

ARTICLE 19 GRAPHIC VOLUME | 2025.02.28

745 CONCORD AVE

Collaborating Consultants:

Design Architect: Hacin
Executive Architect: HDS
Civil Engineer: Bohler
Landscape Architect: MDLA
Structural Engineer: H+O
Transportation: VAI
Mobility: SustainMobility

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MDLA

HDS
ARCHITECTURE

BOYLSTON
PROPERTIES

Hacin

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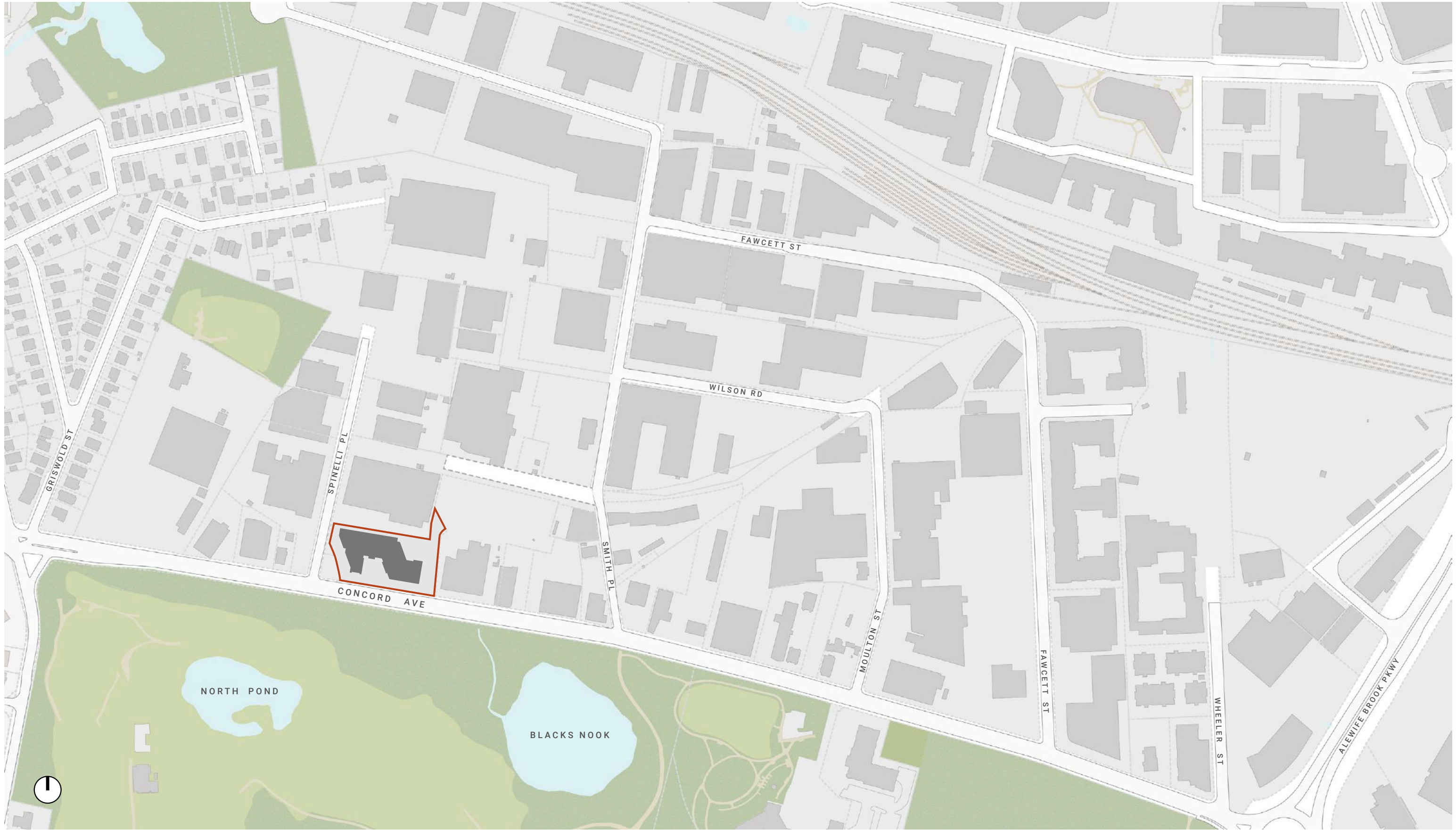
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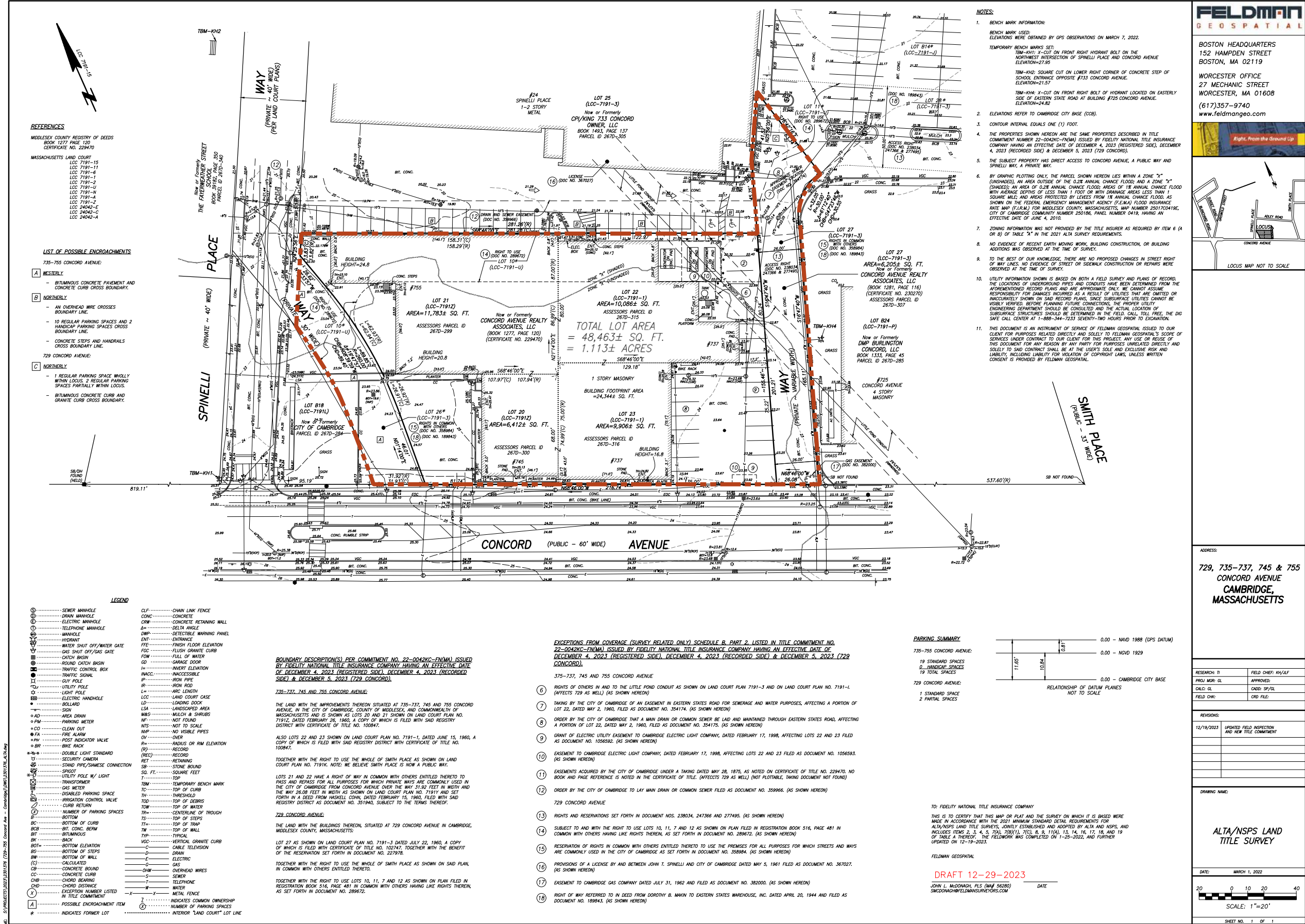
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Site Locus

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SPINELLI AND CONCORD CORNER



CONCORD CROSSWALK



CONCORD LOOKING WEST



CAMBRIDGE OWNED PARCEL



SPINELLI PLACE AT REAR OF LOT

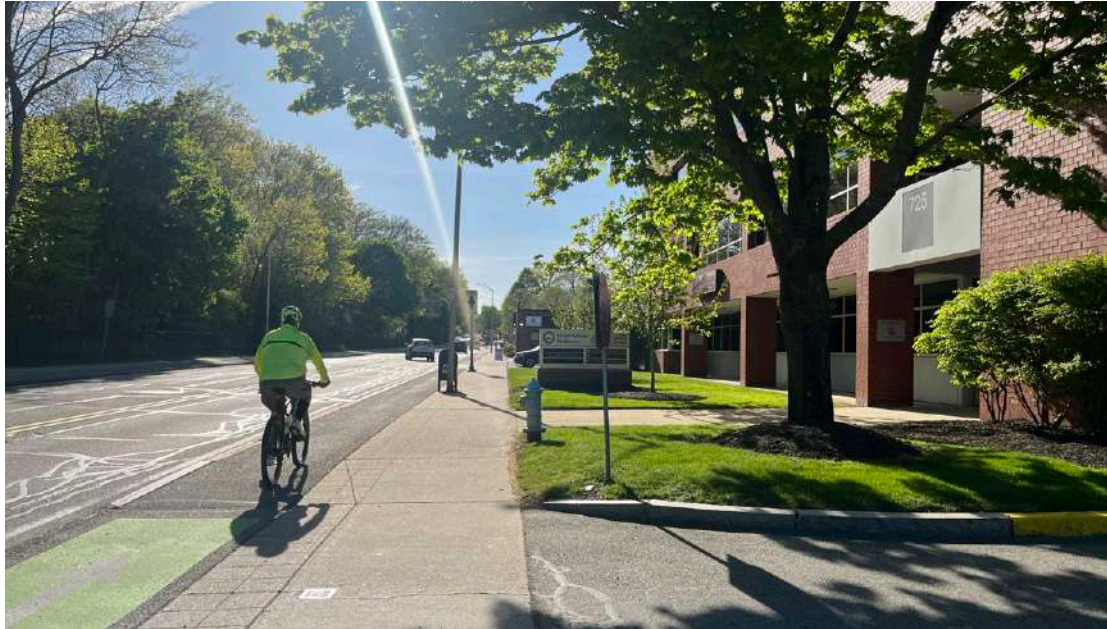


REAR OF LOT

Existing Site Photos

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CONCORD LOOKING WEST



SPINELLI LOOKING NORTH



REAR OF LOT LOOKING EAST



EASTERN STATES ROAD (PRIVATE WAY)



EASTERN STATES ROAD (PRIVATE WAY)



PARKING AT REAR OF LOT

Existing Site Photos

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Zoning Easement Overlay Plan

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Zoning Setback Overlay Plan

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Design Statement

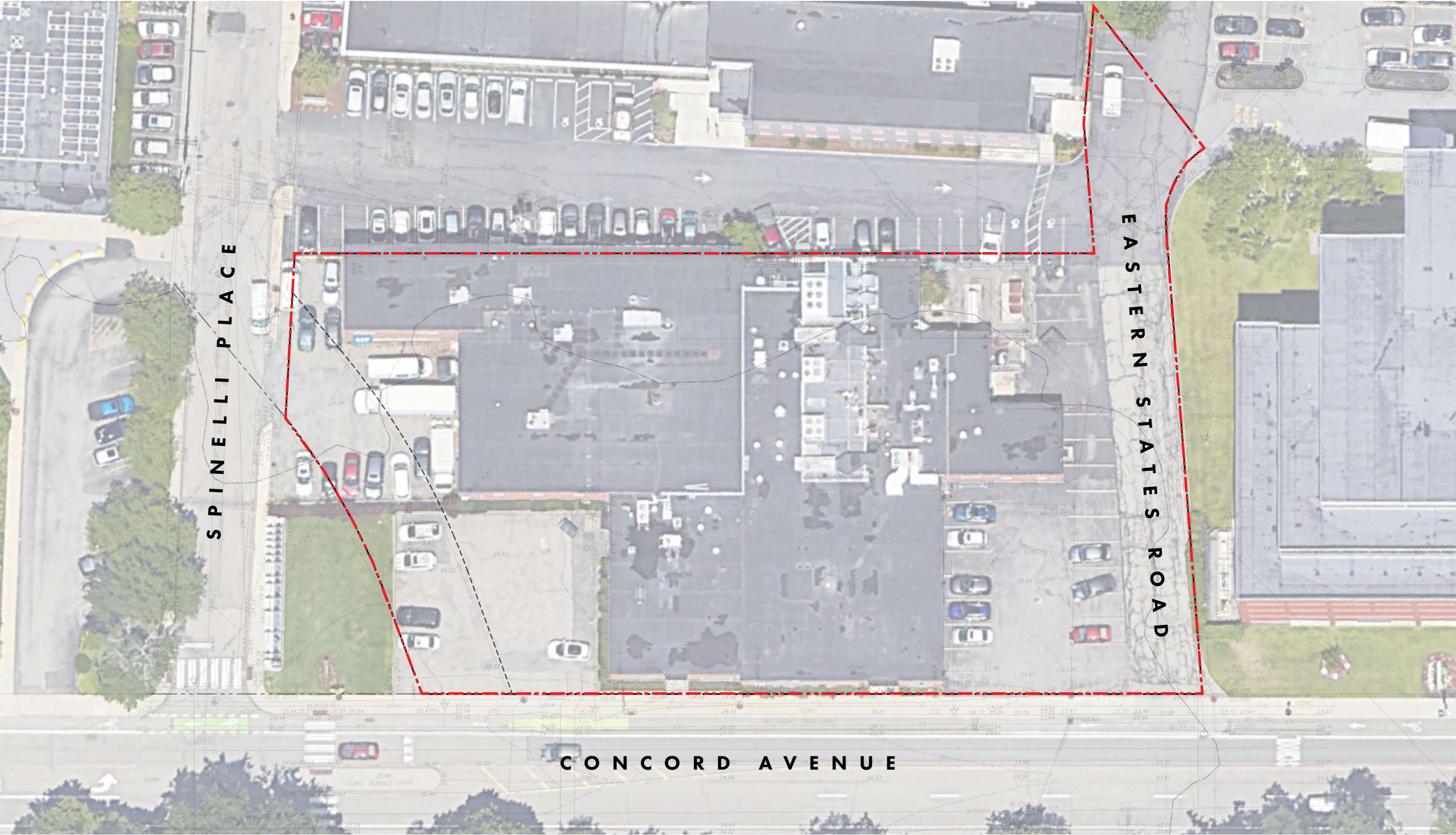
The Applicant proposes to construct a 236 unit multi-family residence on a 48,463 sf site located at 745 Concord Avenue. The Project conforms to the recently approved zoning of the Alewife Overlay District which addresses the area’s need for additional housing by allowing 12 stories of residential construction by right. The Project provides much needed housing while its design acknowledges its departure from the existing low and mid-rise context by striving to provide a carefully scaled, beautiful building and welcoming landscape design with expanded public open space.

Fronting Concord Avenue, the Project will be visible from many vistas, including the trails around Fresh Pond. The design acknowledges this relationship by bringing the tree canopy and planting across Concord Avenue and onto the site. The building massing embraces this green space by featuring an open courtyard along Concord Avenue. This courtyard also provides rhythm to the Concord Avenue street wall while the flanking building walls hold important corners at each end of the block. In its shape and setback, the building form anticipates a future buildout where additional buildings create street walls and public urban spaces.

The streetscape design will improve the existing conditions, providing separated bicycle lanes, wider sidewalks, street trees, benches and other street furniture, and additional publicly accessible open space along Concord Avenue. The design seeks to create a comfortable pedestrian experience with separation from traffic along Concord Avenue. It also anticipates future pedestrian and bicycle infrastructure improvements on adjacent properties for a robust alternative transportation network.

Building residents will enjoy amenities including a welcoming and gracious lobby, shared gathering spaces such as meeting rooms and a work lounge, a fitness facility, and a shared roof deck with views over Fresh Pond. Many of the apartments will have walk out balconies. 20% of the building area will be dedicated to affordable housing units mixed throughout the building. All residents will have private bicycle storage in a bright and easily accessible ground floor bicycle storage room.





Existing Site Plan - Context

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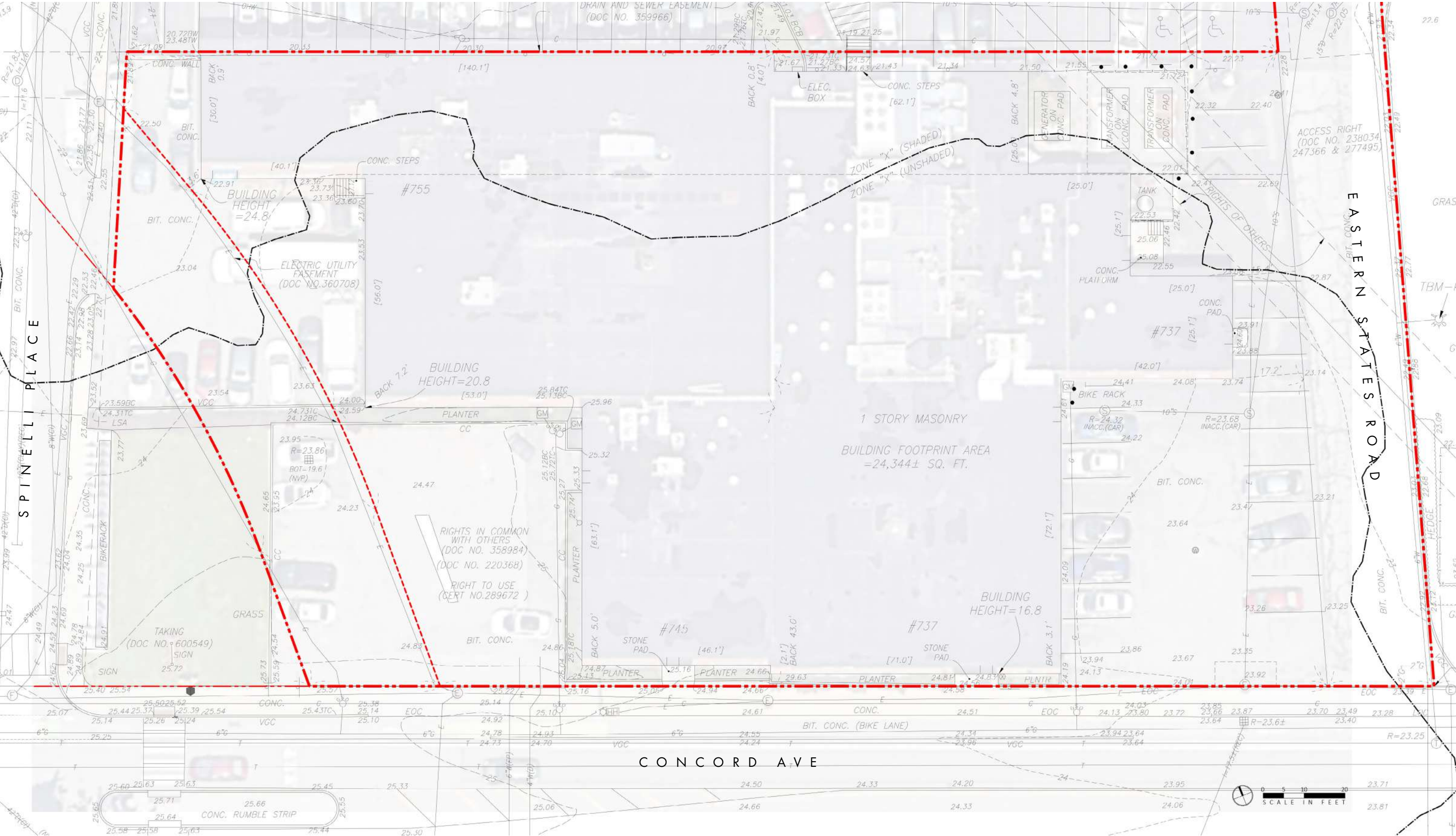
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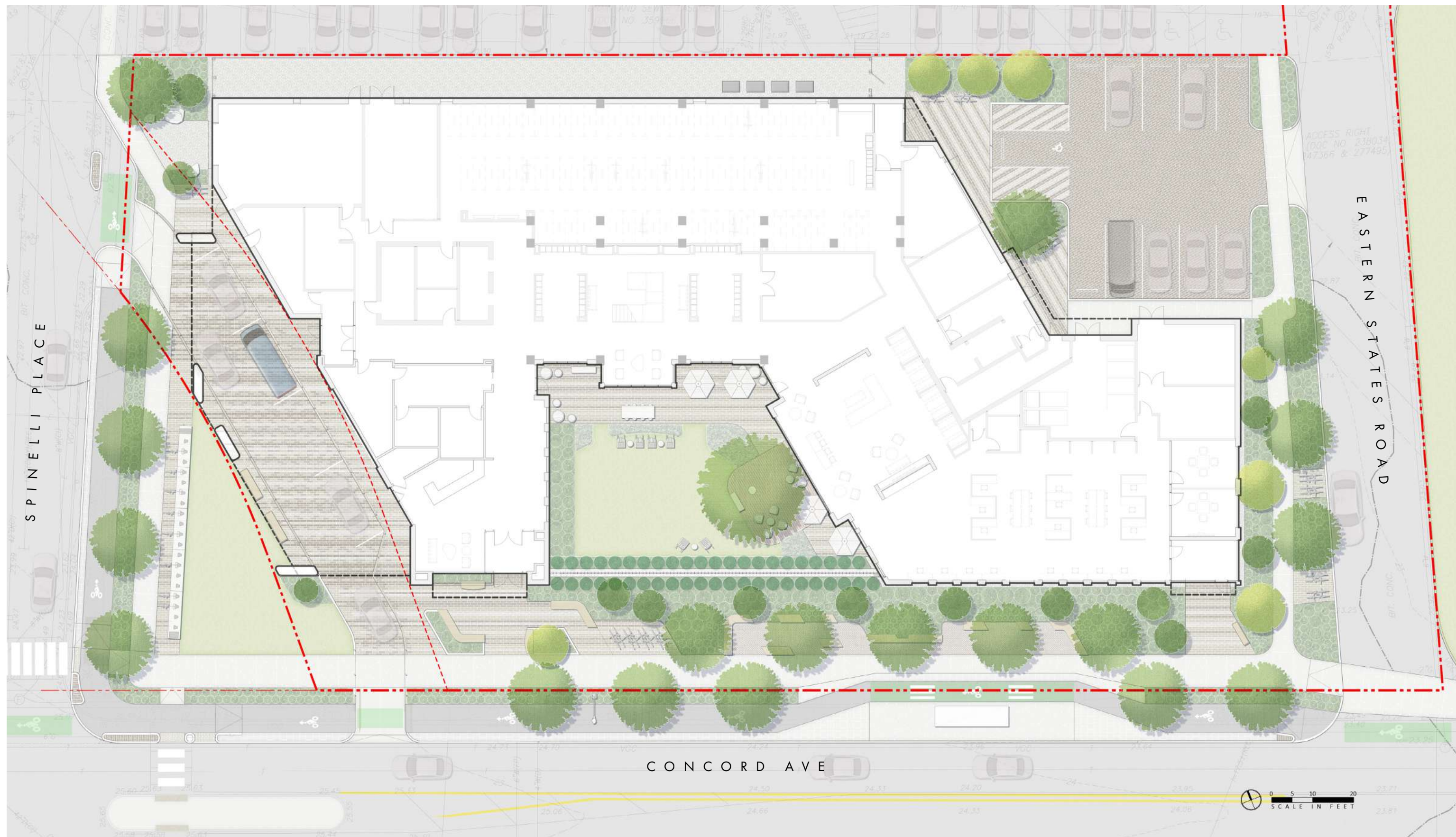
Proposed Site Plan - Context

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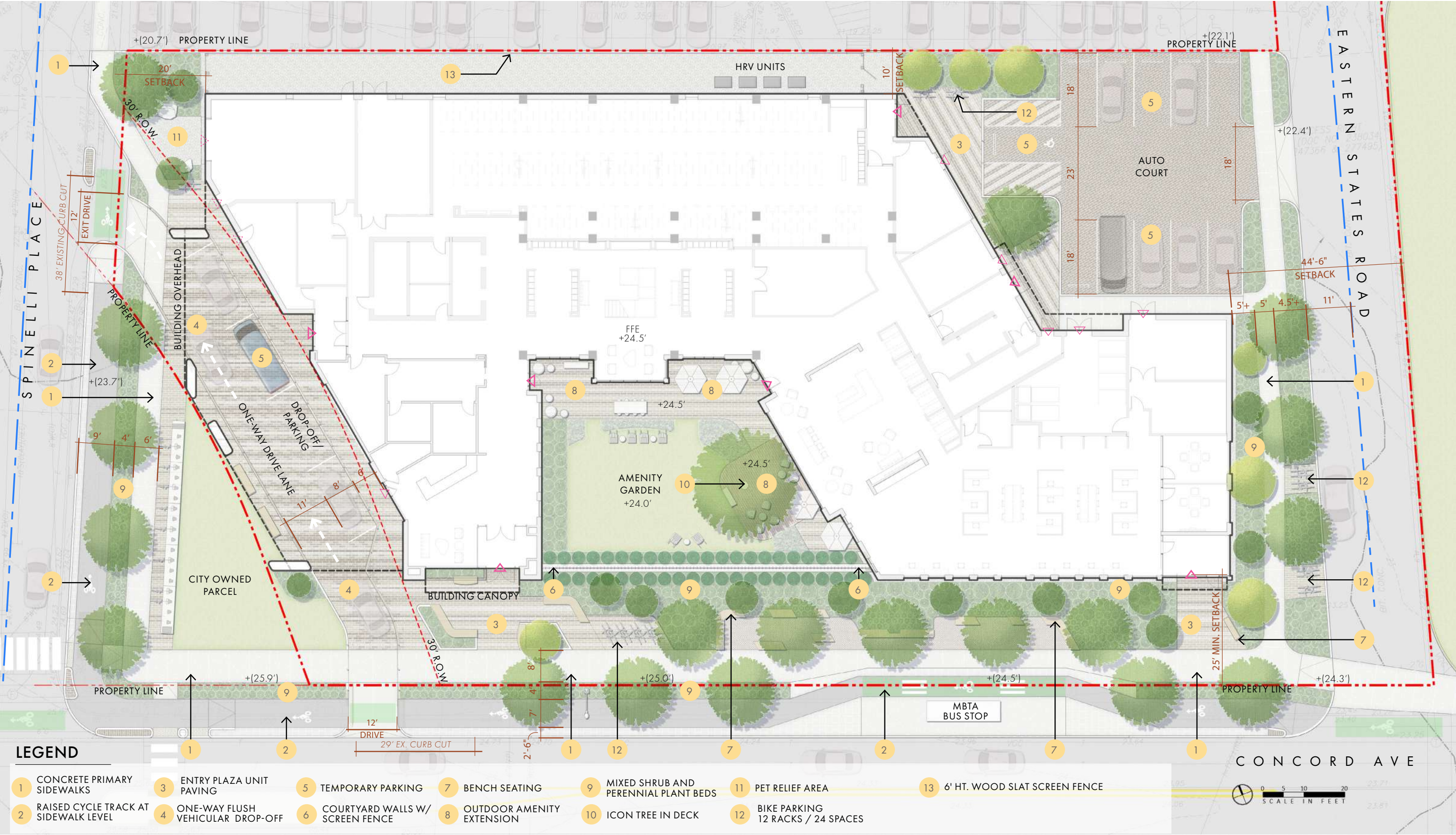
Existing Site Plan



Proposed Site Plan

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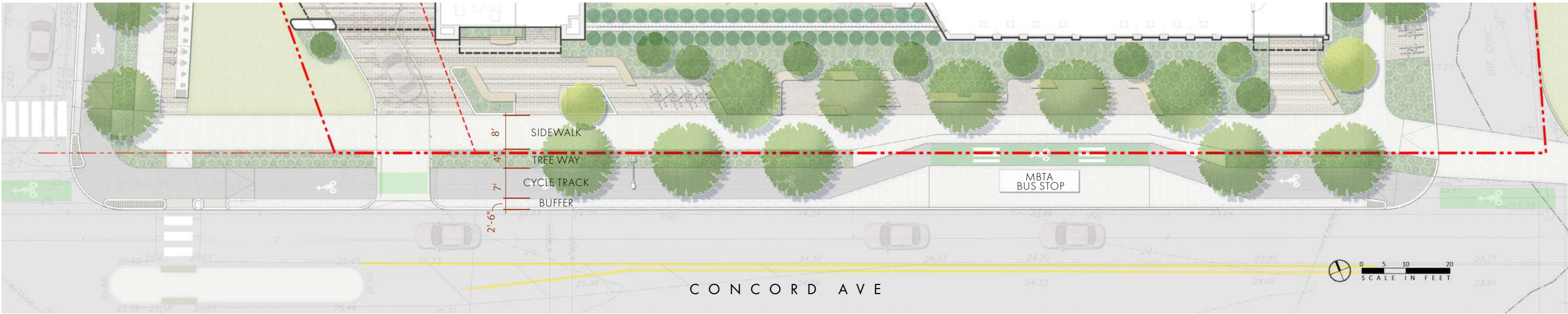
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Proposed Site Plan

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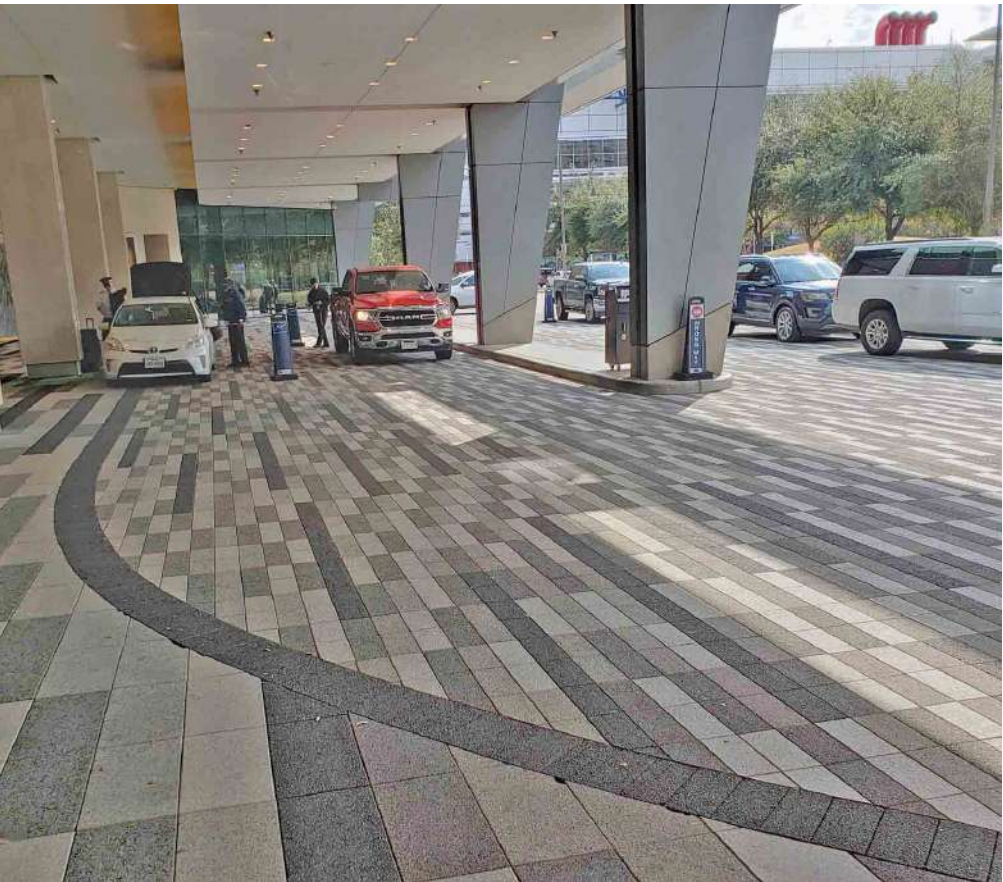
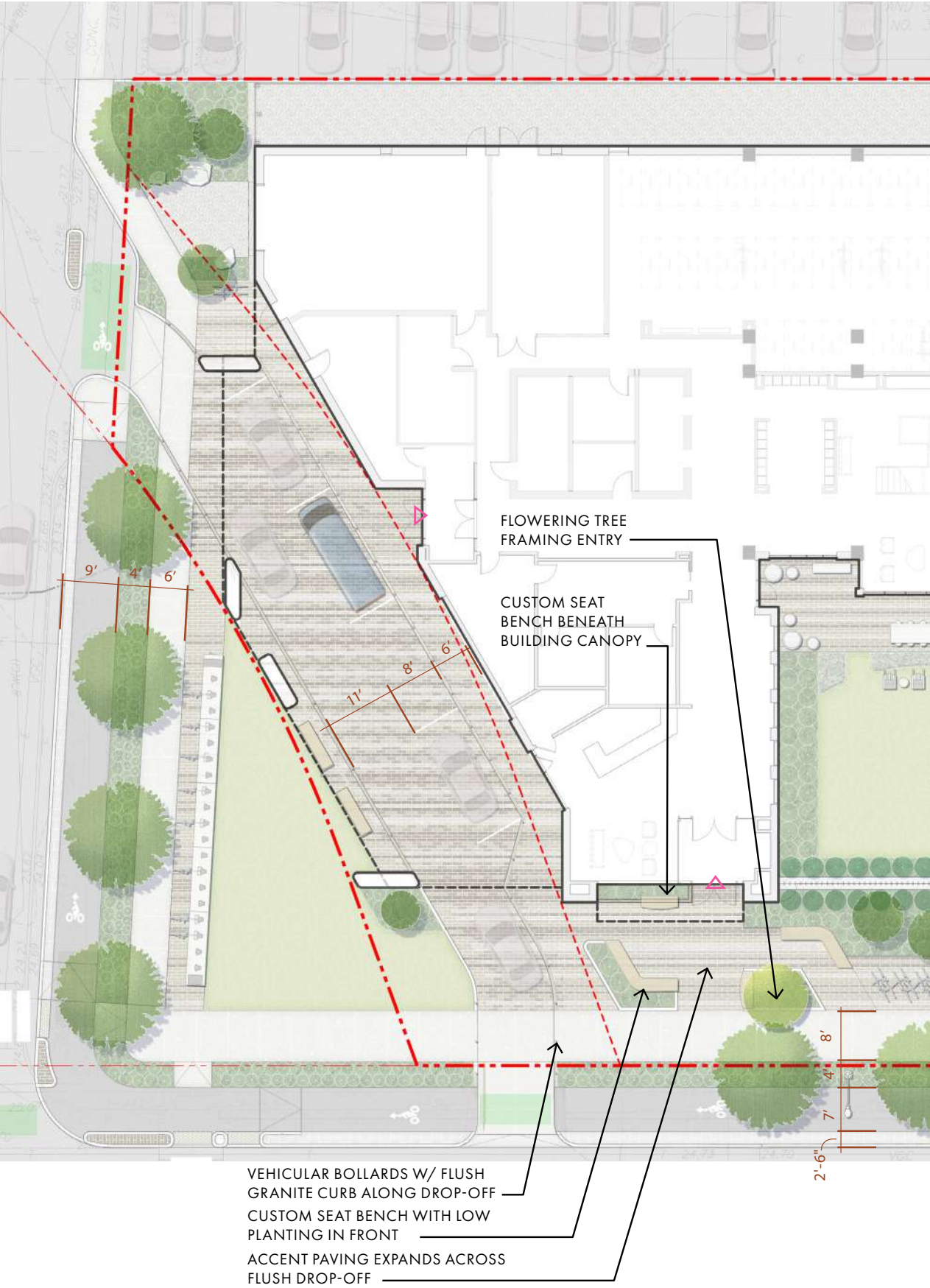
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Concord Avenue - Streetscape and Public Open Space

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Entry Plaza and Drop-Off

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NOTE:

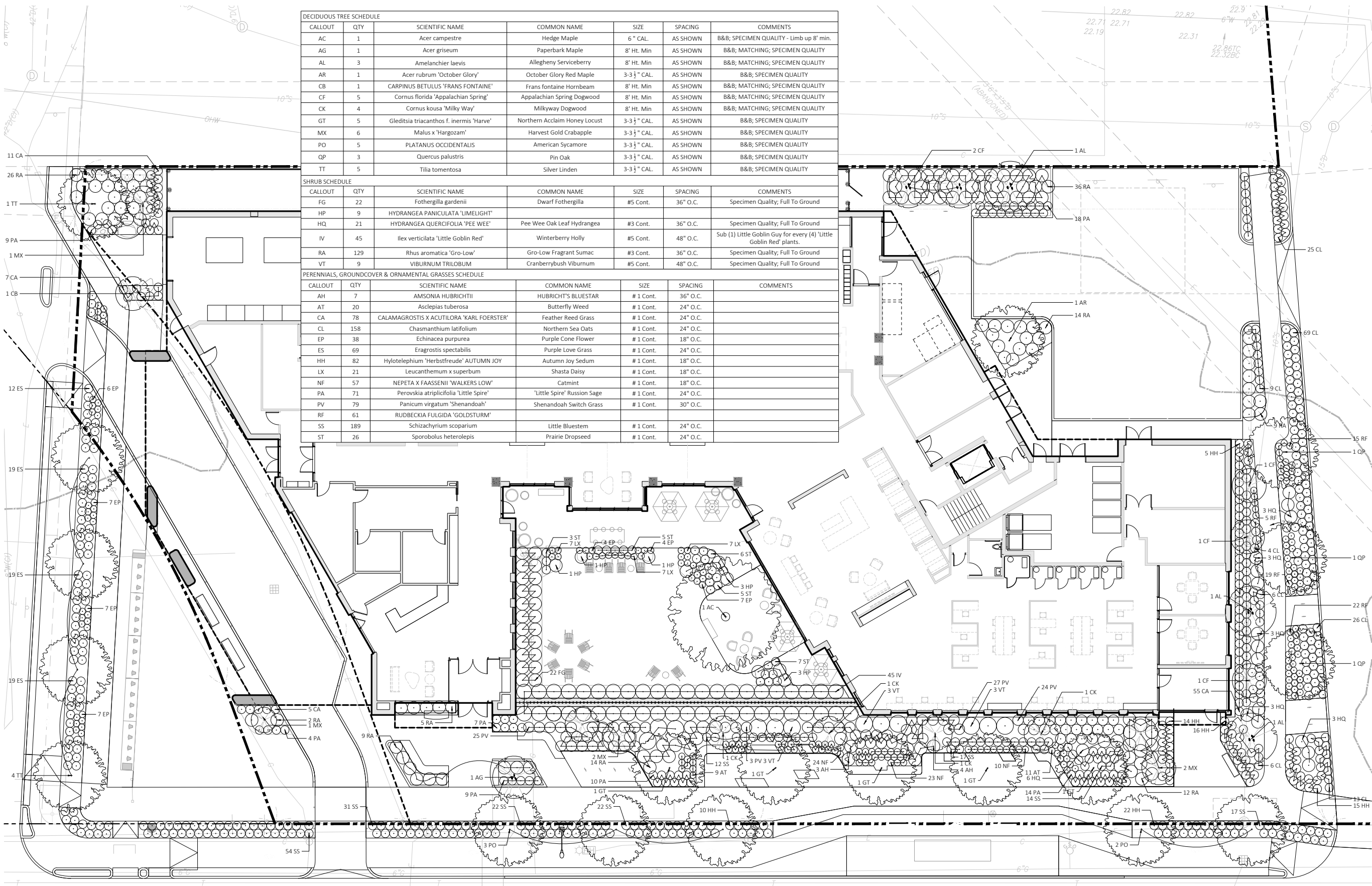
OWNERSHIP IS OPEN TO NEGOTIATING A LICENSE AGREEMENT WITH THE CITY FOR USE AND MAINTENANCE OF THE CITY OWNED PARCEL. THE IMPROVEMENTS SHOWN WITHIN THE CITY OWNED PARCEL ARE BASED ON AN ASSUMED AGREEMENT BEING REACHED AND THE PROPOSED STREETSCAPE IMPROVEMENTS BEING IMPLEMENTED.



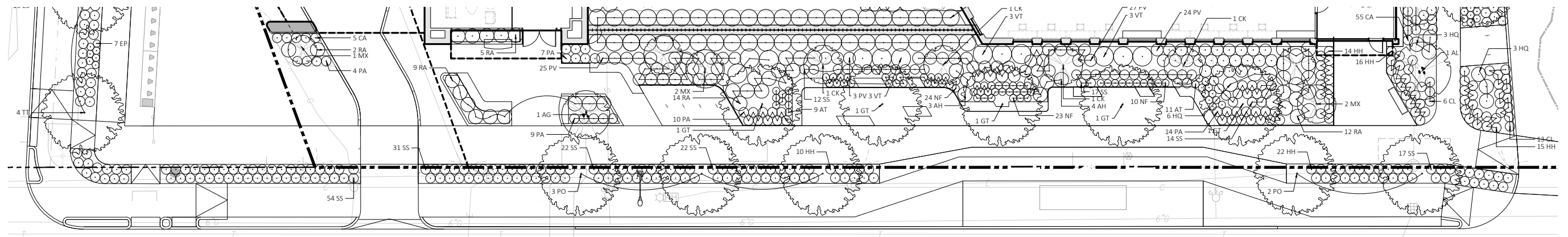
City-Owned Parcel

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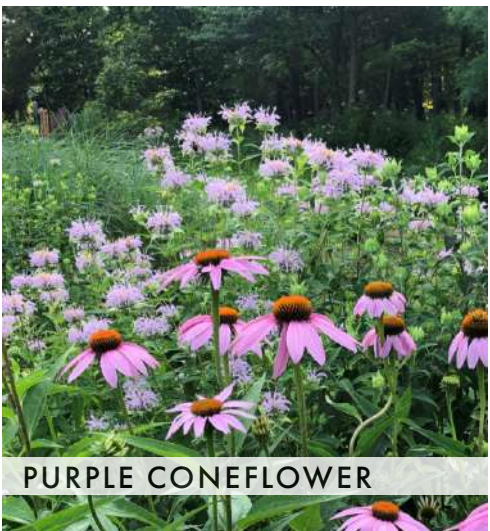
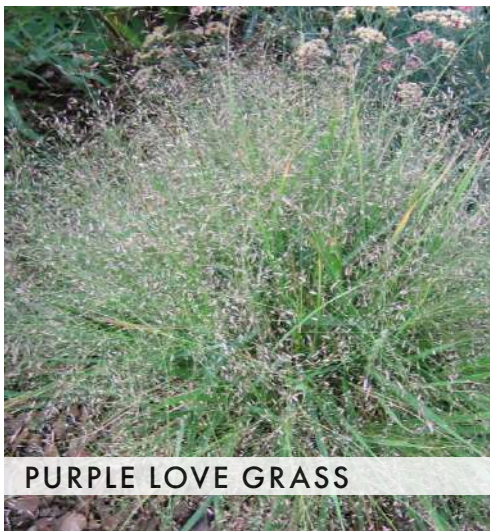
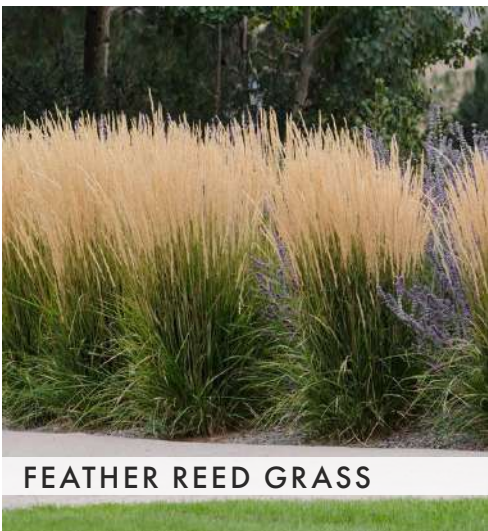
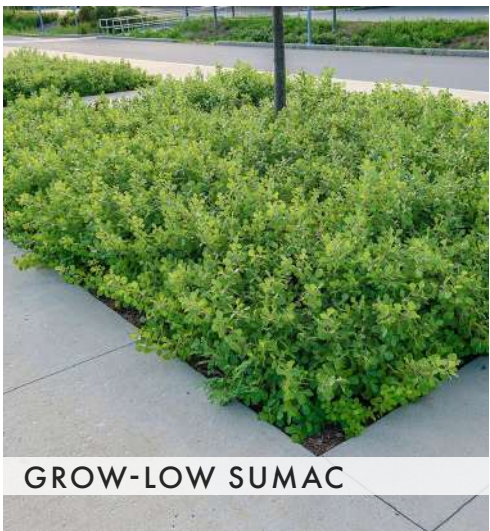
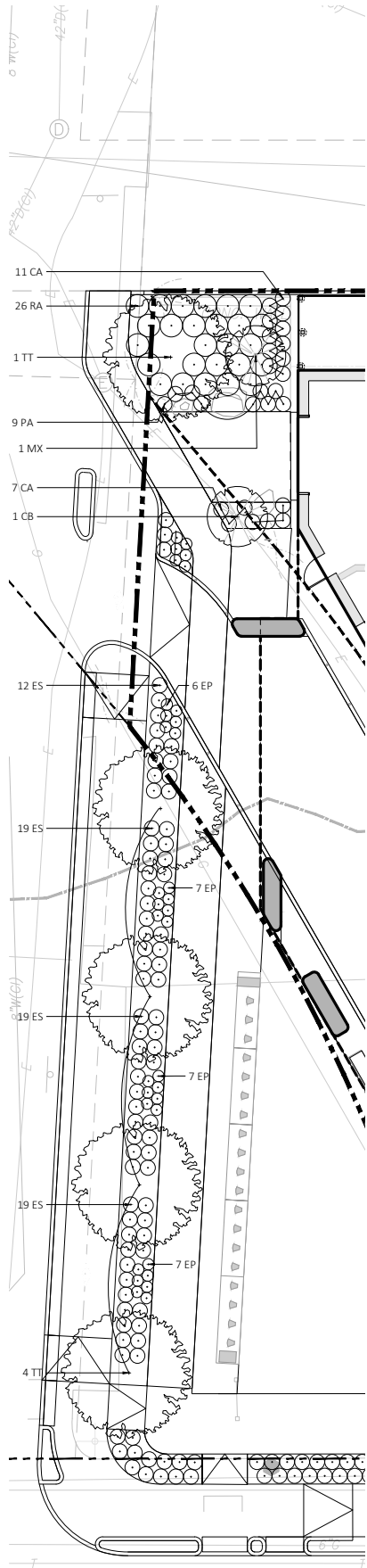


Proposed Site Planting Plan



Proposed Site Planting Plan - Concord Avenue

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Proposed Site Planting - Spinelli Place

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PIN OAK



DOGWOOD



SERVICEBERRY



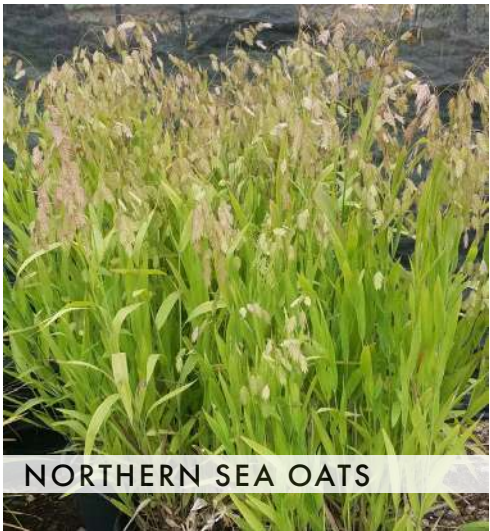
GROW-LOW SUMAC



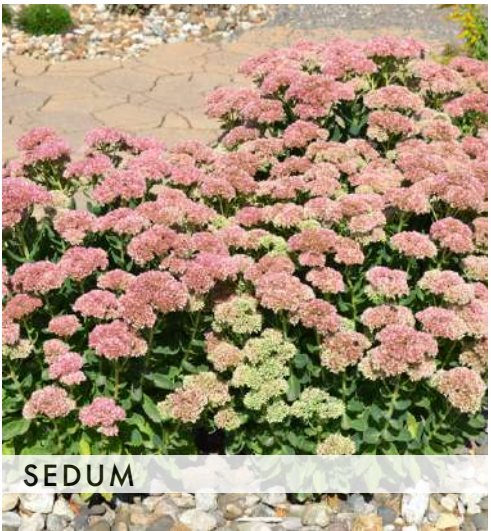
FEATHER REED GRASS



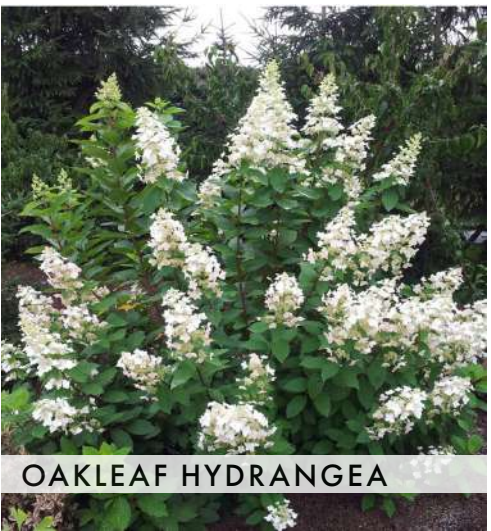
GROW-LOW SUMAC



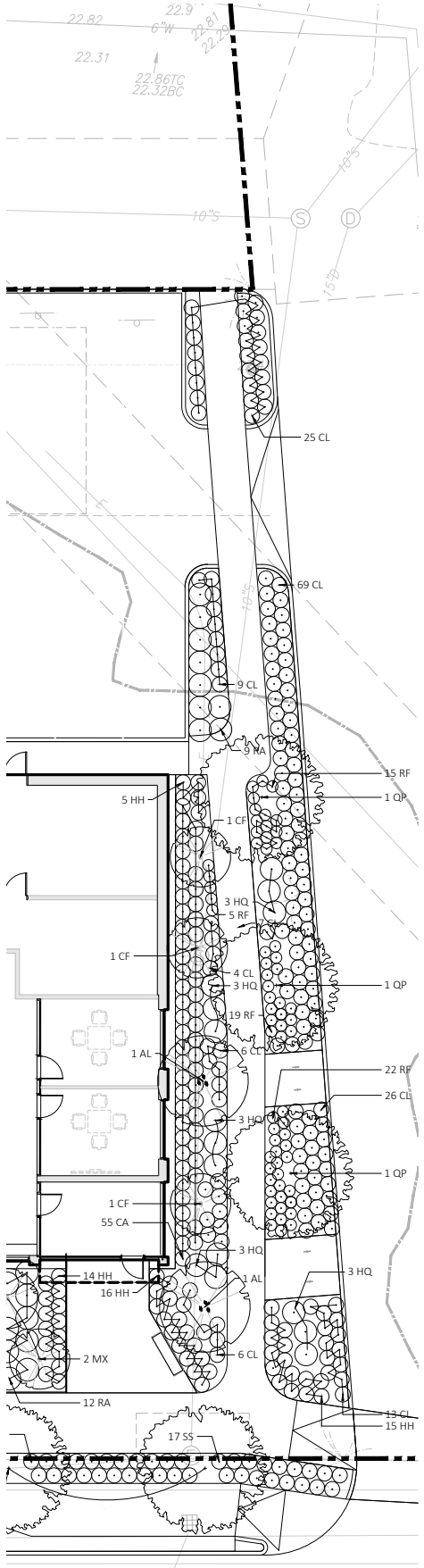
NORTHERN SEA OATS



SEDUM



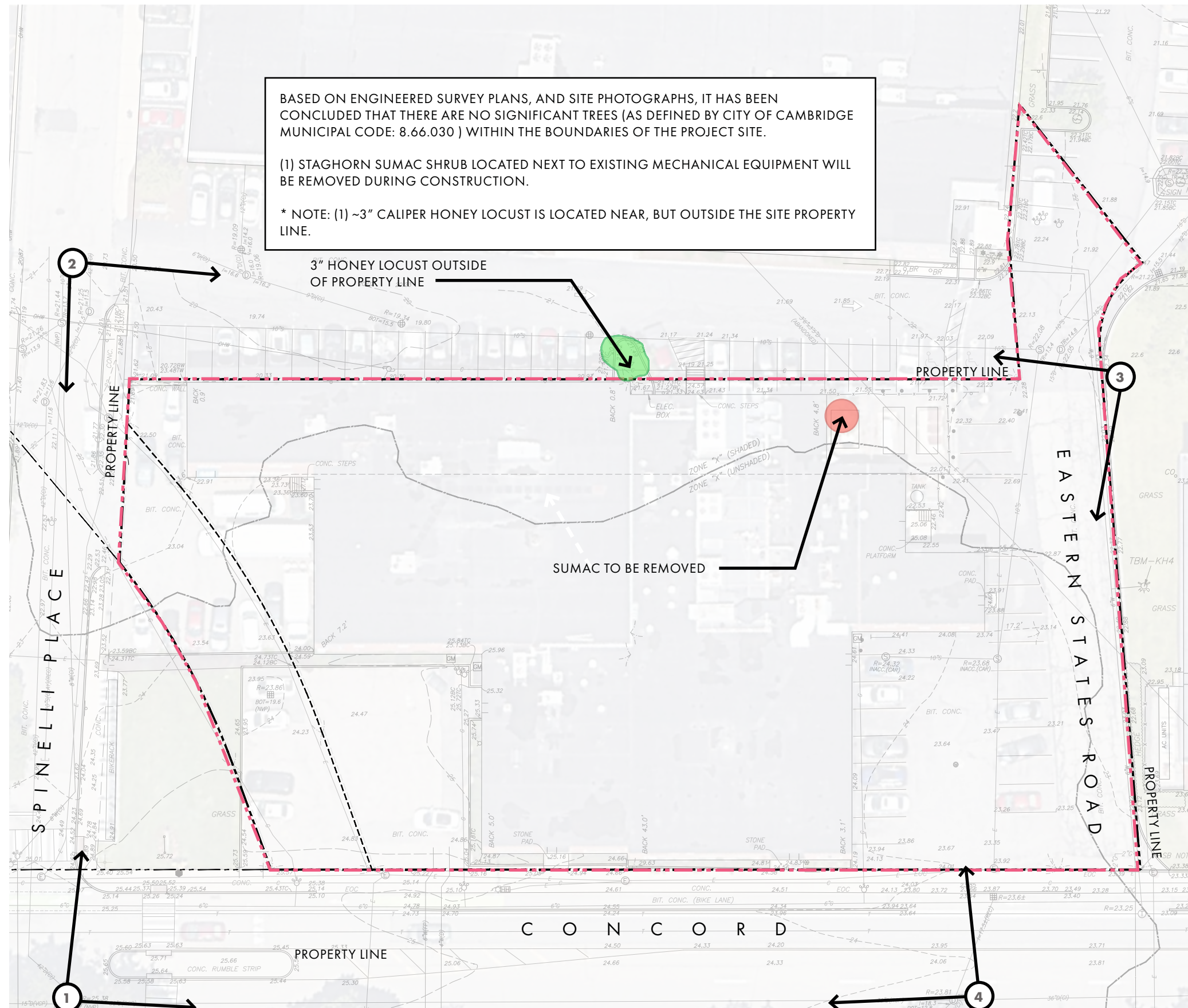
OAKLEAF HYDRANGEA



Proposed Site Planting - Eastern States Road

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Proposed Tree Removals - Aerial Plan

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MDLA

November 18th, 2024

Mr. David Lefcourt
City of Cambridge Tree Warden & City Arborist

745 Concord Avenue Project - Tree Survey

Mr. Lefcourt:

We are reaching out on behalf of the team collaborating on a proposed new building located at 745 Concord Avenue, across from the Fresh Pond Reservation.

This memo is to confirm that there are no significant trees located within the property line of the proposed project site that would require a permit for removal.

There is one Sumac (we believe it to be a Staghorn Sumac - *Rhus typhina*) shrub on site growing between existing mechanical equipment that will be removed during construction of the proposed project. Please see the attached plans which includes a site survey & aerial current to 2024 along with a few photos of the existing conditions around the site.

The proposed project is currently slated to add over 40 new trees to site. We look forward to working with your team to make sure the project supports the vision of the city's Urban Forest Master Plan when the project reaches an appropriate point in the process.

Please do not hesitate to reach out with any questions.

Michael D'Angelo - MDLA

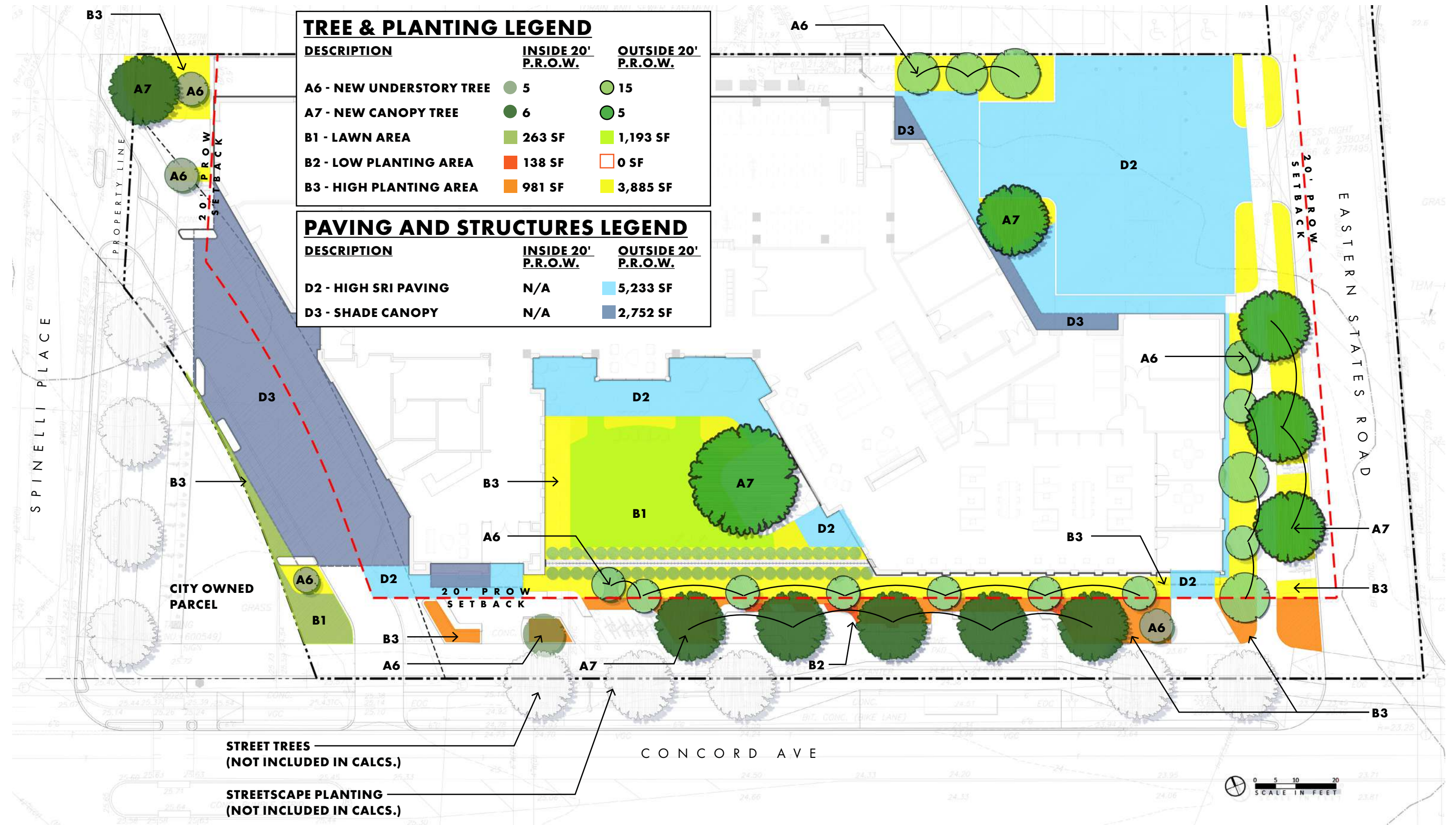


203 592 4788 // 840 Summer Street // Boston, MA // m-d-l-a.com

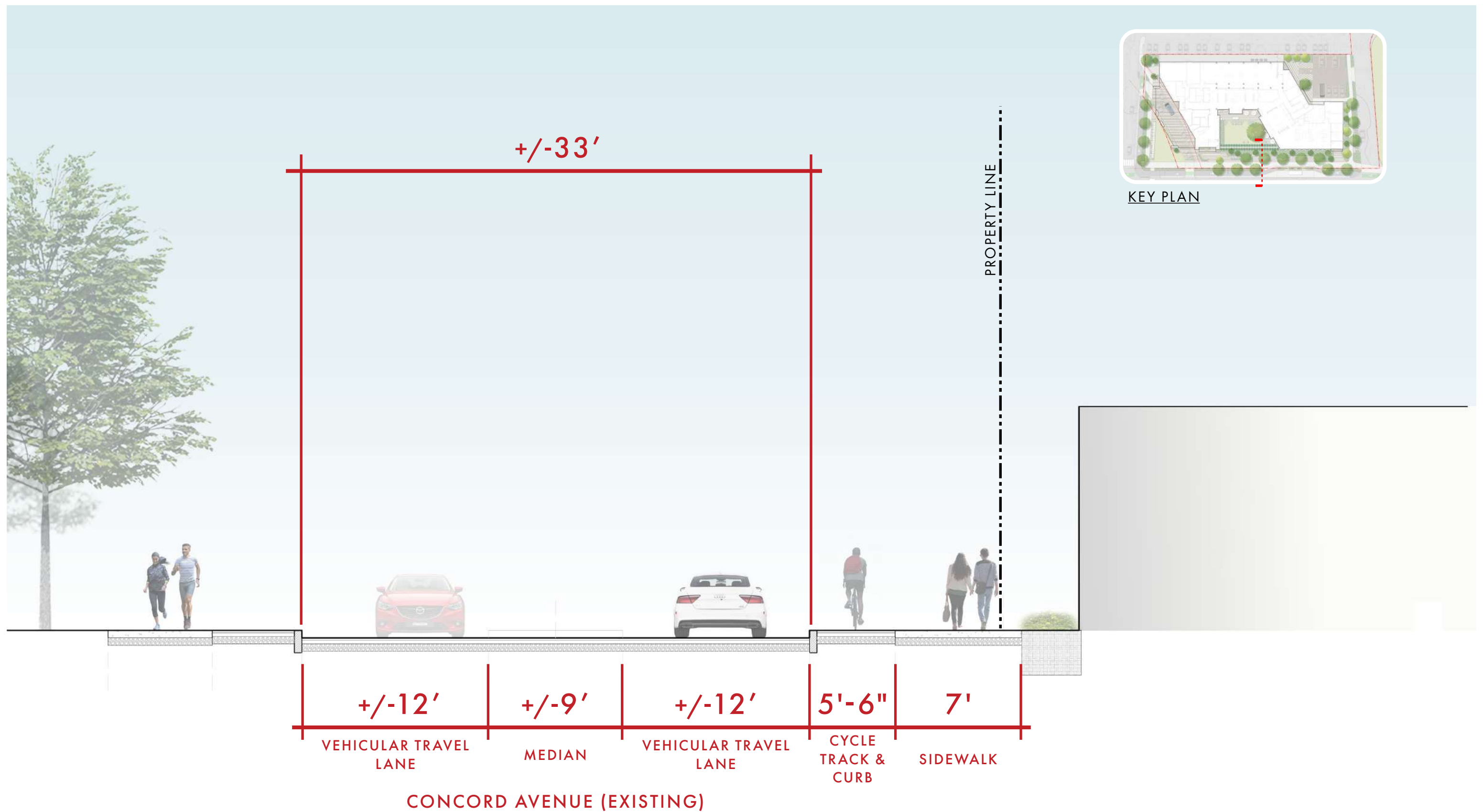
City Arborist/Tree Warden Certification

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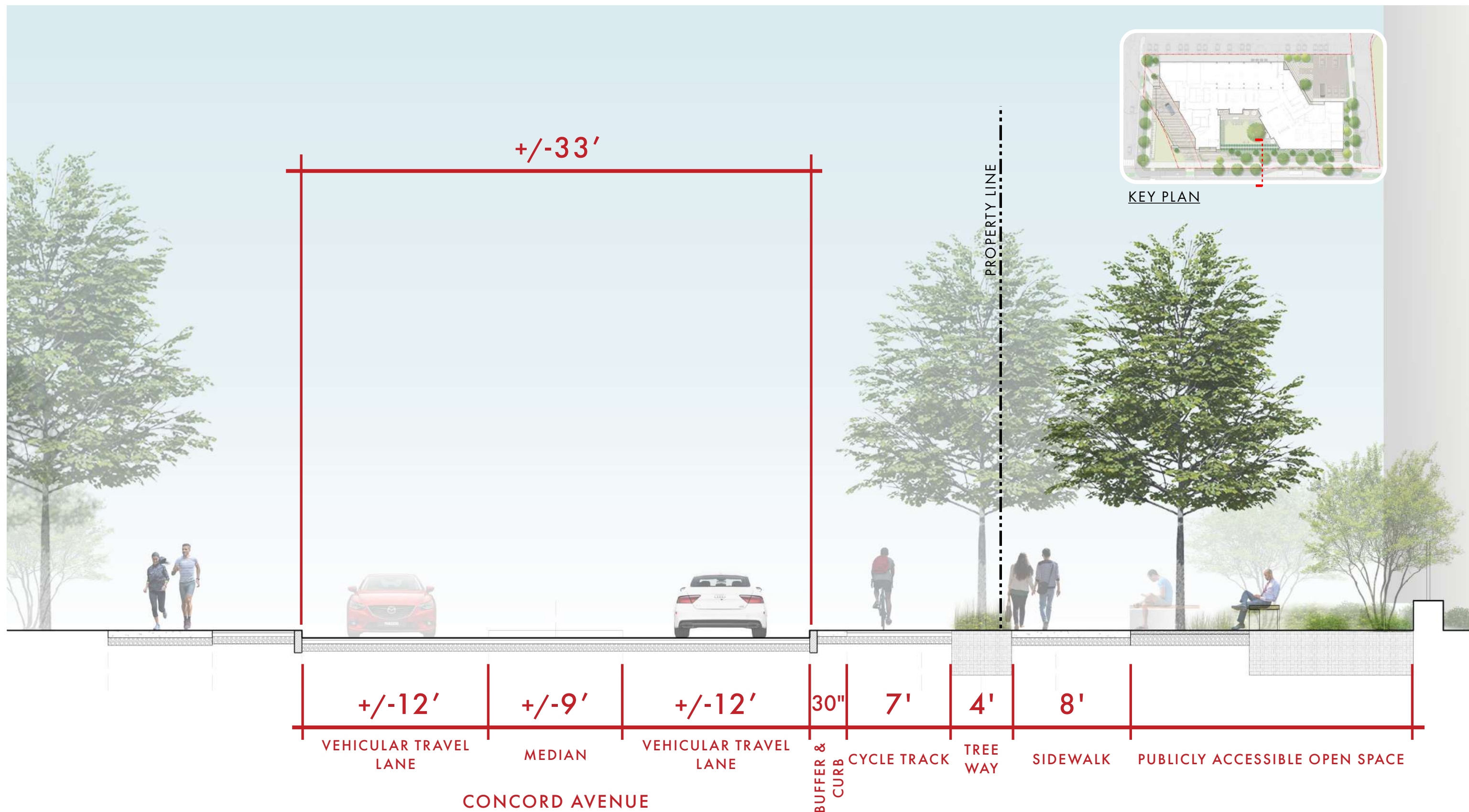
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Cool Score Diagram



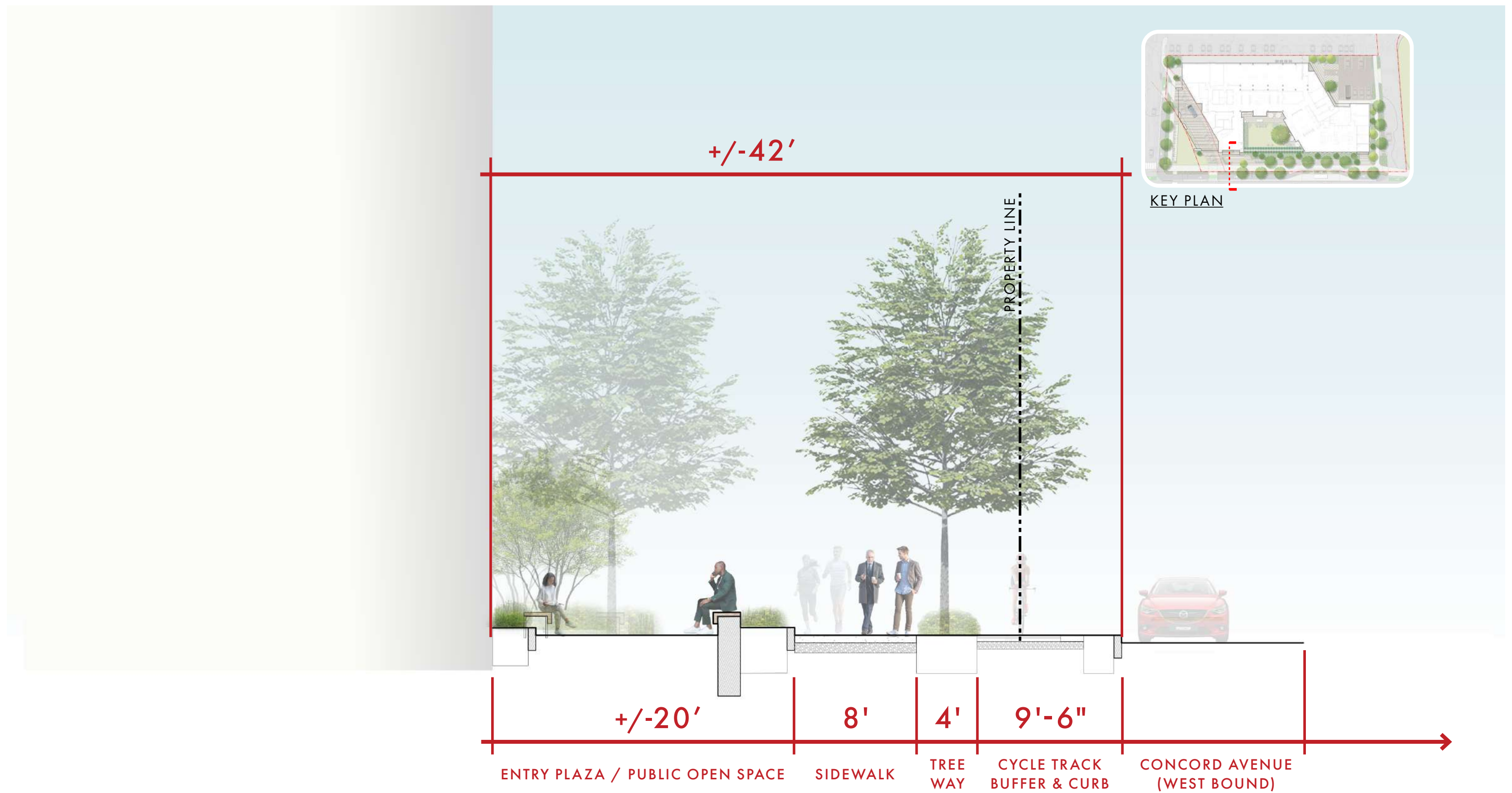
Streetscape Section - Concord Avenue (Existing)



Streetscape Section - Concord Avenue

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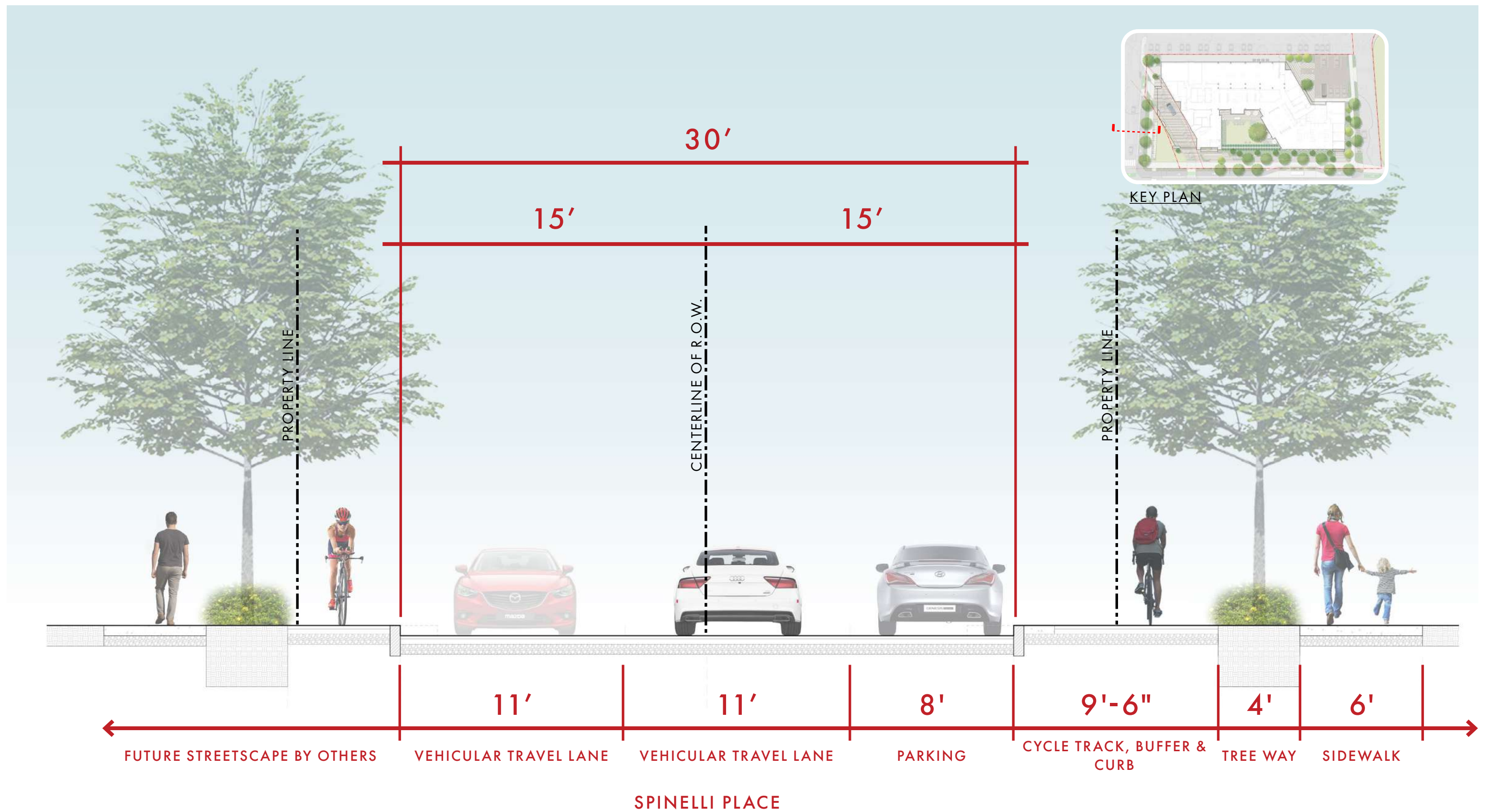
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Streetscape Section - Concord Avenue - Entry Plaza

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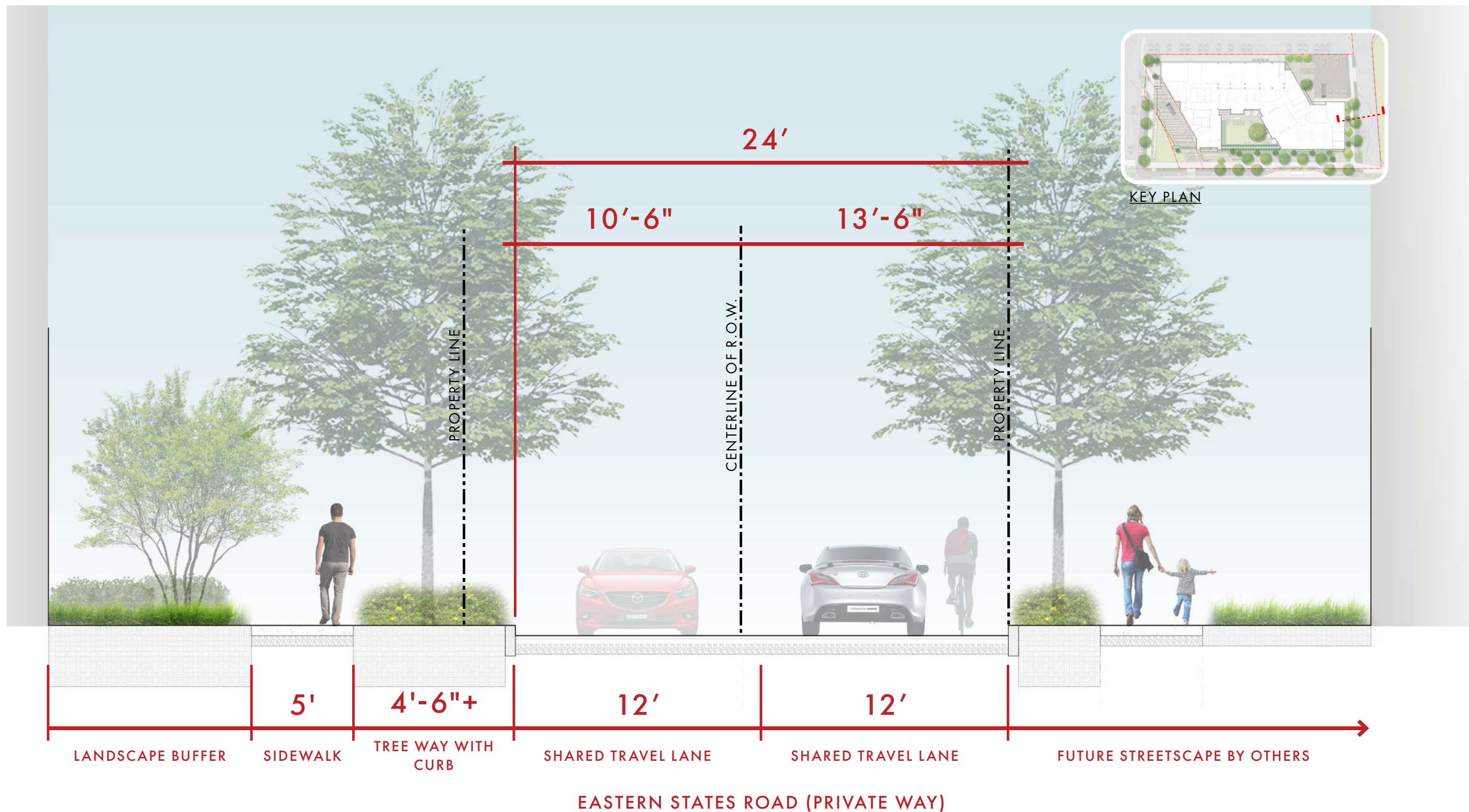
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Streetscape Section - Spinelli Place

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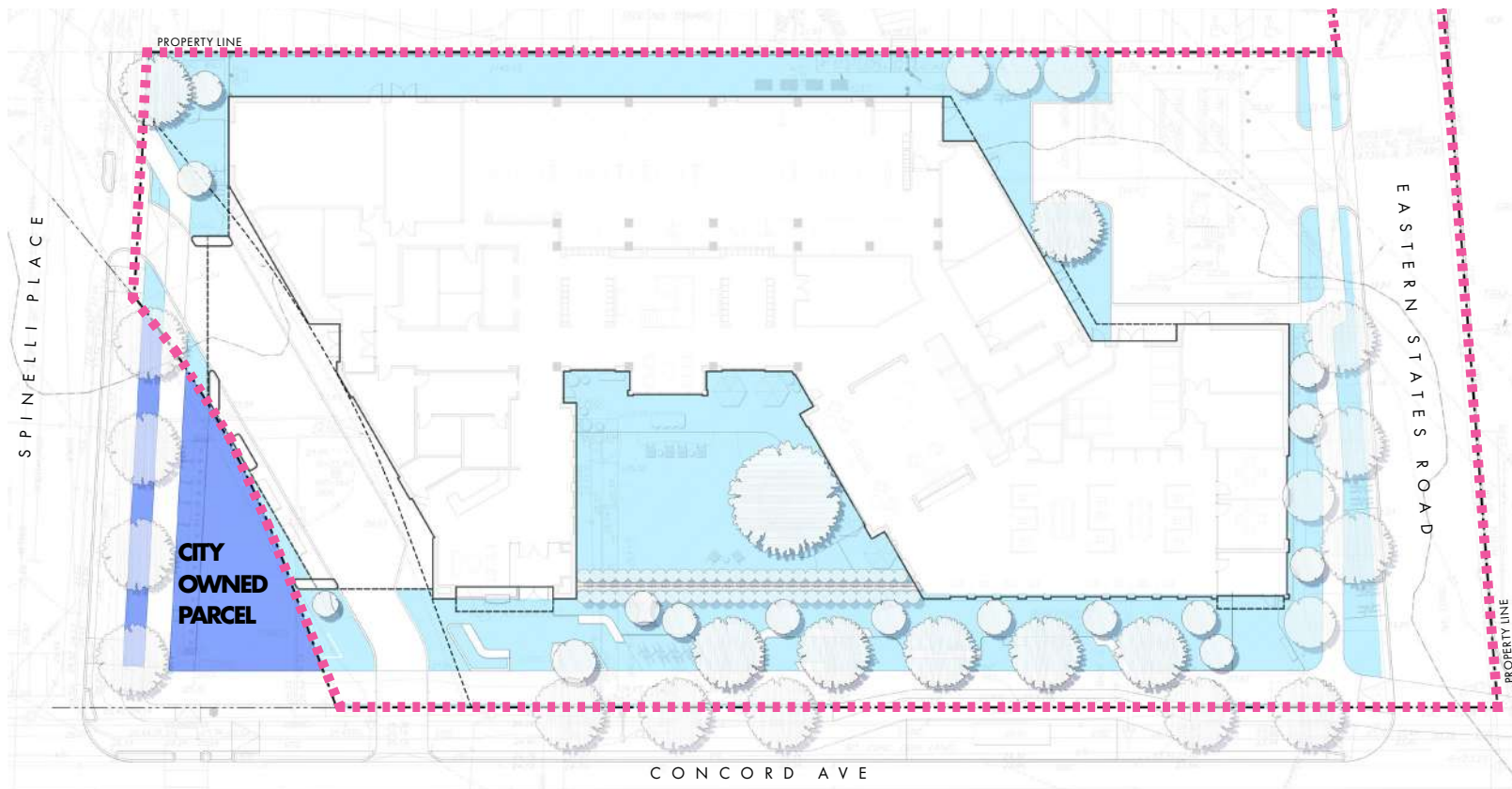
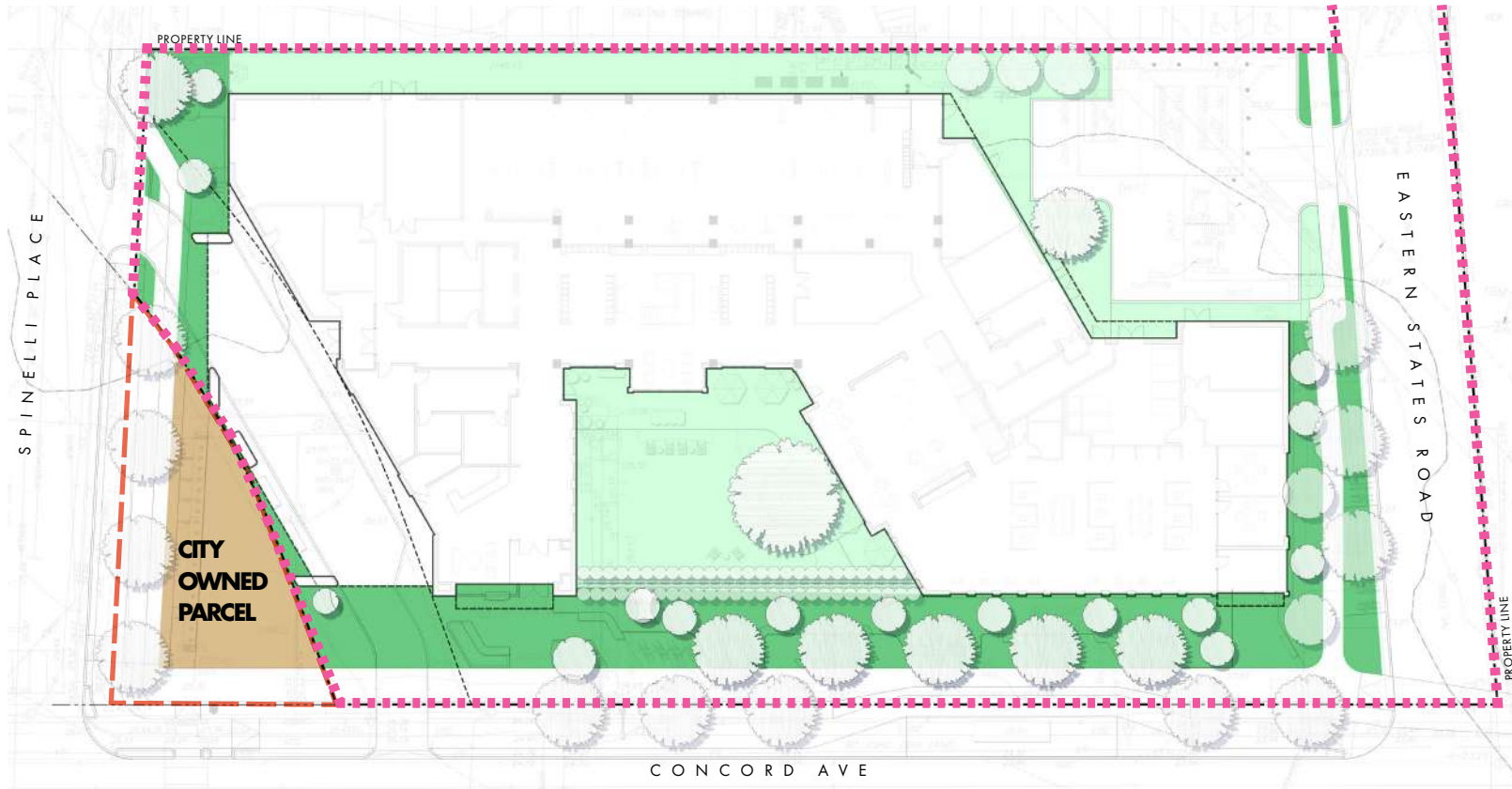
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Streetscape Section - Eastern States Road

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OPEN SPACE



TOTAL PROJECT SITE
48,463 SF



**MUNICIPAL IMPROVEMENT AREA
(BY OTHERS)**
4,629 TOTAL SF



34.9% / 1616 SF OPEN SPACE



TOTAL PROPOSED OPEN SPACE
REQUIRED: 20% / 9,693 SF
PROPOSED: 27% / 13,132 SF

EXISTING: 2.3% / 1,412 SF



PUBLIC OPEN SPACE
REQUIRED: 20% / 2,675 SF
PROPOSED: 49% / 6,524 SF

EXISTING: 27% / 384 SF

*NOTE: PUBLIC SIDEWALKS ALONG ARE NOT INCLUDED IN TOTAL PROPOSED OPEN SPACE.

SITE PERMEABILITY



TOTAL PROJECT SITE
48,463 SF



**MUNICIPAL IMPROVEMENT AREA
(BY OTHERS)**
PROPOSED PERMEABLE AREA:
1840 SF

EXISTING: 2,332 SF



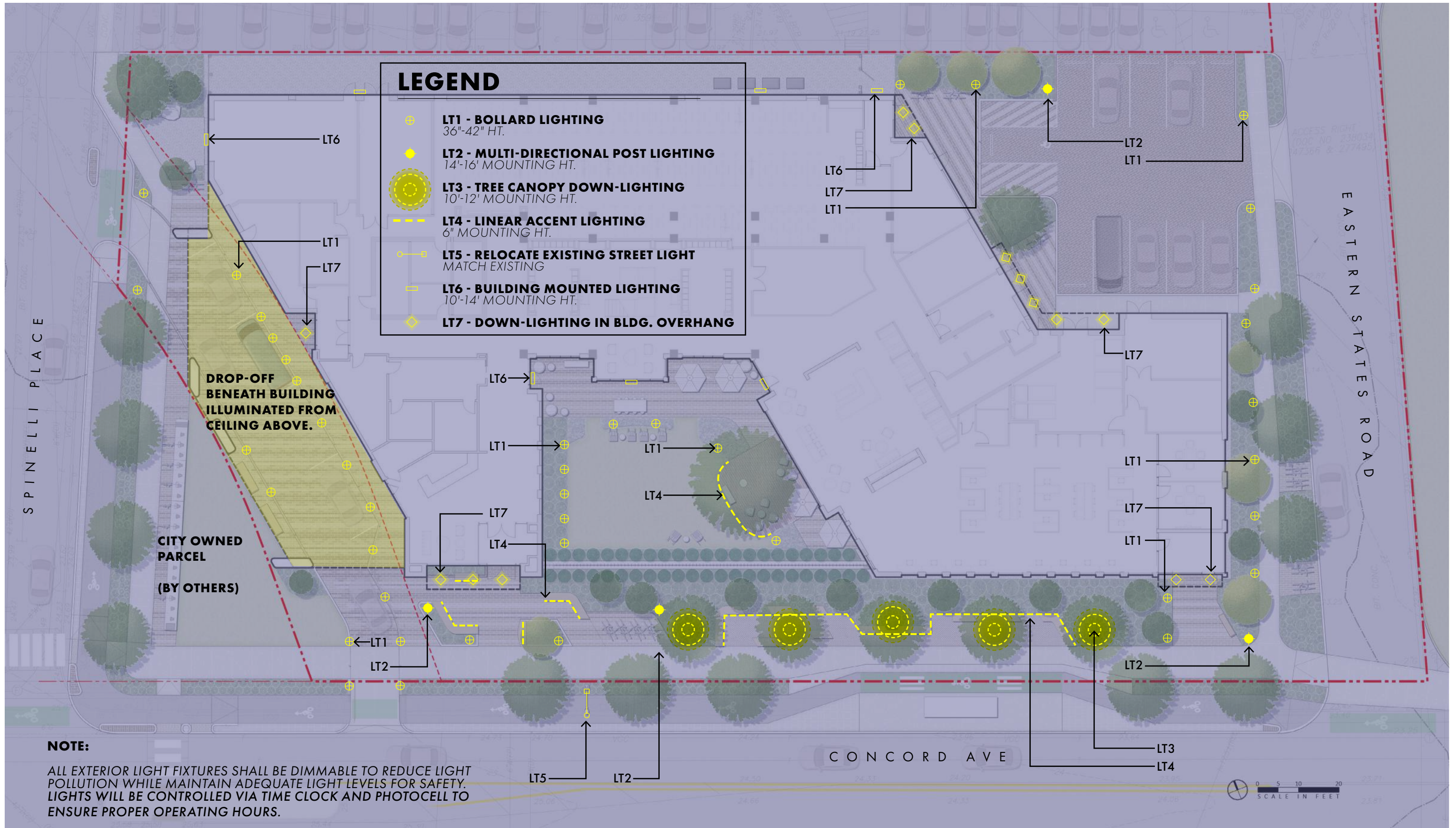
PERMEABLE SURFACE
REQUIRED AREA : 25% / 12,116 SF
PROPOSED AREA: 25.03% / 12,132 SF

EXISTING: 2.2% / 1,109 SF

Site Calculations - Open Space and Permeability

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Proposed Site Lighting Plan



MULTI-DIRECTIONAL POLE LIGHT



BOLLARD LIGHTING



TREE-MOUNTED MOON LIGHTING

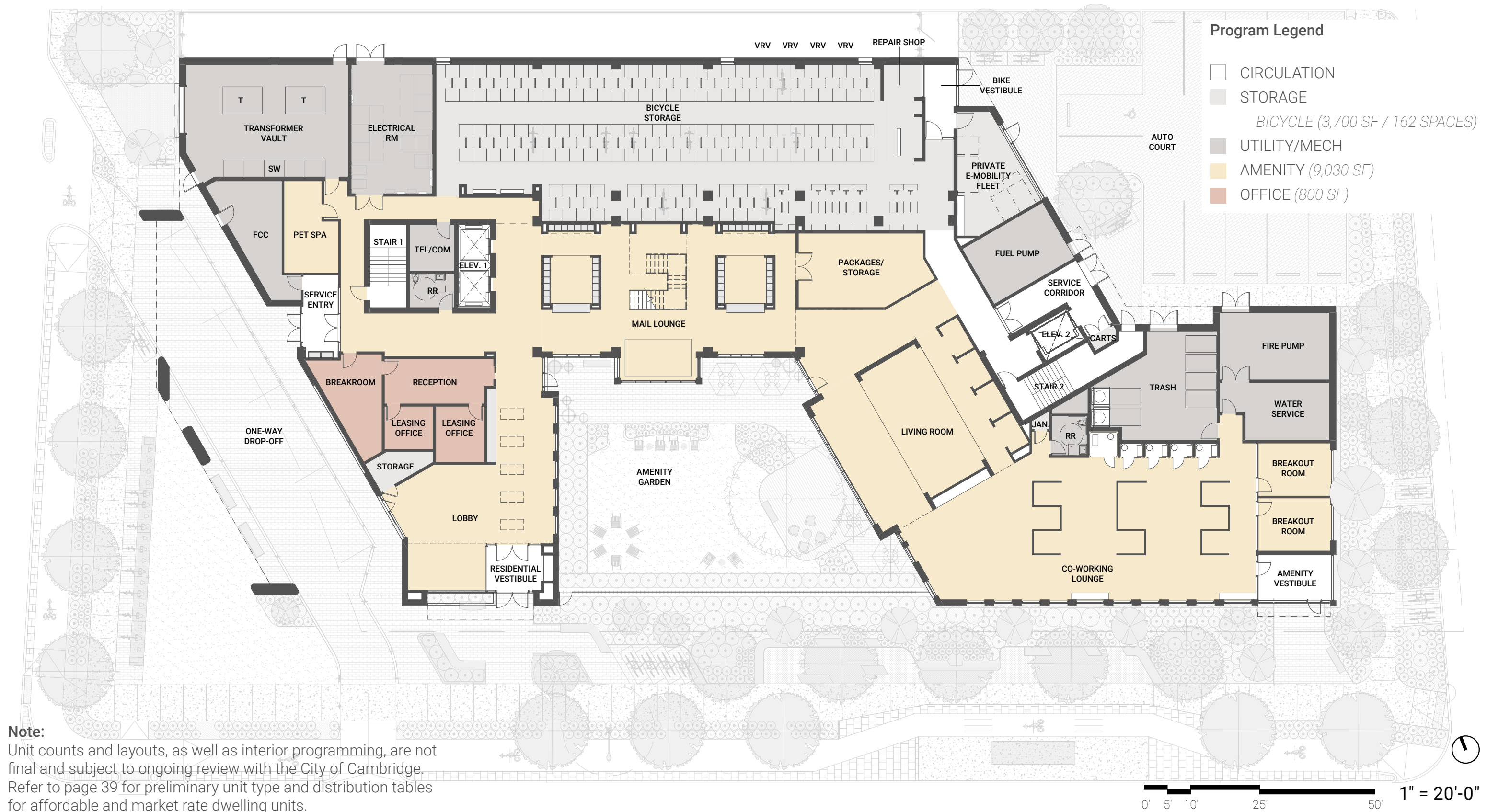


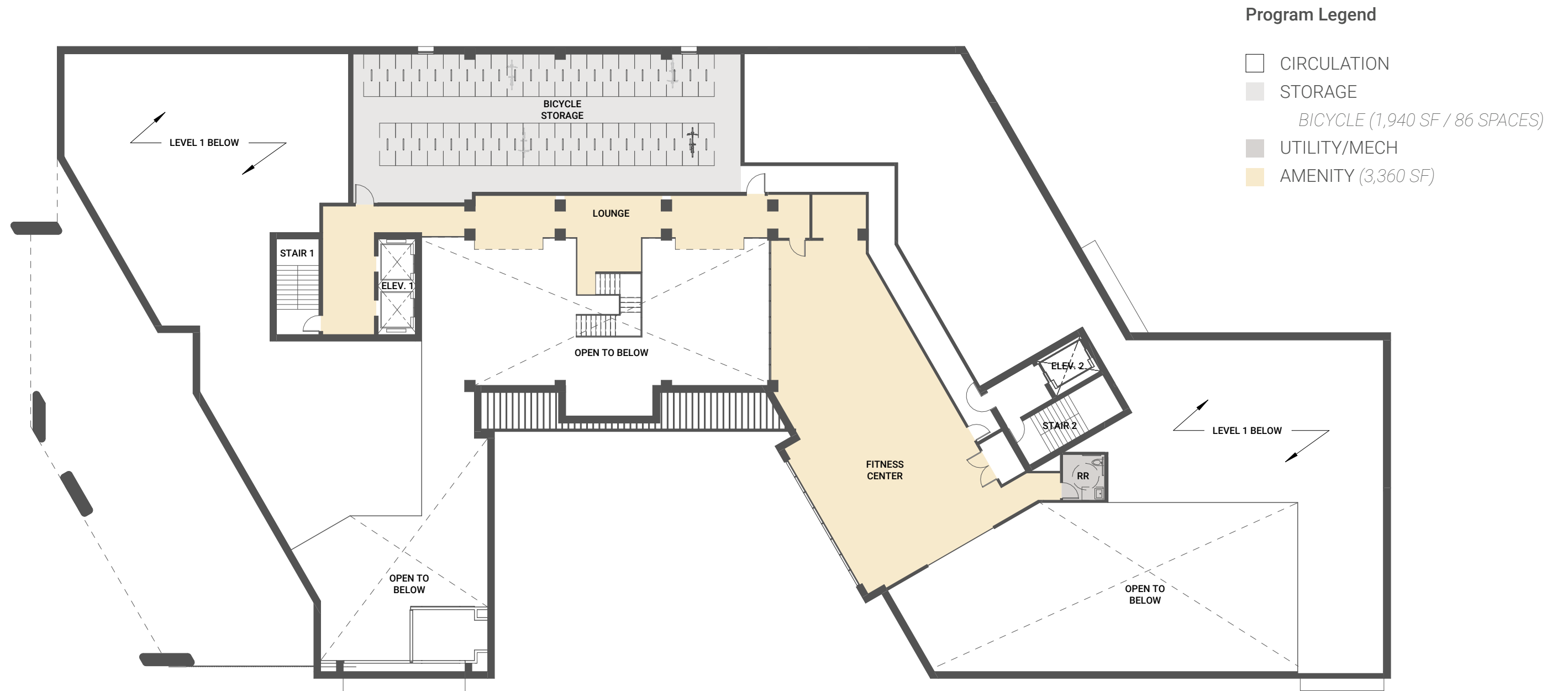
LINEAR WALL ACCENT LIGHT

Proposed Site Lighting

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Note:
 Unit counts and layouts, as well as interior programming, are not final and subject to ongoing review with the City of Cambridge. Refer to page 39 for preliminary unit type and distribution tables for affordable and market rate dwelling units.

Level 1 Mezzanine Plan



Levels 2-8 Plan

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Unit Mix / Level
(Levels 9-10)

STUDIO	6
1 BED	12
2 BED	5

Total / Level = 23
Subtotal = 46

Note:
Unit counts and layouts, as well as interior programming, are not final and subject to ongoing review with the City of Cambridge. Refer to page 39 for preliminary unit type and distribution tables for affordable and market rate dwelling units.



Levels 9-10 Plan



Note:
 Unit counts and layouts, as well as interior programming, are not final and subject to ongoing review with the City of Cambridge. Refer to page 39 for preliminary unit type and distribution tables for affordable and market rate dwelling units.

Level 11 Plan

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Unit Mix / Level
(Level 12)

STUDIO	6
1 BED	7
2 BED	6

Total / Level = 19
Subtotal = 19

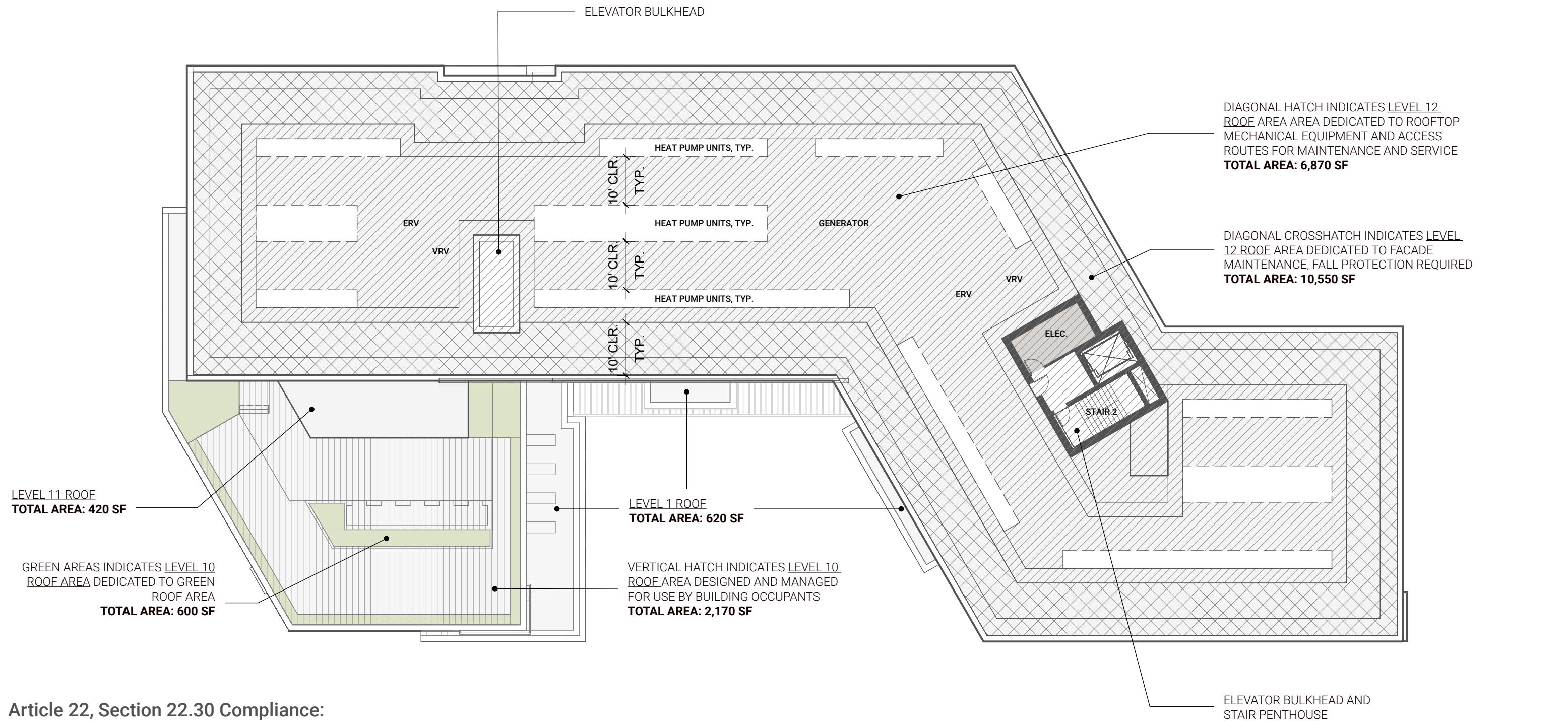
Note:
Unit counts and layouts, as well as interior programming, are not final and subject to ongoing review with the City of Cambridge. Refer to page 39 for preliminary unit type and distribution tables for affordable and market rate dwelling units.

Level 12 Plan

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Article 22, Section 22.30 Compliance:

Total Roof Area:	20,350 SF (Level 1, 10, 11 & 12 Roofs)
Total Roof Area Excluded per Ordinance:	19,590 SF (Level 10 & 12 Roofs)
Total Roof Area Included per Ordinance:	760 SF (Level 1, 10, 11 & 12 Roofs)
Total Included Area Dedicated to Green Roof / Solar:	600 SF (Level 10 Roof)
% of Included Area Dedicated to Green Roof / Solar:	80%

Roof Plan and Article 22 Compliance

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Units by Type

Unit Type	Count
1 BED	117
2 BED	54
3 BED	7
STUDIO	58
TOTAL	236

Inclusionary Units by Type

Unit Type	Count
1 BED	24
2 BED	11
3 BED	2
STUDIO	10
TOTAL	47

Unit Count by Floor

Level	Count
LEVEL 02	22
LEVEL 03	22
LEVEL 04	22
LEVEL 05	22
LEVEL 06	22
LEVEL 07	22
LEVEL 08	22
LEVEL 09	23
LEVEL 10	23
LEVEL 11	17
LEVEL 12	19
TOTAL	236

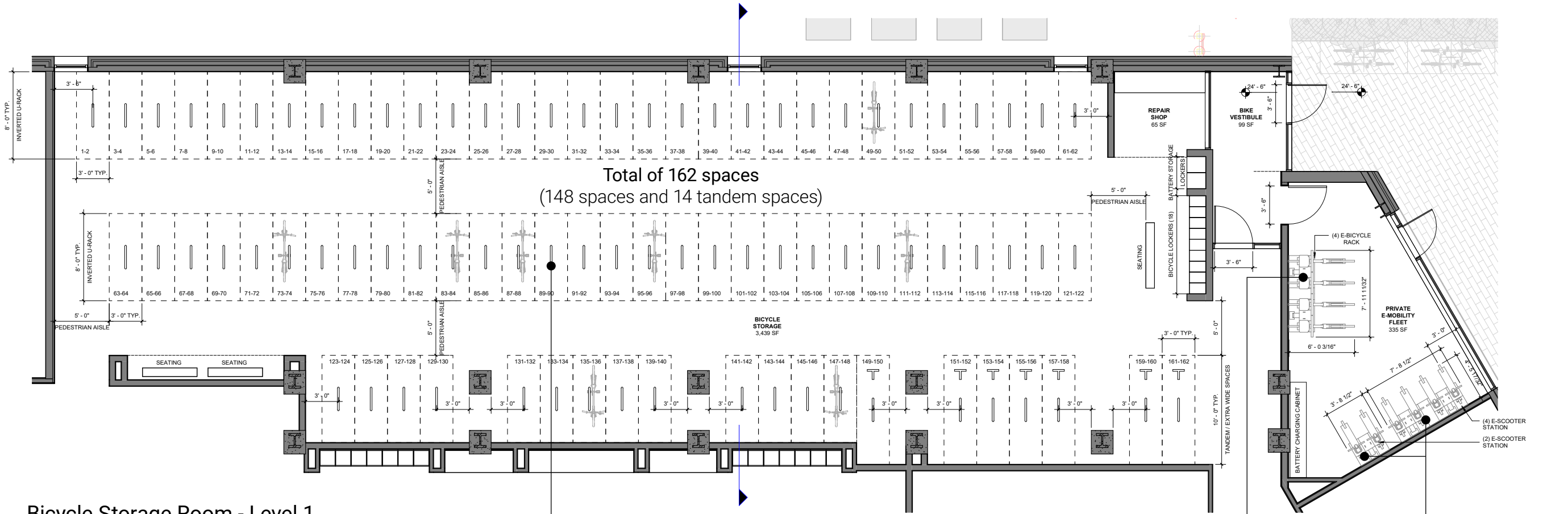
Inclusionary Units by Floor

Level	Count
LEVEL 02	4
LEVEL 03	5
LEVEL 04	4
LEVEL 05	5
LEVEL 06	5
LEVEL 07	5
LEVEL 08	4
LEVEL 09	4
LEVEL 10	4
LEVEL 11	4
LEVEL 12	3
TOTAL	47

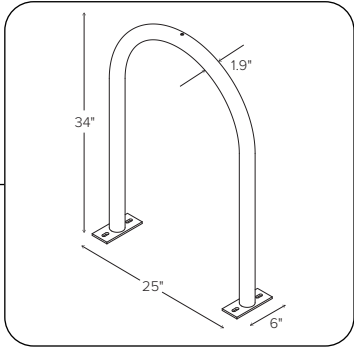
Net Area for Inclusionary Units

Unit Type	Count	Net Area	Percent of Area
Market Rate Units			
1 BED	93	64,637 SF	38.2%
2 BED	43	40,498 SF	24.0%
3 BED	5	5,873 SF	3.5%
STUDIO	48	23,970 SF	14.2%
SUBTOTAL	189	134,977 SF	79.8%
Inclusionary Units			
1 BED	24	16,328 SF	9.7%
2 BED	11	10,392 SF	6.1%
3 BED	2	2,371 SF	1.4%
STUDIO	10	5,019 SF	3.0%
SUBTOTAL	47	34,111 SF	20.2%
TOTAL	236	169,088 SF	100.0%

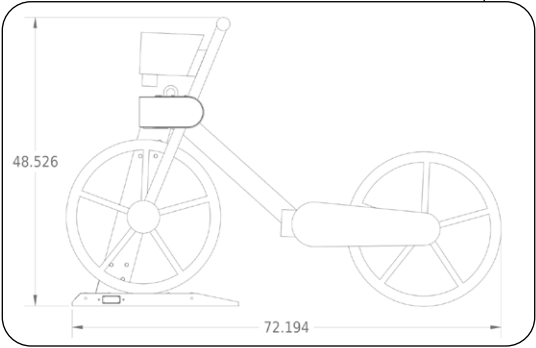
Unit Type & Distribution Tables



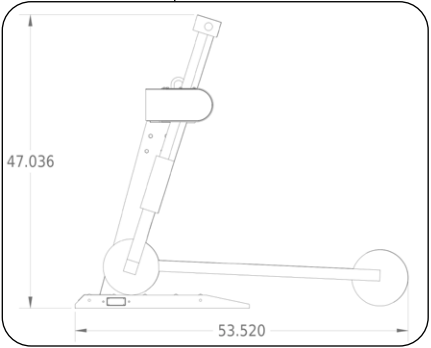
Bicycle Storage Room - Level 1



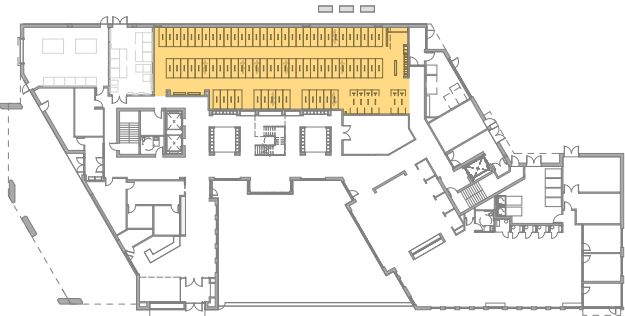
INVERTED U BIKE RACK, TYP.
DERO HOOP RACK
2-BIKE CAPACITY
IN-GROUND MOUNT



E-BIKE STATION
PULSAR UNIVERSAL
(4) E-BIKE DOCKING + CHARGING STATION
SUPPORTS ALL MODELS E-BIKES
SURFACE MOUNT



E-SCOOTER STATIONS
PULSAR UNIVERSAL
(2) AND (4) E-SCOOTER DOCKING + CHARGING STATIONS
SUPPORTS ALL MODELS E-SCOOTERS
SURFACE MOUNT



Long Term Bicycle Parking Plan

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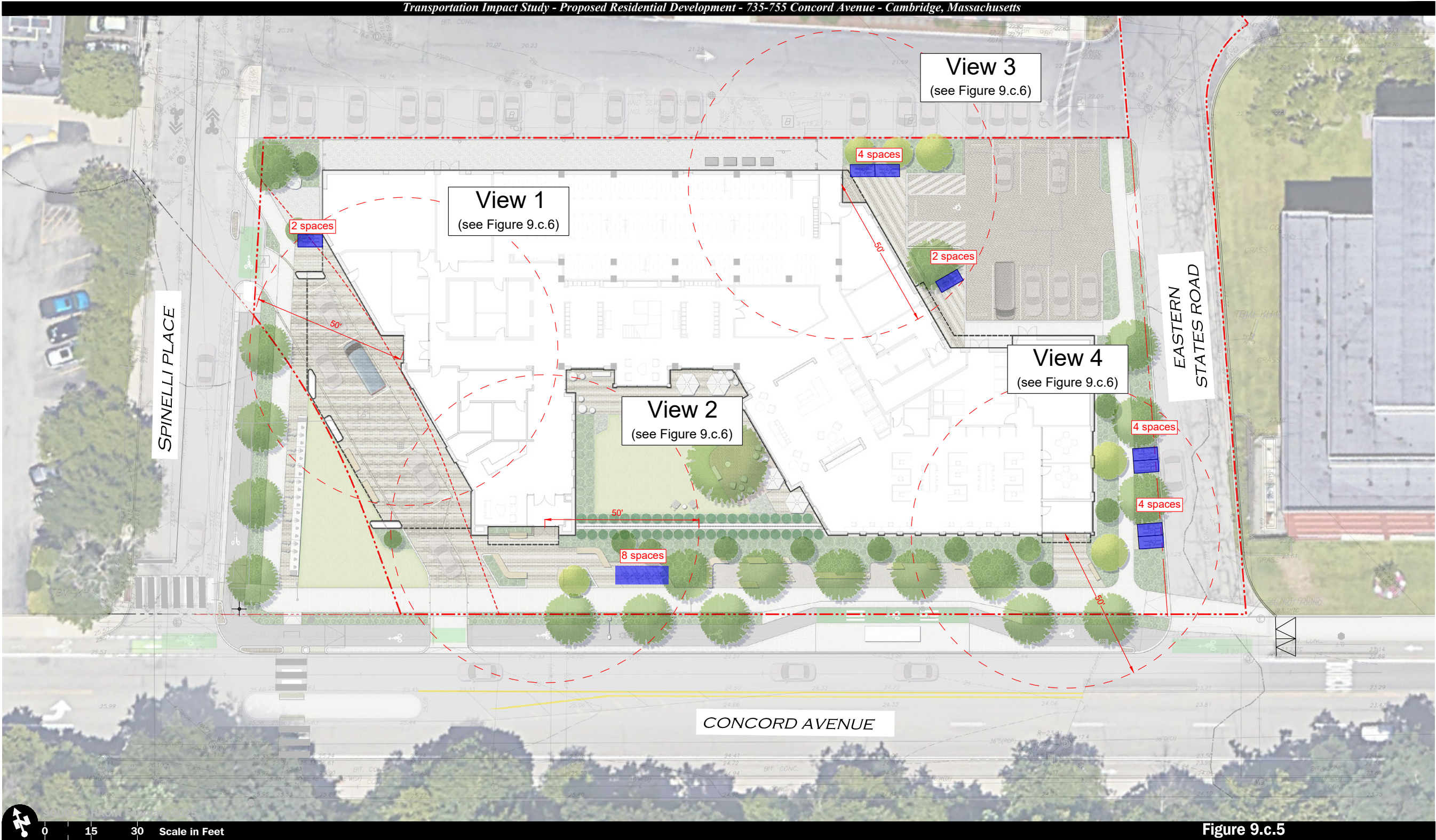


Figure 9.c.5

Proposed Site Plan
Short Term Bicycle Parking
Location



Short Term Bicycle Parking Location

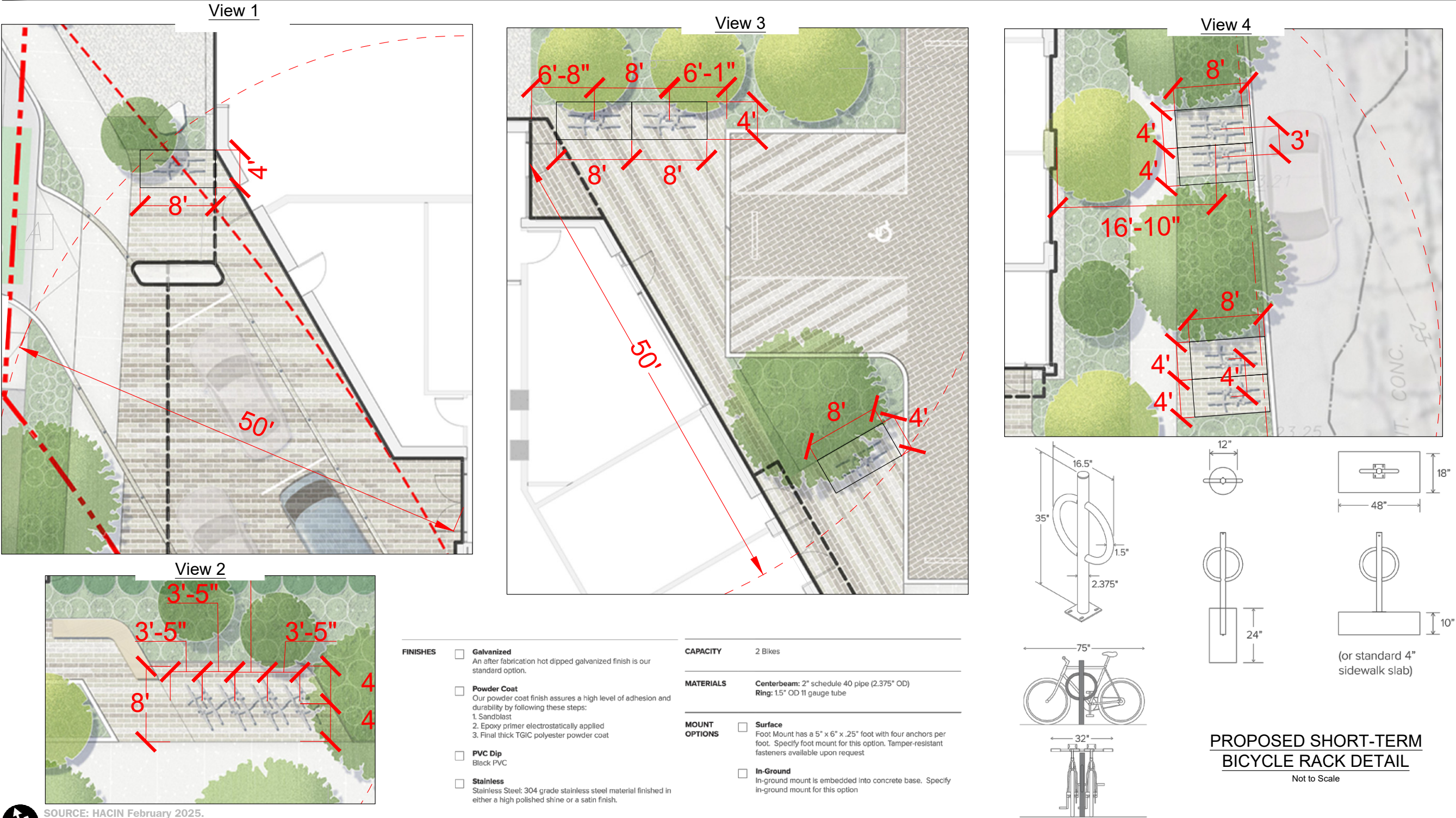


Figure 9.c.6

Proposed Site Plan
Short Term Bicycle Parking
Bicycle Spaces and Bike Rack
Detail

Short Term Bicycle Parking - Bicycle Spaces and Bike Rack Detail