

40 SULLIVAN COURTHOUSE RENOVATION
THORNDIKE

BULK & MASS REDUCTION

DESIGN CHANGES

- FACADE TREATMENT
- ENTRY & LANDSCAPE ON SPRING STREET



PLANNING BOARD SUBMITTAL: REVISED PROPOSAL



EXISTING BUILDING

EXISTING VIEW FROM THIRD STREET & SPRING STREET



PROPOSAL TO PLANNING BOARD NOVEMBER 2013

EXISTING VIEW FROM THIRD STREET & SPRING STREET



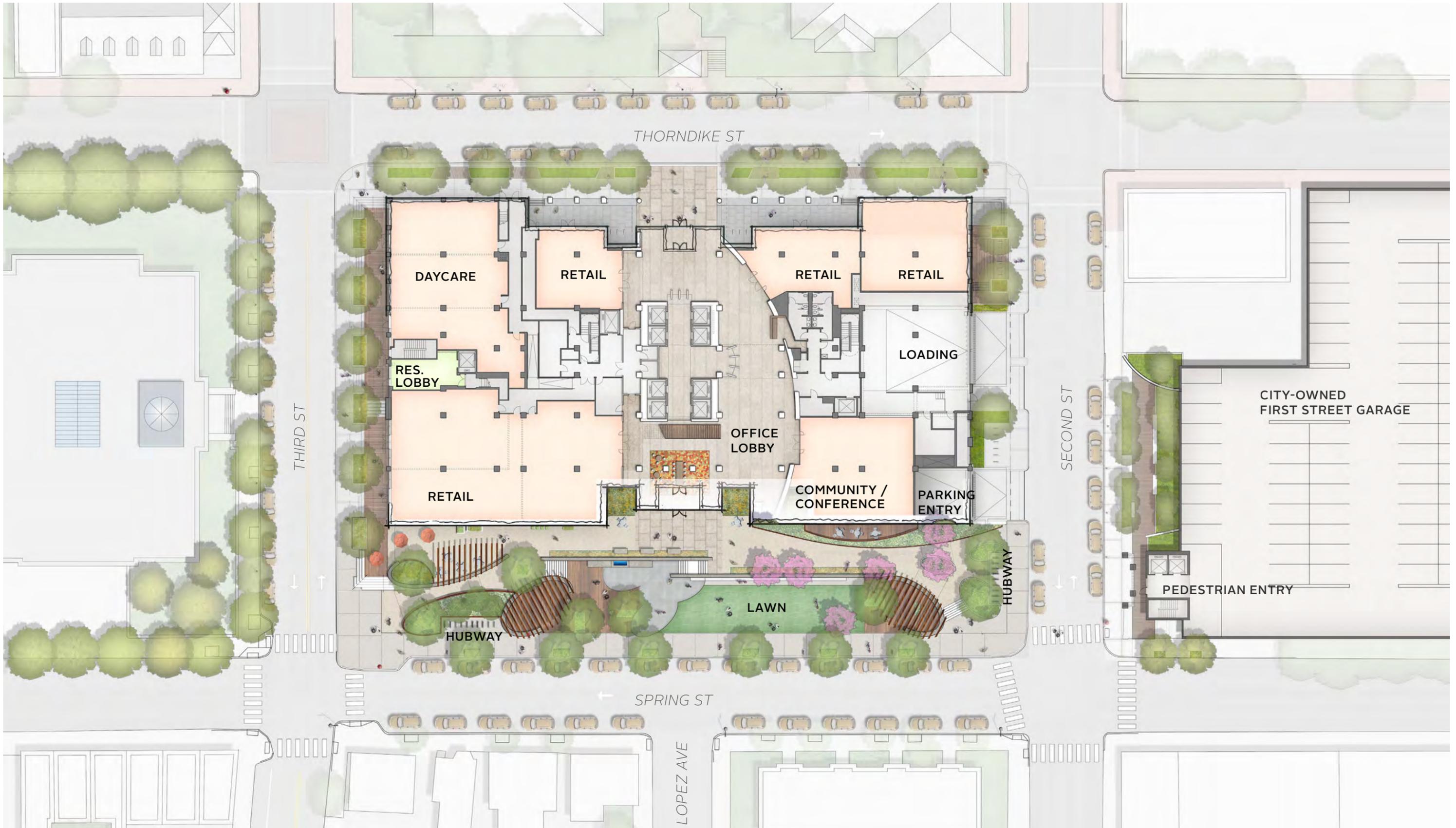
REVISED PROPOSAL JULY 2014

EXISTING VIEW FROM THIRD STREET & SPRING STREET

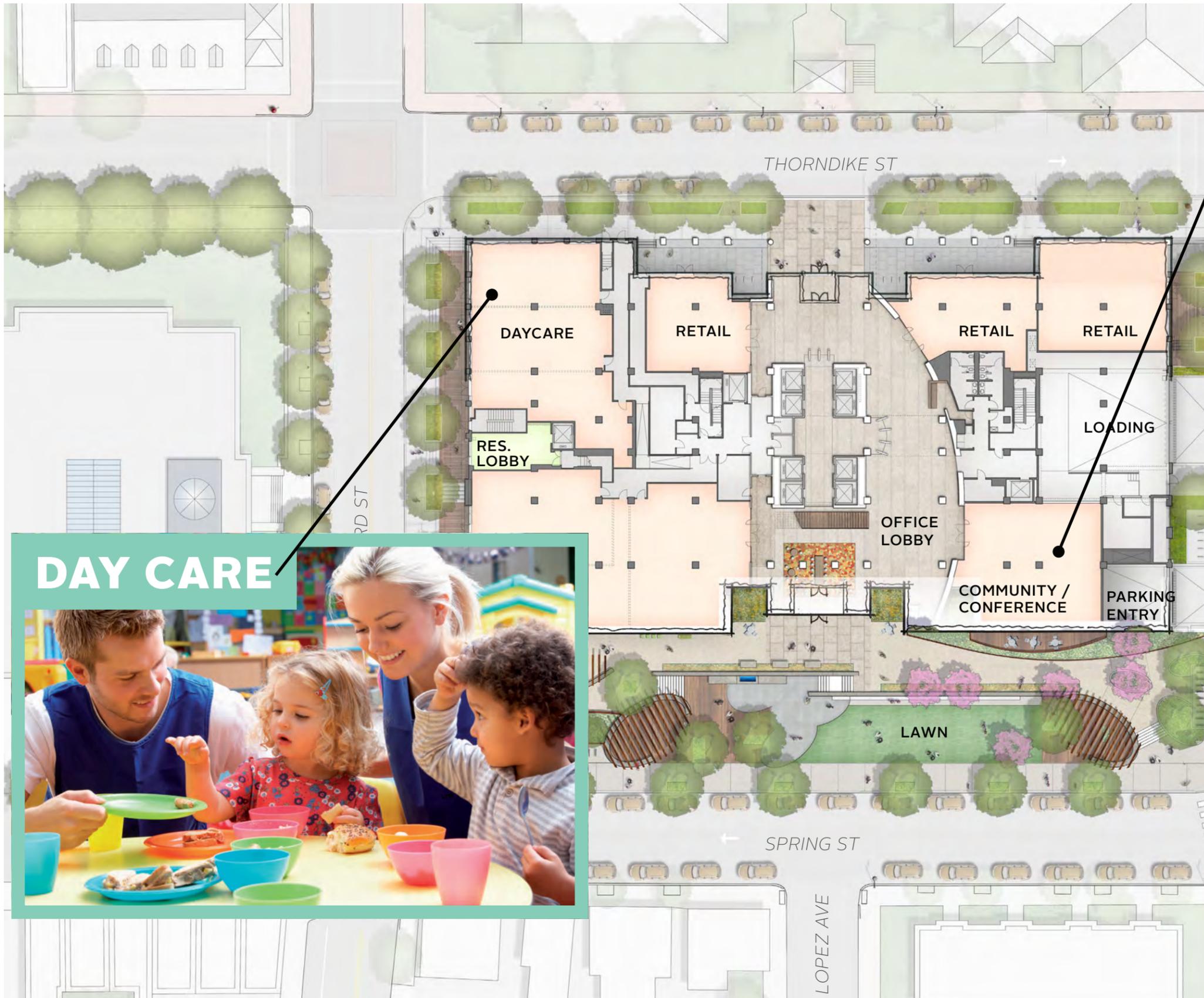


CONTEXT PLAN





LANDSCAPE AND GROUND FLOOR PLAN



**DAYTIME USE:
SIMILAR TO
MICROSOFT NERD
CENTER**



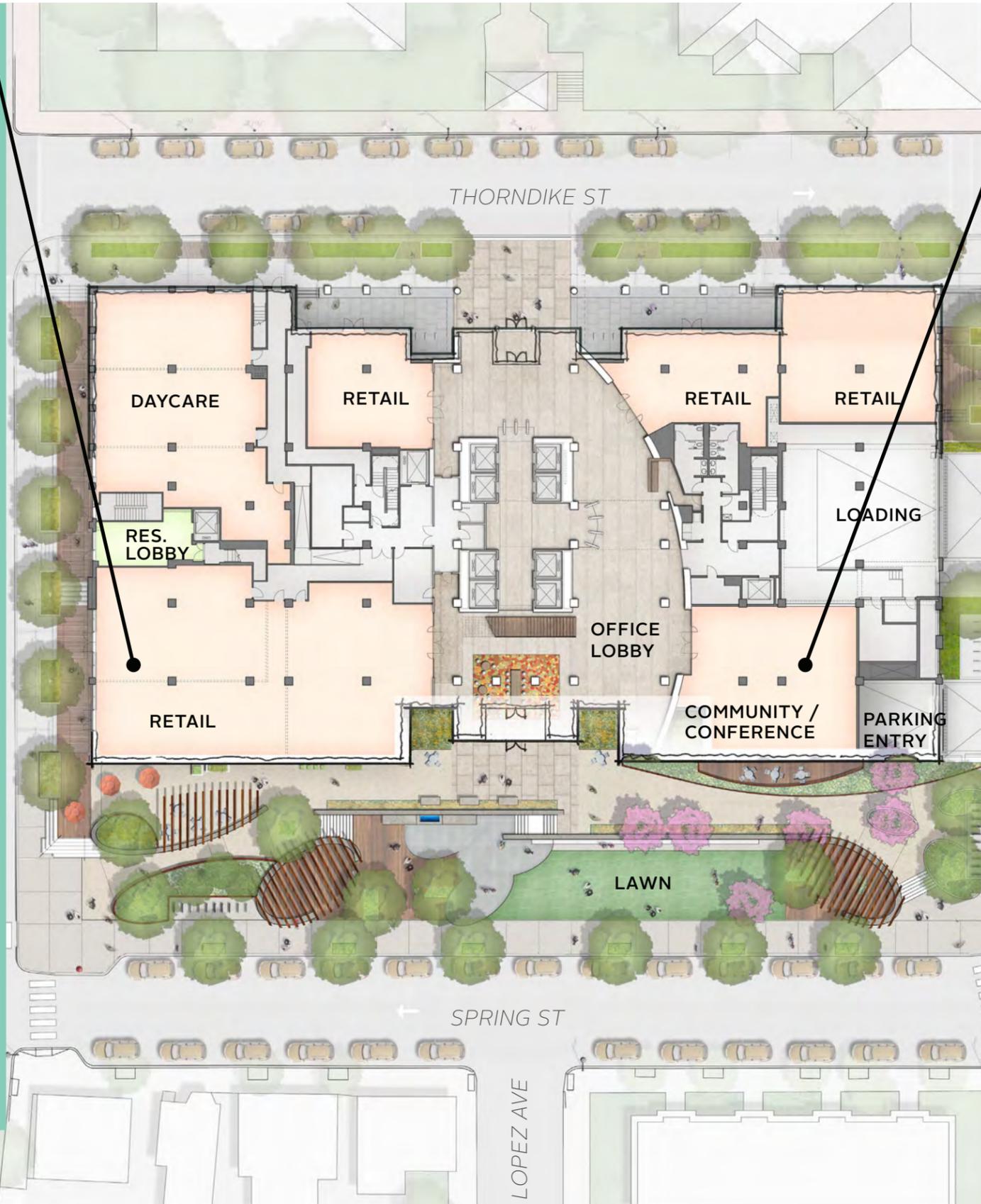
DAY CARE



SOURCE FOR PHOTOS:
[HTTP://BLOG.MICROSOFTCAMBRIDGE.COM](http://blog.microsoftcambridge.com)

GROUND FLOOR USES

RESTAURANT

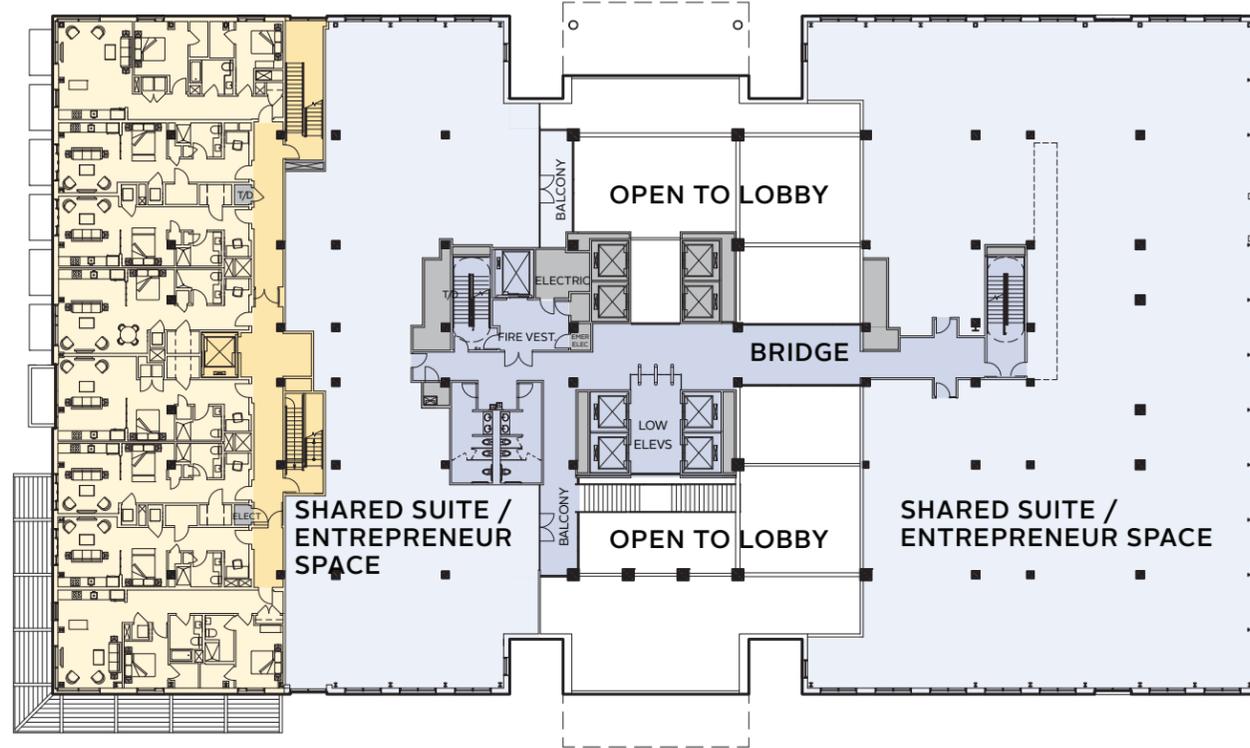


EVENING USES:
COMMUNITY MEETINGS
YOGA
MOVIES
SENIOR ACTIVITIES



GROUND FLOOR USES

RESIDENTIAL



SYMBOL KEY

- RETAIL COMMON AREAS
- RETAIL TENANT
- OFFICE COMMON AREAS
- OFFICE TENANT
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL APARTMENT
- PARKING / LOADING
- MECHANICAL

SECOND FLOOR USES





EXISTING VIEW FROM THIRD STREET & SPRING STREET

NONCONFORMING STRUCTURES (SECTION 8.20)

...such a permit shall be granted only if the permit granting authority specified below finds that such change, extension, or alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming use. (Section 8.22.2)

EXTERIOR ALTERATIONS PURSUANT TO SECTION 8.22

- 1. REMOVE TOP TWO FLOORS**
- 2. CREATE GROUND FLOOR ENTRANCES AROUND BUILDING BASE**
- 3. CREATE NEW GARDEN AND ENTRANCE AT SPRING STREET**
- 4. REPLACE EXISTING FACADE**
- 5. CREATE ARCADE ENTRANCE ALONG THORNDIKE STREET**
- 6. CREATE NEW GARAGE ENTRY FOR AUTOMOBILES AND BICYCLES**

WIND MITIGATION:

- ① PROJECTIONS AT TOP AND BOTTOM OF TOWER

LOCALIZED WIND MITIGATION:

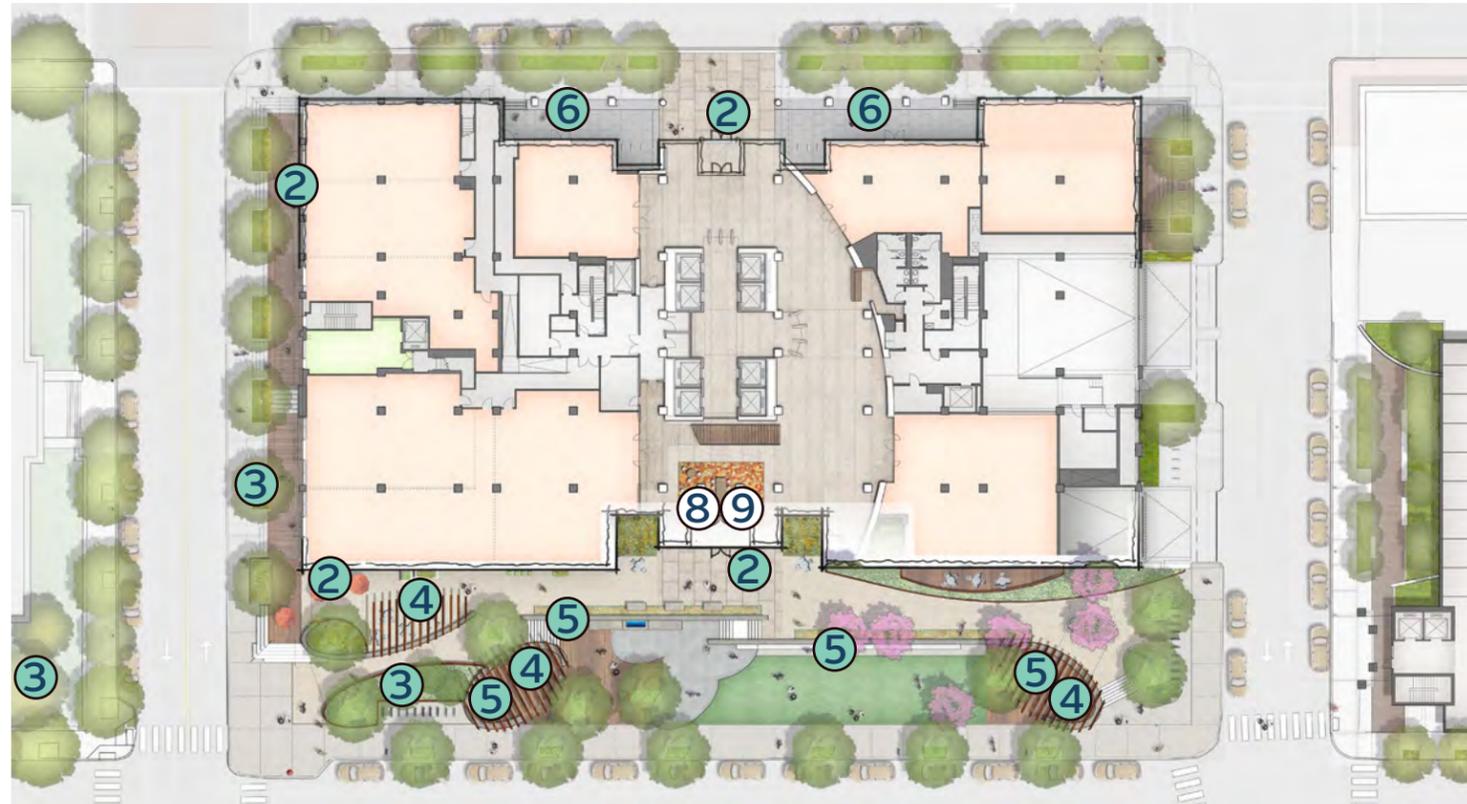
- ② PEDESTRIAN CANOPIES
- ③ MARSECENT TREES
- ④ TRELIS
- ⑤ LANDSCAPING WALLS
- ⑥ ARCADE

LIGHT MITIGATION:

- ⑦ TERRA COTTA FRAME (REDUCED GLAZING)
- ⑧ LESS GLASS AT OFFICE LOBBY
- ⑨ WINDOW FRAMES AND METAL PROJECTIONS PROVIDE BAFFLES

GLARE MITIGATION:

- ⑩ TERRA COTTA FRAME (REDUCED REFLECTIVE SURFACES)



WIND, LIGHT, AND GLARE MITIGATION



FORMER AND CURRENT PROPOSAL – SOUTH ELEVATION



VIEWS OF PROJECT

40 THORNDIKE



FORMER AND CURRENT PROPOSAL – FULL BUILDING VIEW FROM THIRD STREET & SPRING STREET



FORMER AND CURRENT PROPOSAL – PEDESTRIAN VIEW FROM THIRD STREET & SPRING STREET



FORMER AND CURRENT PROPOSAL – PEDESTRIAN VIEW FROM CAMBRIDGE AND THIRD



FORMER AND CURRENT PROPOSAL – VIEW FROM LONGFELLOW BRIDGE

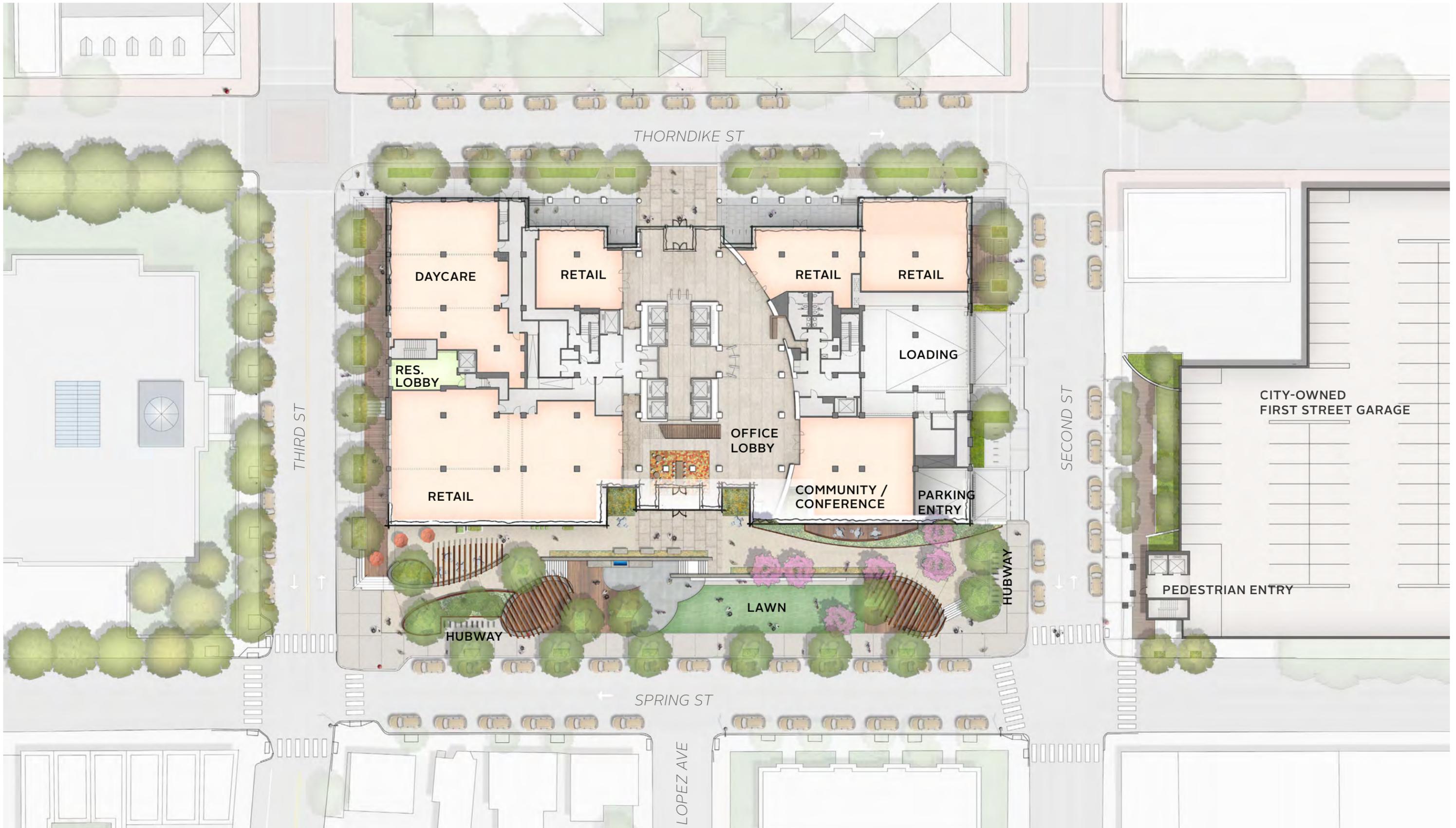


FORMER AND CURRENT PROPOSAL – THIRD STREET VIEW FROM KENDALL SQUARE



LANDSCAPE UPDATES

40 THORNDIKE

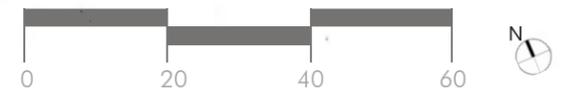


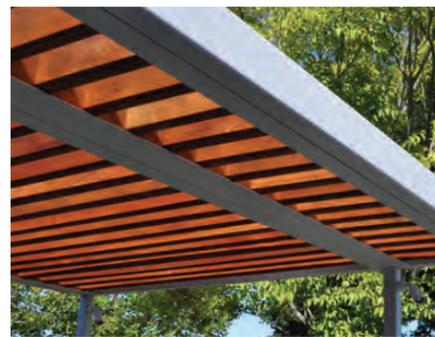
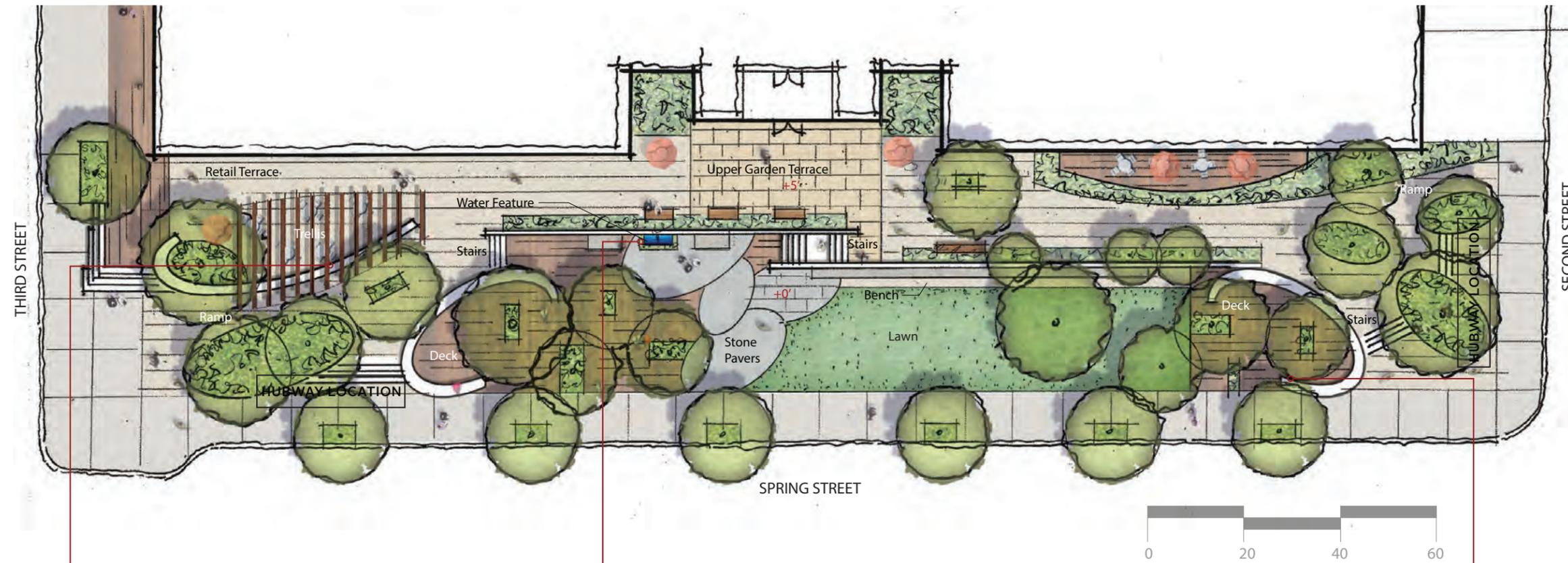
LANDSCAPE AND GROUND FLOOR PLAN





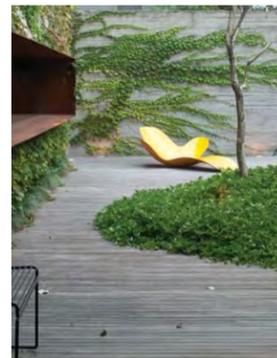
SPRING STREET TERRACE DESIGN - APRIL 2014



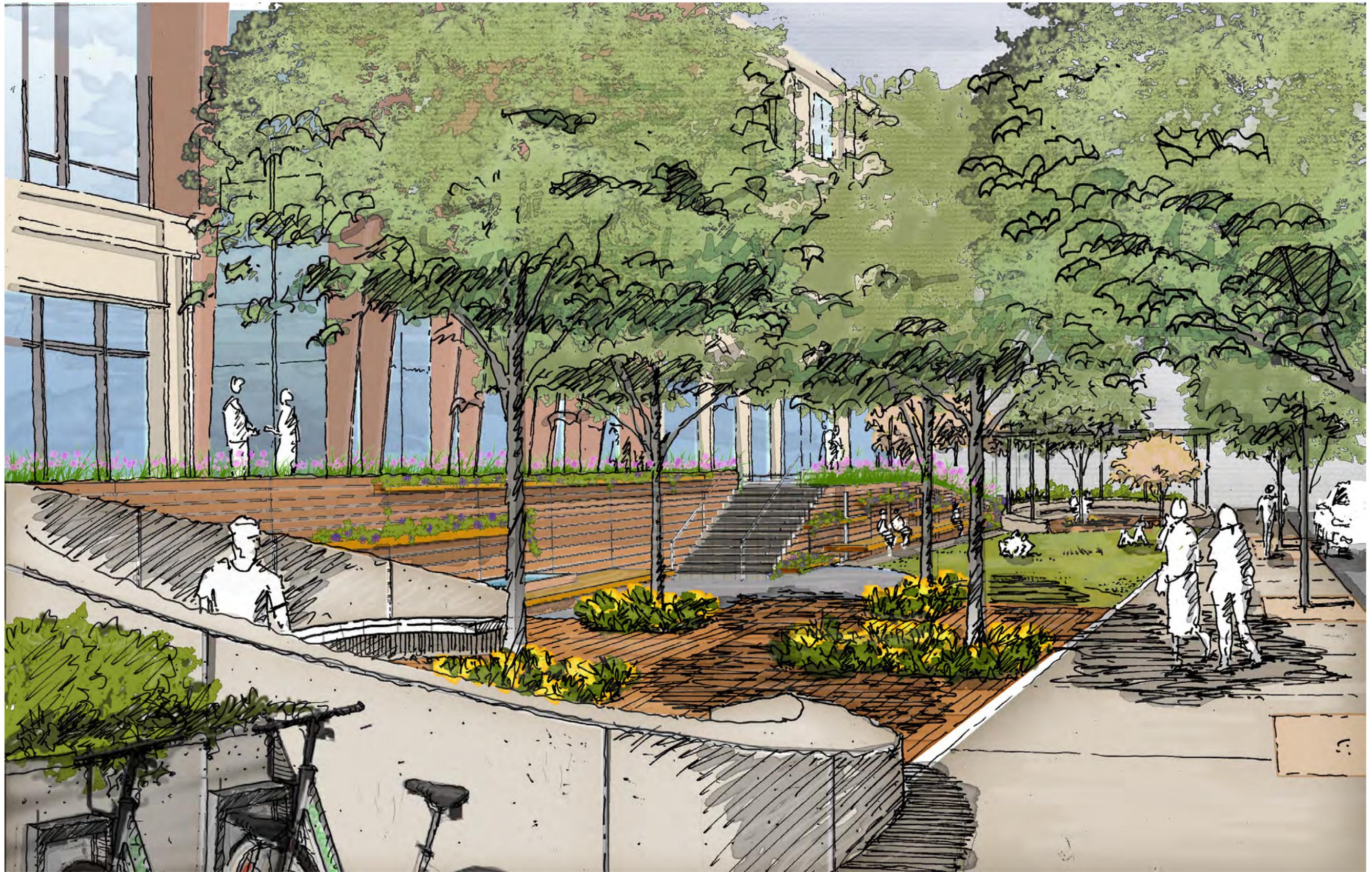


SPRING STREET TERRACE DESIGN - URBAN GARDEN CONCEPT

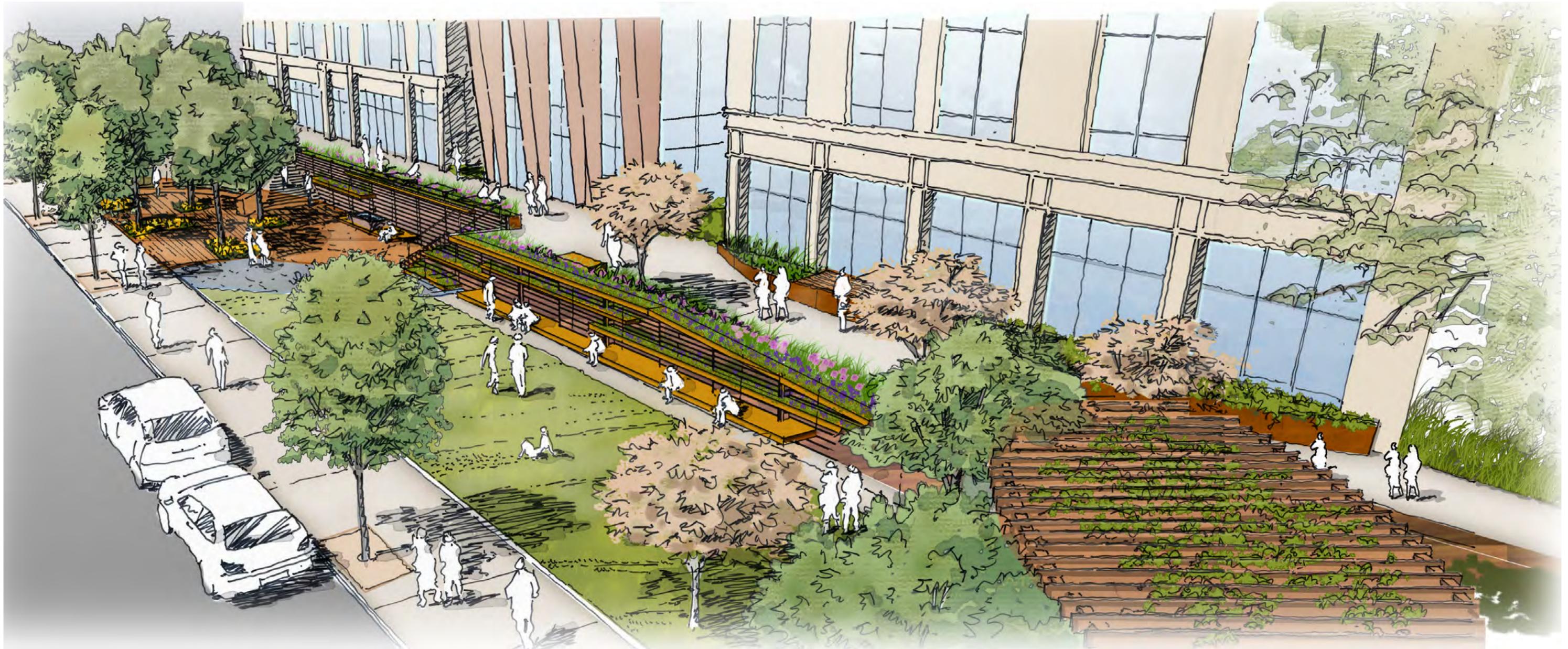




URBAN GARDEN CONCEPT SECTION



SPRING STREET TERRACE VIEW LOOKING EAST



SPRING STREET TERRACE AERIAL VIEW LOOKING EAST