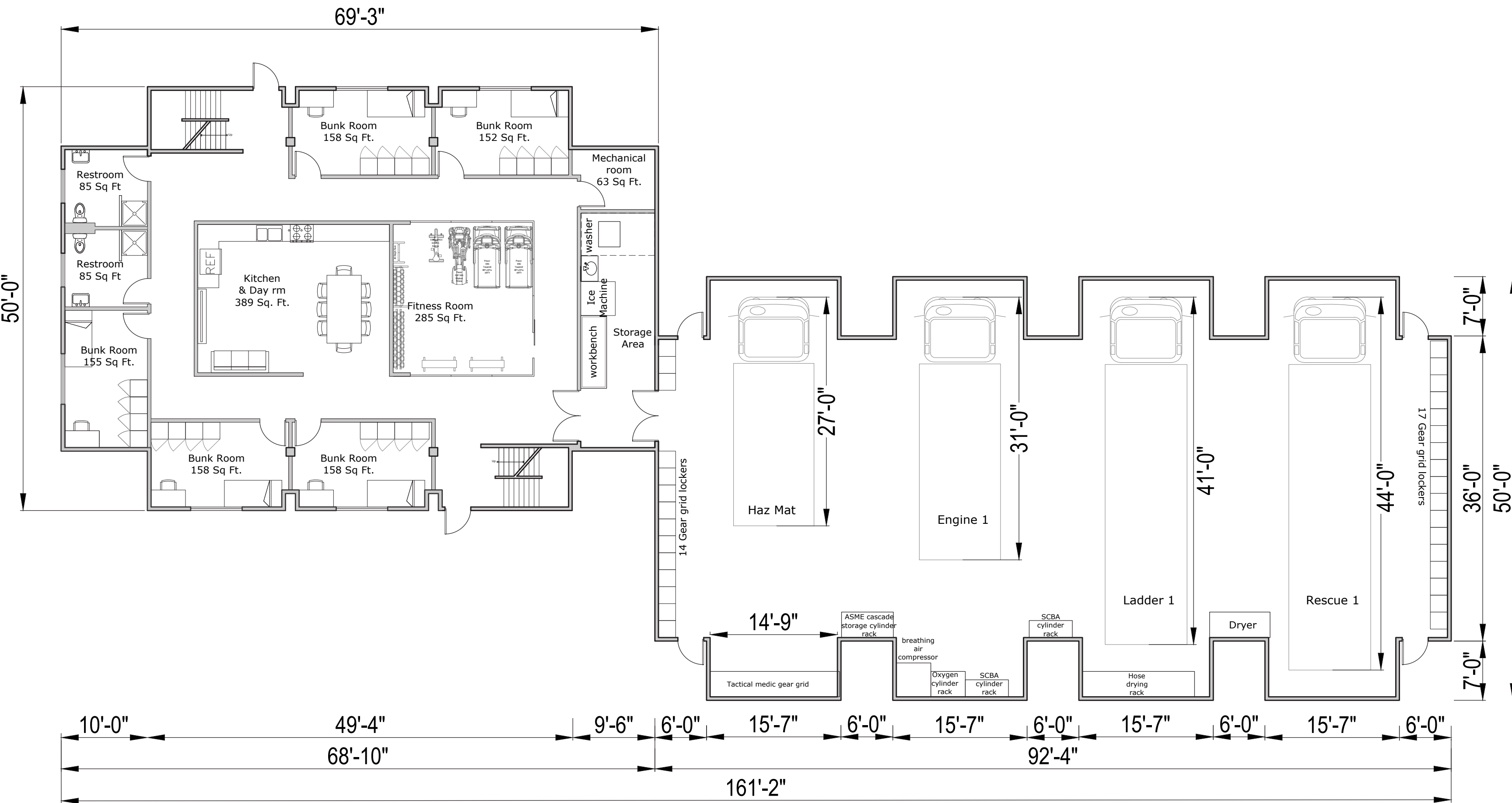
Tree Protection Ordinance

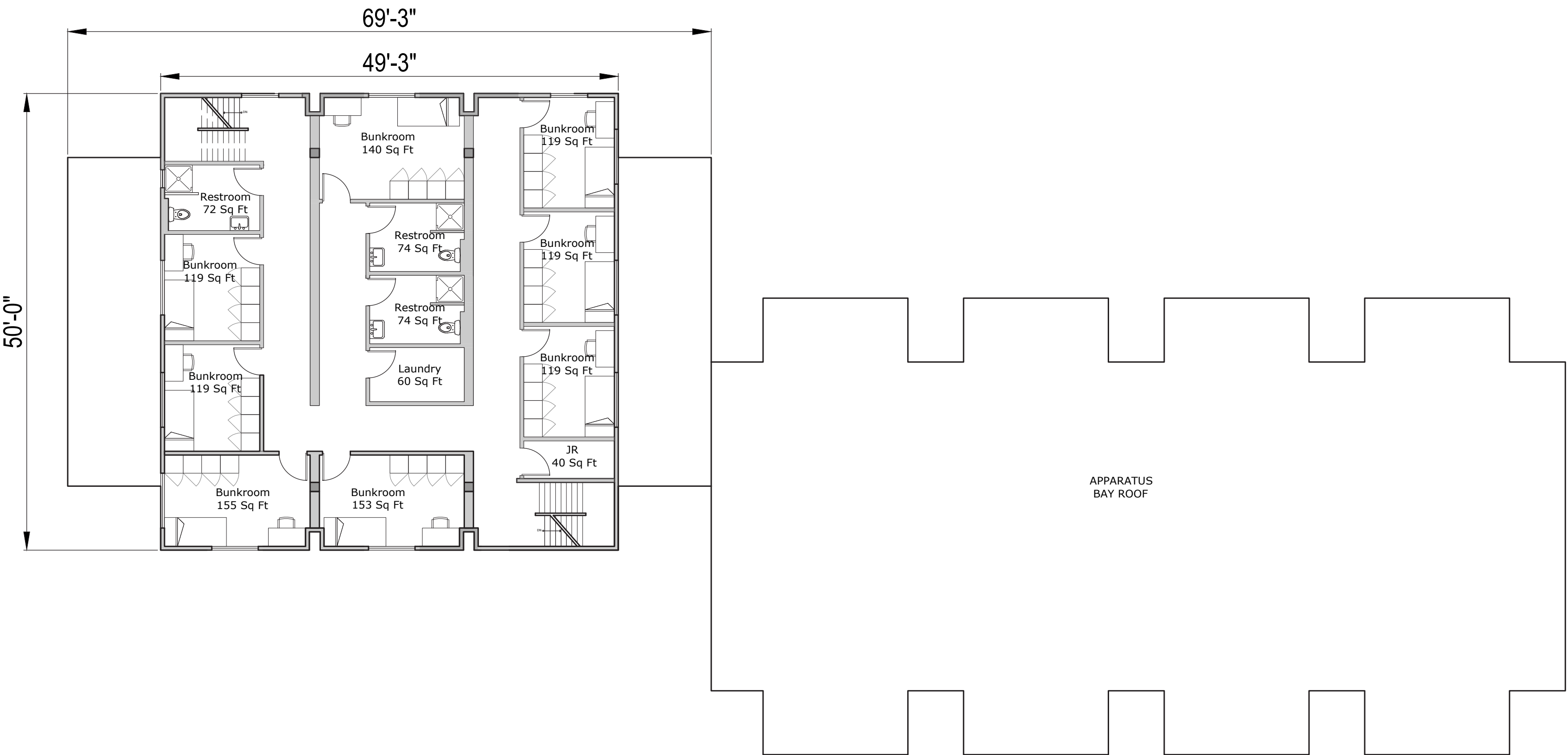
- Money generated from the tree replacement fund must be used for the purpose of buying, planting and maintaining trees in the city.
- Current formula for payment into the fund is based on the average cost of a 2 inch caliper tree multiplied by a factor of 4 for installation, maintenance, and potential replacement over a five-year period plus additional maintenance costs associated with watering and pruning.
 - The cost will be \$850/inch
- Total cost for the replacement of 113" caliper will be : \$ +/- 96,050













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Sample Temporary Facility





Regulatory Review

- DPW - Engineering/ Urban Forestry

Public Process :

- Mid Cambridge Conservation District
- Board of Zoning Appeal
- Pole and Conduit Commission



Project Schedule

Temporary Facility

- Temporary Facility Design Summer 2022
- Construction Manager on Board Summer 2022
- Temporary Facility Install Summer 2023

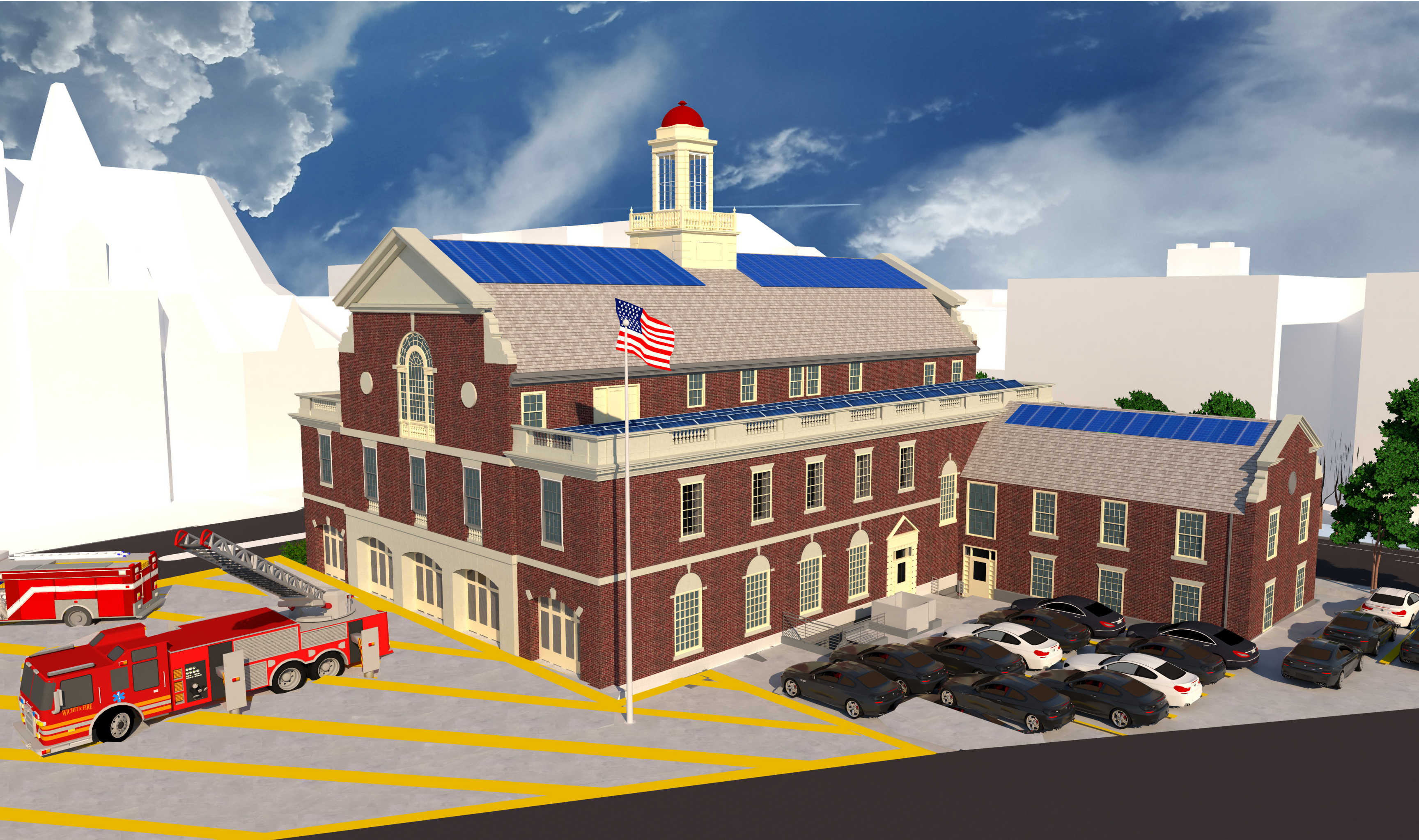
Data Center

- Data Center Design Autumn 2022
- Construction Start Spring 2023
- Data Center Operational Winter 2023

Main Fire Headquarters

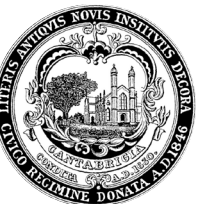
- Main Building Construction Start Winter 2023
- Main Building Construction Finish Winter 2025





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21st Century Net Zero Facility Renovation



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