

HDSARCHITECTURE

9 & 25 BIRCH STREET & 30 - 36 BAY STATE ROAD

PLANNING BOARD PRESENTATION | JULY 21, 2026

Applicant:

BSR Birch, LLC

Collaborating Consultants:

Landscape Architect: MDLA

Civil Engineer: Hancock Associates

Transportation: Vanasse & Associates

Sustainability: enviENERGY Studio





9 & 25 Birch Street & 30 - 36 Bay State Road

Cambridge, MA | July 21, 2026

Site Locus Plan



BIRCH STREET (SOUTH EAST)



BIRCH STREET (NORTH WEST)

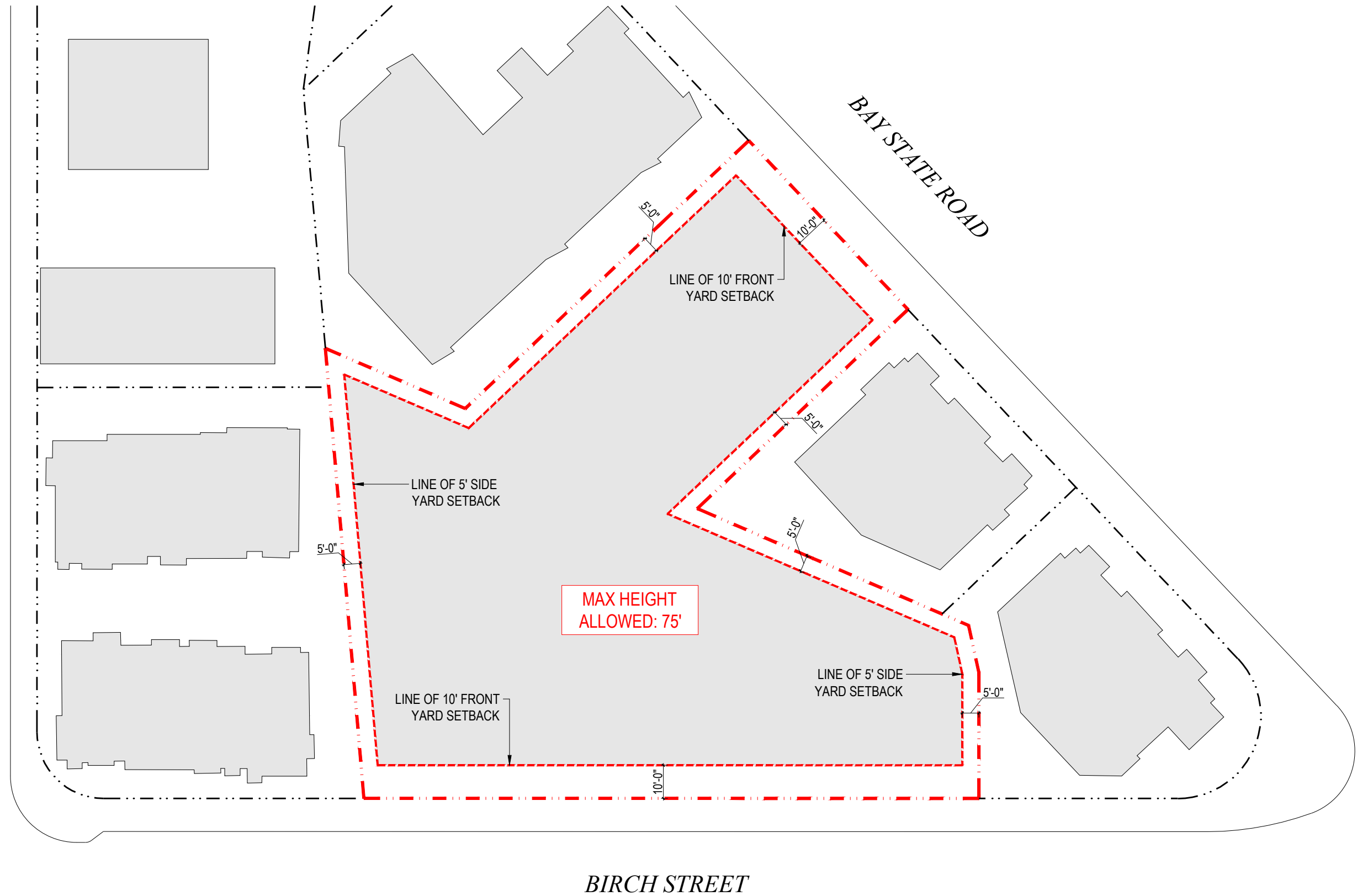


BAY STATE ROAD (NORTH)



BAY STATE ROAD (SOUTH)

CONCORD AVENUE

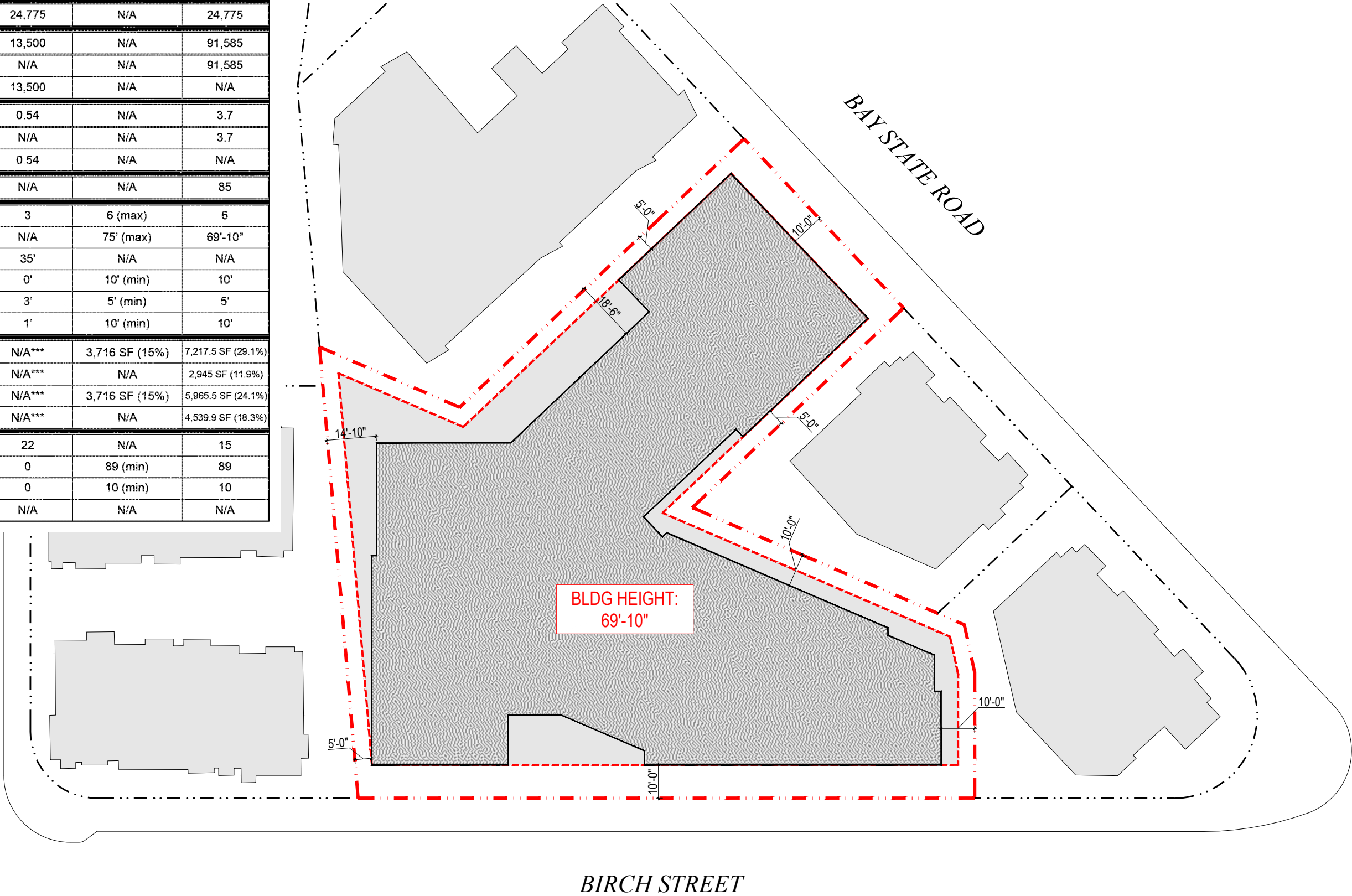


BIRCH STREET

9 & 25 Birch St & 30 - 36 Bay State Road Zoning Setbacks & Max Height
Cambridge, MA | July 21, 2026

	Existing	Allowed or Required (max/min)	Proposed
Lot Area (sq ft)	24,775	N/A	24,775
Total Gross Floor Area (sq ft)	13,500	N/A	91,585
Residential Uses	N/A	N/A	91,585
Non-Residential Uses	13,500	N/A	N/A
Total Floor Area Ratio (FAR)	0.54	N/A	3.7
Residential Uses	N/A	N/A	3.7
Non-Residential Uses	0.54	N/A	N/A
Total Dwelling Units	N/A	N/A	85
Total Stories Above Grade	3	6 (max)	6
Max. Height – Residential (ft)	N/A	75' (max)	69'-10"
Max. Height – Non-Residential (ft)	35'	N/A	N/A
Front Yard Setback(s) (ft)*	0'	10' (min)	10'
Side Yard Setback(s) (ft)*	3'	5' (min)	5'
Rear Yard Setback(s) (ft)*	1'	10' (min)	10'
Total Open Space (% of Lot Area)**	N/A***	3,716 SF (15%)	7,217.5 SF (29.1%)
Private Open Space	N/A***	N/A	2,945 SF (11.9%)
Permeable Open Space	N/A***	3,716 SF (15%)	5,965.5 SF (24.1%)
Publicly Beneficial Open Space	N/A***	N/A	4,539.9 SF (18.3%)
Off-Street Parking Spaces	22	N/A	15
Long-term Bicycle Parking Spaces	0	89 (min)	89
Short-term Bicycle Parking Spaces	0	10 (min)	10
Loading Bays	N/A	N/A	N/A

CO





9 & 25 Birch Street & 30 - 36 Bay State Road
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Proposed Site Plan



9 & 25 Birch Street & 30 - 36 Bay State Road
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Fifth Floor Plan



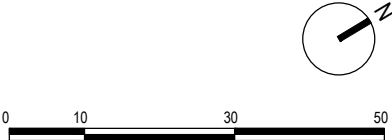
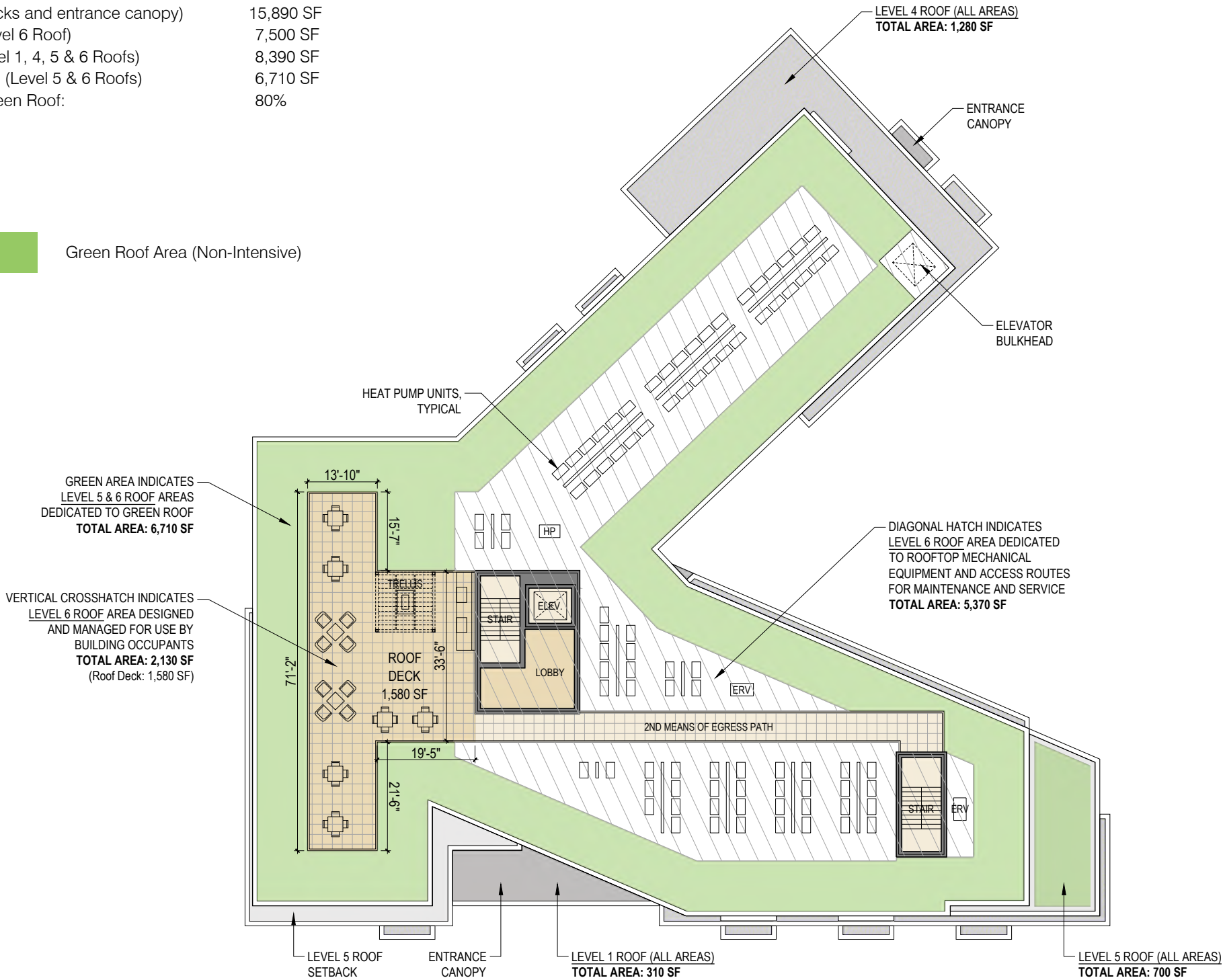
9 & 25 Birch Street & 30 - 36 Bay State Road
 Cambridge, MA | July 21, 2026

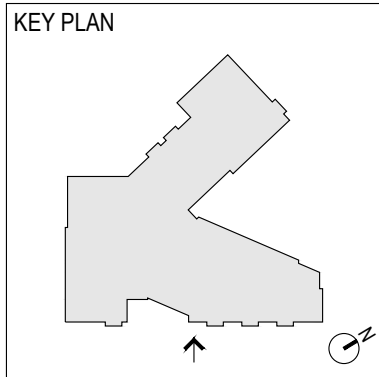
Sixth Floor Plan

Article 22, Section 22.30 Compliance:

Total Roof Area: (including low roofs at setbacks and entrance canopy)	15,890 SF
Total Roof Area Excluded per Ordinance: (Level 6 Roof)	7,500 SF
Total Roof Area Included per Ordinance: (Level 1, 4, 5 & 6 Roofs)	8,390 SF
Total Included Area Dedicated to Green Roof: (Level 5 & 6 Roofs)	6,710 SF
Percentage of Included Area Dedicated to Green Roof:	80%

- Level 1 Roofs
- Level 4 Roofs
- Level 5 Roofs
- Level 6 Roofs
- Green Roof Area (Non-Intensive)





MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, BROWN / BRONZE COLOR	MP-3-B	METAL PANEL, TYPE 3, COLOR B SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B VERTICAL MATRIX METAL PANEL, VARIED EXPOSURE WIDTHS, WARM PEWTER COLOR	MP-3-C	METAL PANEL, TYPE 3, COLOR C SMOOTH / FLAT METAL PANEL, CHAMPAGNE COLOR

NOTE: COLORS AS ILLUSTRATED IN ELEVATION ARE INTENTIONALLY LIGHTENED TO PRESERVE BUILDING DETAILING. REFER TO DESCRIPTIONS ABOVE FOR MATERIAL DESIGN INTENT AND 3D RENDERING FOR ACCURATE COLOR REPRESENTATIONS



9 & 25 Birch Street & 30 - 36 Bay State Road
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Birch Street Elevation
1/16" = 1'-0"

- T.O. ROOFTOP ELEMENTS
100'-2"
- T.O. ROOF
90'-10"
- 6TH FLOOR ELEV
80'-0"
- 5TH FLOOR ELEV
69'-4"
- 4TH FLOOR ELEV
58'-8"
- 3RD FLOOR ELEV
48'-0"
- 2ND FLOOR ELEV
37'-4"
- 1ST FLOOR ELEV
22'-0"

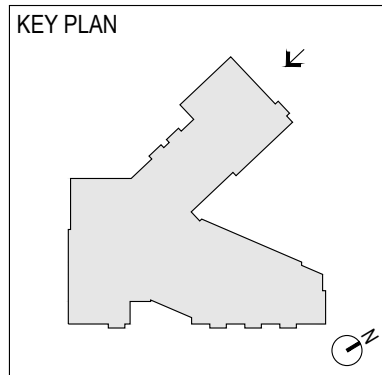


42 BAY STATE ROAD

GUEST BICYCLE PARKING
ALUMINUM STOREFRONT
WINDOW SYSTEM @ 1ST
FLOOR AMENITY SPACES

SECONDARY RESIDENTIAL
ENTRANCE
PROJECTING CANOPY

DRIVEWAY ENTRANCE
UNDER BUILDING
EXISTING MATURE TREE
TO REMAIN IN PLACE



MATERIALS LEGEND			
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Cambridge, MA | July 21, 2026

Bay State Rd Elevation
1/16" = 1'-0"



9 & 25 Birch Street & 30 - 36 Bay State Road
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Birch Street View 1



9 & 25 Birch Street & 30 - 36 Bay State Road
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Birch Street View 2



9 & 25 Birch Street & 30 - 36 Bay State Road
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Birch Street View 3



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Bay State Road View 1



9 & 25 Birch Street & 30 - 36 Bay State Road
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Bay State Road View 2



9 & 25 Birch Street & 30 - 36 Bay State Road
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Bay State Road View 3

METAL WALL PANEL SYSTEM (MP-2-B)
VERTICAL MATRIX METAL PANEL,
VARIED EXPOSURE WIDTHS, WARM
PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-B)
SMOOTH / FLAT METAL PANEL
WARM PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-C)
SMOOTH / FLAT METAL PANEL
CHAMPAGNE COLOR

METAL WALL PANEL SYSTEM (MP-1-A)
HORIZONTAL METAL PANEL
8" EXPOSURE HEIGHT
BROWN / BRONZE COLOR

ROLL-UP GARAGE DOOR
ART MURAL TO EXTEND OVER DOOR

ART WALL MURAL
FIBER CEMENT WALL PANEL SYSTEM

METAL WALL PANEL SYSTEM (MP-2-B)
VERTICAL MATRIX METAL PANEL,
VARIED EXPOSURE WIDTHS, WARM
PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-B)
SMOOTH / FLAT METAL PANEL
WARM PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-C)
SMOOTH / FLAT METAL PANEL
CHAMPAGNE COLOR

METAL WALL PANEL SYSTEM (MP-1-A)
HORIZONTAL METAL PANEL
8" EXPOSURE HEIGHT
BROWN / BRONZE COLOR

METAL CANOPY

MATERIALS LEGEND			
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NOTE: FACADE MATERIALS NOTED IN VIGNETTE TYPICAL FOR WHOLE BUILDING. REFER TO BUILDING ELEVATIONS FOR APPLICATION / LOCATION OF FACADE MATERIALS. COLORS OF ACTUAL MATERIALS MAY VARY DEPENDING ON MANUFACTURER OF CHOICE / PRODUCT AVAILABILITY. REFER TO MATERIAL DESCRIPTIONS FOR COLOR INTENT.

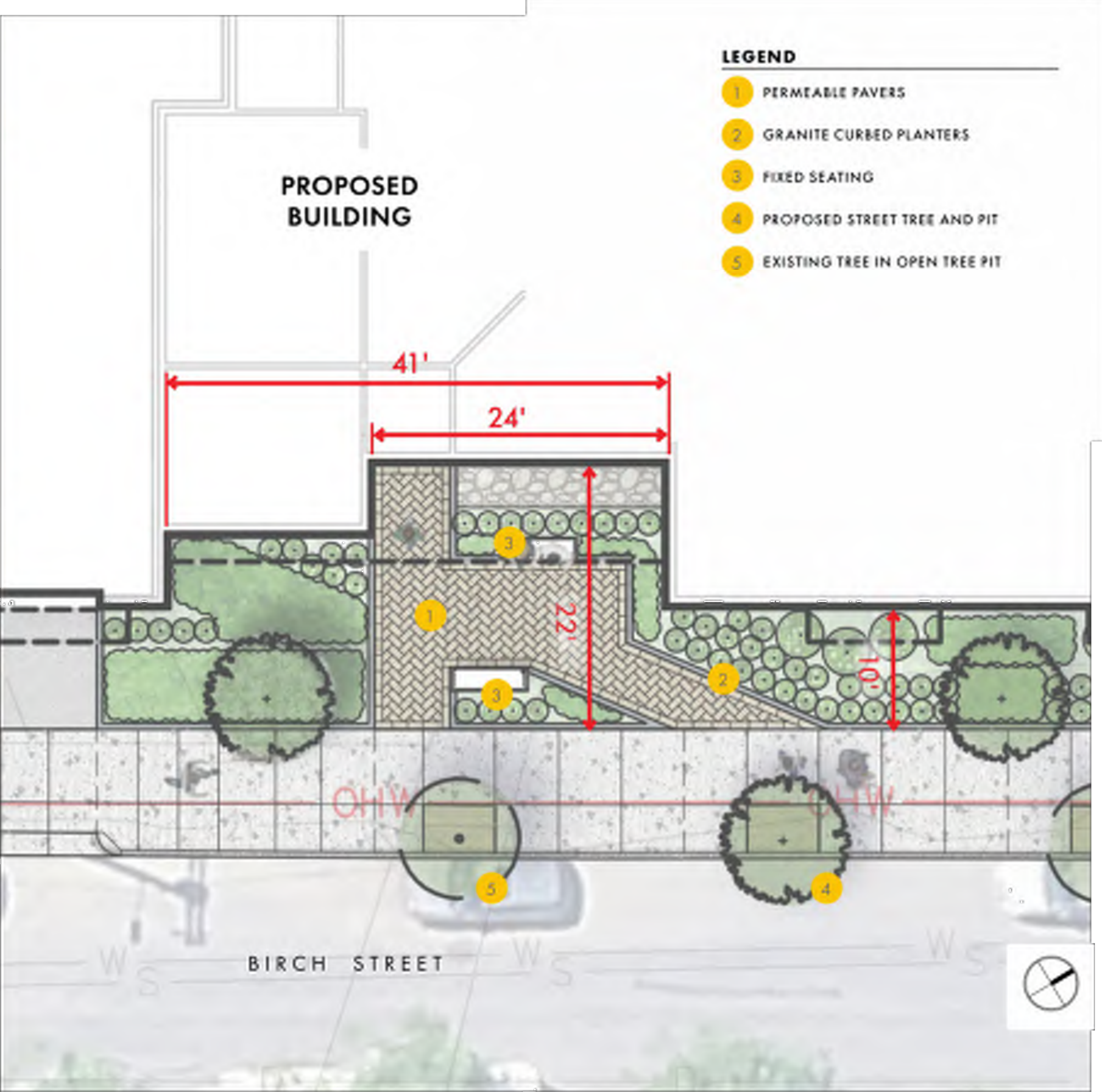
METAL WALL PANEL SYSTEM (MP-3-C)
SMOOTH / FLAT METAL PANEL
CHAMPAGNE COLOR

ALUMINUM STOREFRONT SYSTEM
TYPICAL @ GROUND LEVEL
COMMON AREAS

METAL WALL PANEL SYSTEM (MP-3-B)
SMOOTH / FLAT METAL PANEL
WARM PEWTER COLOR



9 & 25 Birch Street & 30 - 36 Bay State Road Proposed Landscape Plan
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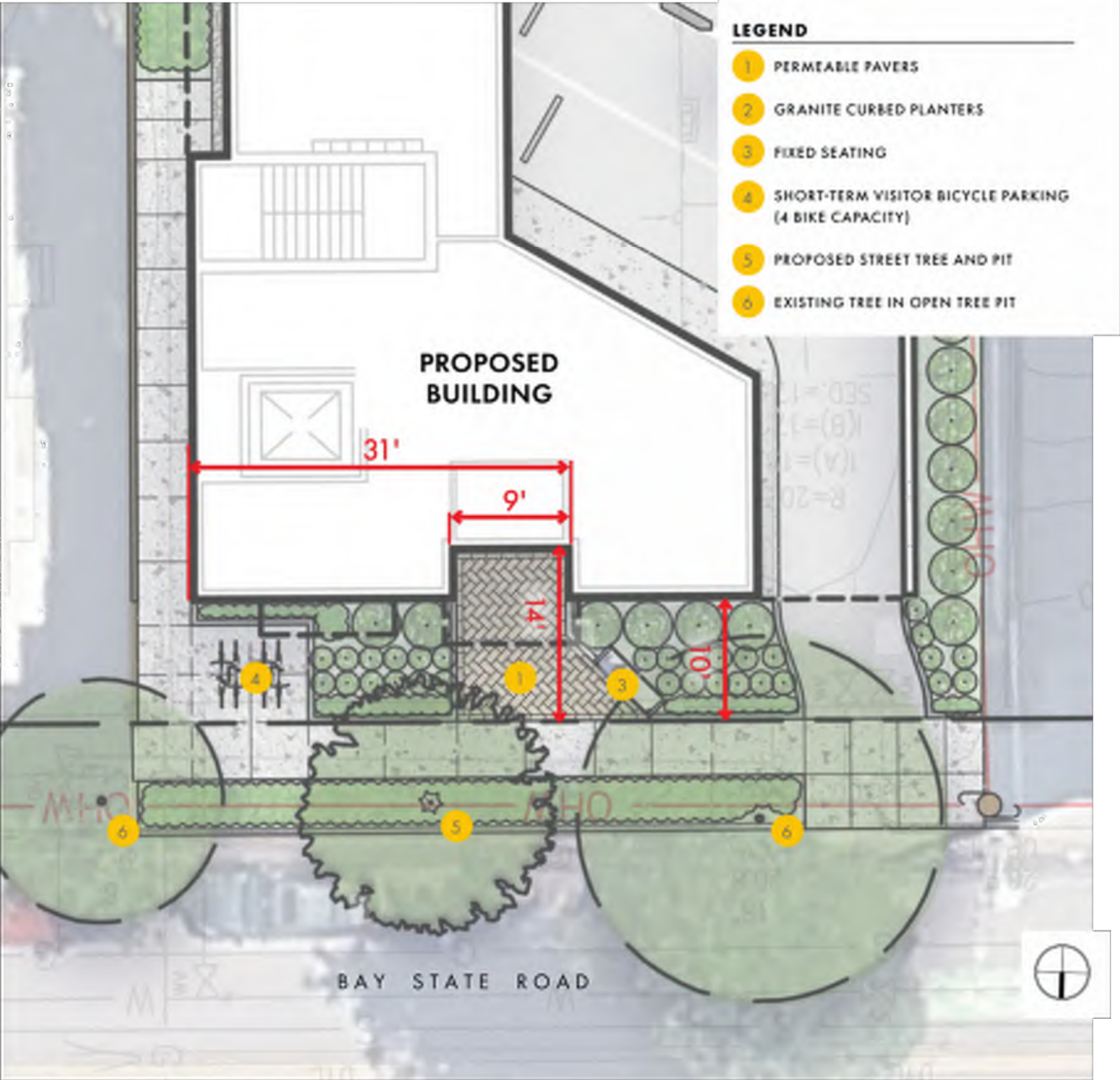




PERMEABLE PAVERS

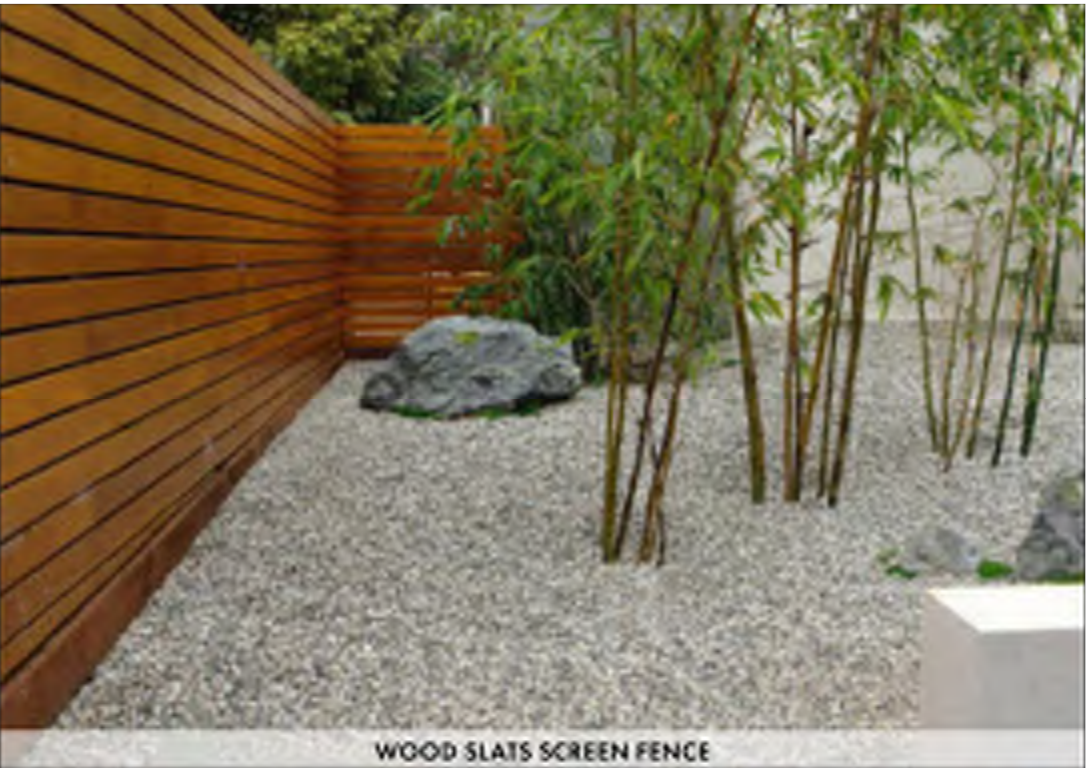


GRANITE CURBED PLANTERS



LEGEND

- 1 PERMEABLE PAVERS
- 2 GRANITE CURBED PLANTERS
- 3 FIXED SEATING
- 4 SHORT-TERM VISITOR BICYCLE PARKING (4 BIKE CAPACITY)
- 5 PROPOSED STREET TREE AND PIT
- 6 EXISTING TREE IN OPEN TREE PIT

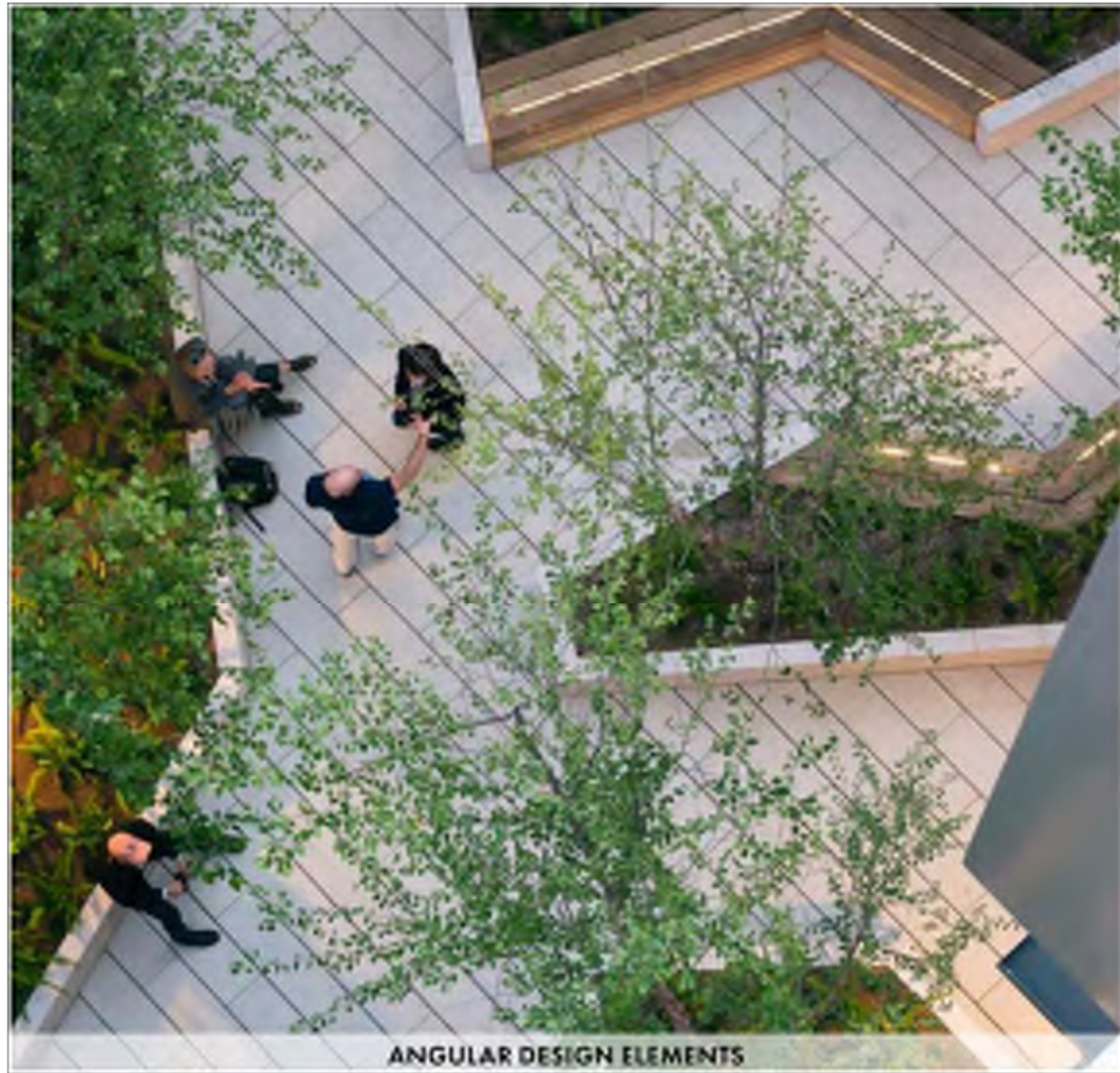


WOOD SLATS SCREEN FENCE



PEASTONE SURFACE





ANGULAR DESIGN ELEMENTS



LOW PLANTING + ORNAMENTAL TREE



CUSTOM FURNISHINGS



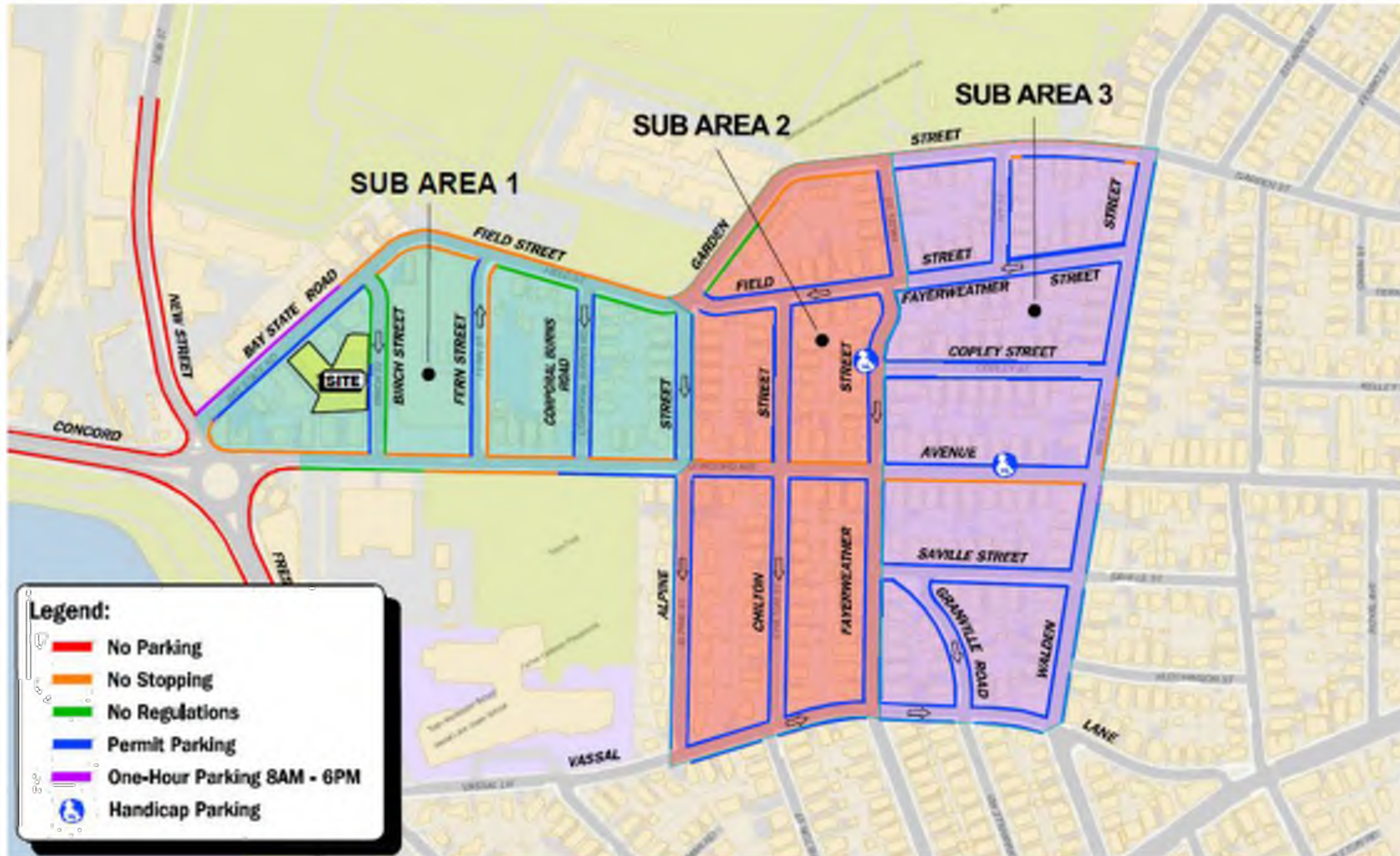
PERMEABLE PAVERS



ORNAMENTAL GRASSES, FASTIGIATE TREES + RESILIENT PLANTING

- ❑ **TIS Certified by Cambridge DOT on April 16, 2026**
- ❑ **Project is mostly studio and 1-bedroom units**
 - Lower parking demand
 - Likely to be individual renters
- ❑ **Trips distributed over vehicles, bicycle, walking, transit use**
 - 19 AM vehicle trips, 22 PM vehicle trips
 - 16 AM transit trips, 19 PM transit trips
 - Bus stops are located within 5-minute walk of site
- ❑ **Parking Study Conducted**
 - Conducted over 15-block area between Bay State Road and Walden Street, Garden Street to Vassal Lane
 - Evaluated use of 628 on-street parking spaces





Parking Availability

Parking demand is estimated at 49 off-site spaces based on other multifamily developments in Alewife/Quadrangle area.

Parking counts were conducted in October 2025 at 4:00 AM, 12:00 PM, and 10:00 PM to observe availability of on-street parking.

Available parking spaces in Sub Area 1 closest to the site vary between 54 spaces at 4:00 AM and 12:00 PM, to 63 spaces at 10:00 PM. Sub Areas 2 and 3 range between 106 and 120 available spaces.

- ☐ Contribution towards Speed Hump Installation
- ☐ Coordination on Bluebike Station
- ☐ Bicycle Room with repair station and E-bike charging
- ☐ Robust TDM Plan including:
 - ☐ Market Rate Parking
 - ☐ Welcome Package & Transportation Coordinator
 - ☐ Multimodal Subsidies
 - 100% MBTA T-Pass for 2 months
 - Gold-Level BLUEbikes membership
 - ☐ Membership in Alewife TMA



Energy and Sustainability Targets

Article 22 - Green Building

- Project complies with the Green Building requirements by following the Passive House pathway.

Article 22 – Green Roof & Green Factor

- Design complies and reduces the Heat Island effect.

Article 22 Embodied Carbon

- Project is not subject to these requirements
- Project team will select sustainable and low-embodied carbon materials when feasible.

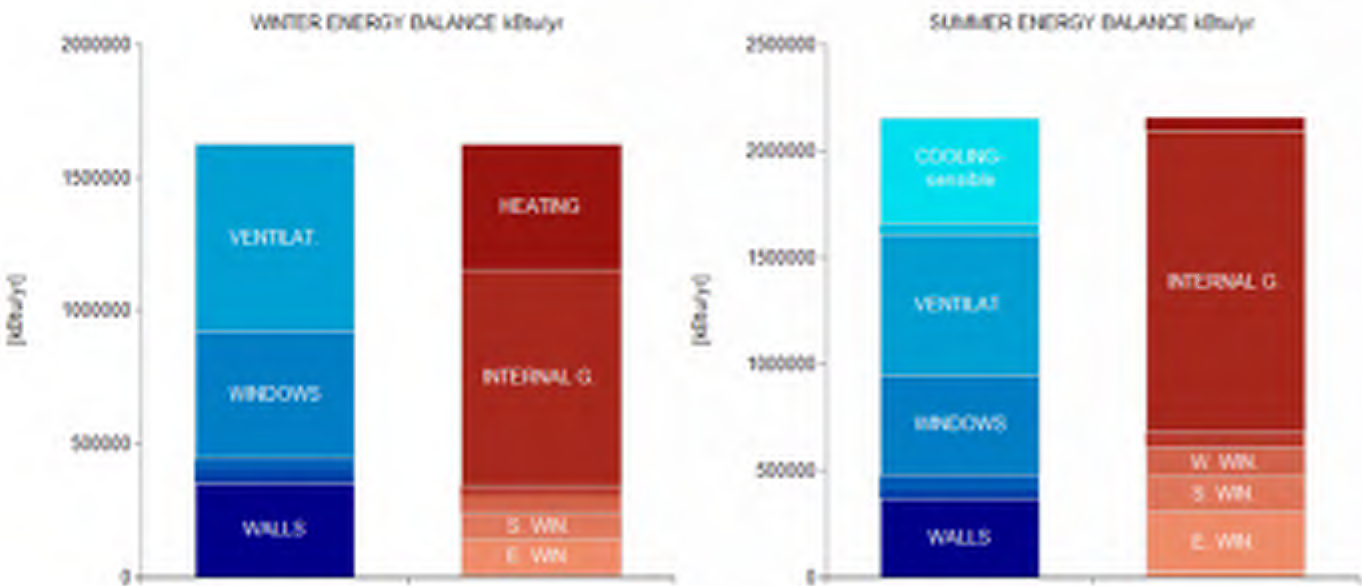
Opt-In Specialized Code

- Project is all-electric, utilizing high-efficiency heat pump system and energy recovery ventilation.
- Project will pursue Passive House certification, following PHIUS Core 2024

Table 1.1: Phius CORE 2024 Results Summary

36 Bay State Road			
Phius CORE 2024 Criteria	Target	Specific	Margin (%)
Heating Demand (kBtu/ft²yr)	4.9	4.52	7.8%
Cooling Demand (kBtu/ft²yr)	8.2	5.71	30.4%
Peak Heating Load (Btu/ft²hr)	4.7	4.05	13.8%
Peak Cooling Load (Btu/ft²hr)	3.3	3.05	7.6%
Source Energy (kWh/person.yr)	6,425	5,647	12.1%
Site Energy (kBtu/ft²yr)	N/A	19.4	
ICFA* (ft²)	N/A	84,330	

*iCFA = interior conditioned floor area, measured from the interior dimension of exterior walls.



The “Passive House” concept mainly relies on the reduction of the heat losses of the building.

THANK YOU

