EXISTING SITE CONDITIONS: SMITH PLACE / MOONEY STREET

SMITH PLACE LOOKING NORTH

CORNER OF SMITH AND MOONEY LOOKING NORTH

MOONEY STREET LOOKING EAST

127 SMITH PLACE

CORNER OF SMITH PLACE & 13-15 MOONEY STREET

MOONEY STREET LOOKING WEST
EXISTING SITE CONDITIONS: MOONEY STREET

MOONEY STREET LOOKING SOUTH

30 MOONEY STREET LOOKING SOUTH

13 MOONEY STREET LOOKING NORTH

50 MOONEY STREET LOOKING SOUTH EAST

45-67 MOONEY STREET LOOKING NORTH

50 MOONEY STREET LOOKING SOUTH EAST
PLANNING GOALS & RECOMMENDATIONS

- RESILIENCY
- AMENITY USES / LOW BARRIER-TO-ENTRY JOBS
- PUBLIC INFRASTRUCTURE
- STREETSCAPE / UTILITIES
- BRIDGE CONNECTION
Flood Elevation Legend (feet-CCB):

2070 100 YR SLR/SS = 22.4’
FEMA 500 YR = 22.4’
2070 10 YR SLR/SS = 22.0’
2070 100 YR PRECIP = 20.6’
2030 100 YR PRECIP = 20.6’
RESILIENCY: ENVISION RAISED PLINTH

Alewife Subdistricts

Quadrangle: Raised Plinth
Find a systemic solution to the impacts of climate change by aligning with the preparedness planning process

- Build to an elevation of 4’ or over for the first habitable floor level, which reduces flood risk from 2070 SLR/SS
RESILIENCY: FLOOD STORAGE / STORMWATER

FFE = 11.0
(22.64 CCB)

1. Foundations - designed to be structurally stable in flood conditions.
2. Flood Storage Area - allows natural passage of flood water below structure through open grates along northern building perimeter. Increased flood storage for present and future conditions (in excess of projected 2070 10-year flood elevation).
3. Stormwater detention - precast concrete chambers designed to provide attenuation to reduce peak runoff rates
4. Building Flood Protection Measures - building first floors set above the projected 2070 100-year (SLR/SS) flood elevation (project will strive to exceed the City of Cambridge recommendations).

2070 100 YR SLR/SS = 22.4’
FEMA 500 YR = 22.4’
2070 10 YR SLR/SS = 22.0’
2070 100 YR PRECIP = 20.6’
2030 100 YR PRECIP = 20.6’
ENVISION CAMBRIDGE: AMENITIES
MOONEY STREET: PRECEDENTS (COMPLETE STREET / PLAZA – WOONERF STREET)
CLEAR HEIGHT FROM TOP OF TRACKS TO LOWEST CHORD 20'8"
PUBLIC INFRASTRUCTURE / BRIDGE: ELEVATOR ACCESS
PUBLIC INFRASTRUCTURE / BRIDGE
ON BRIDGE LOOKING SOUTH
PUBLIC INFRASTRUCTURE / BRIDGE
SLOPED WALKWAY LOOKING WEST
**AOD: CURRENT ZONING HEIGHTS**

### CURRENT AOD-1

<table>
<thead>
<tr>
<th>FAR</th>
<th>PROPOSED AOD-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 1.5 (ALL USES)</td>
<td>• 1.5 (ALL USES)</td>
</tr>
<tr>
<td>• 1.75 (WITH PUBLIC IMPROVEMENTS, E.G. BRIDGE)</td>
<td>• 1.75 (WITH PUBLIC IMPROVEMENTS, E.G. BRIDGE)</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>HEIGHT</th>
<th>PROPOSED AOD-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 55’ NON-RESIDENTIAL USES</td>
<td>• 55’ NON-RESIDENTIAL USES</td>
</tr>
<tr>
<td>• 65’ RESIDENTIAL OR LOCAL GOVERNMENT</td>
<td>• 65’ RESIDENTIAL OR LOCAL GOVERNMENT</td>
</tr>
<tr>
<td>• UP TO 80’ – RESIDENTIAL WITH ADDL FAR FOR PUBLIC IMPROVEMENTS</td>
<td>• UP TO 80’ – RESIDENTIAL WITH ADDL FAR FOR PUBLIC IMPROVEMENTS</td>
</tr>
<tr>
<td>• HEIGHT BUFFERS FROM RESIDENTIAL AND OPEN SPACE DISTRICT</td>
<td>• HEIGHT BUFFERS FROM RESIDENTIAL AND OPEN SPACE DISTRICT</td>
</tr>
<tr>
<td>• UP TO 85’ – NON-RESIDENTIAL USE WITH ADDITIONAL FAR FOR PUBLIC IMPROVEMENTS, CRITERIA FOR GROUND FLOORS, AND FLOOD RESILIENCE</td>
<td>• UP TO 85’ – NON-RESIDENTIAL USE WITH ADDITIONAL FAR FOR PUBLIC IMPROVEMENTS, CRITERIA FOR GROUND FLOORS, AND FLOOD RESILIENCE</td>
</tr>
<tr>
<td>• MAINTAIN HEIGHT BUFFERS FROM RESIDENTIAL AND OPEN SPACE DISTRICT</td>
<td>• MAINTAIN HEIGHT BUFFERS FROM RESIDENTIAL AND OPEN SPACE DISTRICT</td>
</tr>
</tbody>
</table>
BUILDING SECTION: TYPICAL SECTION LAB / OFFICE-AS OF RIGHT

- **Building Section**
  - Typical Section Lab / Office
  - As of Right

- **Key Dimensions**
  - **11'-4'' Ceiling Height**
  - **9'-4'' Ceilings**
  - **13'-4'' Floor-to-Floor (FL-FL)**
  - **15'-0'' Floor-to-Floor (FL-FL)**
  - **FFE=11.0 (22.64 CCB)**

- **Building E**
  - Elevation height taken from street level

- **Floor Levels**
  - EL +11 (2070)
  - EL +7 (Existing Grade)

**AOD-1**
ALEWIFE CAMBRIDGE, MA
BUILDING SECTION: TYPICAL SECTION LAB / OFFICE - PROPOSED

BUILDING E

16' FL-FL
15' FL-FL
15' FL-FL
24' FL-FL
FFE=11.0 (22.64 CCB)

ELEVATION HEIGHT TAKEN FROM STREET LEVEL
PROJECT OVERVIEW: PROGRAM DISTRIBUTION

AOD - 1
ALEWIFE CAMBRIDGE, MA

AR
1 LEVEL PARKING

C
RESIDENTIAL
7 LEVELS
PARKING

D
OFFICE / LAB

E
OFFICE / LAB
1 LEVEL PARKING
BELOW

F
OFFICE / LAB
1 LEVEL PARKING
BELOW

RESIDENTIAL ZONE

BRIDGE CONNECTION

COMMERCIAL ZONE

MOONEY STREET

FAWCETT STREET EXTENSION

SETBACK 45 FT HEIGHT LIMIT
SETBACK 35 FT HEIGHT LIMIT
NO BUILD 25 FT
NO BUILD 25 FT

Oct 22 2019