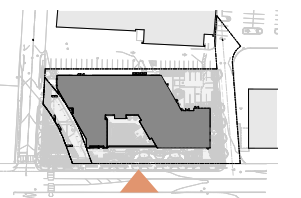


**Concord Avenue Elevation (South)**

**Note:**  
Site plantings and streetscape design are hidden for clarity



1" = 30'-0"

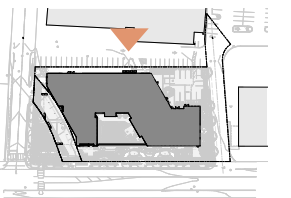
## Building Elevations

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Rear Elevation (North)



1" = 30'-0"

**Note:**  
 Site plantings and streetscape design are hidden for clarity

# Building Elevations

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Spinelli Place Elevation (West)



Eastern States Road Elevation (East)



1" = 30'-0"

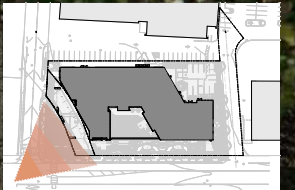
**Note:**  
Site plantings and streetscape design are hidden for clarity

## Building Elevations

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# View From Concord Avenue and Spinelli Place

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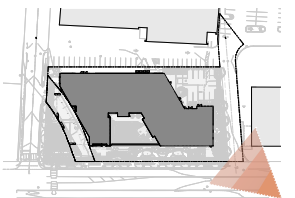


View Towards Residential Entry

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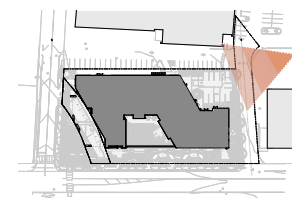


# View From Concord Avenue Looking West

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**View From Eastern States Road Towards Auto Court**

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View From Spinelli Place Towards Concord Avenue

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**View From Spinelli Place Looking East**

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Folded Metal Panel Wall System

Perforated Metal Panel Wall System

Metal Wall Panel System  
• Profile "A"

Metal Wall Panel System  
• Profile "B"

Perforated Metal Panel System  
• Profile "B"

Shaped Terracotta Rainscreen System

Painted Metal Trellis

Aluminum Storefront System

Granite Base

# Facade Materials

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Folded Metal Panel Wall System

Perforated Metal Panel Wall System

Metal Wall Panel System  
• Profile "A"

Metal Wall Panel System  
• Profile "B"

Split-Face Block Pier

Painted Metal Entry Canopy and Signage

Shaped Terracotta Rainscreen System

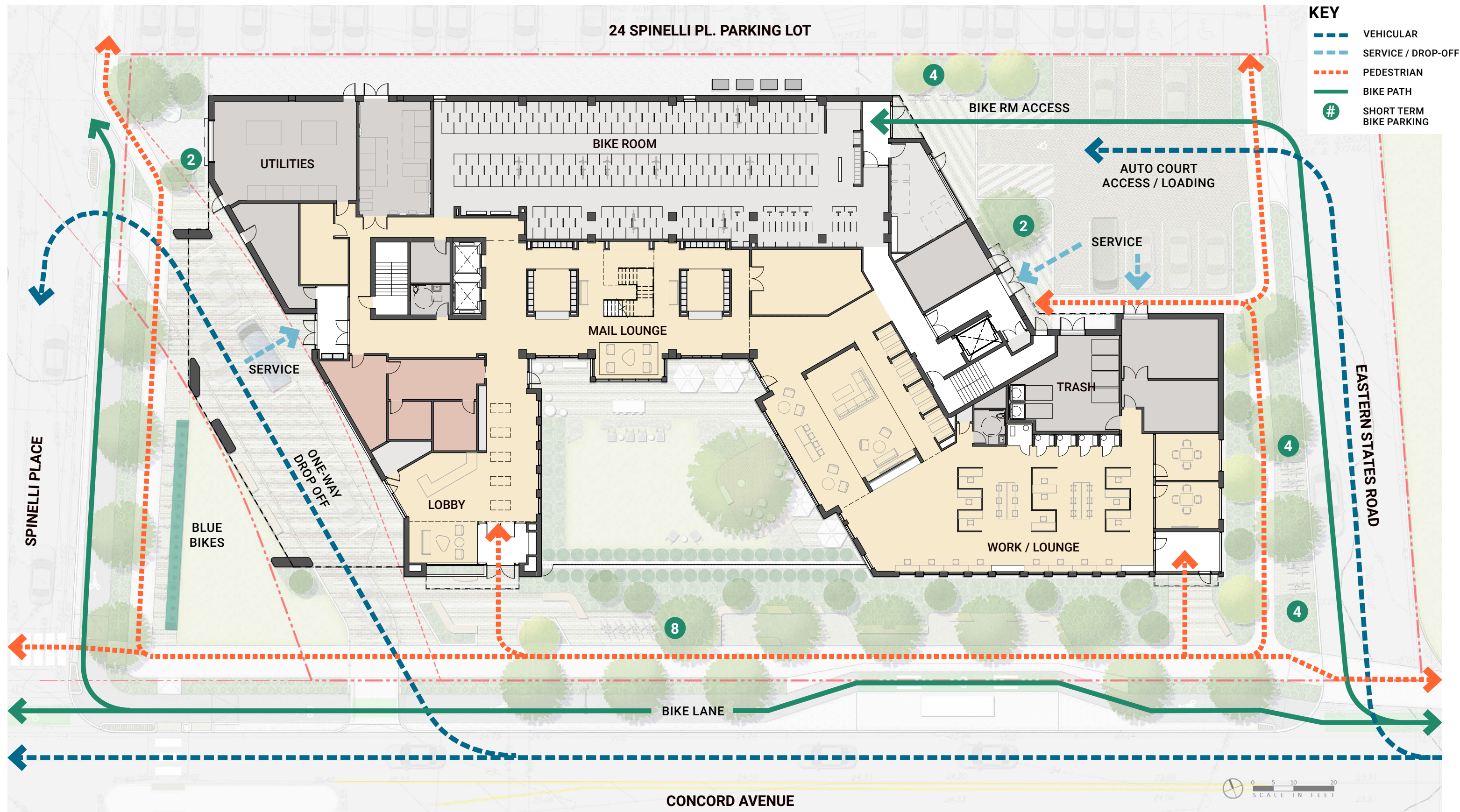
Granite Base

# Facade Materials

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# Site Circulation Diagram

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R:\9932\0 - 9932 - Fig C - Proposed - plan C.7 - C8 Autoturn - rev1.dwg, 2/27/2025 8:44:02 AM

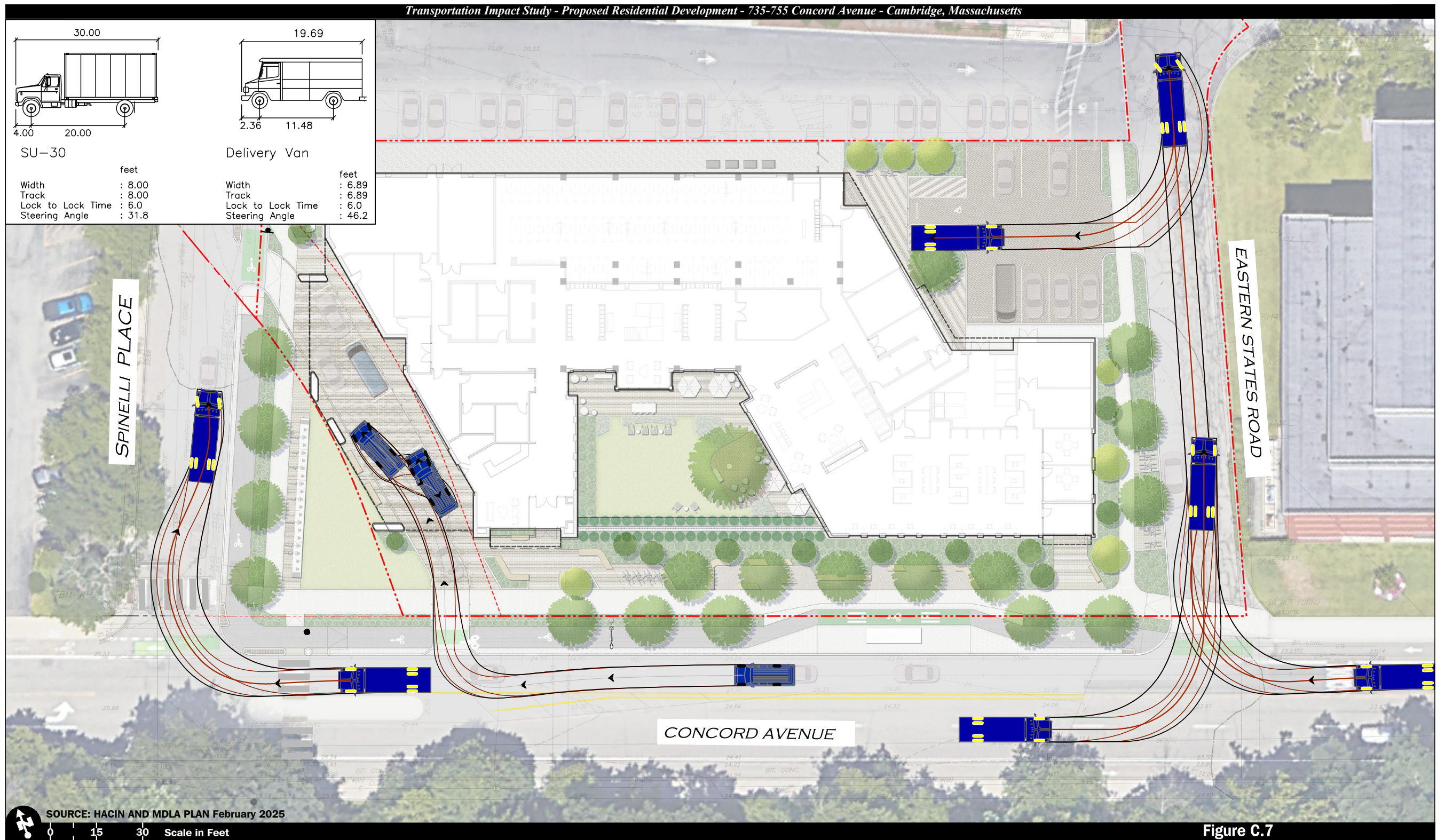


Figure C.7

Proposed Site - Day one  
Autoturn Diagram  
SU-30 Truck and Van  
Entering

## Loading and Auto-Turn Diagram - Entering

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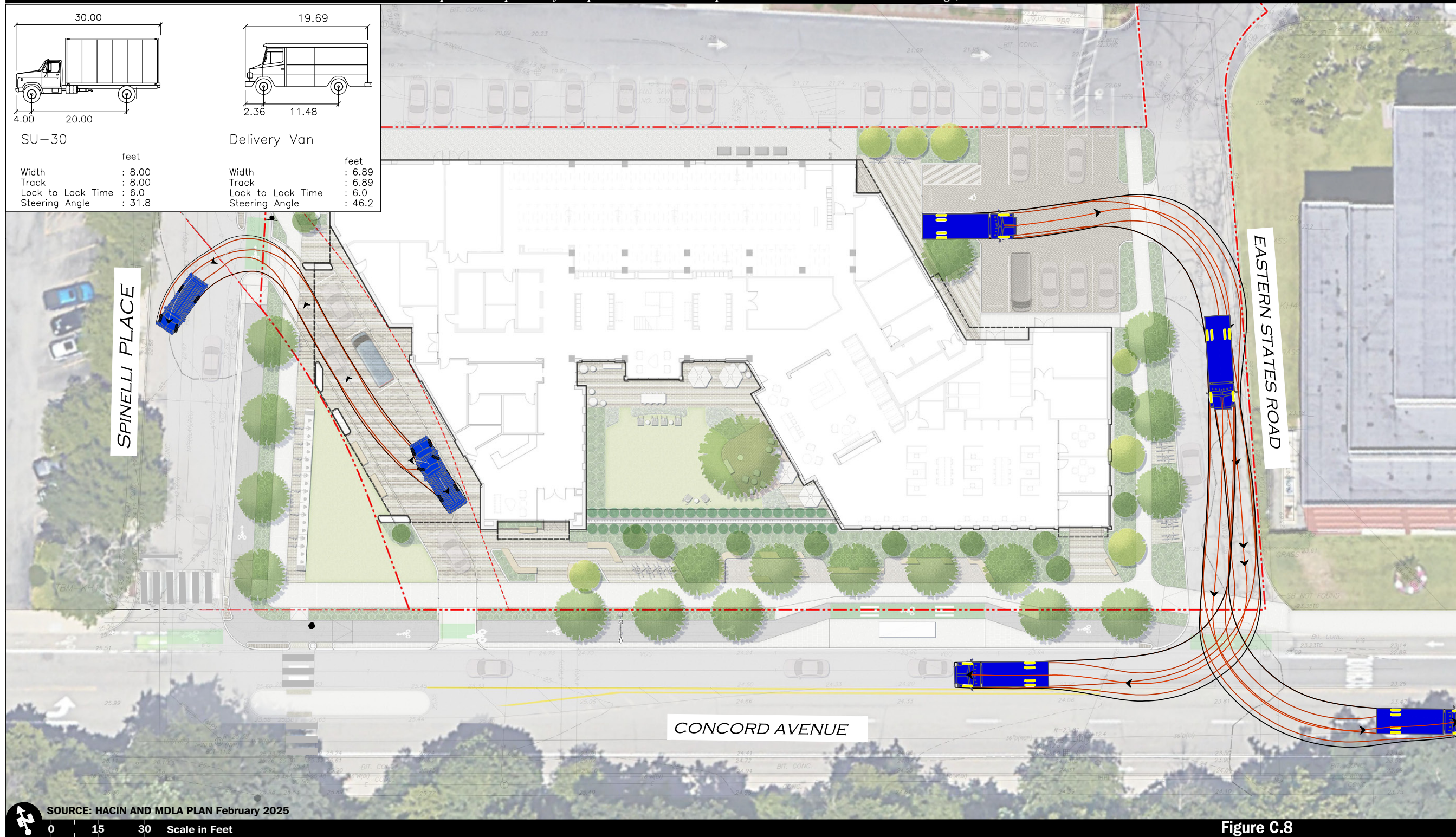


Figure C.8

Proposed Site - Day one  
Autoturn Diagram  
SU-30 Truck and Van  
Exiting

## Loading and Auto-Turn Diagram - Exiting

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R:\9932\0 - 9932 - Fig C - Proposed plan C.6 - ssd - rev1.dwg, 2/27/2025 8:12:17 AM

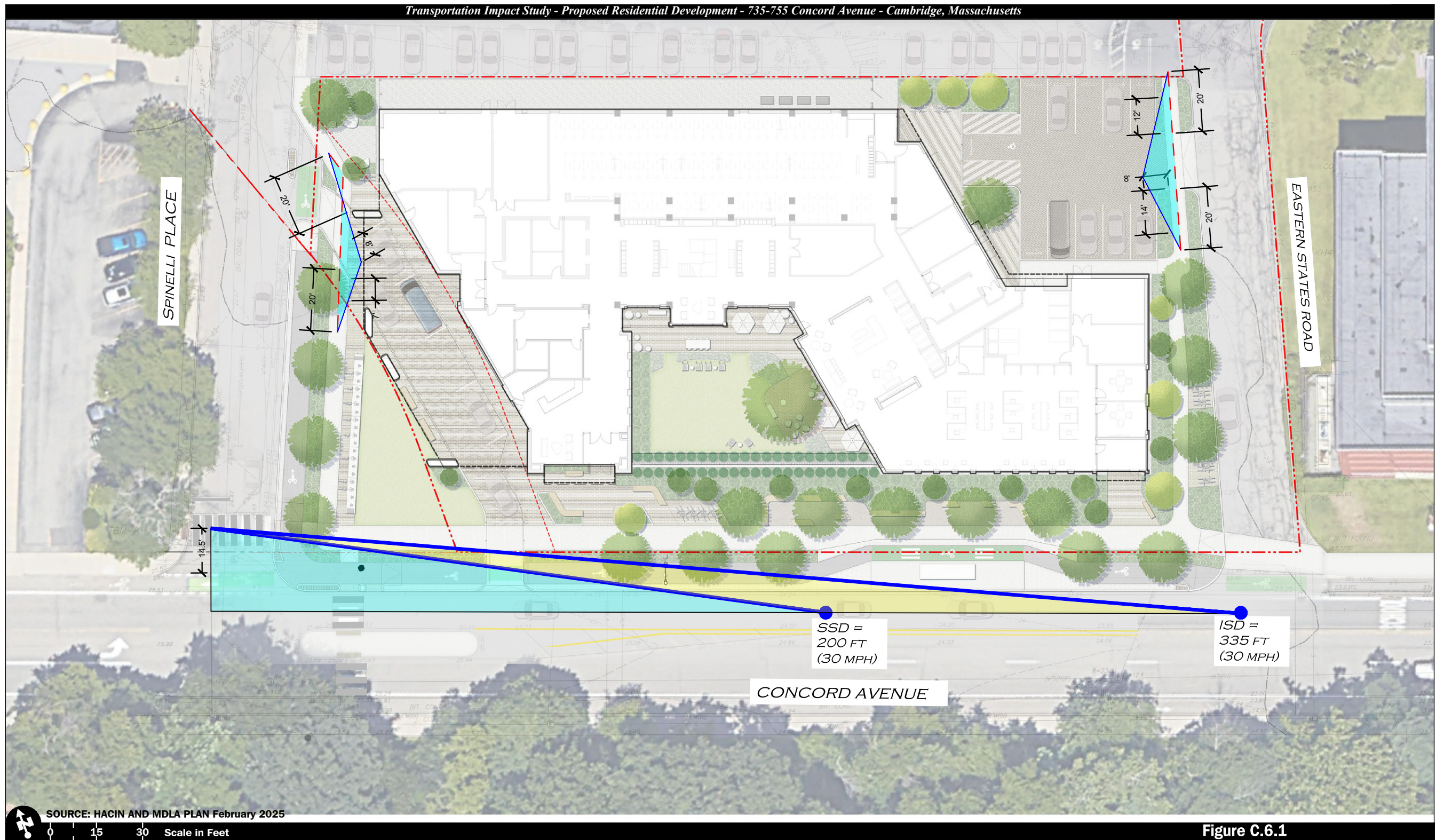


Figure C.6.1

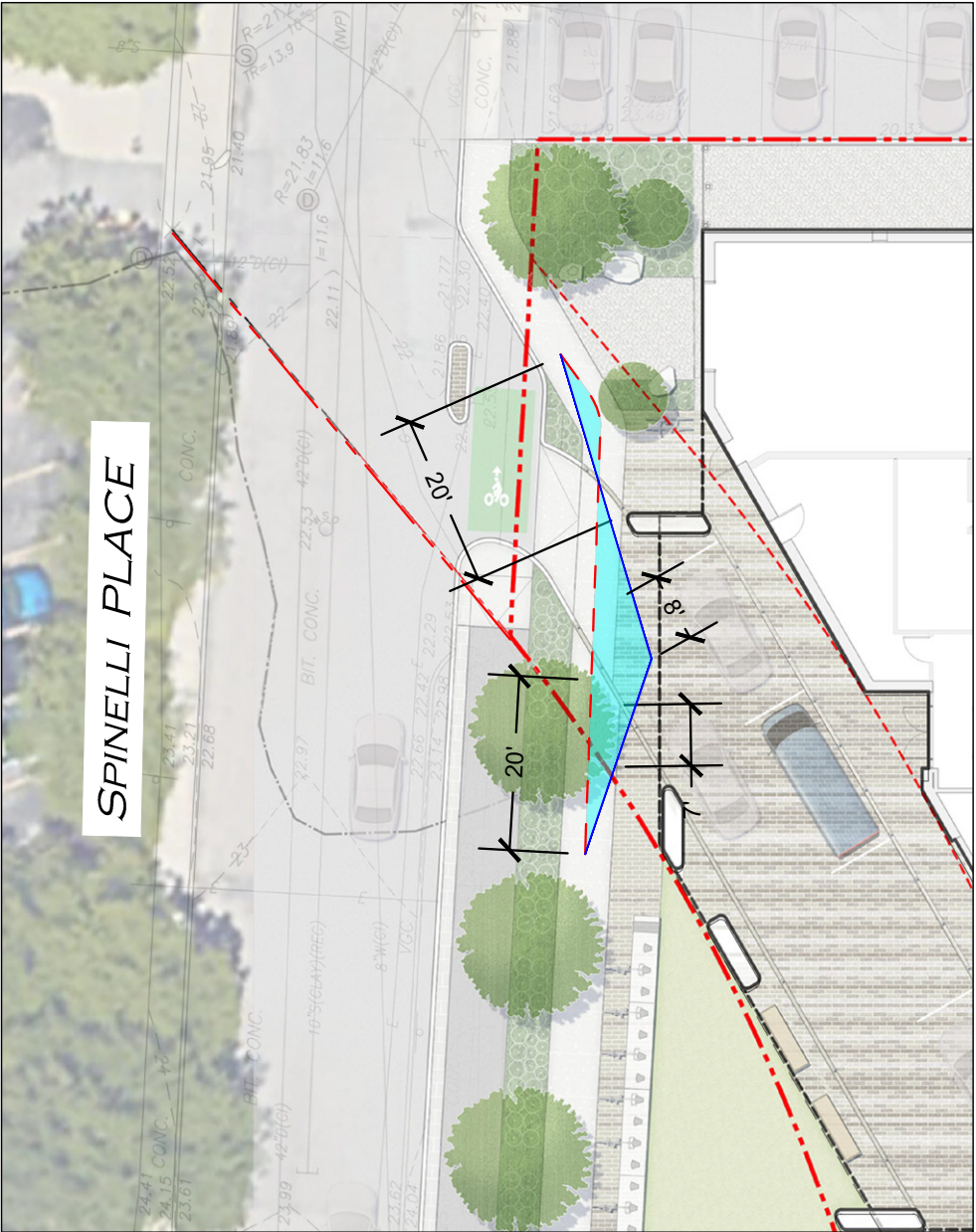
Proposed Site - Day one  
Sight Distance

## Line-of-Sight Diagram

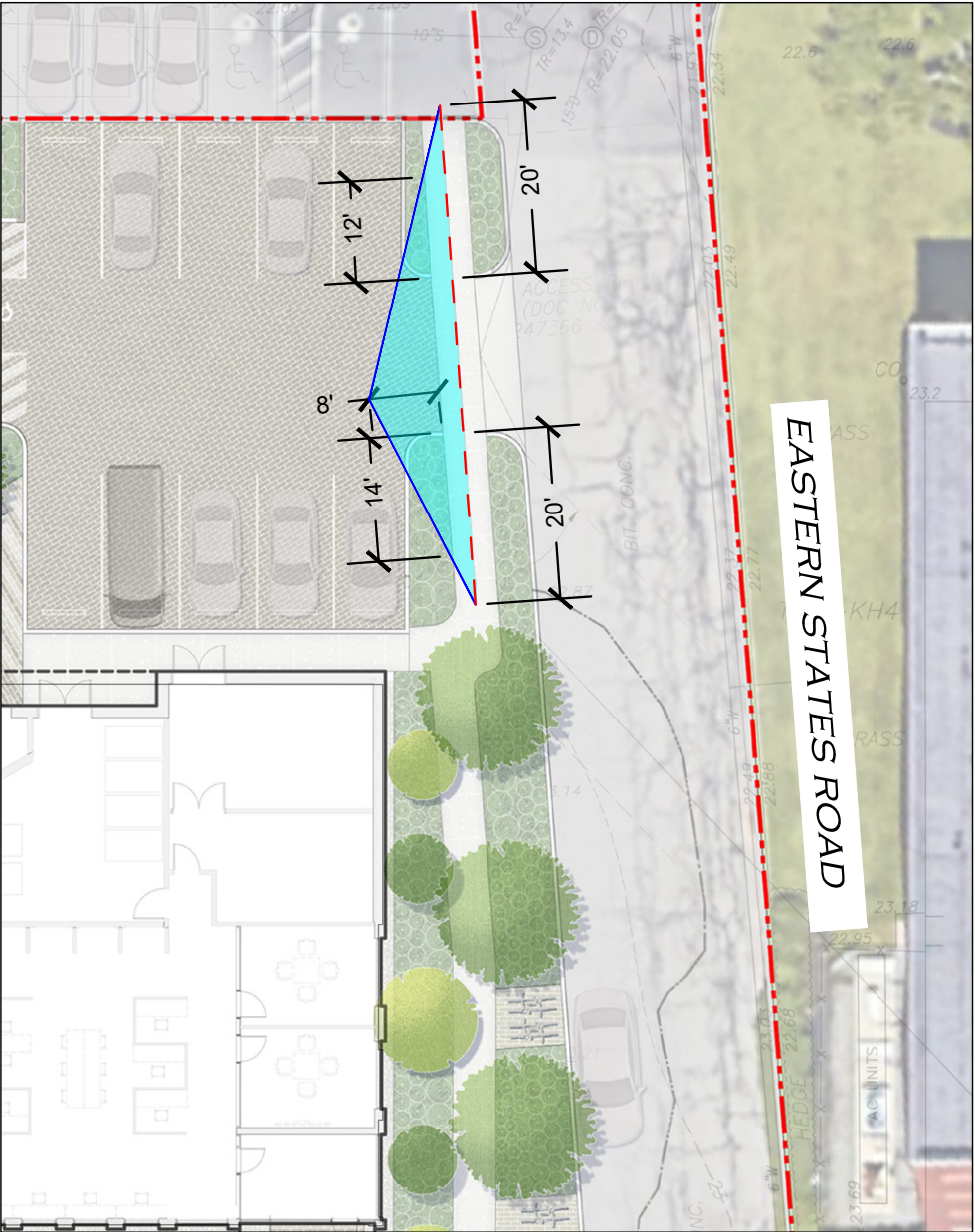
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SPINELLI PLACE  
DRIVEWAY



EASTERN STATES ROAD  
DRIVEWAY

 SOURCE: HACIN AND MDLA PLAN February 2025


 Vanasse & Associates inc

Figure C.6

Proposed Site - Day one  
Sight Distance

Line-of-Sight Diagram



R:\9932\1 - 9932 - Fig 1.f.1 - 1.f.2 - Transit.dwg, 1/6/2025 11:34:06 AM, DWG To PDF.pc3

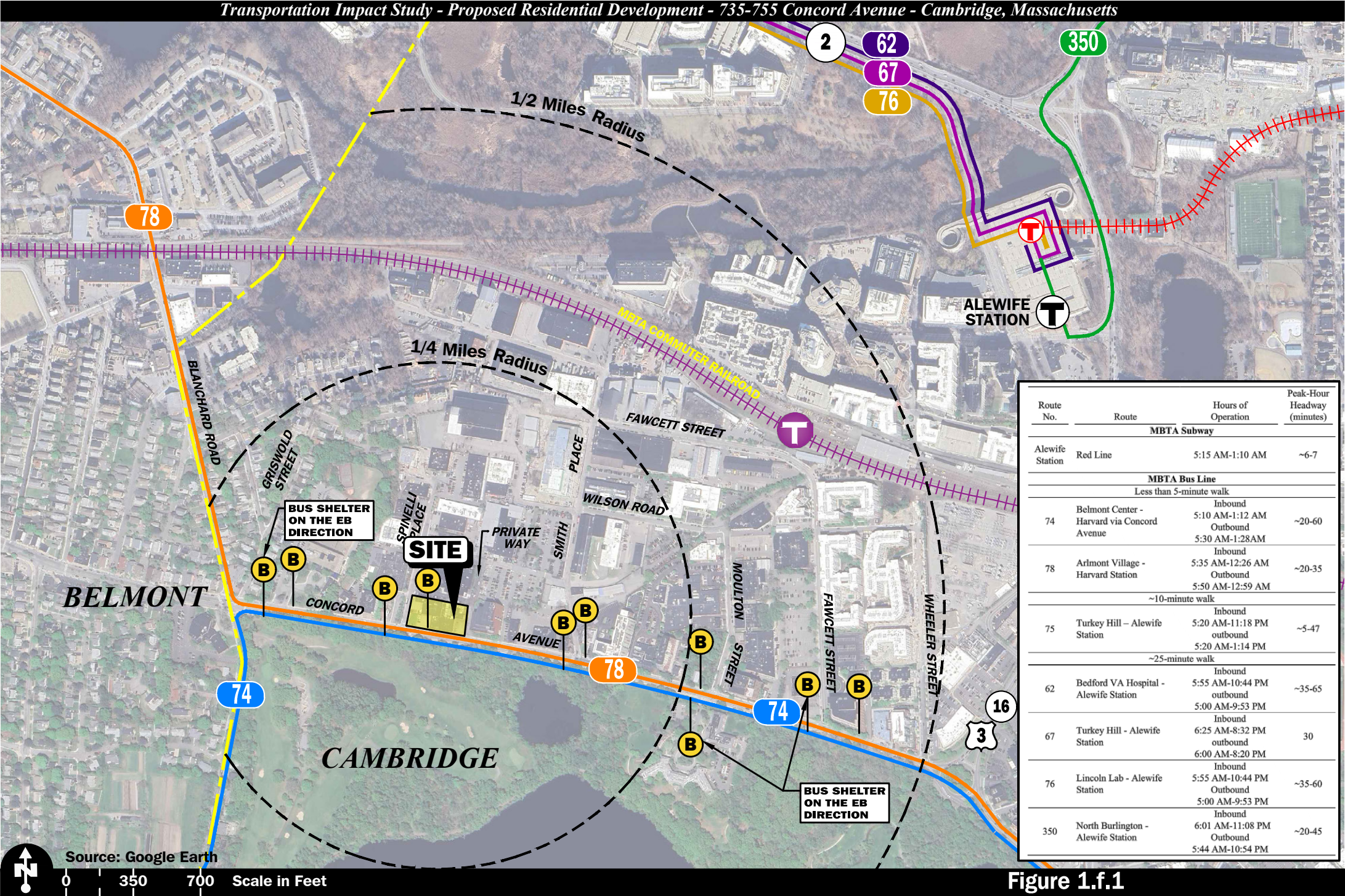


Figure 1.f.1

Public Transit



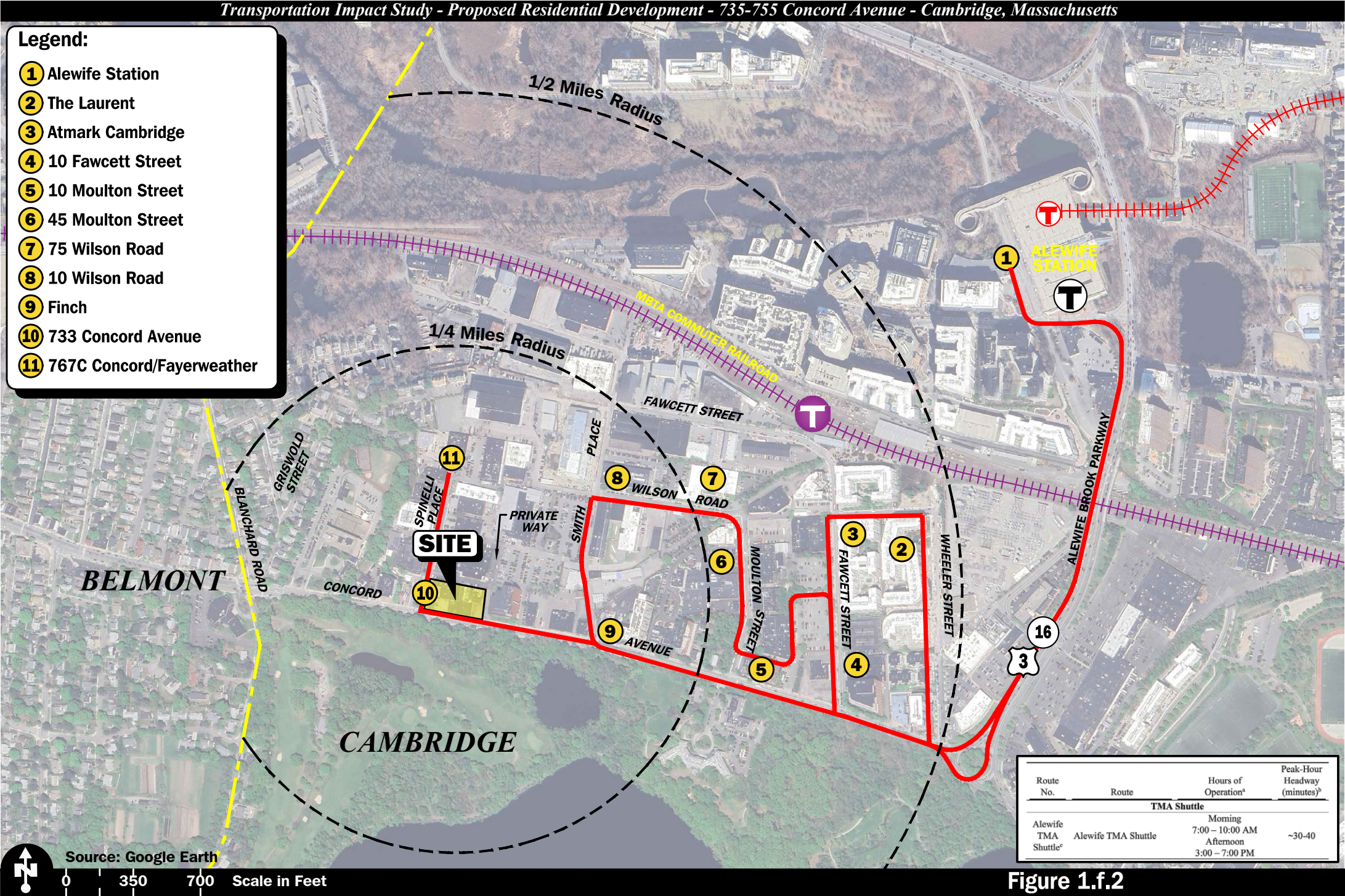
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# Public Transit Diagram

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# Alewife TMA Shuttle Diagram

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CITY OF CAMBRIDGE

## TRAFFIC, PARKING, + TRANSPORTATION

December 19, 2024

Jennifer Conners  
Vanasse & Associates, Inc.  
35 New England Business Center, Suite 120  
Andover, MA 01810

RE: 735-755 Concord Avenue Residential Project TIS

The Cambridge Traffic, Parking, and Transportation Department (TP+T) received your updated Transportation Impact Study (TIS) on December 17, 2024, for a proposed development project located at 735-755 Concord Avenue by Boylston Properties.

Based on staff review, we certify the TIS as accurate and complete.

We look forward to continuing to work with you on the project as it moves through the Development Review process, including an updated site plan with an accessible bus stop and final transportation mitigation program. These items should be complete prior to the first Planning Board hearing.

Please contact Adam Shulman at 617-349-4745 if you have any questions or to set up a meeting.

Very truly yours,

Jeffrey R. Parenti, PE, PTOE, PTP, ENV SP  
Assistant Commissioner for Street Management/Traffic Director

cc: Brooke McKenna, Transportation Commissioner  
Adam Shulman, AICP, Transportation Planner  
Stephen Meuse, PE, Supervising Engineer

## City of Cambridge TIS Certification

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