

AOD-1

ALEWIFE

**PLANNING BOARD MEETING
CITY OF CAMBRIDGE**



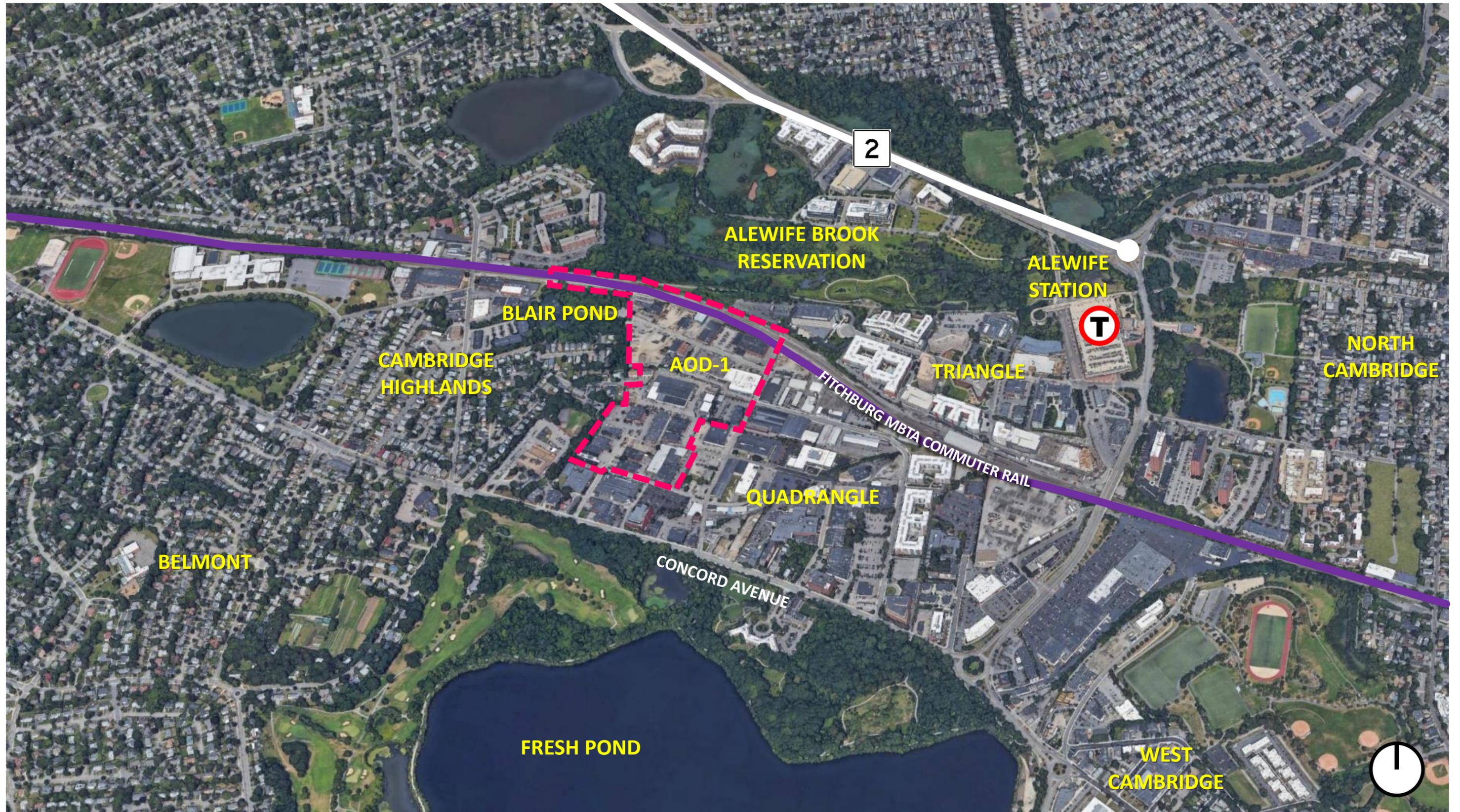
Cabot, Cabot & Forbes

SASAKI

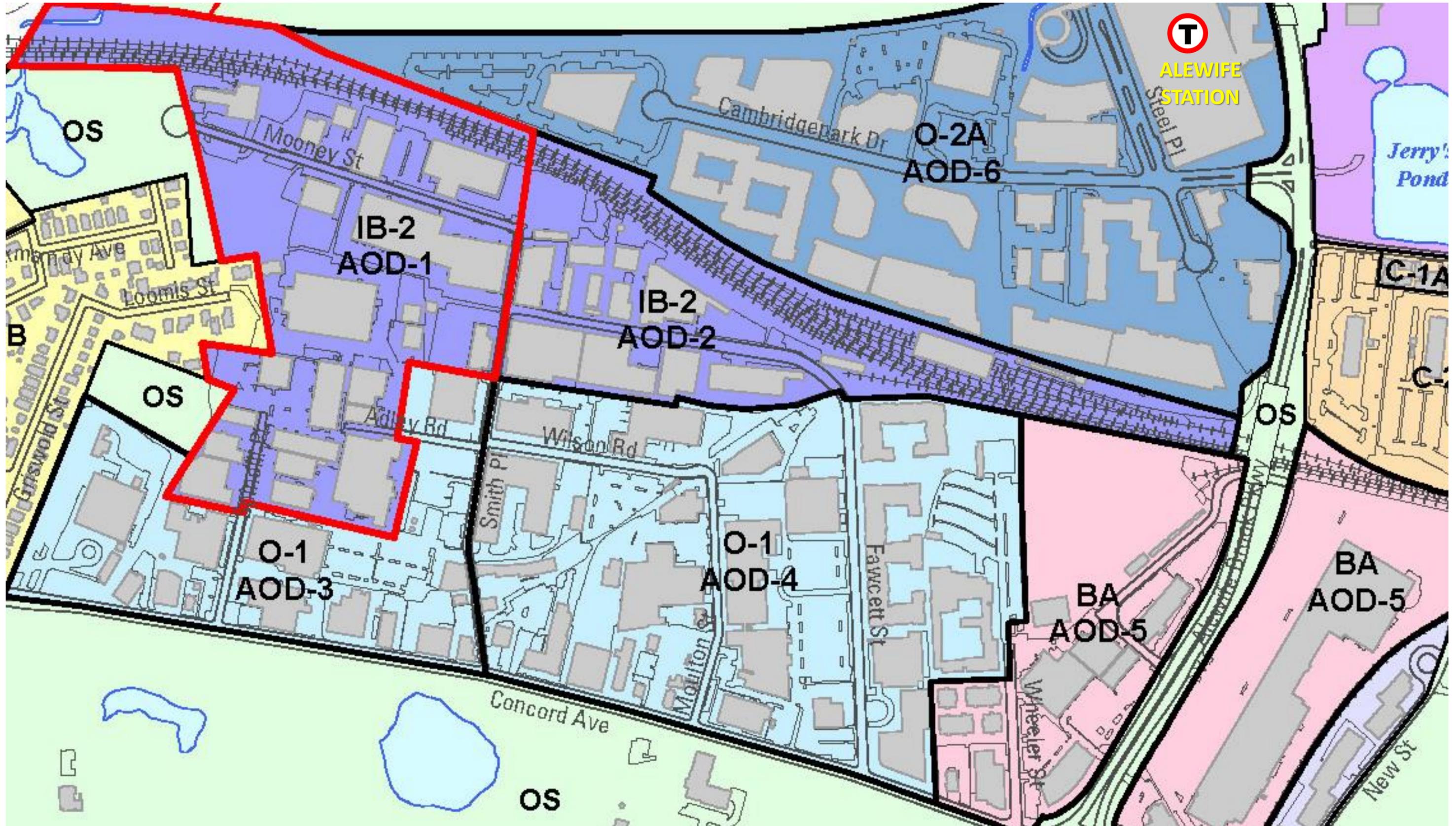


Oct 22 2019

SITE CONTEXT

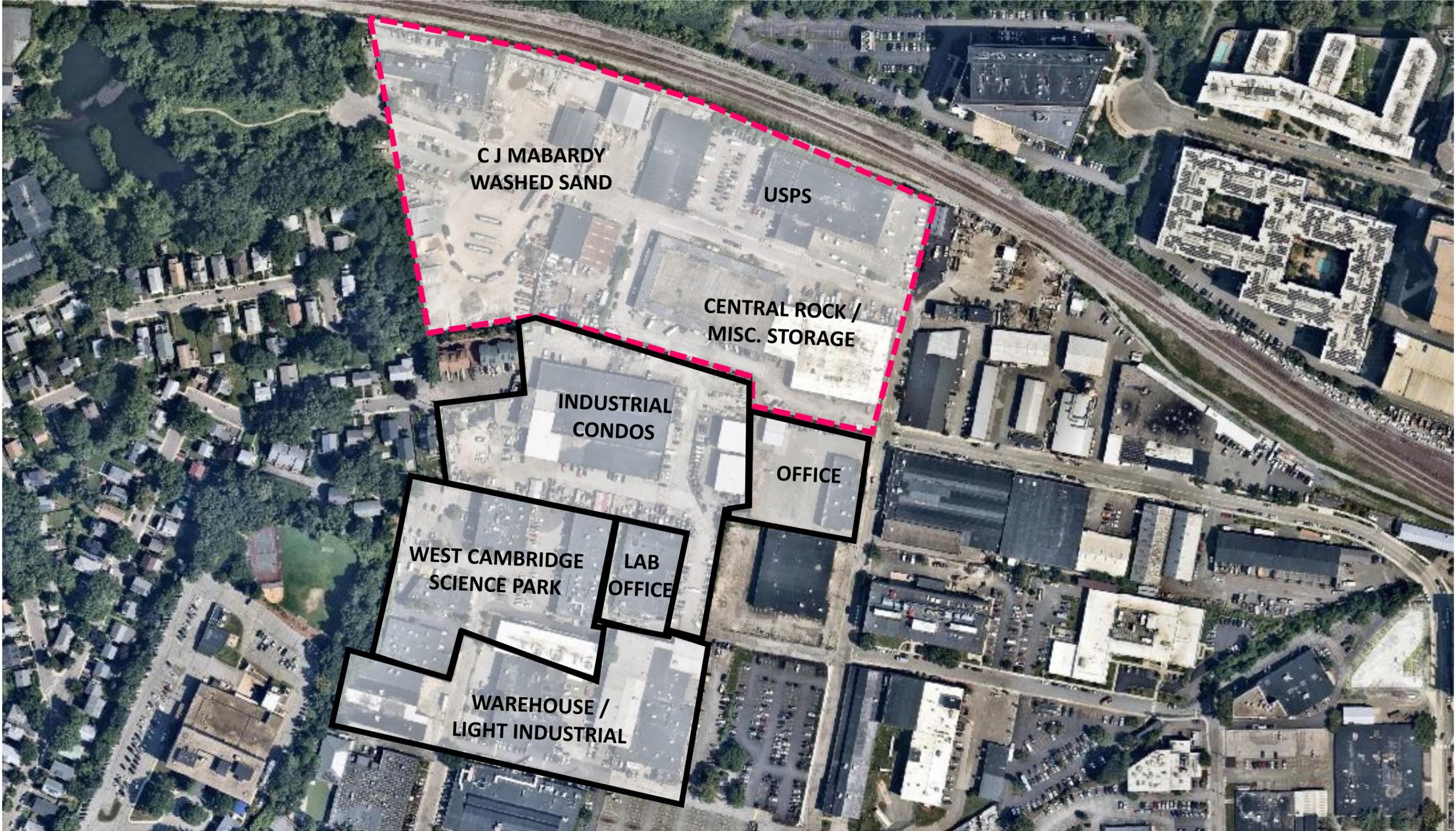


ALEWIFE OVERLAY DISTRICTS



SOURCE: Map prepared by Brendan Monroe on October 9, 2019. CDD GIS C:\Projects\Zoning\Petitions\AOD-1_2019\AODZonesLocus.mxd

AOD-1 NW: EXISTING USES



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

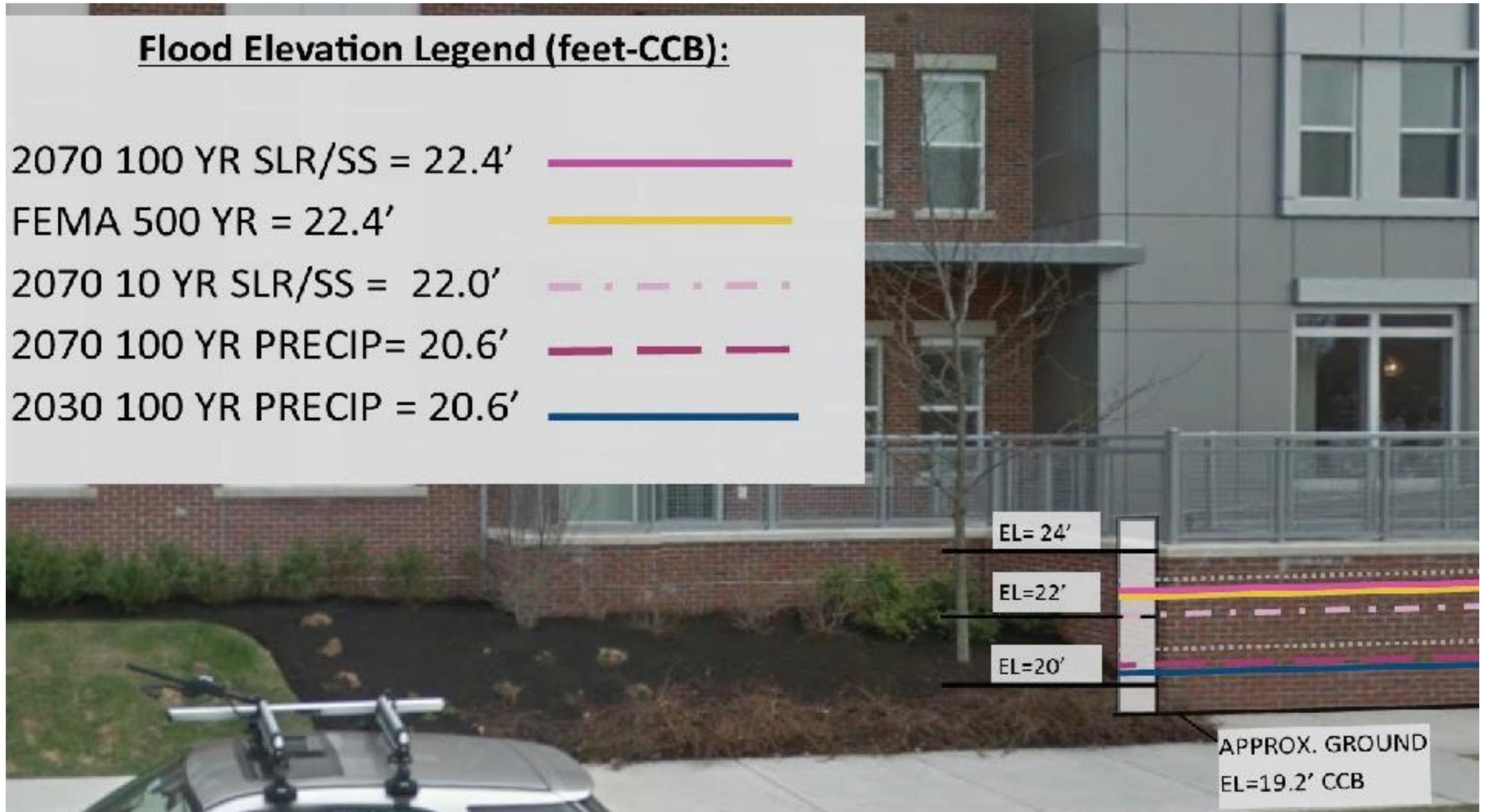


PLANNING GOALS & RECOMMENDATIONS

- **RESILIENCY**
- **AMENITIY 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' 



EL= 24'

EL=22'

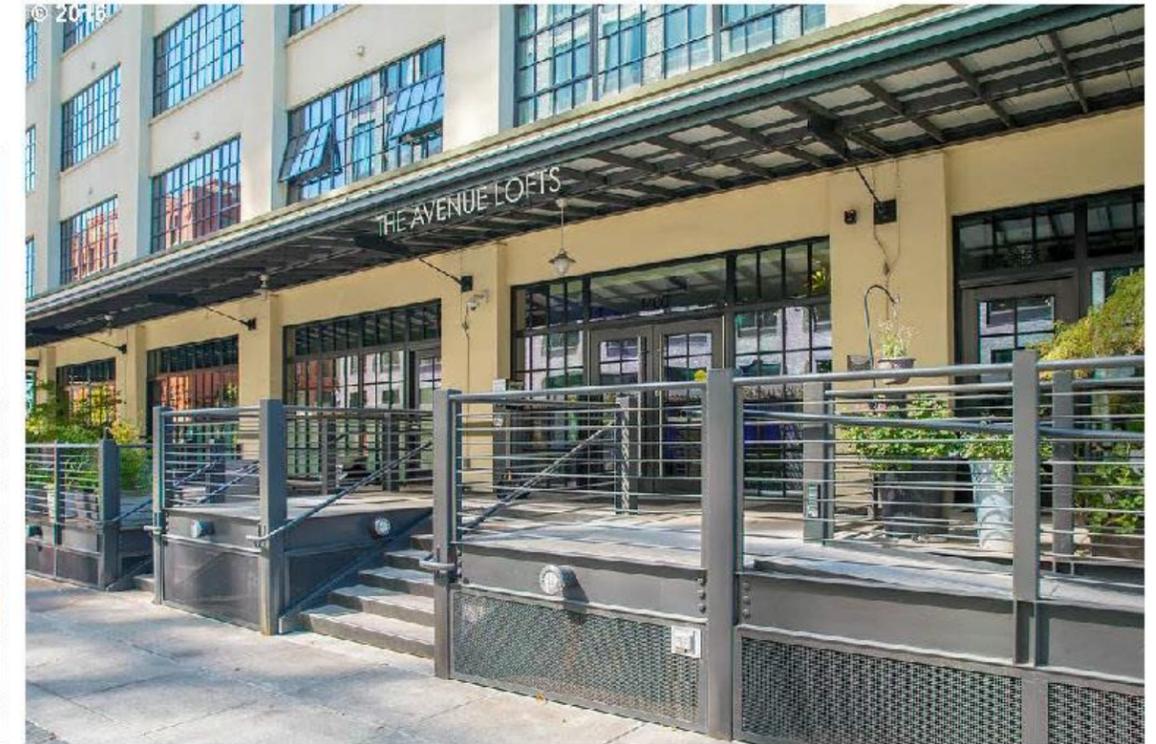
EL=20'

APPROX. GROUND
EL=19.2' CCB

RESILIENCY: ENVISION RAISED PLINTH

Alewife Subdistricts

Quadrangle: Raised Plinth



City of Cambridge

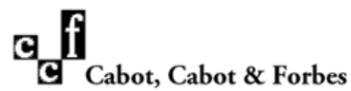


Envision Cambridge

Alewife Public Meeting—May 16, 2018

envision.cambridgema.gov

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Oct 22 2019

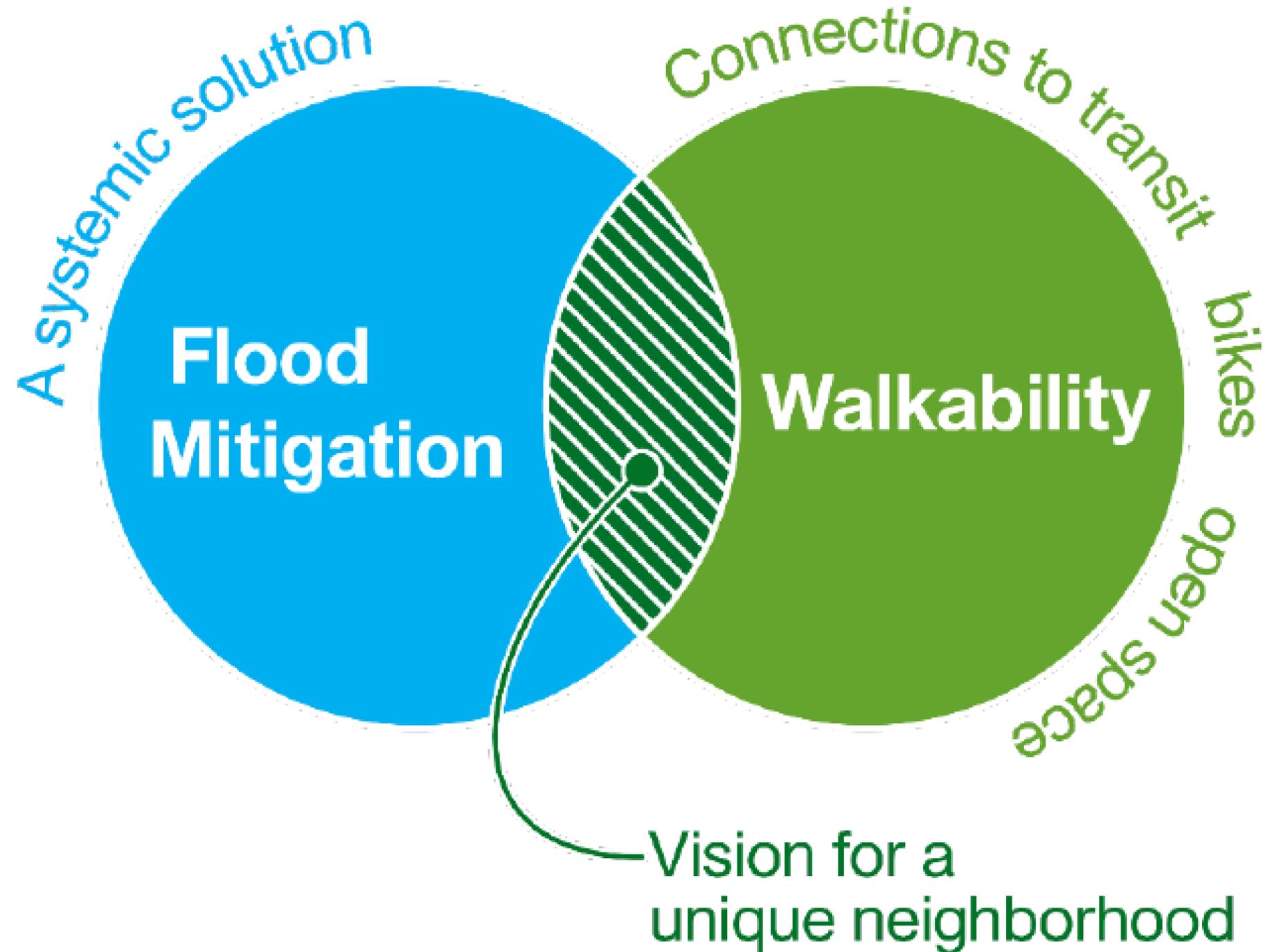
AOD-1
ALEWIFE CAMBRIDGE, MA

ENVISION CAMBRIDGE: RESILIENCY



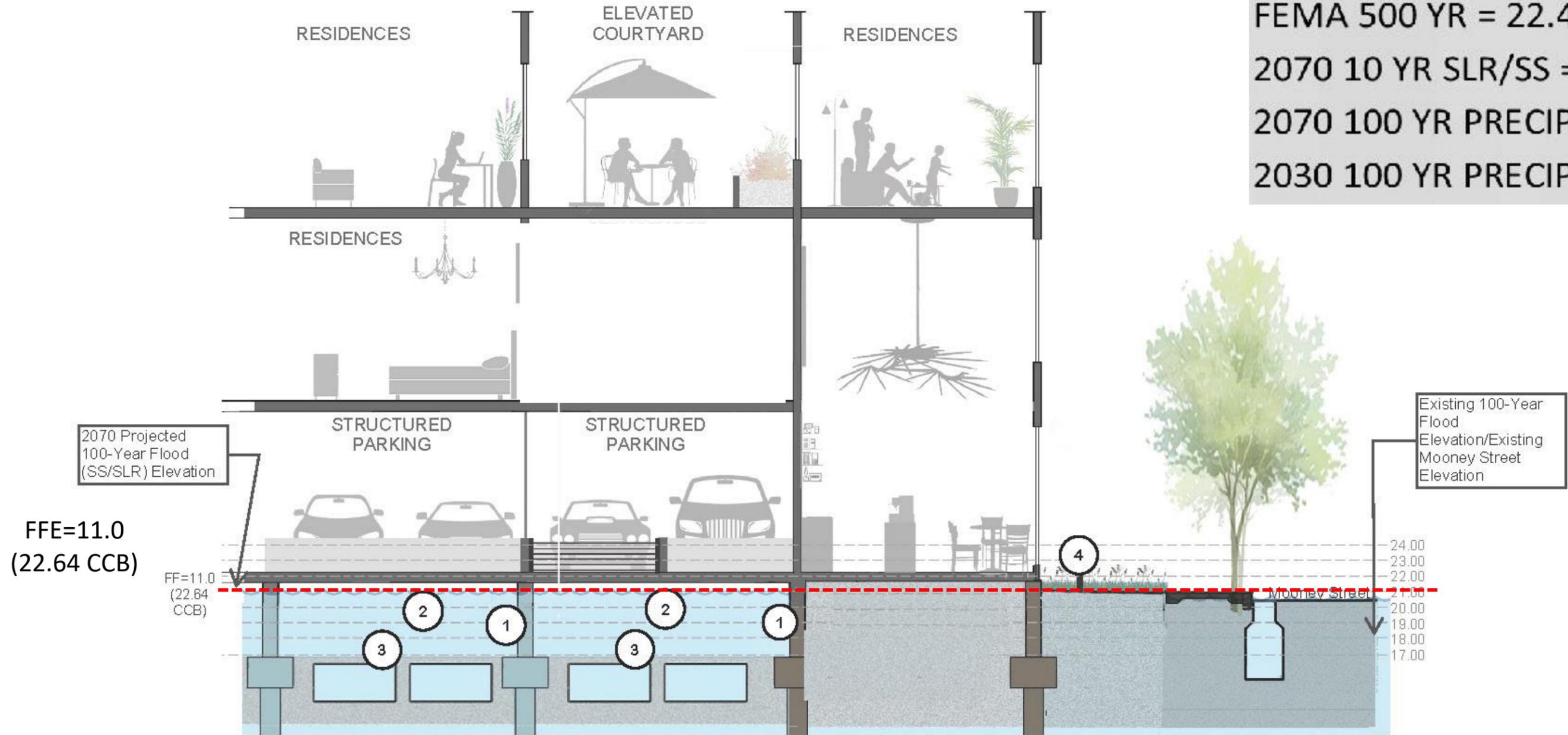
Find a systemic solution to the impacts of climate change by aligning with the preparedness planning process

- Build to an elevation of 4' or over for the first habitable floor level, which reduces flood risk from 2070 SLR/SS



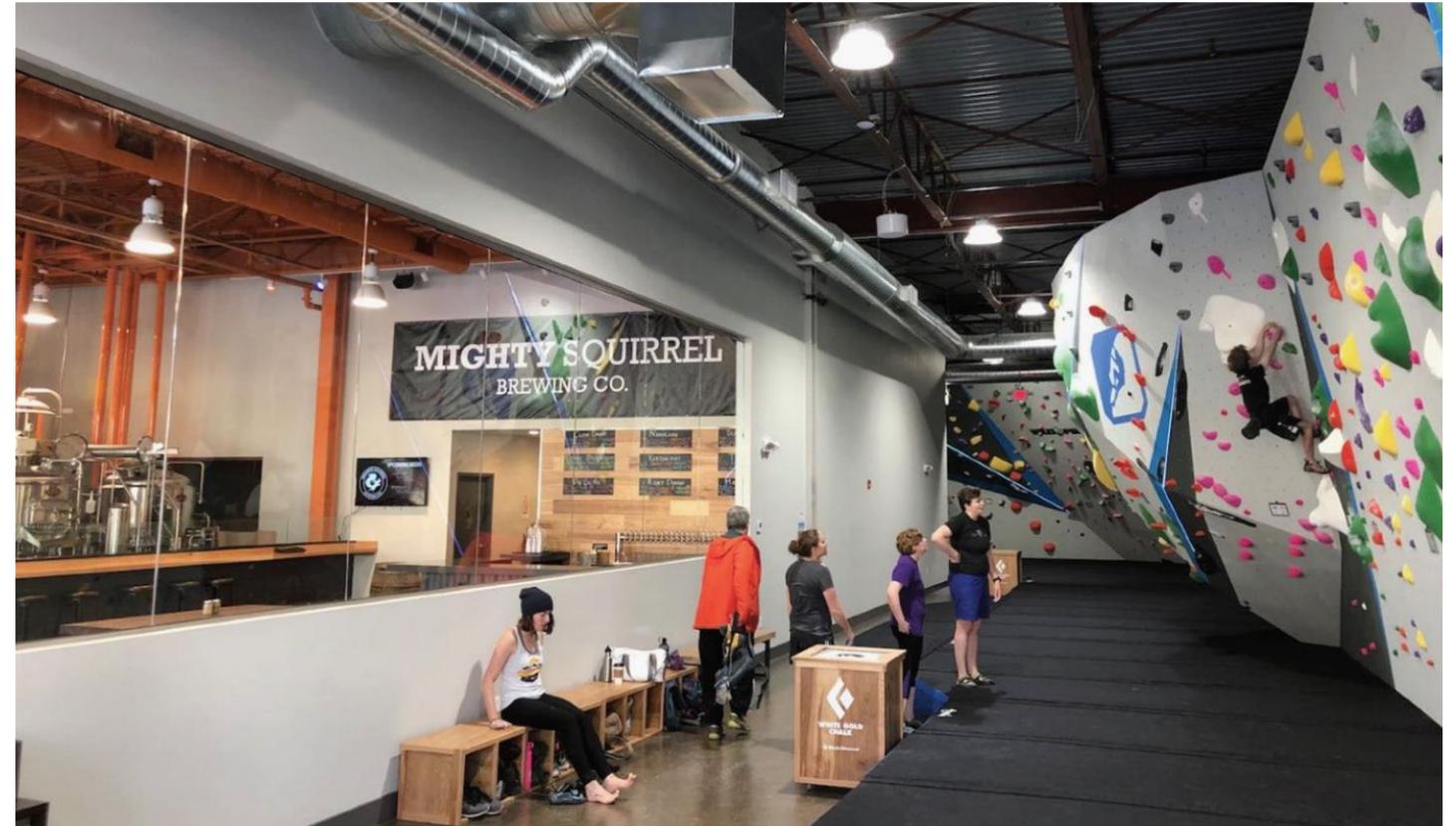
RESILIENCY: FLOOD STORAGE / STORMWATER

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'

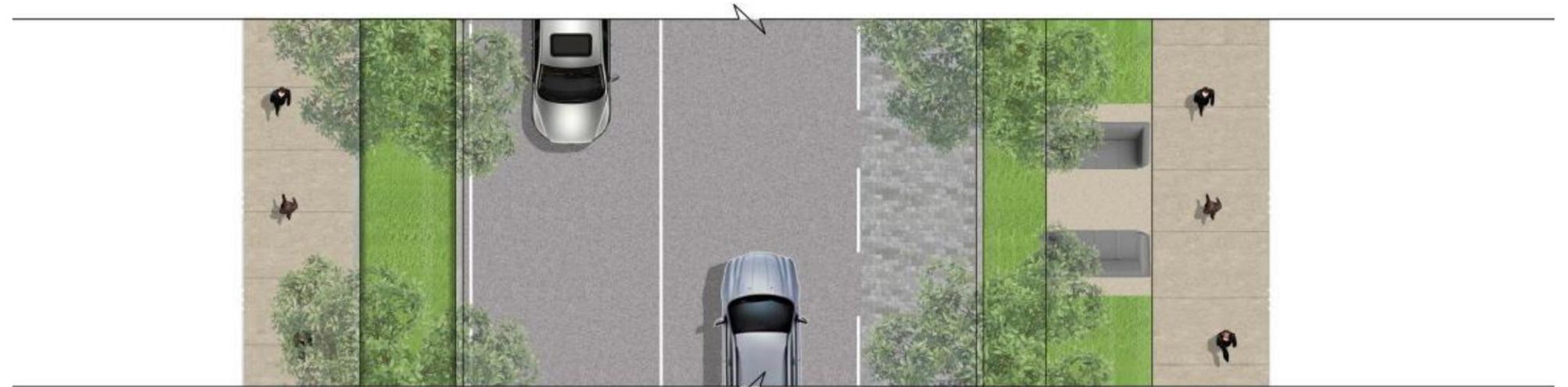
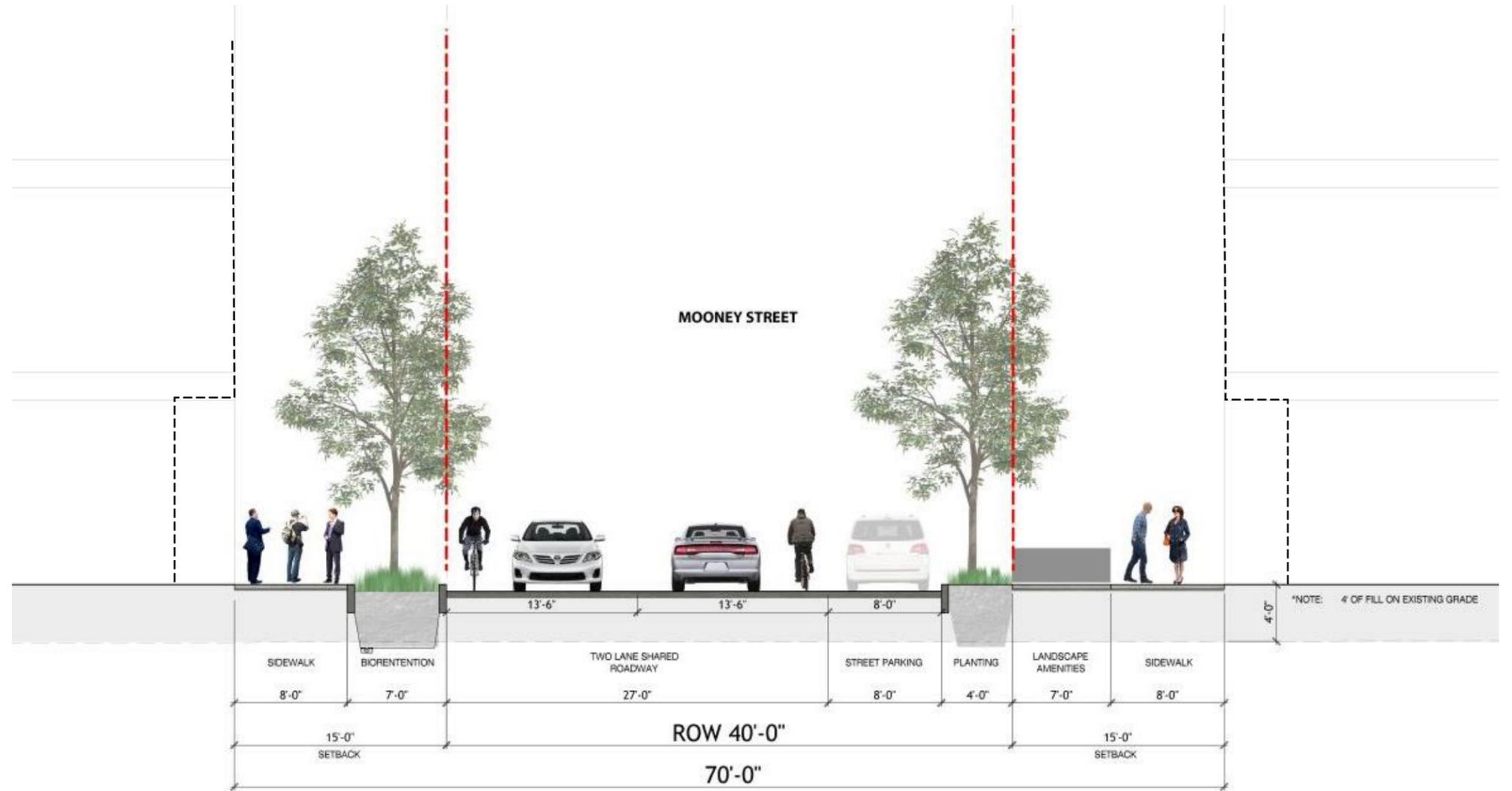
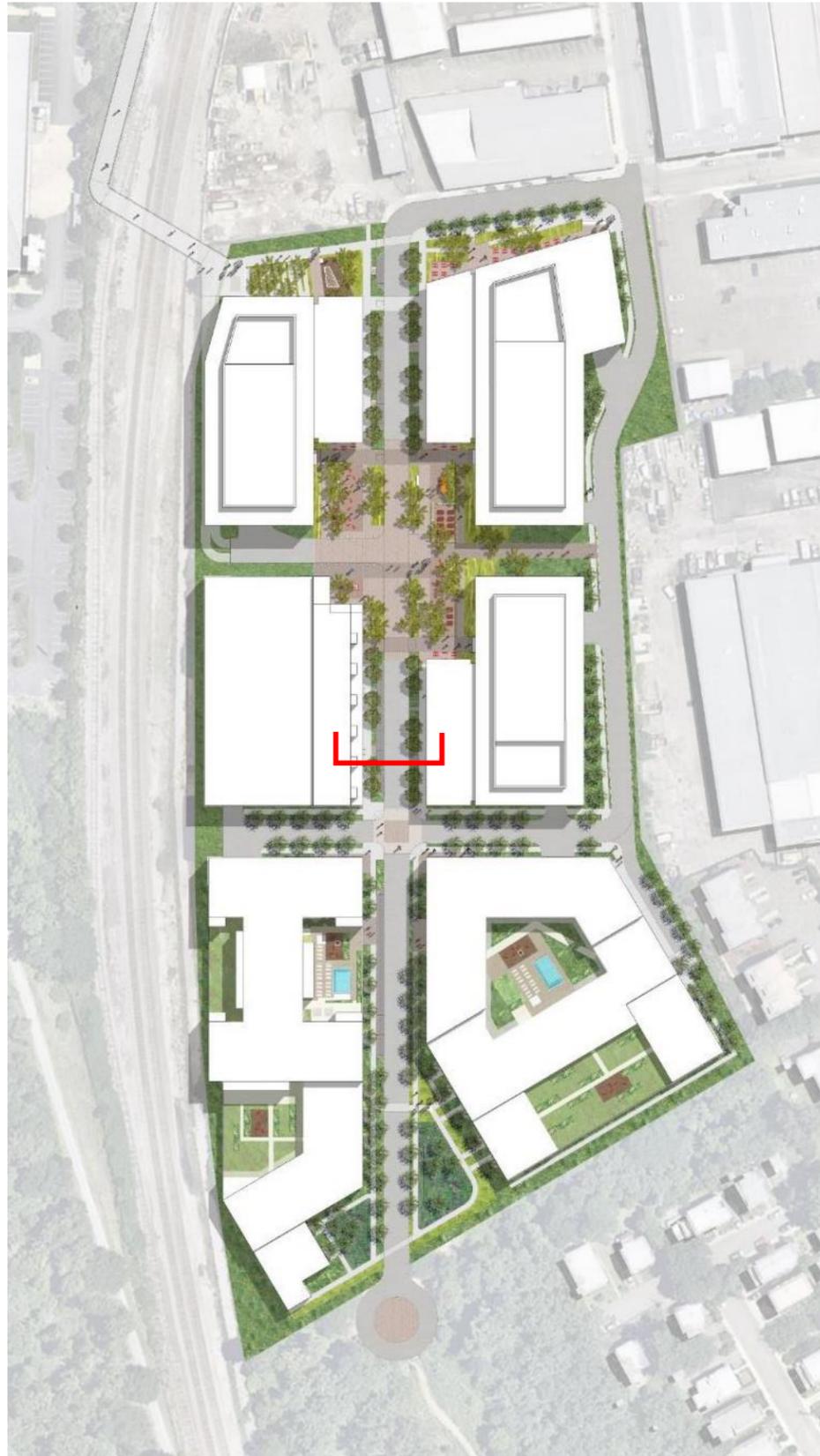


- ① Foundations - designed to be structurally stable in flood conditions.
- ② Flood Storage Area - allows natural passage of flood water below structure through open grates along northern building perimeter. Increased flood storage for present and future conditions (in excess of projected 2070 10-year 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).

ENVISION CAMBRIDGE: AMENITIES



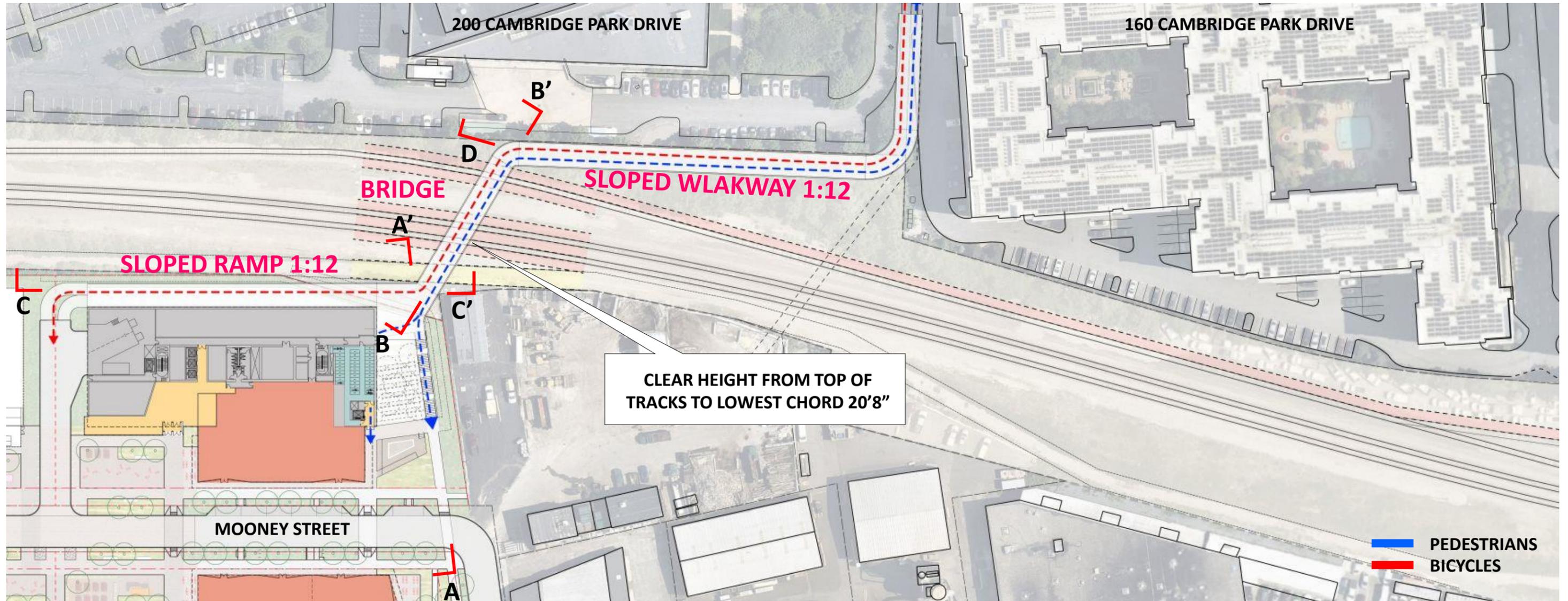
MOONEY STREET: SECTION



MOONEY STREET: PRECEDENTS (COMPLETE STREET / PLAZA – WOONERF STREET)

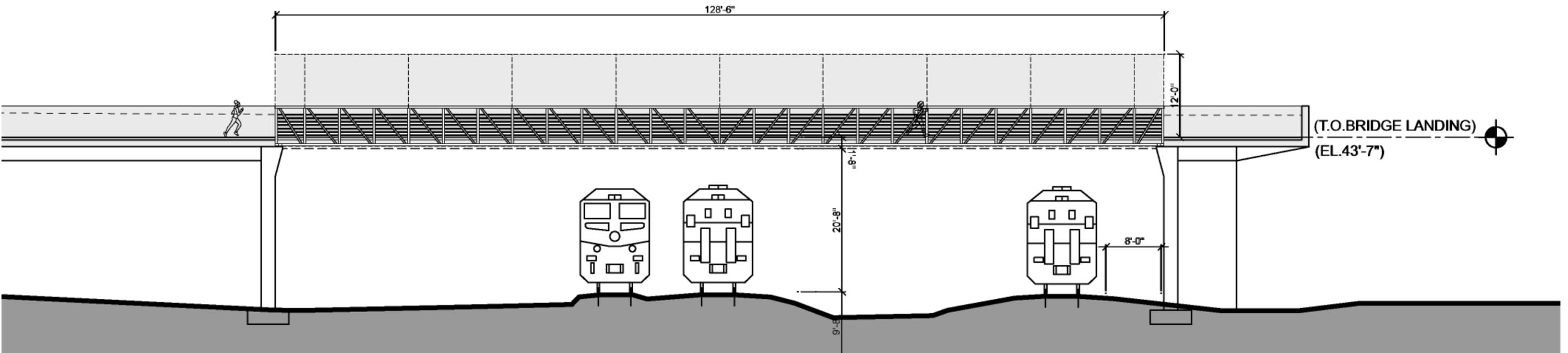
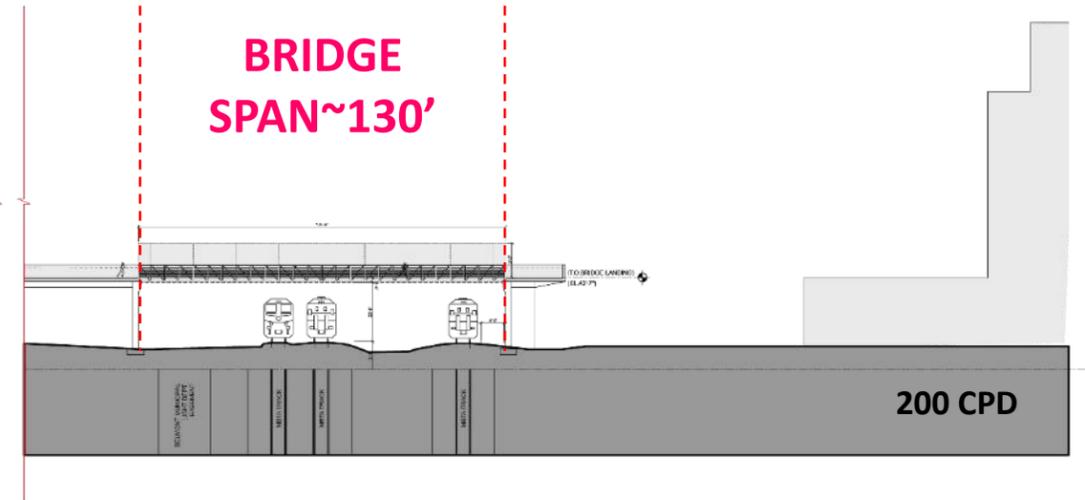
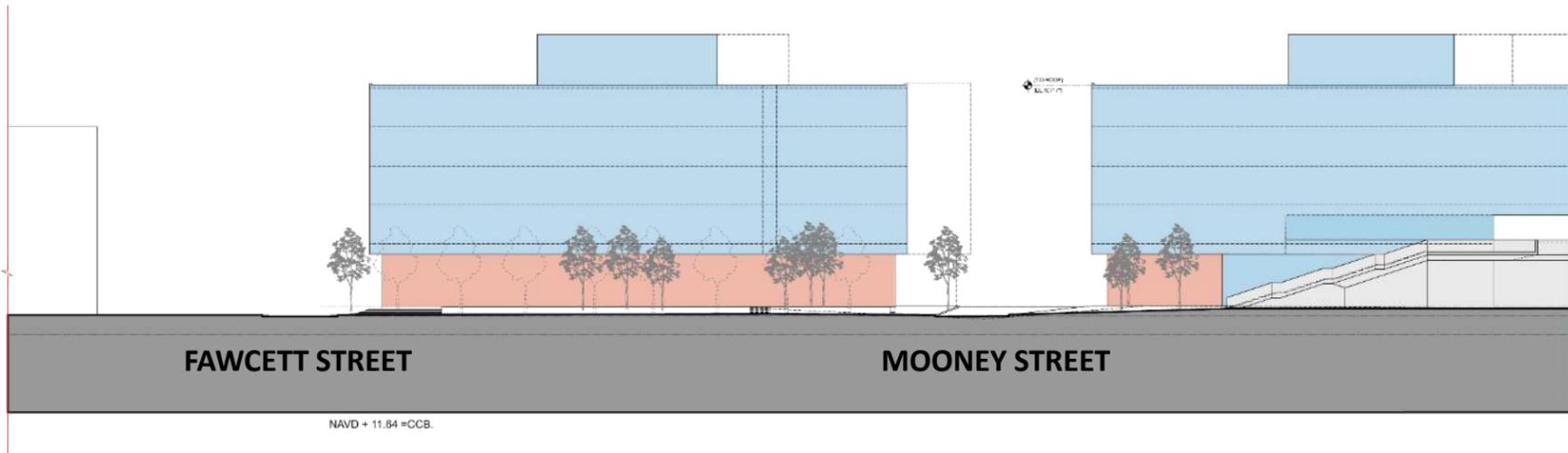
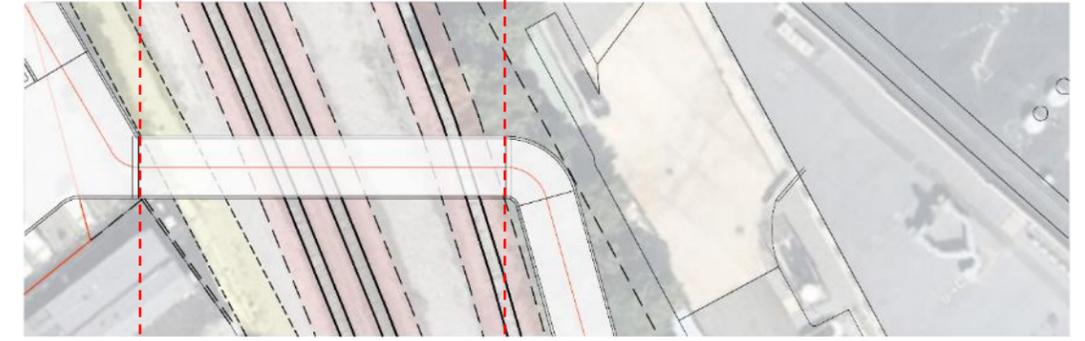
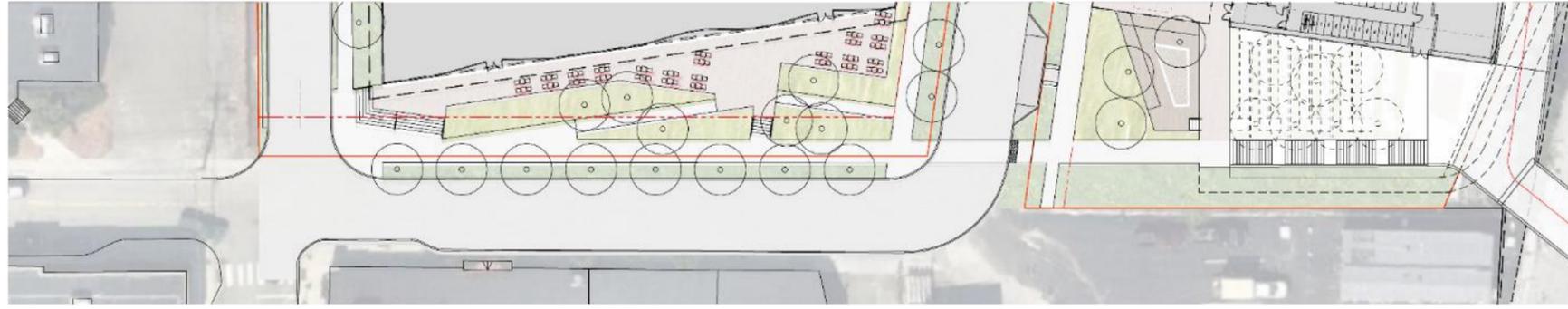


PUBLIC INFRASTRUCTURE / BRIDGE

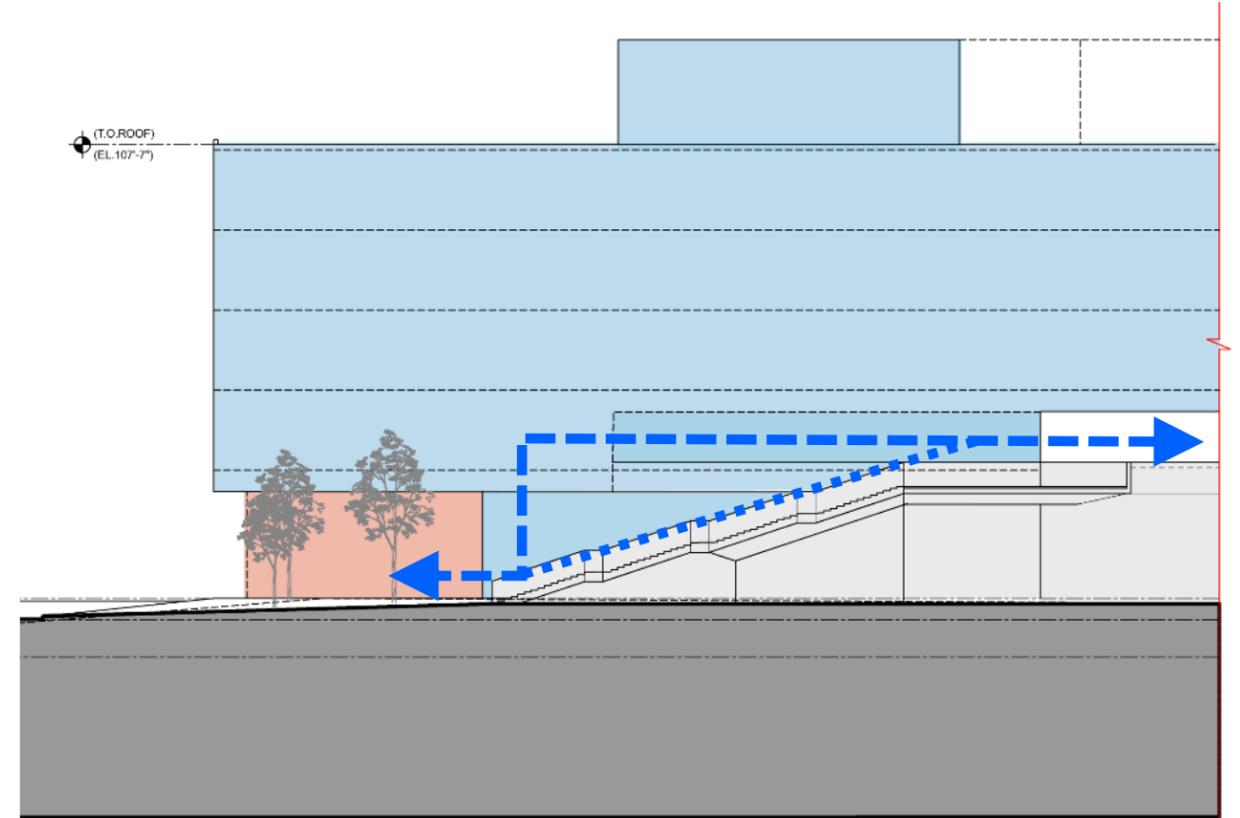
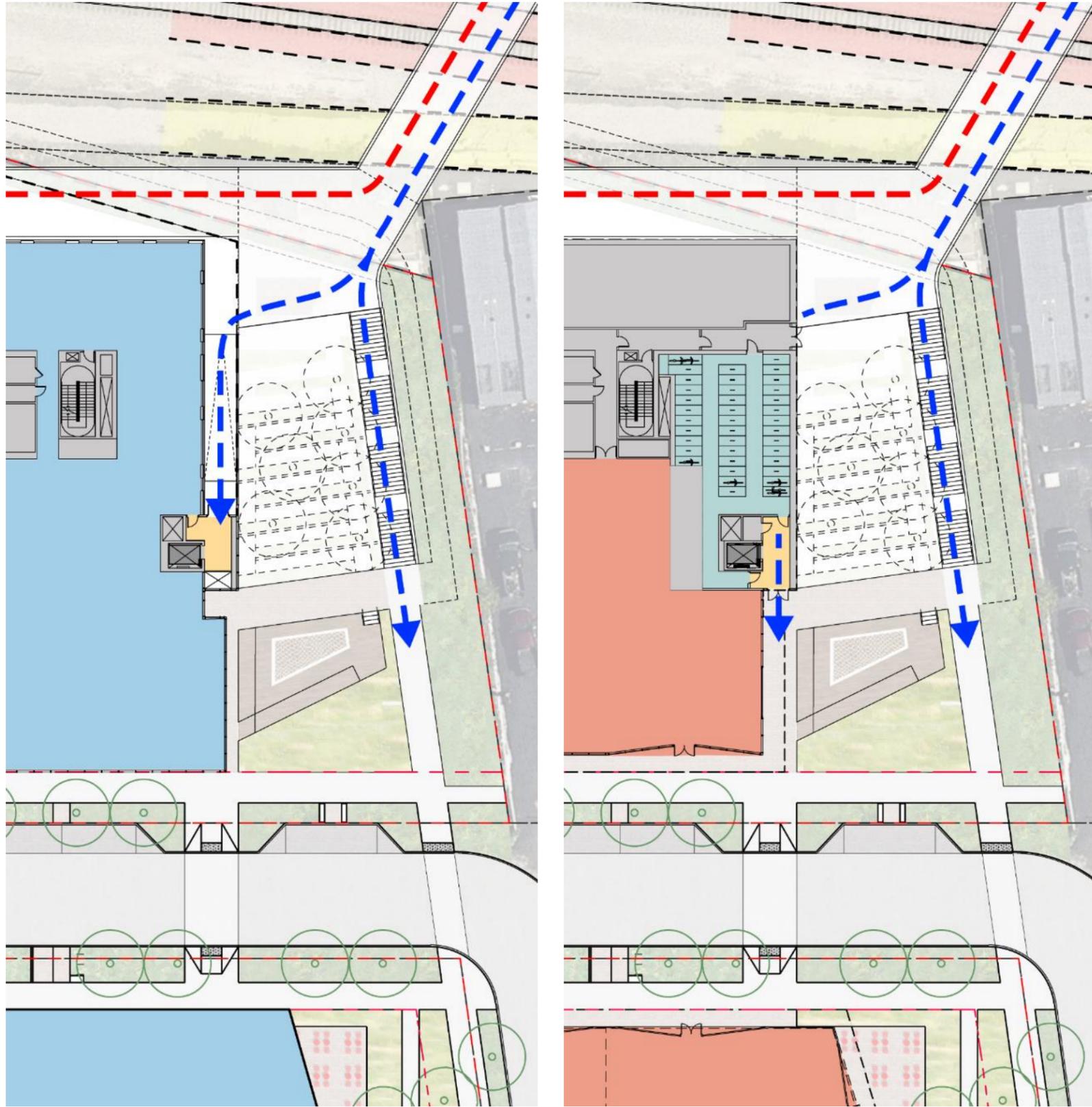


PUBLIC INFRASTRUCTURE / BRIDGE: SECTION A-A'

SECTION B-B'



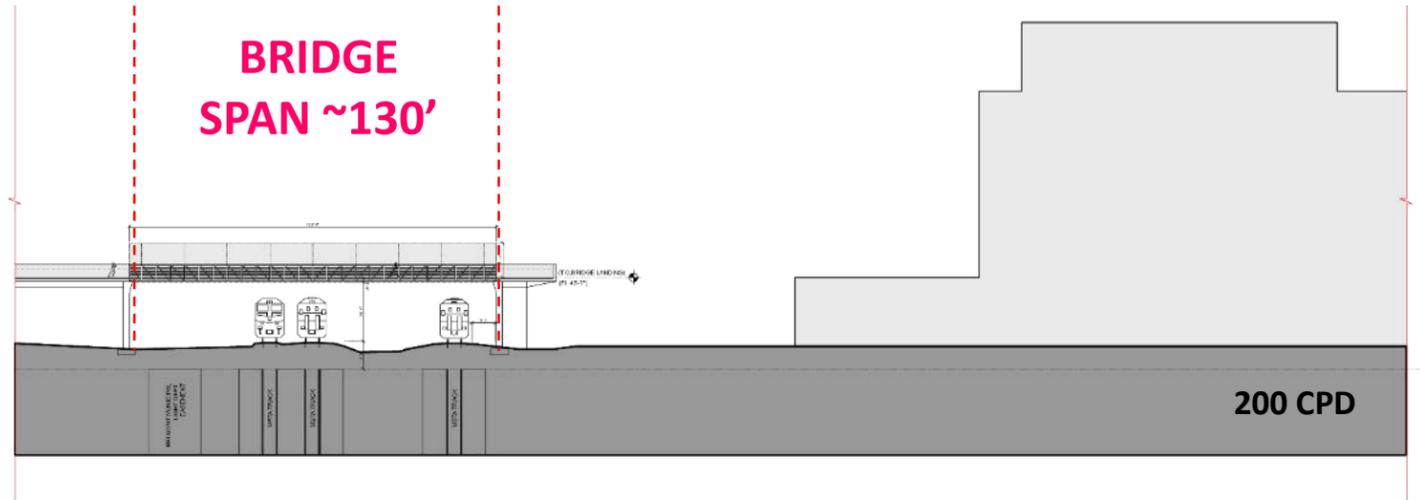
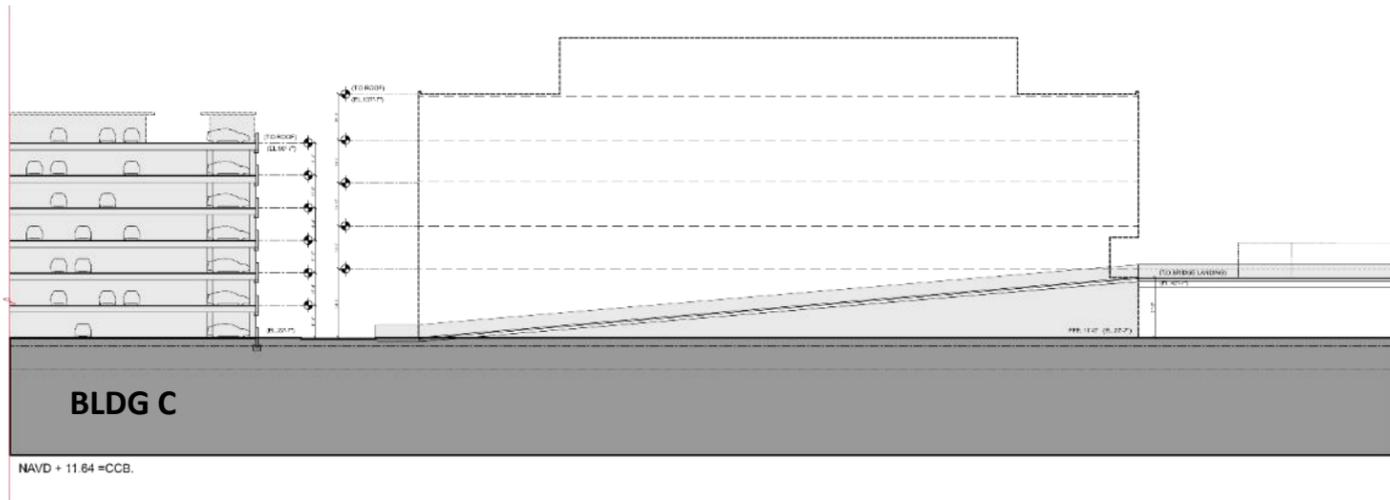
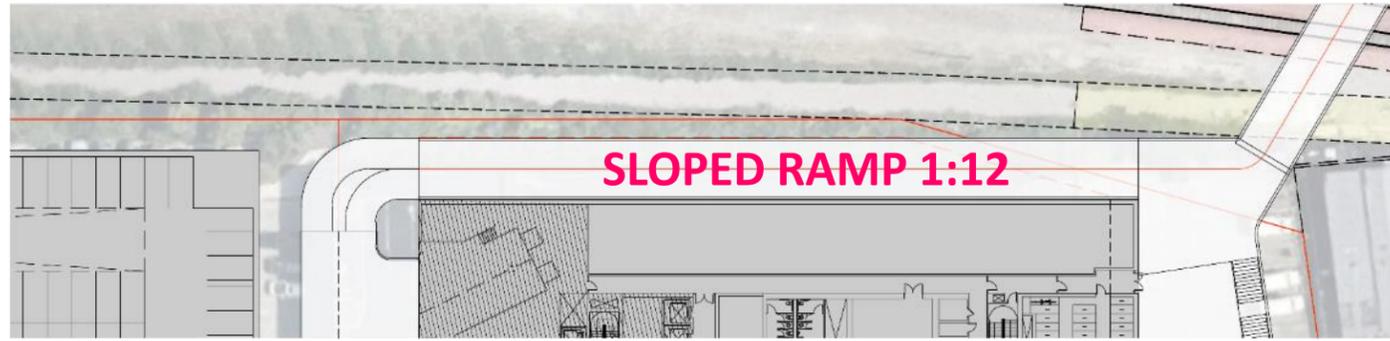
PUBLIC INFRASTRUCTURE / BRIDGE: ELEVATOR ACCESS



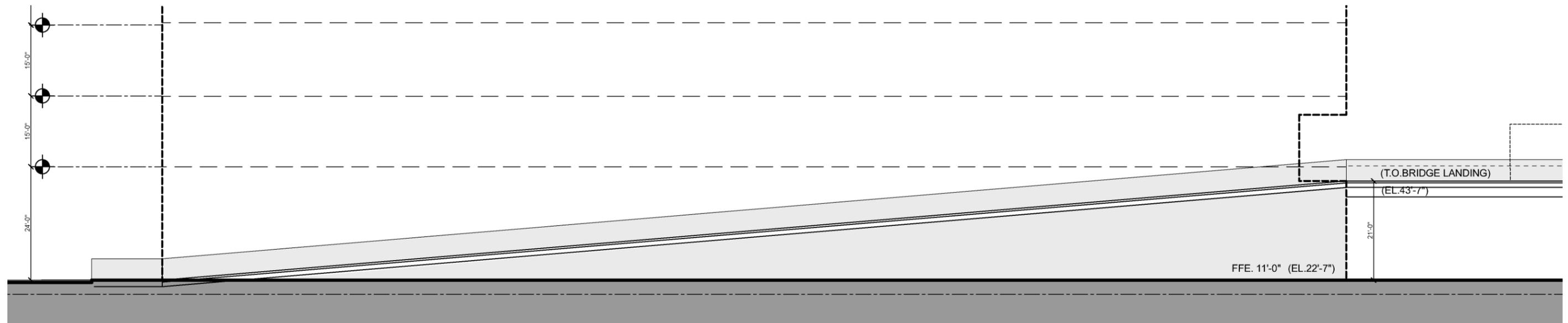
PEDESTRIANS
BICYCLES

PUBLIC INFRASTRUCTURE / BRIDGE: SECTION C-C'

SECTION B-B'

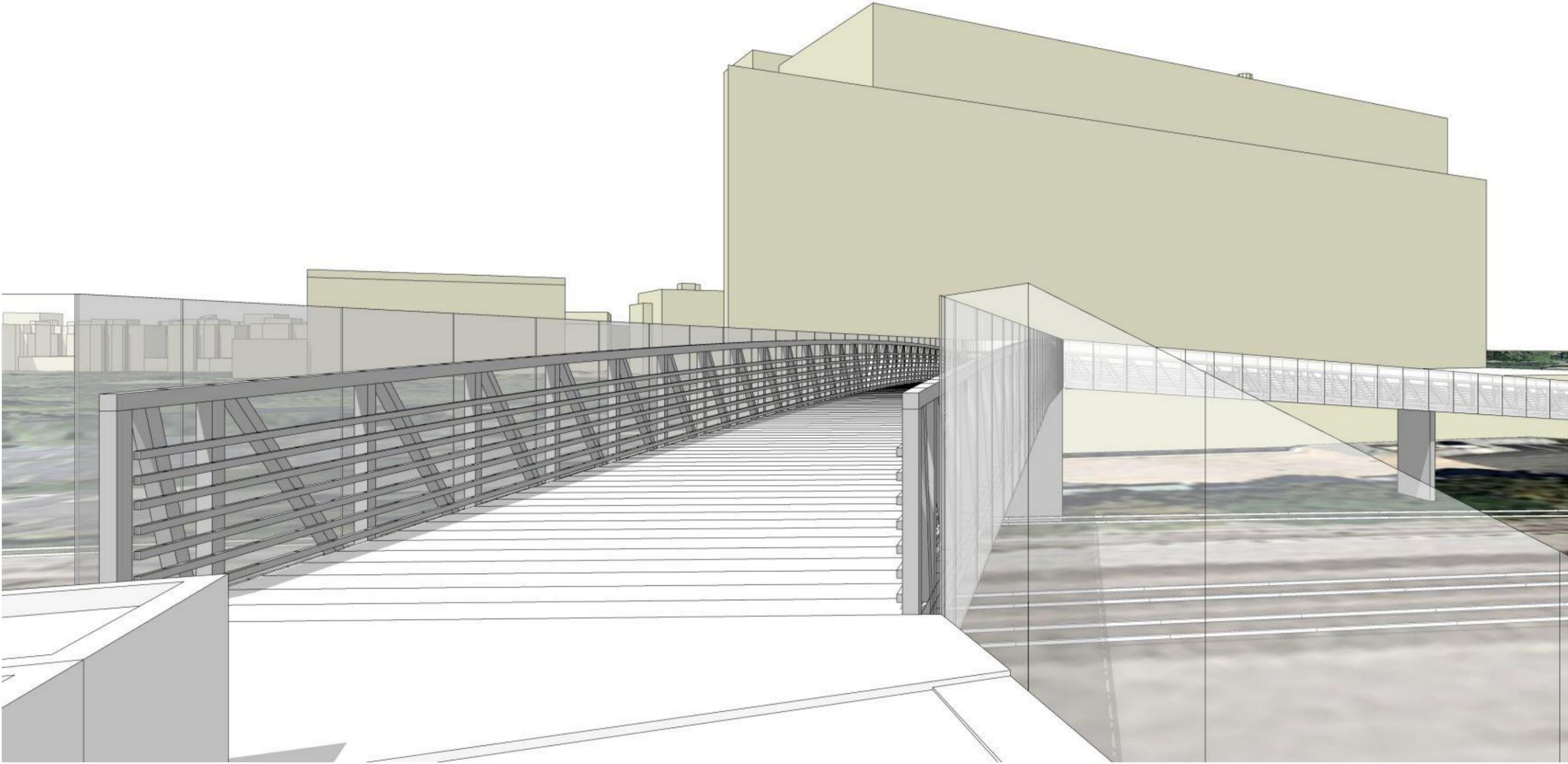


**BRIDGE
SPAN ~130'**



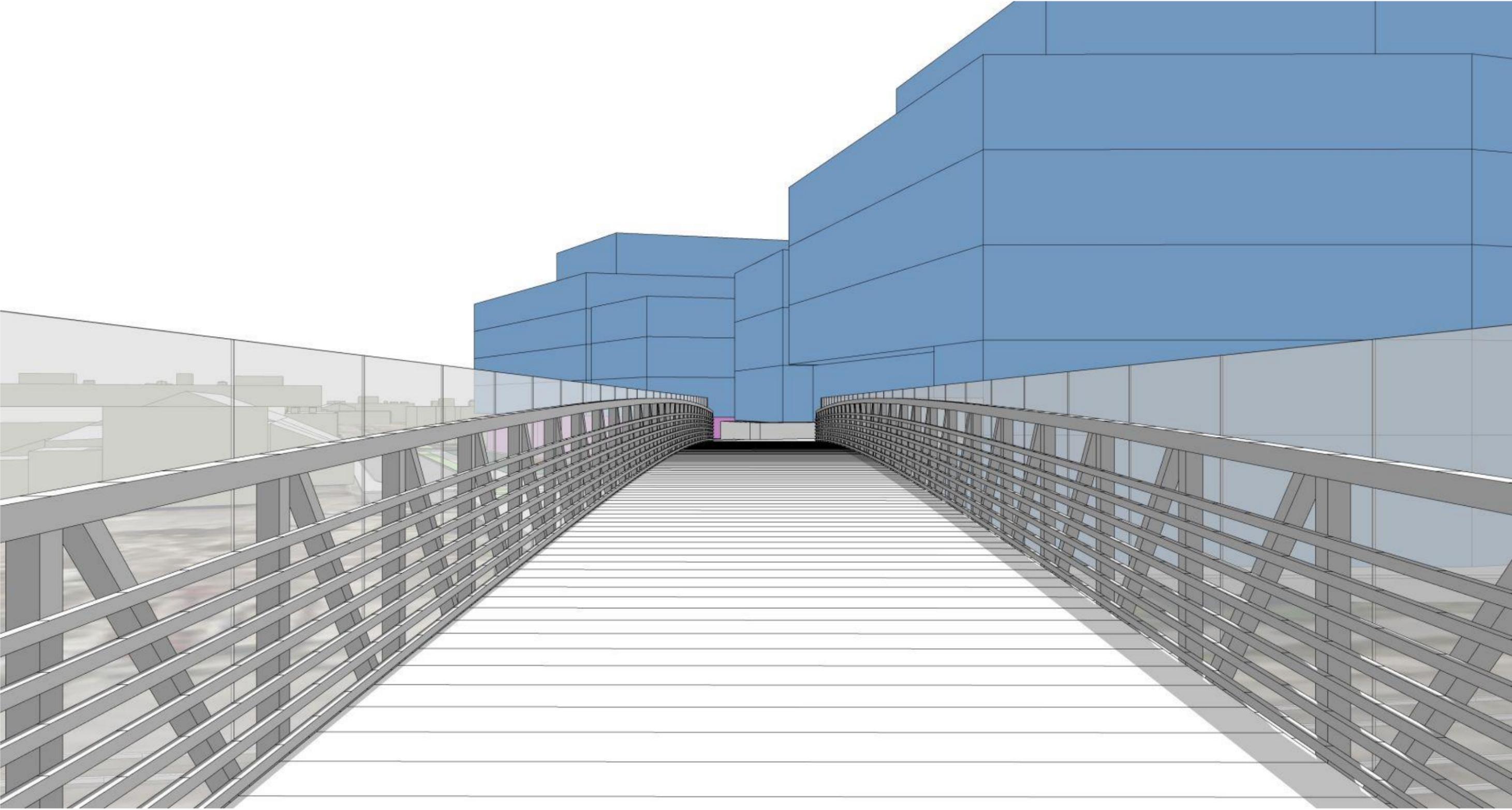
PUBLIC INFRASTRUCTURE / BRIDGE

LANDING LOOKING NORTH



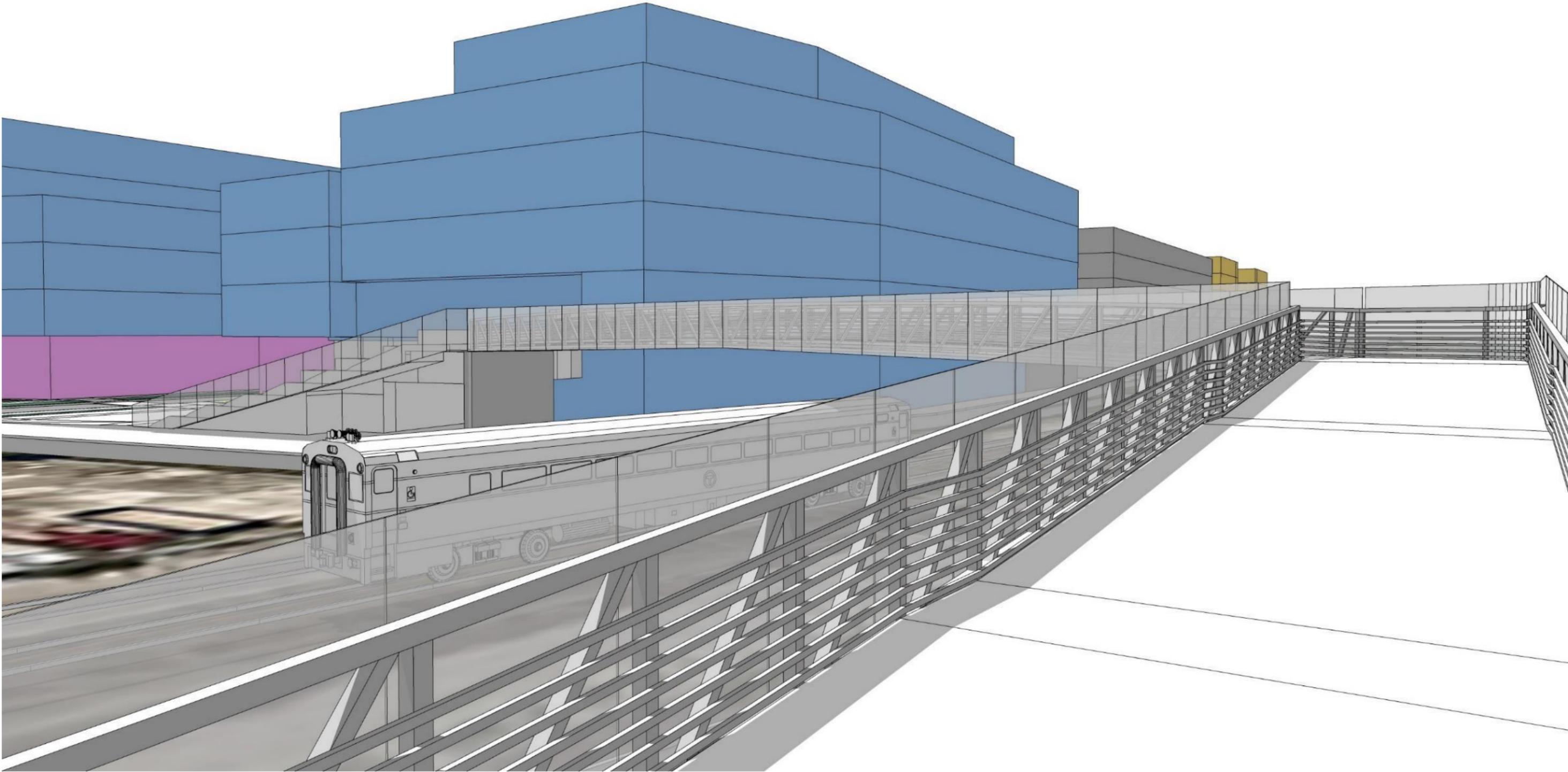
PUBLIC INFRASTRUCTURE / BRIDGE

ON BRIDGE LOOKING SOUTH

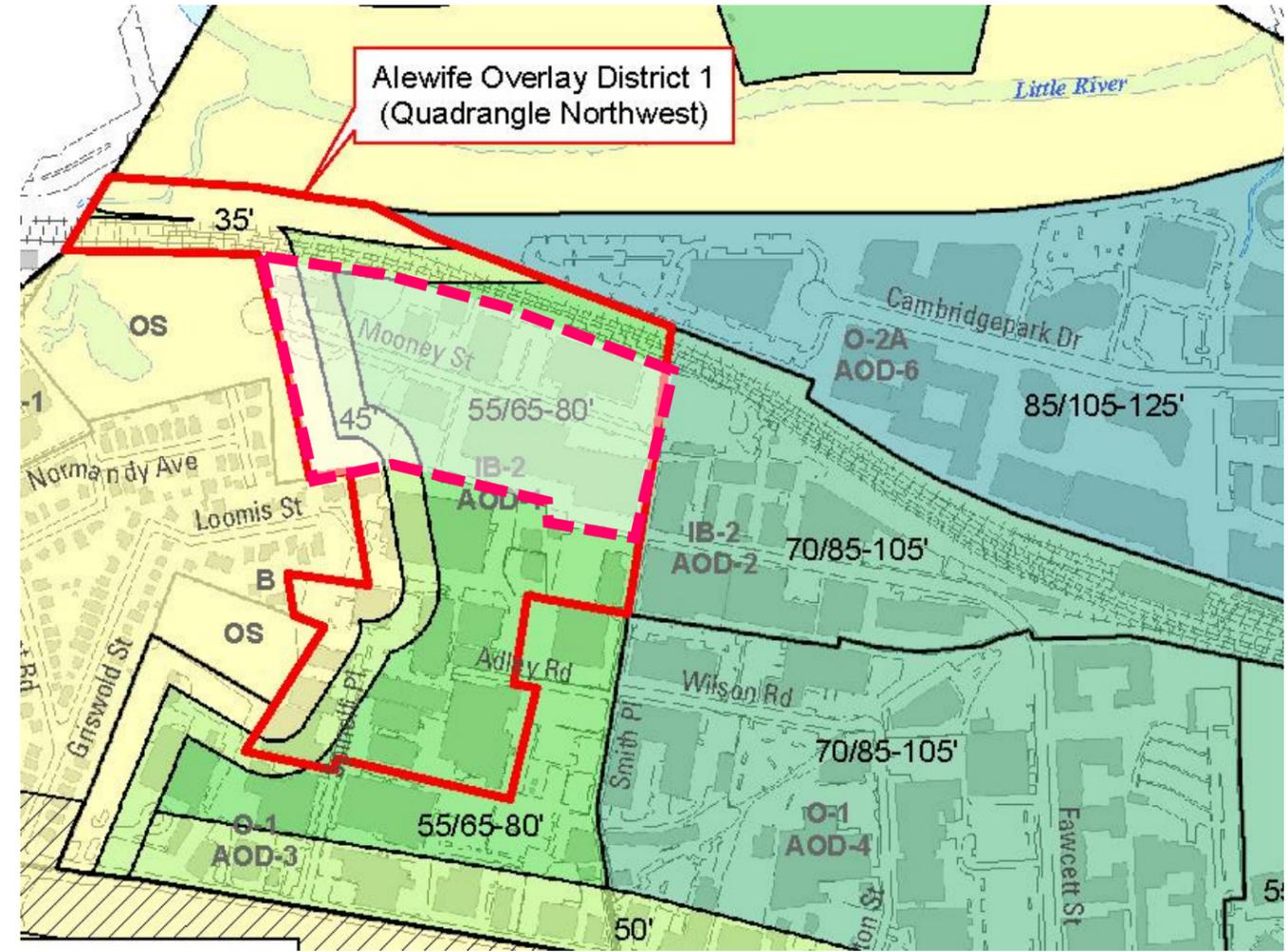
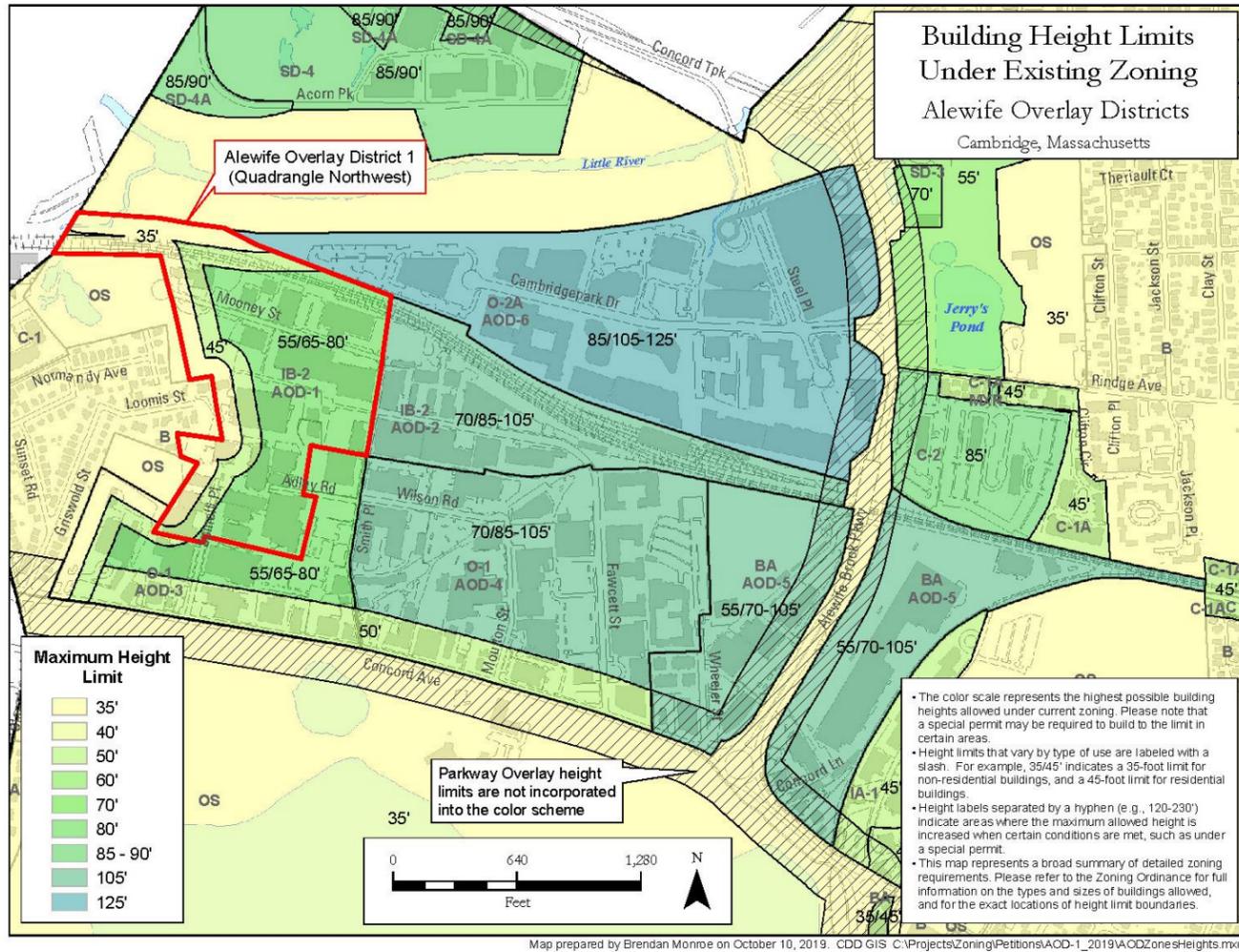


PUBLIC INFRASTRUCTURE / BRIDGE

SLOPED WALKWAY LOOKING WEST

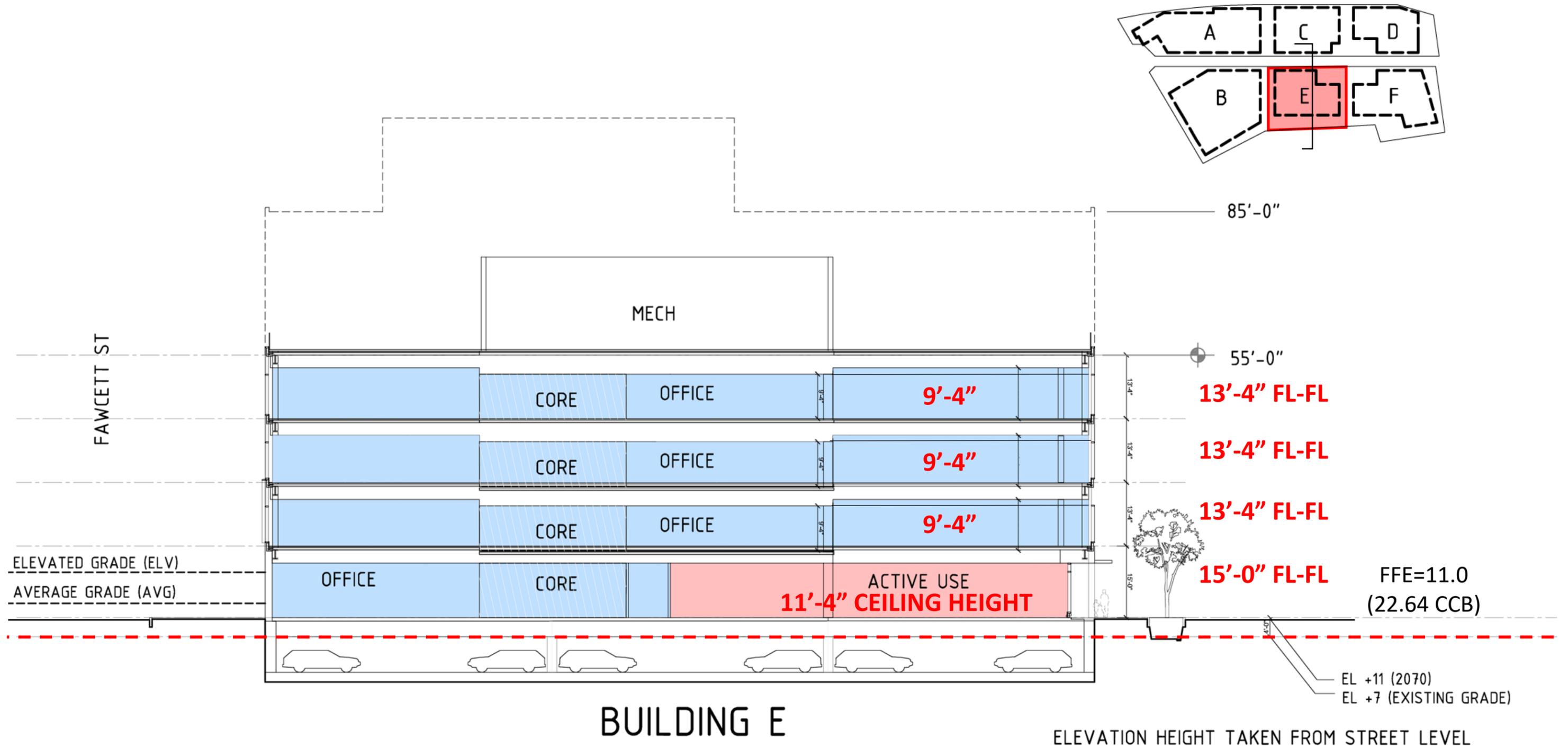


AOD: CURRENT ZONING HEIGHTS

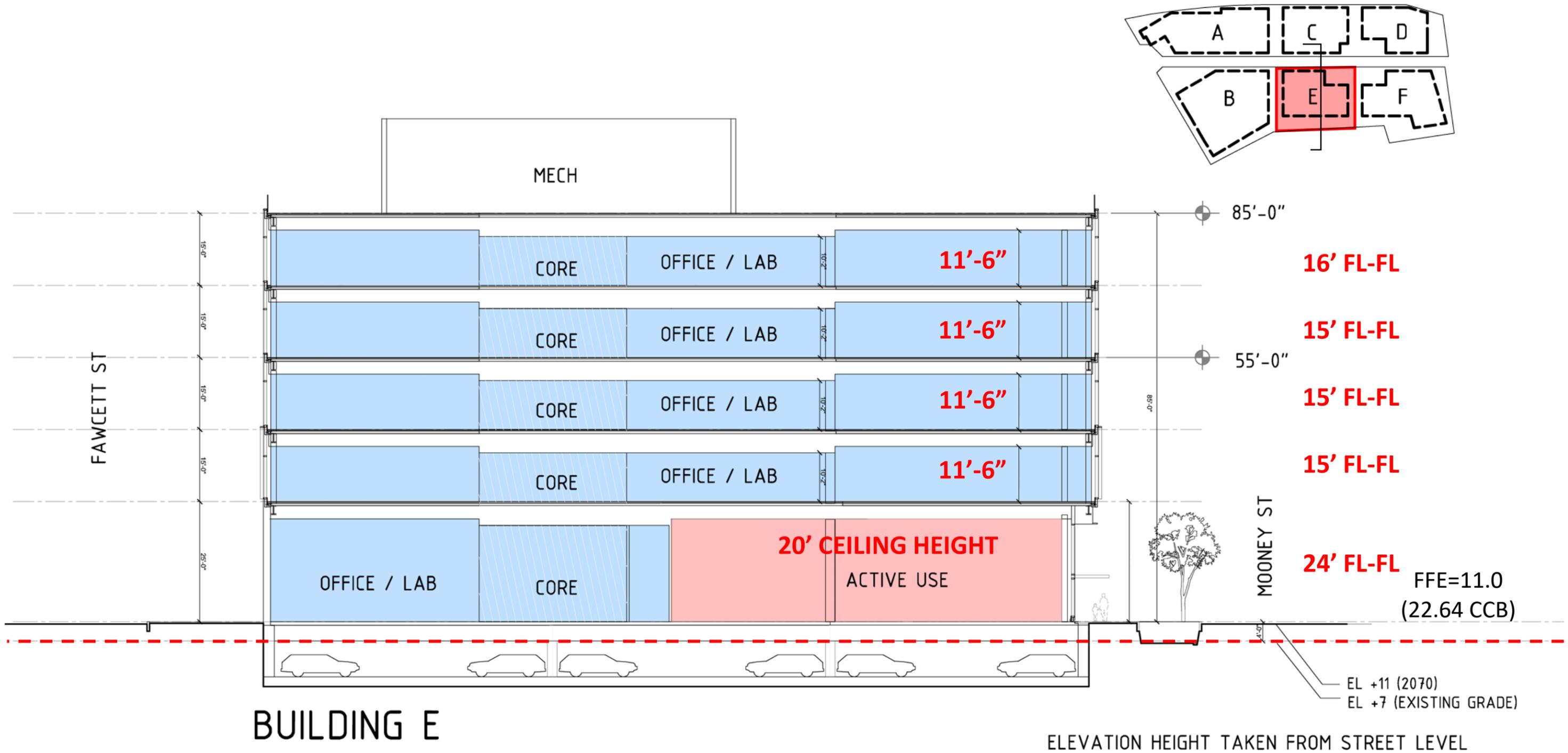


	CURRENT AOD-1	PROPOSED AOD-1
FAR	<ul style="list-style-type: none"> 1.5 (ALL USES) 1.75 (WITH PUBLIC IMPROVEMENTS, E.G. BRIDGE) 	<ul style="list-style-type: none"> 1.5 (ALL USES) 1.75 (WITH PUBLIC IMPROVEMENTS, E.G. BRIDGE)
HEIGHT	<ul style="list-style-type: none"> 55' NON-RESIDENTIAL USES 65' RESIDENTIAL OR LOCAL GOVERNMENT UP TO 80' – RESIDENTIAL WITH ADDL FAR FOR PUBLIC IMPROVEMENTS HEIGHT BUFFERS FROM RESIDENTIAL AND OPEN SPACE DISTRICT 	<ul style="list-style-type: none"> 55' NON-RESIDENTIAL USES 65' RESIDENTIAL OR LOCAL GOVERNMENT UP TO 80' – RESIDENTIAL WITH ADDL FAR FOR PUBLIC IMPROVEMENTS UP TO 85' – NON-RESIDENTIAL USE WITH ADDITIONAL FAR FOR PUBLIC IMPROVEMENTS, CRITERIA FOR GROUND FLOORS, AND FLOOD RESILIENCE <u>MAINTAIN</u> HEIGHT BUFFERS FROM RESIDENTIAL AND OPEN SPACE DISTRICT

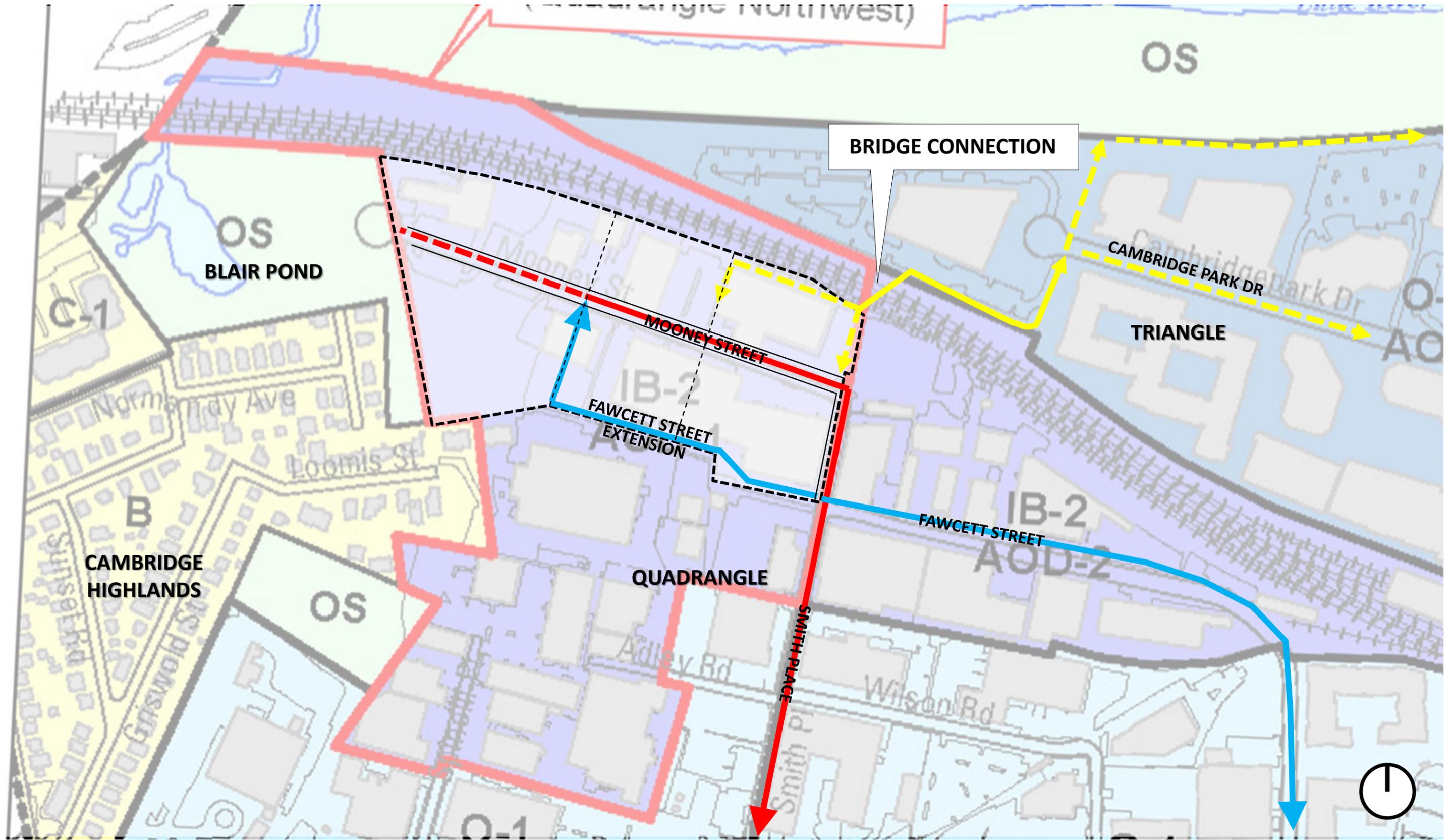
BUILDING SECTION: TYPICAL SECTION LAB / OFFICE-AS OF RIGHT



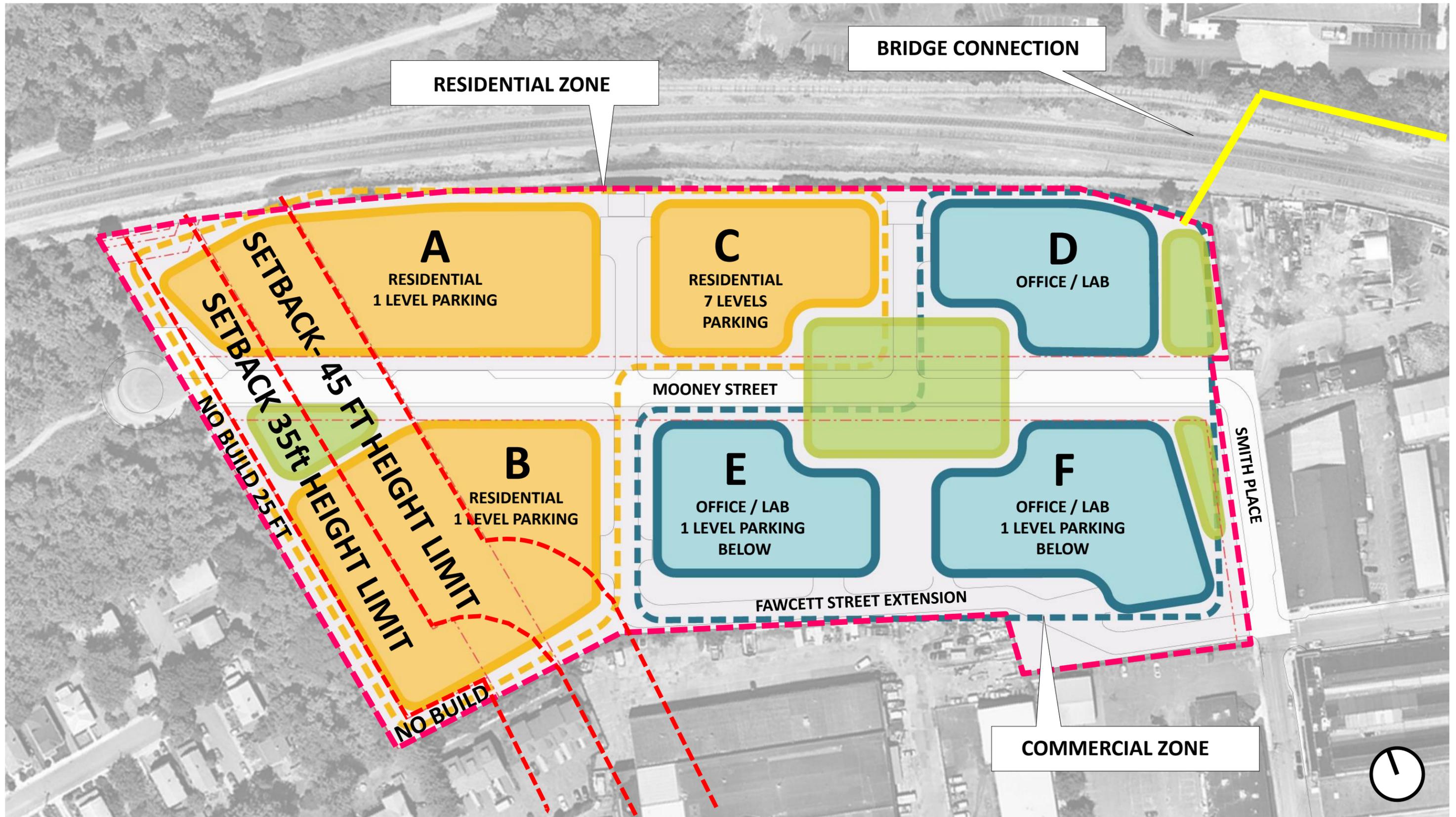
BUILDING SECTION: TYPICAL SECTION LAB / OFFICE- PROPOSED



NW QUAD SITE: SITE CONNECTIVITY



PROJECT OVERVIEW: PROGRAM DISTRIBUTION



PROJECT OVERVIEW: DRAFT MASTERPLAN

