



52 NEW STREET / CAMBRIDGE, MA

VOLUME II - GRAPHICS

9-10-2021



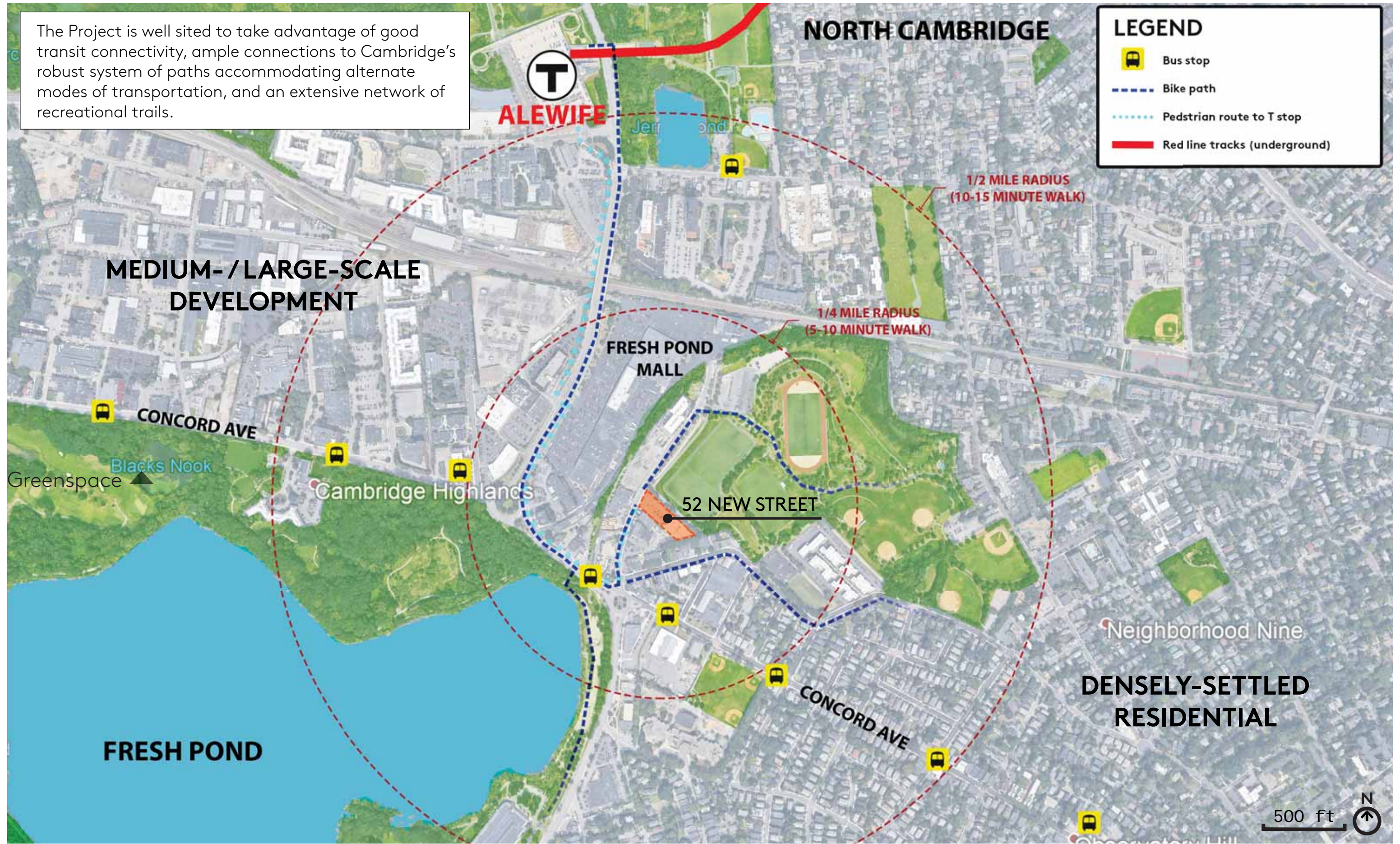
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VOLUME II - GRAPHICS

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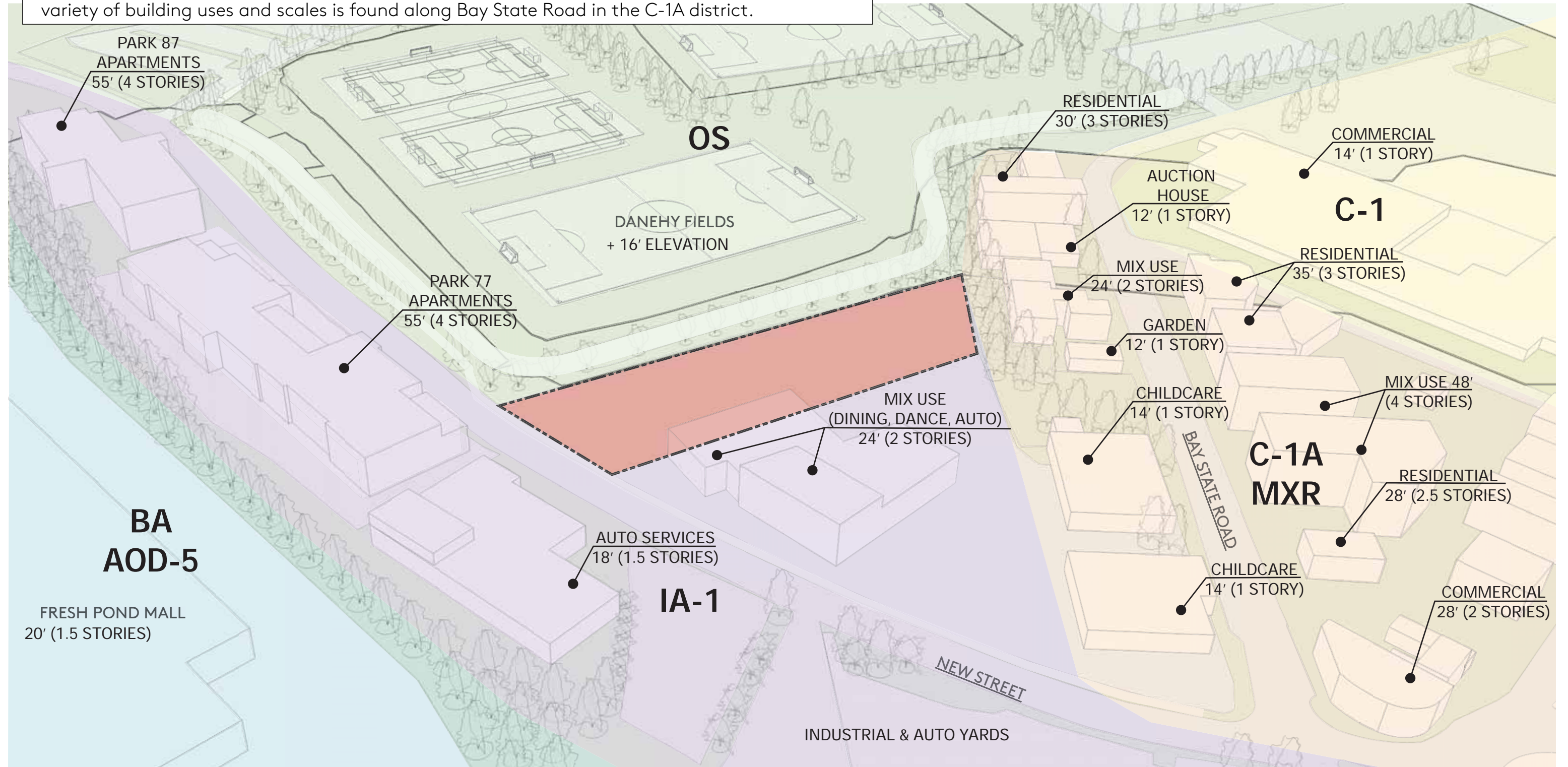
CONTEXT MAP & ANALYSIS

The Project is well sited to take advantage of good transit connectivity, ample connections to Cambridge's robust system of paths accommodating alternate modes of transportation, and an extensive network of recreational trails.



The site is within an Industrial IA-1 zoning subdistrict, and abuts a residential C-1A mixed-use subdistrict to the south, and the Open Space subdistrict of Danehy Fields to the north and east.

The immediate context is comprised of a mix of 1- and 2-story 'legacy light industrial' buildings, while parcels farther north on New St exhibit larger scale multi-family residential construction. A variety of building uses and scales is found along Bay State Road in the C-1A district.





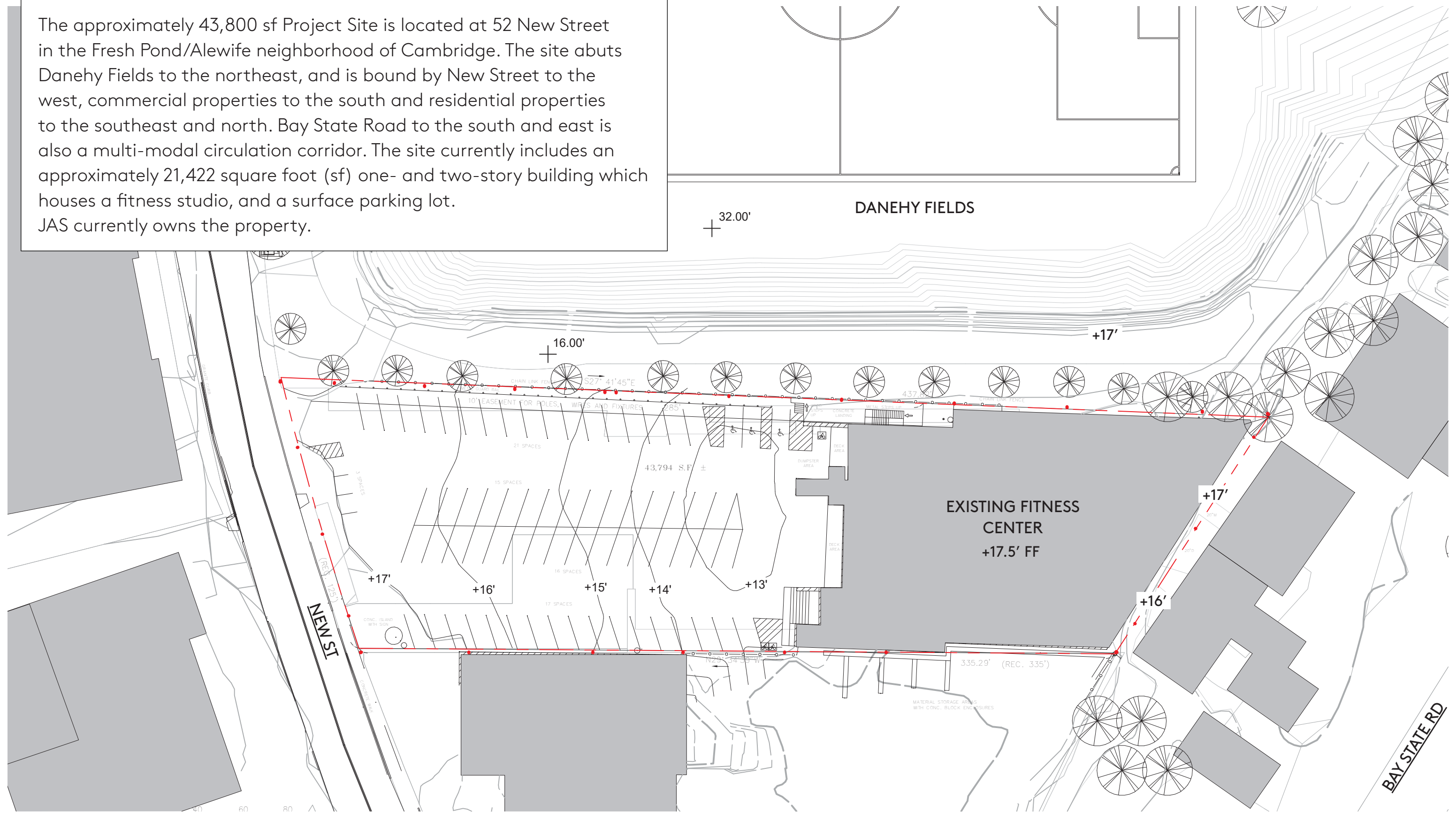
VIEW ON NEW STREET - LOOKING NORTH TOWARD DANEHY FIELDS



VIEW ON NEW STREET - LOOKING SOUTH TOWARD PROJECT SITE



The approximately 43,800 sf Project Site is located at 52 New Street in the Fresh Pond/Alewife neighborhood of Cambridge. The site abuts Danehy Fields to the northeast, and is bound by New Street to the west, commercial properties to the south and residential properties to the southeast and north. Bay State Road to the south and east is also a multi-modal circulation corridor. The site currently includes an approximately 21,422 square foot (sf) one- and two-story building which houses a fitness studio, and a surface parking lot. JAS currently owns the property.



*All elevations shown are based on Cambridge City Base

