



November 12, 2014

City of Cambridge Planning Board
c/o Cambridge Community Development Department,
344 Broadway,
Cambridge, MA 02139

Re: 75 New Street: November 25 Special Permit Hearing

Dear Chairman Russell and Members of the Planning Board,

Enclosed is our design submission for the November 25 hearing for 75 New Street.

This submission incorporates ideas and comments received in meetings with City agencies, direct discussions with neighborhood groups and Planning Board hearings over the course of the past year.

We believe that our proposed project will further establish New Street as a desirable residential neighborhood. We hope you will be pleased with the results of this effort.

We look forward to continuing collaboration with the Community Development Department and the Department of Public Works as the project moves forward, and as the City's redesign of New Street progresses in the coming months.

Thank you for your time and consideration of this submission. If there are any questions, please call me at (978) 771-5584, or you can email me at pterzis@acornh.com.

Sincerely,

Phil Terzis
VP Project Planning
Acorn Holdings / Abodez Development



PARK

NEW STREET,
CAMBRIDGE

77

75 NEW STREET, CAMBRIDGE | SPECIAL PERMIT HEARING | NOVEMBER 25, 2014

CO-DEVELOPED BY
ABODEZ & ACORN HOLDINGS

in association with: Piatt Associates | Hope Legal Law Office | Adams & Rafferty | Vanasse Hangen Brustlin | PFS Land Surveying, Inc. | EBI Consulting | Han Design Studio



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Project Narrative and Changes to the Project Since the September 16, 2014 Planning Board Hearing

We have had several meetings with City Staff since the last Planning Board hearing on September 16th. Following is a summary of changes and improvements to the project that have occurred as a result of those meetings and comments by the Planning Board.

BUILDING DESIGN CHANGES

- Increased the depth of plane changes in the façade to break down the scale of the building, and to help reinforce the impression of the project as being composed of multiple buildings along the street.
- Added numerous bay windows to further break down scale of the façade.
- “Notched” the upper corners of the building at the street-front to create outdoor terraces at the 4th floor, and to decrease the apparent height of the building as viewed from North and South approaches.
- Deleted the roof deck on top of the building, and reduced the elevator and stair shaft penthouses. The Cambridge Inspectional Services Department has determined that elevator stops may not be located above the 45’ height limit.
- Increased the variation in parapet heights to create a more lively skyline and to better hide rooftop mechanical equipment.
- Revised the design of trellis structures at the roof deck and first floor common room to appear visually lighter and less massive.
- Increased window sizes and counts for a more transparent façade.
- Revised the rear building entry to provide bike ramp access from the lobby to the future bike path.
- Revised the loading area at the north end of the building to better accommodate move-ins and loading activities.

SITE PLAN CHANGES

- Revised the plan of the bike path connector at the south end of the site to include permeable pavement and smaller plantings, per CDD comments.
- We have had discussions with the utility company, who have agreed to the removal of power poles in front of our building, (at our expense).

UNIT MIX

- The unit mix has been adjusted to accommodate the new terraces on the 4th floor front of the building. The final unit mix is: 25 Studios (27%), 29 One-Bedrooms (31%), 25 Two-Bedrooms (27%), and 14 Three-Bedrooms, (15%) for a total of 93 Units. There will be 11 Inclusionary Units in the project.

OTHER ISSUES

Acoustics:

- We have received the results of the ambient site noise testing performed by our Acoustical Engineer. The results of the testing have been submitted to Community Development under separate cover. These tests indicate that the noise levels of the Whole Foods market’s loading operations and refrigeration equipment may be slightly higher than allowed by the Cambridge Noise Ordinance. Our Acoustical Engineer has recommended the installation of high transmission-loss acoustical windows at the rear of our building to mitigate this existing condition. Further, the fresh air supply system for these rear dwelling units will be equipped with sound baffles to dampen any noise before it enters the dwelling unit. The exterior walls have been deemed to have sufficient mass to dampen the sound and will not require any acoustical upgrade.

Air Quality of the Adjacent Auto Body Facility:

- We have received confirmation from the Cambridge Health Department that they have a DEP-approved program in place for monitoring the emissions from the adjacent Auto Body shop, and that it is their intent to continue to enforce compliance into the future. Further, we have sited our building as far as possible from the Auto Body shop (over 50’ away), and will design all fresh air intakes to be located away from the façade facing the Auto Body shop.

Environmental Site Remediation:

- The existing site will be cleaned as required to meet all applicable State and Federal environmental regulations. We have established an informational website for local residents to see updates on the remediation work as it progresses. The website can be found at: <https://groups.yahoo.com/neo/groups/75NewStreet/info>

Retail Uses along New Street:

- We have spoken with the Cambridge Economic Development Division, who have confirmed that 75 New Street is probably not an ideal location for retail uses. Further, they have indicated that construction of more retail space on New Street might actually weaken other existing retail stores in the area. Our retail leasing consultants have confirmed this assessment.

Redesign of New Street:

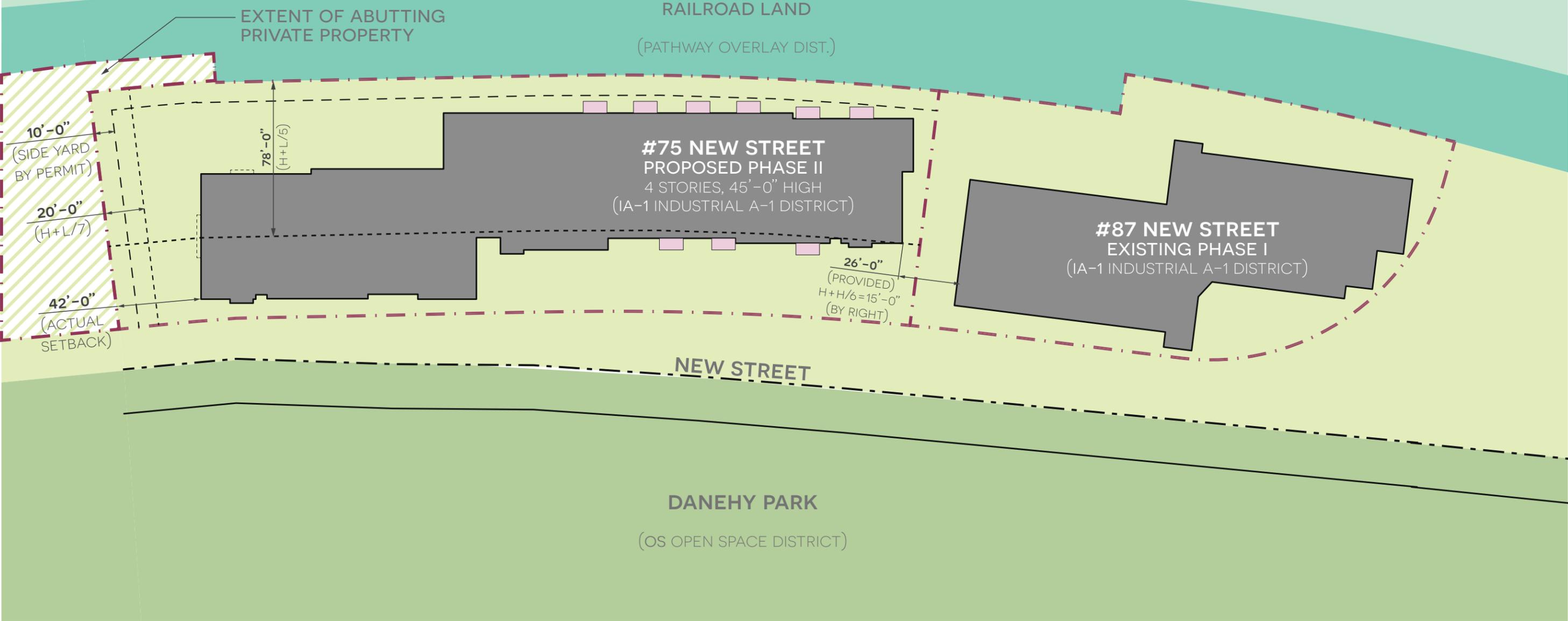
- We would like to reinforce our commitment to work with the Department of Public Works to implement improvements to New Street. We have agreed to provide new granite curbs, wider concrete sidewalks and large-caliper street trees along the 550’ of frontage of both of our buildings on New Street, (75 and 87 New Street). The final design and engineering of this work is pending coordination with the DPW’s planning for the rest of New Street, expected in the coming months.

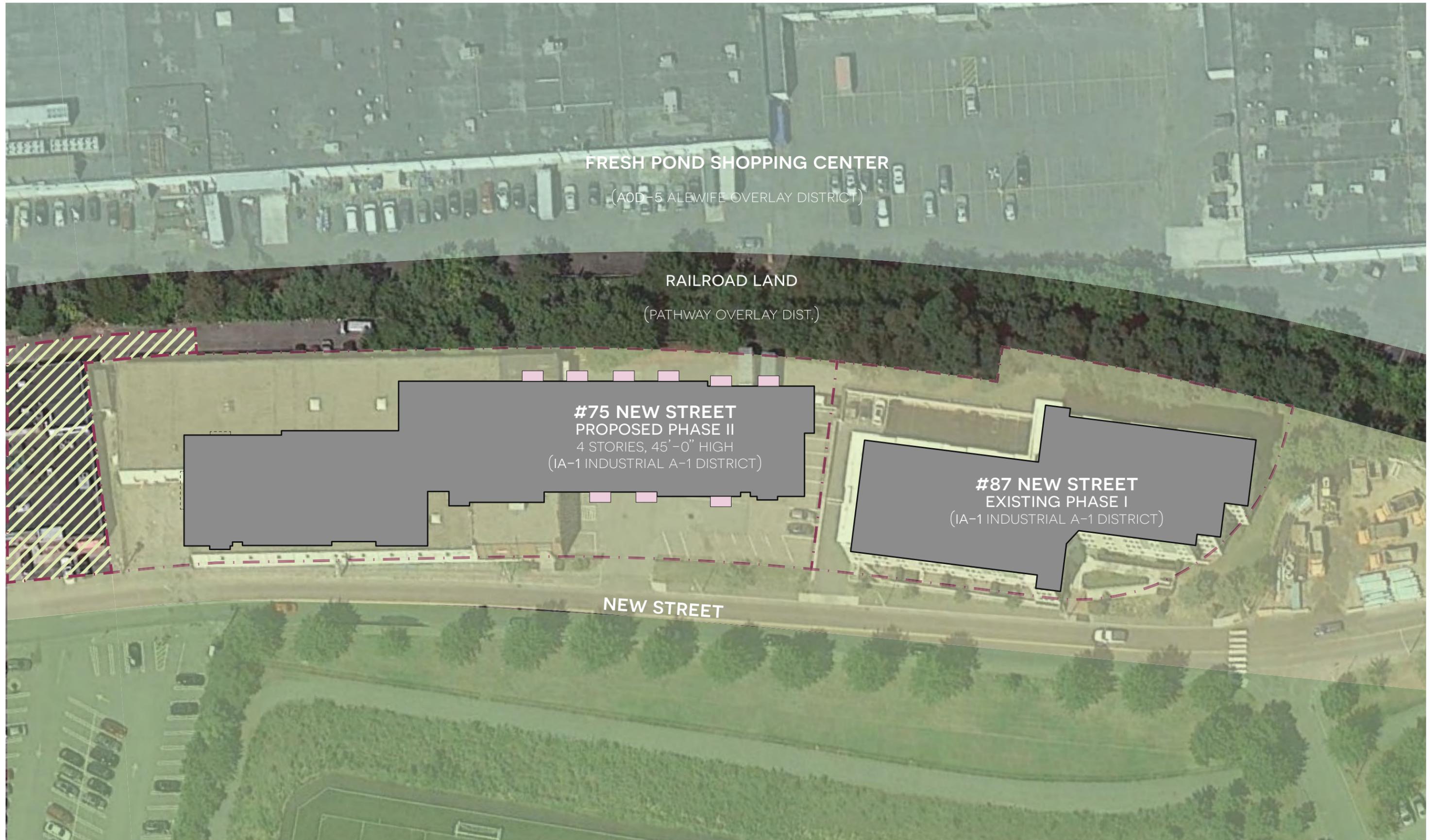
Transportation:

- We are appointing an in-house Transportation Manager to oversee the TDM program as outlined in the December 17, 2013 Traffic Department recommendations.
- We will be joining the newly-formed Alewife area Transportation Management Association.
- We have a tentative agreement with ZipCar to provide two on-site ZipCar parking spaces, for the use of both tenants and the general public.
- We will provide T-passes for all new residents over the age of 18, (up to two per household) for the first month of residency.
- We will provide bike parking over and above Zoning requirements, and a “fix-it” station for bike maintenance in the parking garage.

FRESH POND SHOPPING CENTER

(A0D-5 ALEWIFE OVERLAY DISTRICT)





FRESH POND SHOPPING CENTER

(AOD-5 ALEWIFE OVERLAY DISTRICT)

RAILROAD LAND

(PATHWAY OVERLAY DIST.)

**#75 NEW STREET
PROPOSED PHASE II**
4 STORIES, 45'-0" HIGH
(IA-1 INDUSTRIAL A-1 DISTRICT)

**#87 NEW STREET
EXISTING PHASE I**
(IA-1 INDUSTRIAL A-1 DISTRICT)

NEW STREET

GENERAL NOTES:

1. ENSURE PROPER DRAINAGE OF ALL PLANTING BEDS/PITS
2. ALL TREES SHALL BE OF SPECIMEN QUALITY.
3. ALL SUBGRADES TO RECEIVE LANDSCAPE SOIL SHALL BE CROSS-RIPPED TO A DEPTH OF 12" TO AVOID COMPACTION

77 PARK - PLANT LIST:

10/24/2014

	QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	MATURITY	NOTES
TREES							
○●	1	AG	Acer griseum	Paperbark Maple	11/2" - 2' Cal.	20' -30'H	Cinnamon-brown bark exfoliates coppery underbark
○	15	ARK	Acer rubrum 'Karpick'	Upright Red Maple	1" - 2 1/2" Cal.	45' H	20' Spread, Summer dark green - yellow to red in Autumn
○●	4	ACA	Amelanchier canadensis 'Autumn Brilliance'	Autumn Shadbush	5-6' Height	20' height	White flowers in May, multi stems, brilliant fall color
○	1	BPJ	Betula platyphylla japonica 'Whitespire'	Multistem Asian White Birch	8-12' Height	25-40'H	Silvery White Bark
○	3	CJ	Cercidiphyllum japonicum	Katsura Tree	2-3" Cal.	45-60' H	25-35' spread, Bronze in Spring - green - yellow scarlet
○●	2	CC	Cercis canadensis	Eastern Redbud	1-2" Cal.	15-20' H	20-30' spread, Rose-pink flowers along branches spring
○●	2	CFR	Cornus florida 'rubra'	Pink Flowering Dogwood	6-8' Height	15-25' H	Dark pink new flower bracts turn pink bloom in May
○	8	CL	x Cupressocyparis leylandii	Leyland Cypress	1-2" Cal.	60-70' H	6-12' spread, very dense blue green screen tree
○●	3	GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	6-7' Height	50-60' H	Round Crown shape, bright yellow foliage
○	7	PCB	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2-3" Cal.	30-50' H	20' spread, white flower in spring, purple -redish orange foliage
○●	1	ZSV	Zelkova serrata 'Village Green'	Japanese Zelkova	2-3" Cal.	50-60' H	40-50' spread, Upright Vase shape, green turn rusty red
SHRUBS							
○●	3	AHC	Azalea 'Hino Crimson'	Hino Crimson Azalea	2 Gal.	2-3'H	Bright red flower in May, mounded & compact, evergreen
○●	6	BMG	Buxus microphylla 'Green Gem'	Green Gem Boxwood	18"-24" H	2-3'H	Globe shape, small dark green foliage, Bronze green in winter
○●	20	HME	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	3 Gal.	4-6'H	Blue Flowers in July-August
○●	1	HMP	Hydrangea macrophylla 'PINKIE-1'	'Twist - N - Shout' Hydrangea	3 Gal.	4-5'H	White Fragrant Flowers in June
○●	10	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	3 Gal.	4-6'H	White Fragrant Flowers in June
○●	3	HSJ	Hypericum 'Sunburst'	Sunburst St. Johnswort	2 Gal.	2-3'H	4' Wide, Bright yellow flowers in July
○●	9	ICS	Ilex crenata 'Steads'	Upright Steed Japanese Holly	30-36" H	4-8' H	4' Spread, Lustrous dark green
○●	12	ICC	Ilex crenata 'Compacta'	Japanese Holly	3 Gal.	2-3' H	4' Spread, Lustrous dark green
○●	9	IGD	Ilex glabra 'Densa'	Densa Inkberry	2-3' H	4-6' H	4' Spread, Rounded shiny dark green foliage all year
○●	5	KL	Kalmia latifolia 'Olympic Fire'	Mountain Laurel	2-3' H	8-10' H	5-8' spread red buds, pink flowers
○●	7	RP	Rhododendron 'PJM'	PJM Rhododendron	2-3' H	6-10' H	Lavender-pink Flowers In May-June
○	5	RK	Rosa Knock Out 'Double Pink'	Double Pink Knock Out Rose	2 Gal.	2-3' H	Magenta Pink Flowers in July -September
○●	16	TOS	Thuja occidentalis 'Smaragd'	Emerald green Arborvitae	3-5' H	10-15' H	3-4' spread, Emerald green all year
○●	4	VC	Viburnum x carcephalum	Fragrant Snowball Viburnum	2-3' H	4-6'H	Fragrance white flowers in May
PERENNIALS							
●●	7	AGP	Athyrium Goeringianum 'Pictum'	Japanese Painted Fern	2 qt. pot	15" -18"	Unusual silver variegation
●●	7	DEB	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	2 qt. pot	18-24" H	Evergreen, fronds are orange
●●	1	HSB	Hosta sieboldiana 'Blue Angel'	Blue Angel Hosta	1 gal.	36-48" H	Huge, heavily textured blue leaves, White flowers
○	67	HSD	Hemerocallis 'Stella D'Oro'	Daylily	1 gal.	18-24" H	Yellow flowers in July - September
○	5	LG	Lavandula 'Grosso'	Grosso Lavender	1 gal.	24"- 30"H	Flower Deep Violet, July -September
○	52	PA	Perovskia atriplicifolia	Russian Sage	1 gal.	18-24" H	Purple flowers in June - August
○	14	STA	Sedum telphium 'Autumn Fire'	Autumn Fire Sedum	1 gal.	24"- 30"H	Rose - red flower in late summer to fall
ORNAMENTAL GRASSES							
○	30	CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	5-6' H	Green, narrow spikes, early bloomer
○●	9	FOE	Festuca ovina 'Elijah Blue'	Blue Festuca	1 gal.	6-8" H	Evergreen, Dusty Blue Green, with 10-12" blooms
○	21	HS	Helictotrichon sempervirens	Blue Oat Grass	1 gal.	24" H	Blue Gray Green
○	37	MSM	Miscanthus sinensis 'Morning Light'	Miscanthus Morning Light Grass	2 gal.	4-5' H	Green & light silver
○●	17	MSS	Miscanthus sinensis 'Strictus'	Pocupine Grass	2 gal.	4-8' H	Green body with small yellow sections
○	3	MSV	Miscanthus sinensis 'Variegated'	Japanese Silver Grass	2 gal.	5-7' H	Light Apple Green with white stripes
○	20	PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	2-3' H	Green flower like foxtail
GROUND COVER / VINE							
●●	33	AE	Asarum europaeum	European Wild Ginger	2 qt. pot	3 - 4" H	Glossy Dark green kidney shaped leaves, Evergreen
○●	3	CMI	Carex morrowii 'Ice dance'	Ice dance Japanese Sage	1 gal.	8 - 12" H	White Margin, Carpet Forming 18" O.C.
○●	5F	HHB	Hedera helix 'Ballica'	Hardy English Ivy	Flat - (50)		Evergreen, Dark green leaves, Clinging Vine
○●	29	VM	Vinca minor	Myrtle	2 qt. pot	6 - 8" H	2 Year Plant 6" O.C.

87 NEW STREET - PLANT LIST:

SHRUBS							
○●	3	CAE	Cornus alba 'Elegantissima'	Variegated Red Twig Dogwood	2'-3'	8-10'H	White Border around leave, stems are red in winter
○●	2	HME	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	3 Gal.	4-6'H	Blue Flowers in July-August
○●		HQ	Hydrangea quercifolia	Oakleaf Hydrangea	3 Gal.	4-6'H	White Fragrant Flowers in June
ORNAMENTAL GRASSES & PERENNIALS							
○●	13	HSD	Hemerocallis 'Stella D'Oro'	Daylily	1 gal.	18-24" H	Yellow flowers in July - September
○	10	MSM	Miscanthus sinensis 'Morning Light'	Miscanthus Morning Light Grass	2 gal.	4-5' H	Green & light silver
○	9	PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	2-3' H	Green flower like foxtail



- 10** TANDEM BIKE PARKING SPACES
- 88** STANDARD BIKE PARKING SPACES

- 98 TOTAL LONG-TERM BIKE PARKING SPACES**

- 26** COMPACT VEHICLE PARKING SPACES
- 43** STANDARD VEHICLE PARKING SPACES

- 69 TOTAL INTERIOR VEHICLE PARKING SPACES**



13 COMPACT VEHICLE PARKING SPACES
 12 STANDARD VEHICLE PARKING SPACES
 25 TOTAL EXTERIOR VEHICLE PARKING SPACES

- 6 STUDIOS
- 6 1 BEDROOMS
- 5 2 BEDROOMS
- 4 3 BEDROOMS

21 UNITS

UNIT MIX ALL FLOORS

- 25 STUDIOS (27%)**
- 29 1 BEDS (31%)**
- 25 2 BEDS (27%)**
- 14 3 BEDS (15%)**

93 TOTAL UNITS



- 6 STUDIOS
- 7 1 BEDROOMS
- 7 2 BEDROOMS
- 4 3 BEDROOMS

24 UNITS



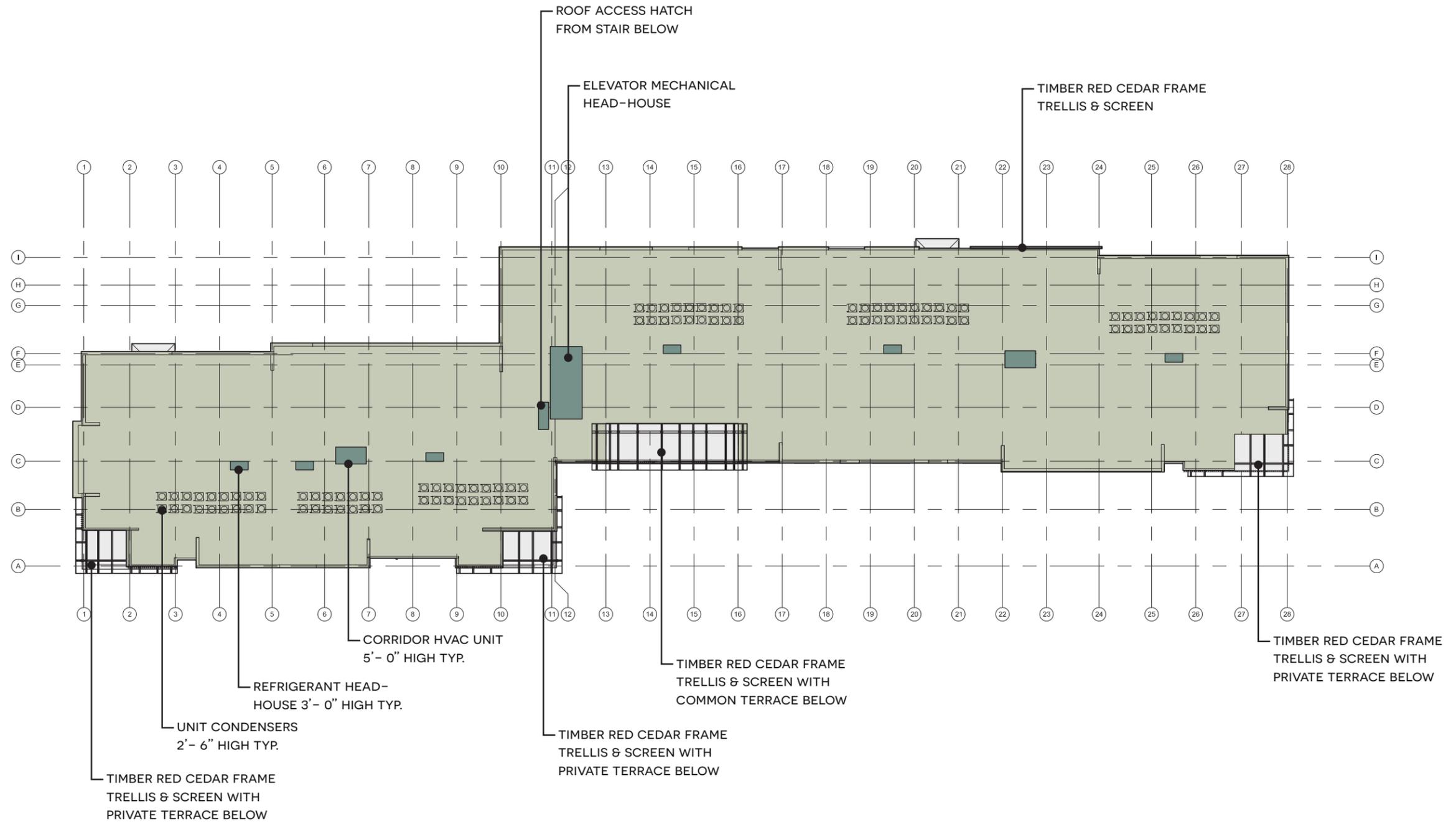
- 6 STUDIOS
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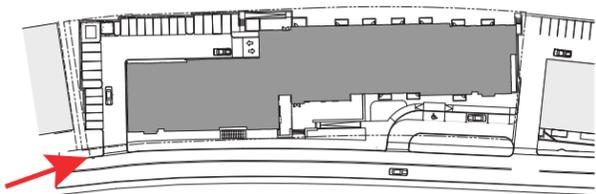
24 UNITS

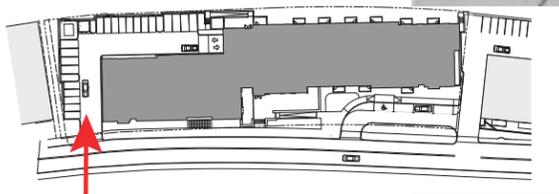


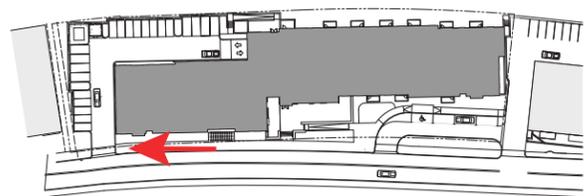
- 7 STUDIOS
- 9 1 BEDROOMS
- 6 2 BEDROOMS
- 2 3 BEDROOMS

24 UNITS



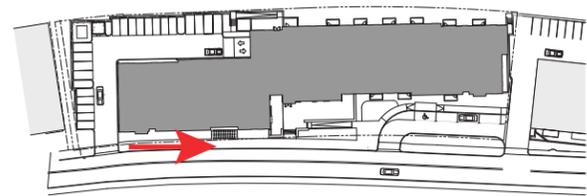


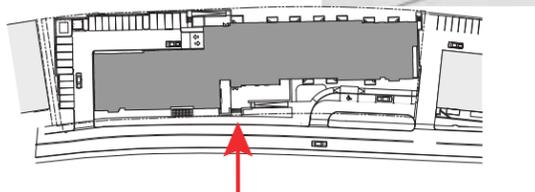


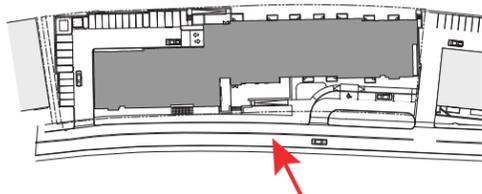


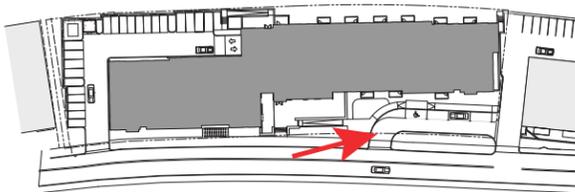


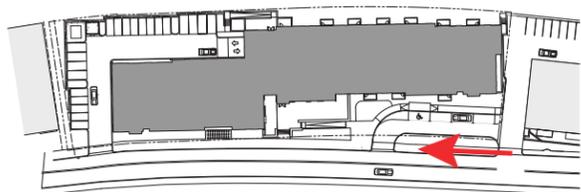
SIMILAR BALCONY IMAGES

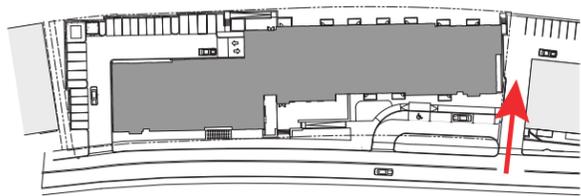




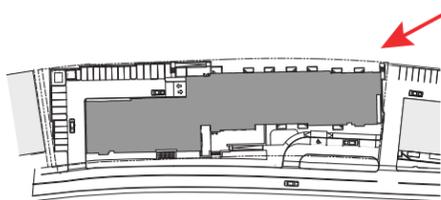


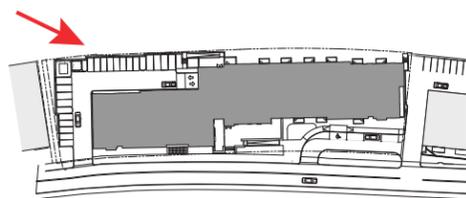


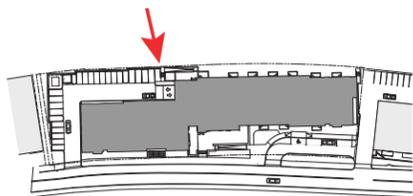






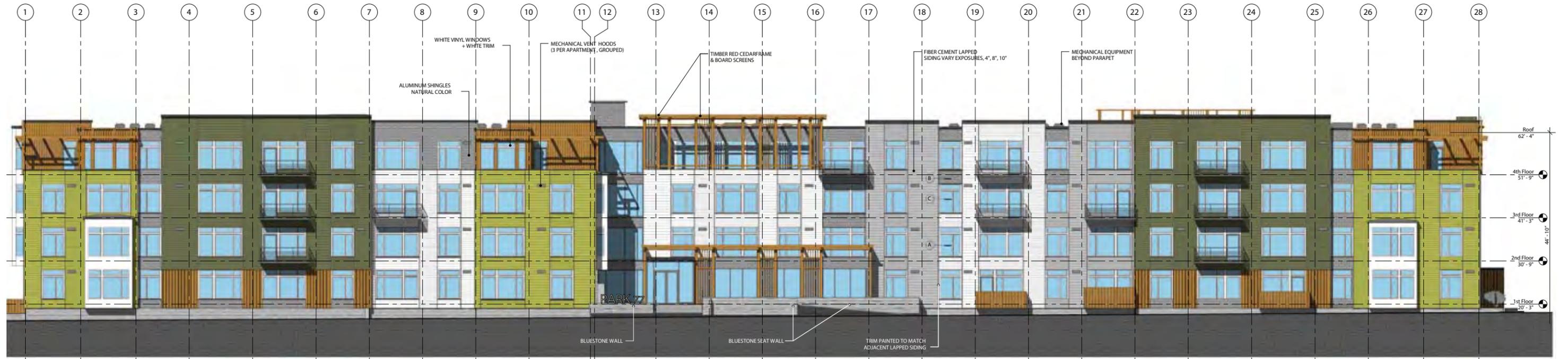












MECHANICAL VENT HOODS
(3 PER APARTMENT, GROUPED)

I

H

G

F

E

D

TIMBER RED CEDAR FRAME
& BOARD SCREENS

C

B

A

WHITE VINYL WINDOWS
+ WHITE TRIM

Roof
62' - 4"

4th Floor
51' - 9"

3rd Floor
41' - 3"

2nd Floor
30' - 9"

1st Floor
20' - 3"

44' - 10"

