



125 CPD

125 CAMBRIDGEPARK DRIVE

APPLICATION FOR SPECIAL PERMIT: **VOLUME 2**

PLANNING BOARD NUMBER: [TBD]

SUBMITTED: JULY 18, 2022

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ELKUS | **MANFREDI**
ARCHITECTS



LONGFELLOW

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Volume 3 Article 22

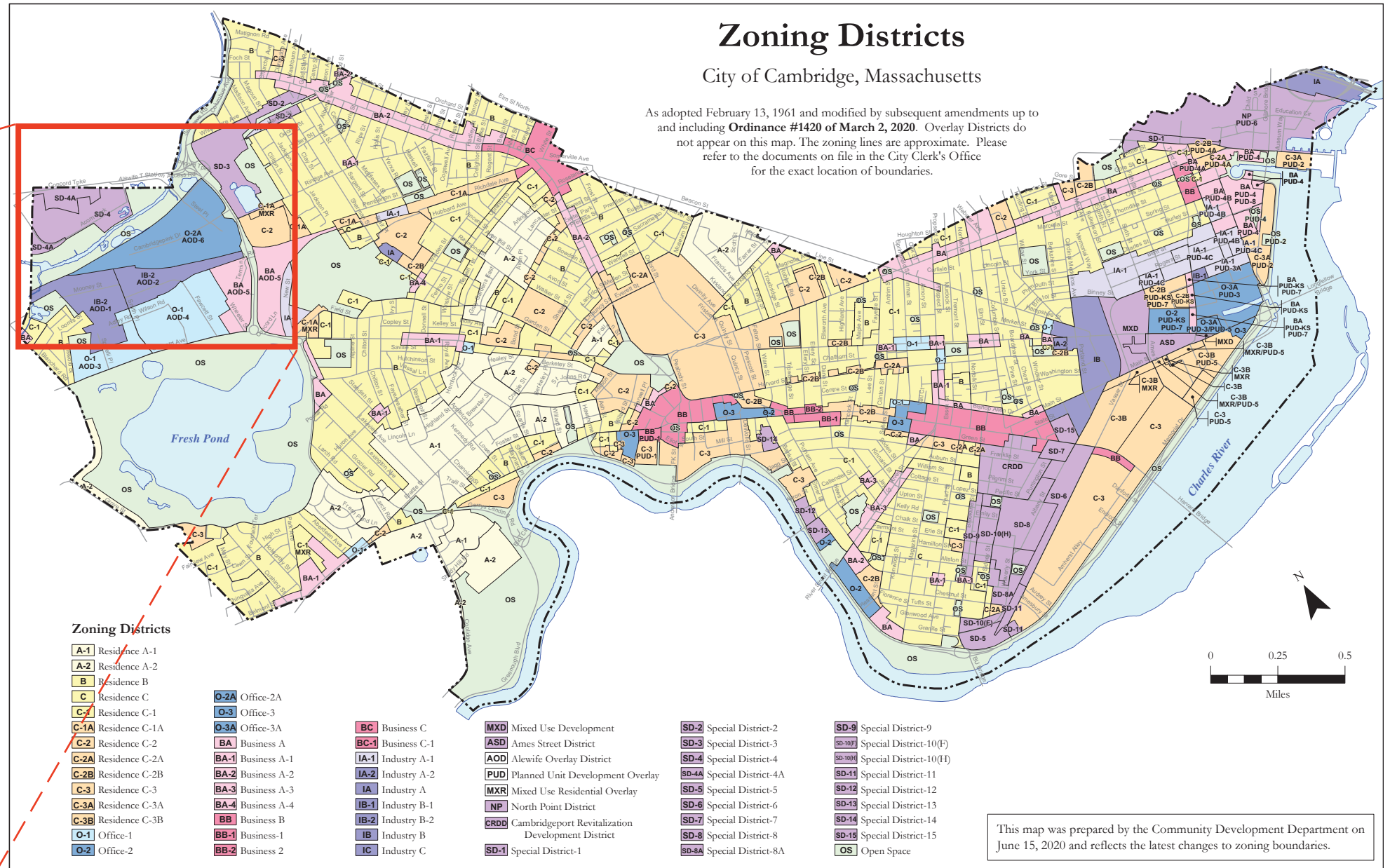
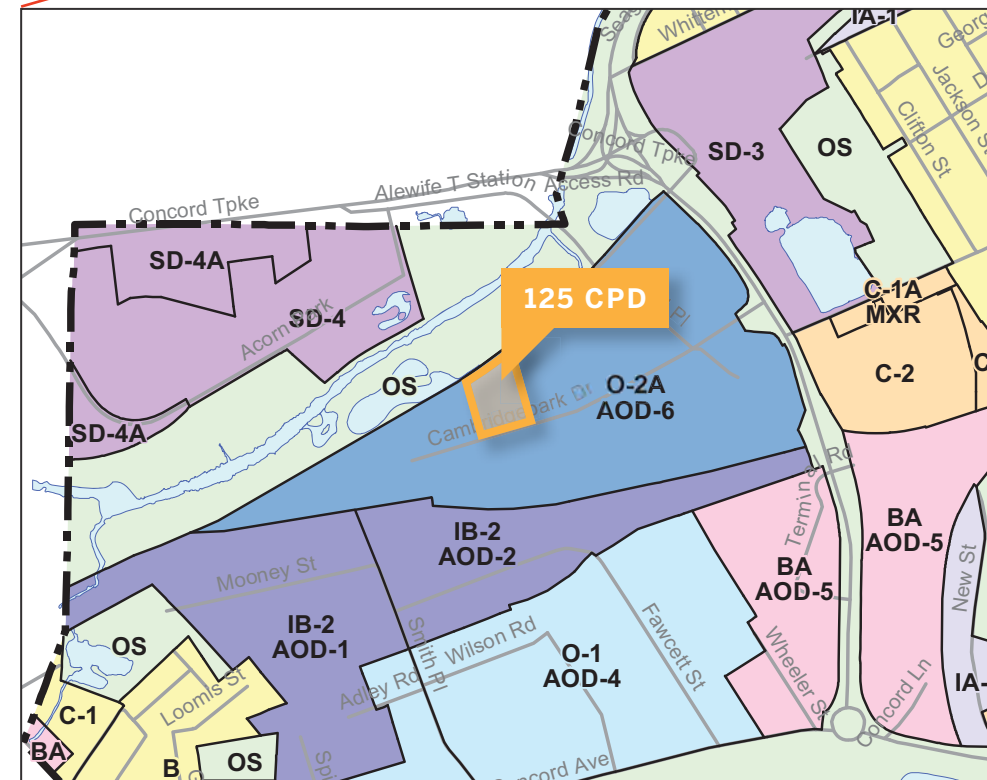
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5A. Zoning Overlay

DISTRICT: O-2A/AOD-6



Zoning Districts

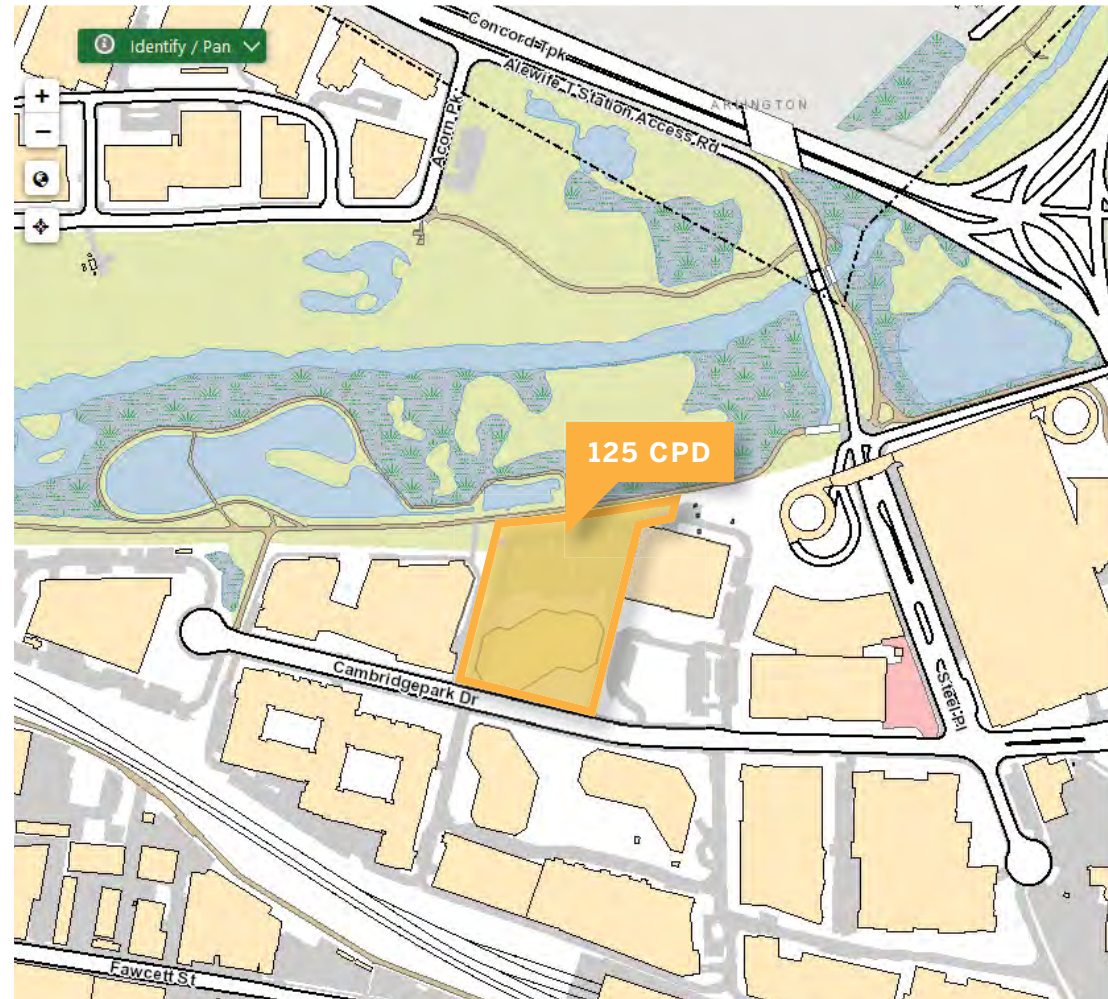
- A-1 Residence A-1
- A-2 Residence A-2
- B Residence B
- C Residence C
- C-1 Residence C-1
- C-1A Residence C-1A
- C-2 Residence C-2
- C-2A Residence C-2A
- C-2B Residence C-2B
- C-3 Residence C-3
- C-3A Residence C-3A
- C-3B Residence C-3B
- O-1 Office-1
- O-2 Office-2
- O-2A Office-2A
- O-3 Office-3
- BC Business C
- BC-1 Business C-1
- BA Business A
- BA-1 Business A-1
- BA-2 Business A-2
- BA-3 Business A-3
- BA-4 Business A-4
- BB Business B
- BB-1 Business-1
- BB-2 Business 2
- IA-1 Industry A-1
- IA-2 Industry A-2
- IB-1 Industry B-1
- IB-2 Industry B-2
- IB Industry B
- IC Industry C
- MXD Mixed Use Development
- ASD Ames Street District
- AOD Alewife Overlay District
- PUD Planned Unit Development Overlay
- NPD North Point District
- CRDD Cambridgeport Revitalization Development District
- SD-1 Special District-1
- SD-2 Special District-2
- SD-3 Special District-3
- SD-4 Special District-4
- SD-4A Special District-4A
- SD-5 Special District-5
- SD-6 Special District-6
- SD-7 Special District-7
- SD-8 Special District-8
- SD-8A Special District-8A
- SD-9 Special District-9
- SD-10(F) Special District-10(F)
- SD-10(H) Special District-10(H)
- SD-11 Special District-11
- SD-12 Special District-12
- SD-13 Special District-13
- SD-14 Special District-14
- SD-15 Special District-15
- OS Open Space

This map was prepared by the Community Development Department on June 15, 2020 and reflects the latest changes to zoning boundaries.

Table of Dimensional Requirements: Office Districts										Current Alewife Overlay	
District	(1) Maximum Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Square Feet	(3) Minimum Lot Area for Each D.U. in Square Feet	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Minimum Ratio of Private Op. Sp. to Lot Area	Subdistrict	AOD-6 (Triangle)
					Front	Side	Rear				
Office 2A	1.25/1.5	5,000	600	50	H+L (a): 4	H+L: 5	H+L (c): 4	60/70	15%	Base Zoning	O-2A
										Non-Res FAR	1.75
										Non-Res Height	85

5B. Site Survey

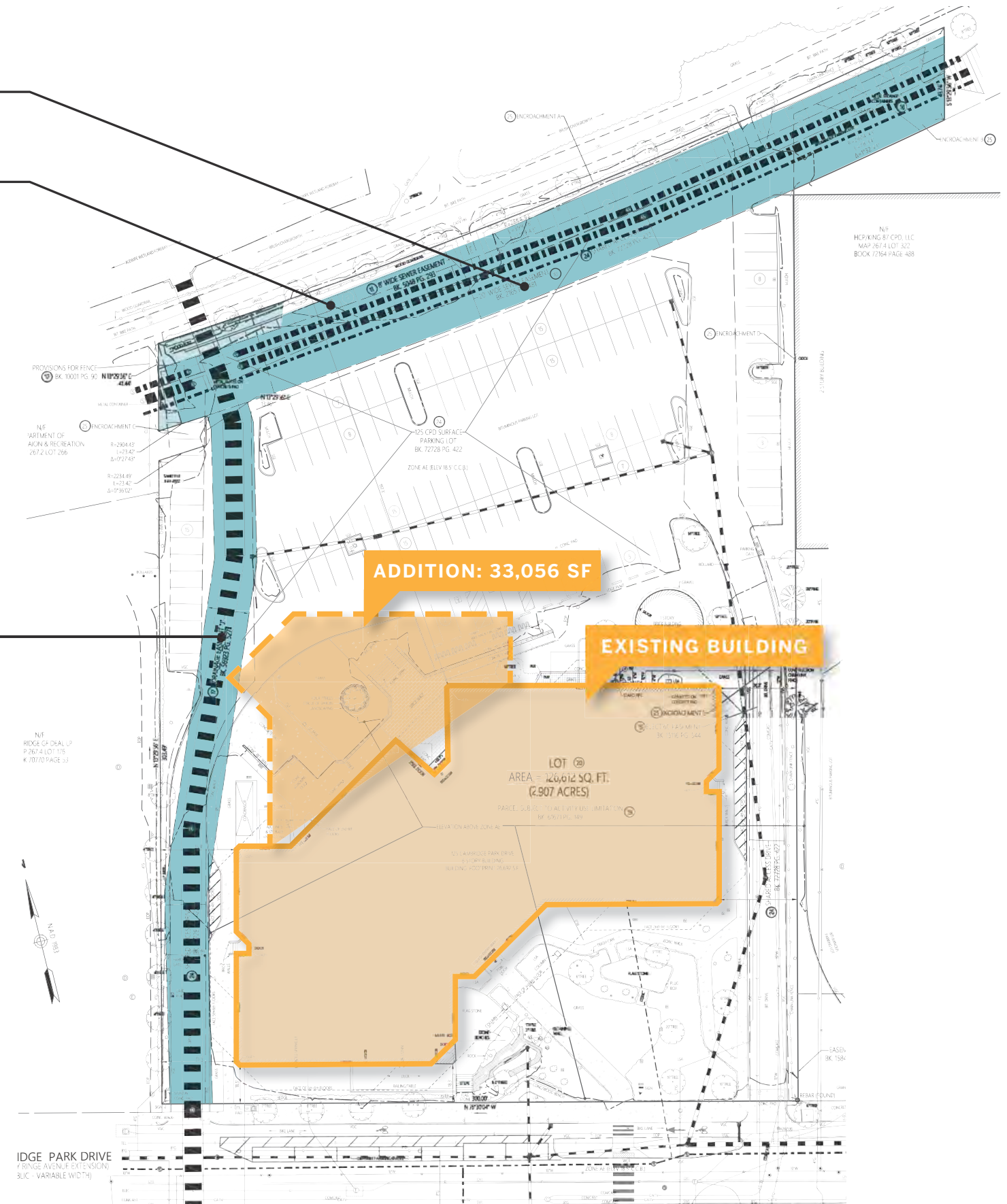
FAR COMPLIANCE



20' WIDE SEWER
EASEMENT

8' WIDE SEWER
EASEMENT

DRAINAGE
EASEMENT



Lot Area			
Building	Land Area	FAR	Allowable
125 CPD	126,612 SF	1.75	221,571 SF

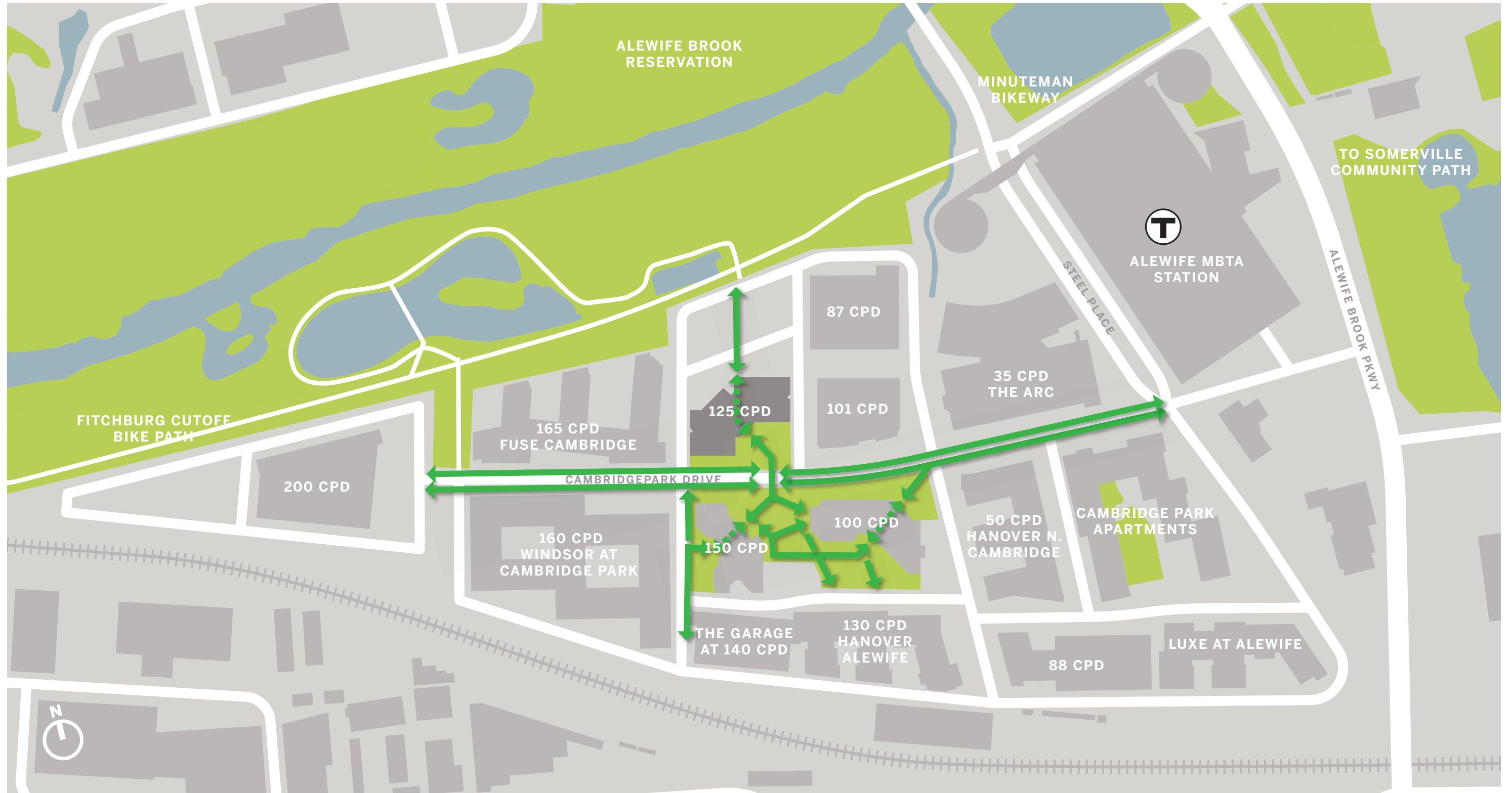
5C. Neighborhood

ALEWIFE TRIANGLE - AERIAL



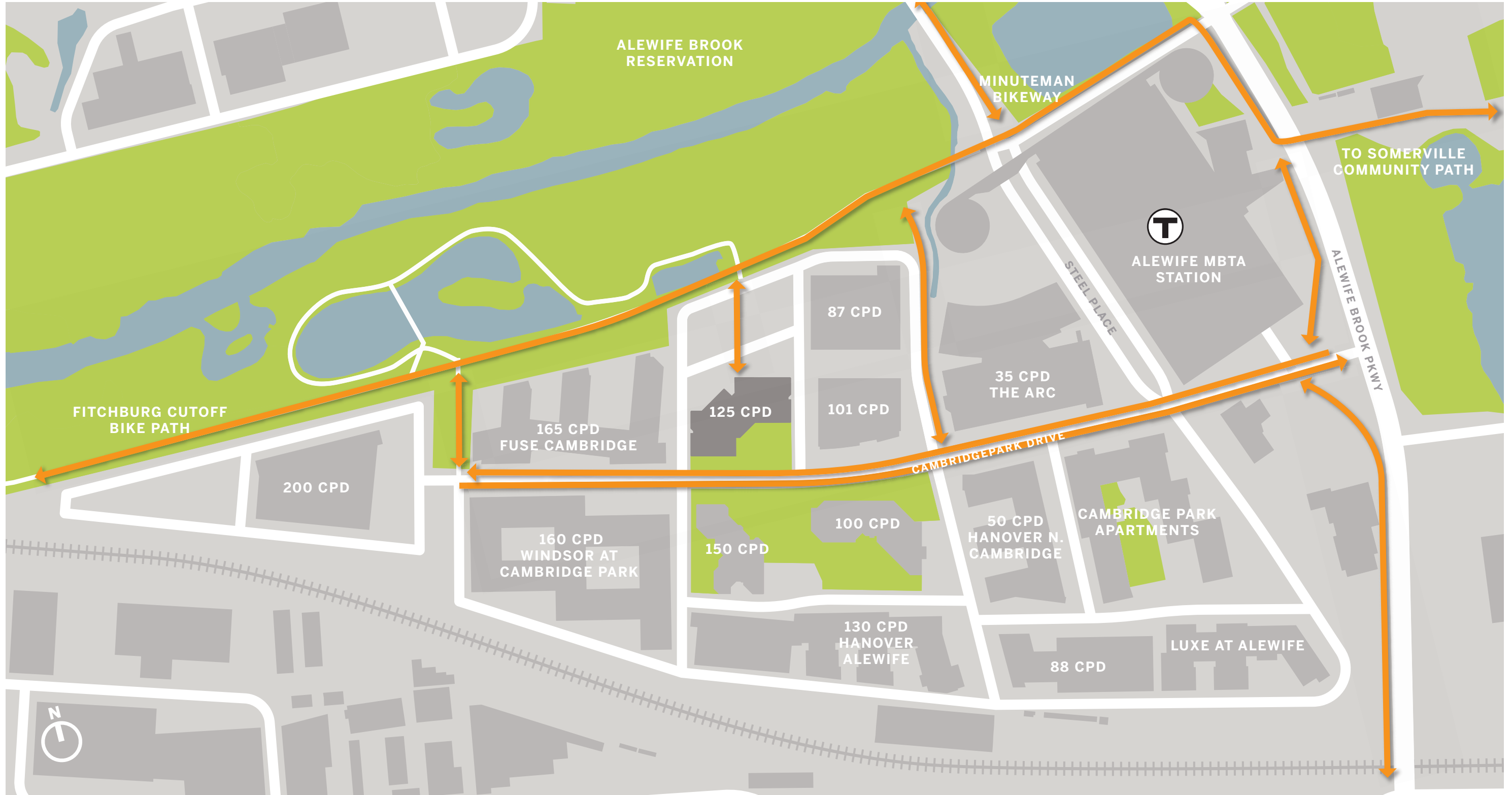
5D. Neighborhood

PEDESTRIAN REALM/OPEN SPACE



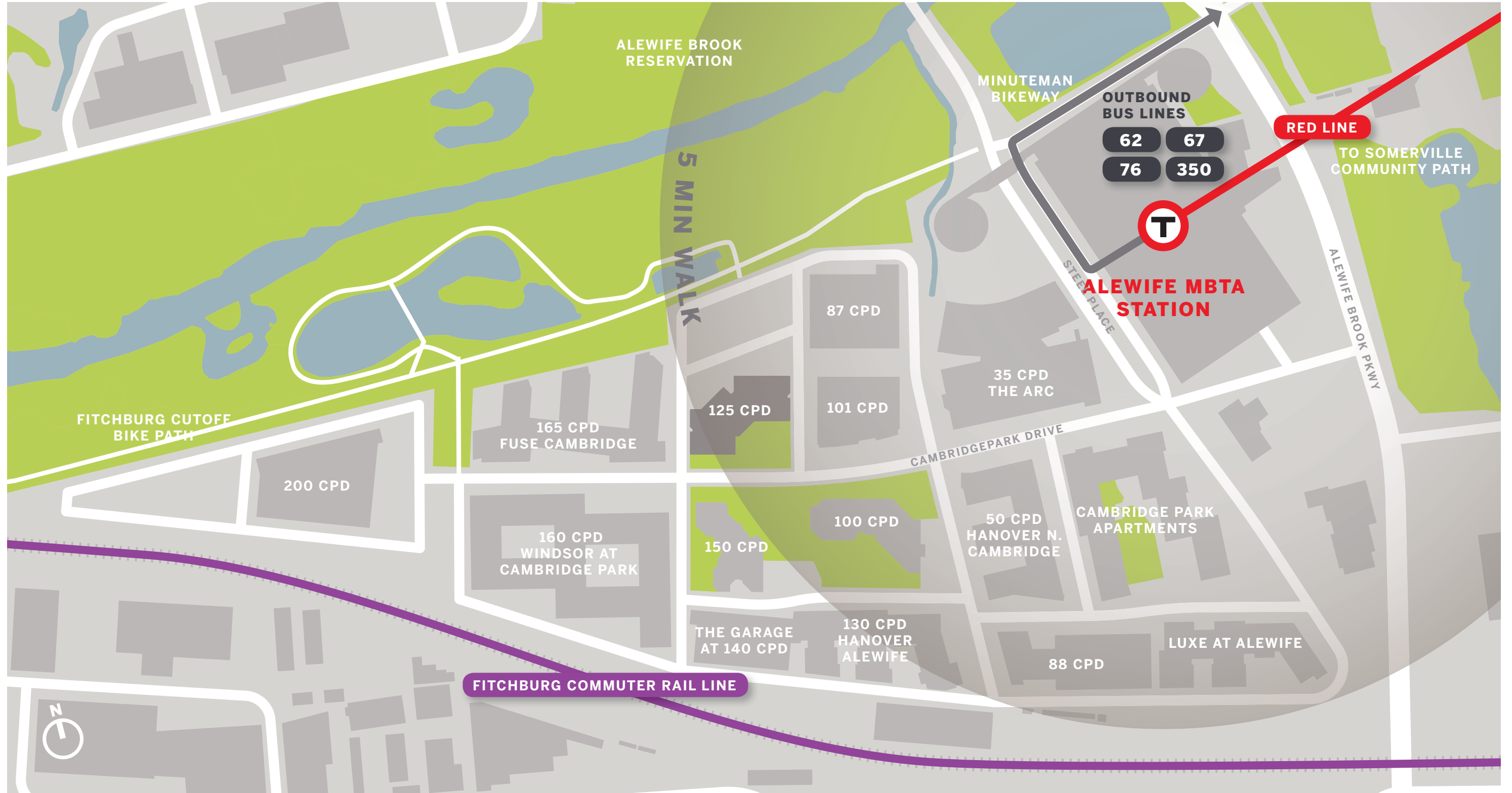
5D. Neighborhood

BICYCLE PATHS



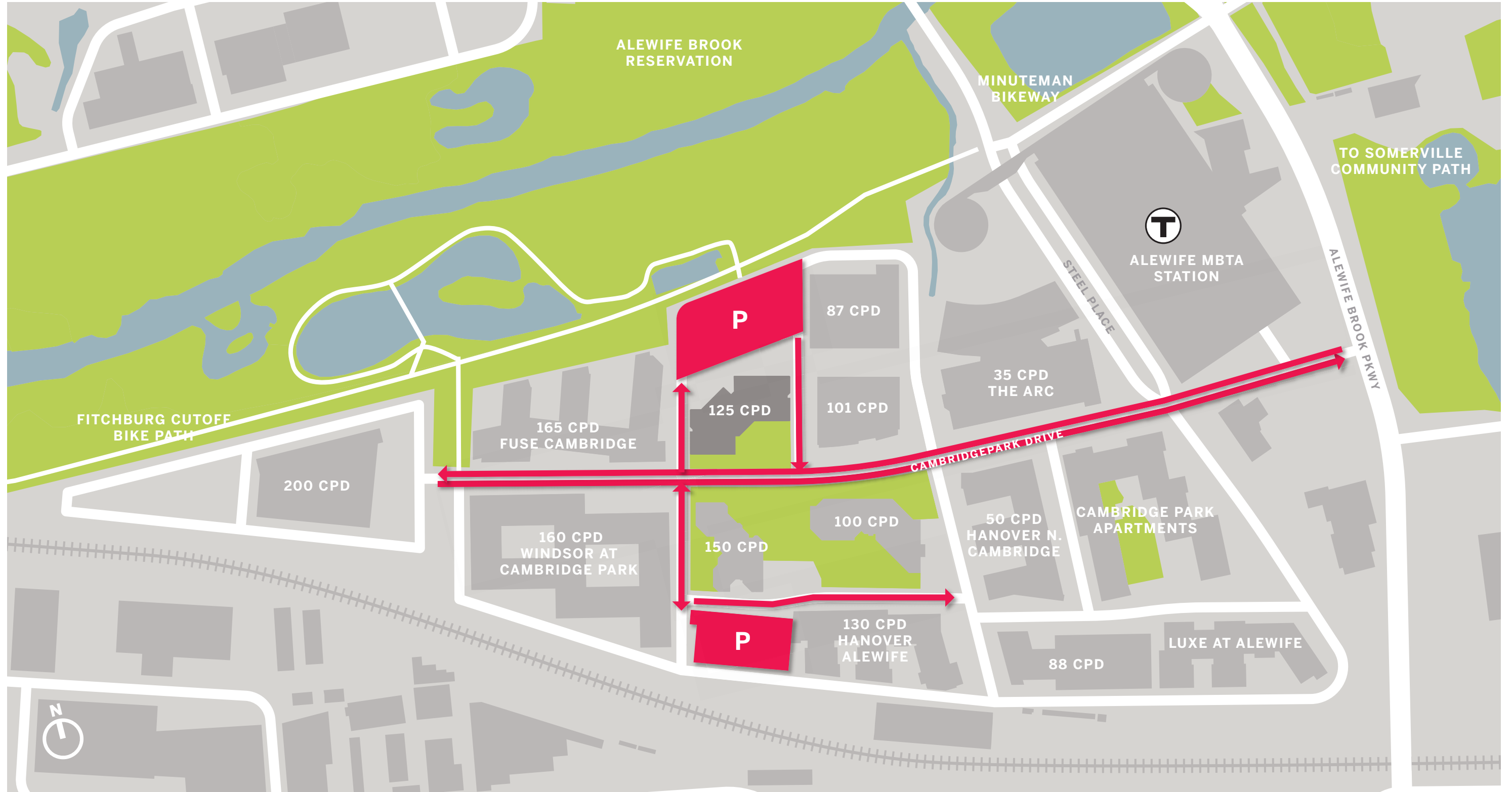
5D. Neighborhood

PUBLIC TRANSPORTATION



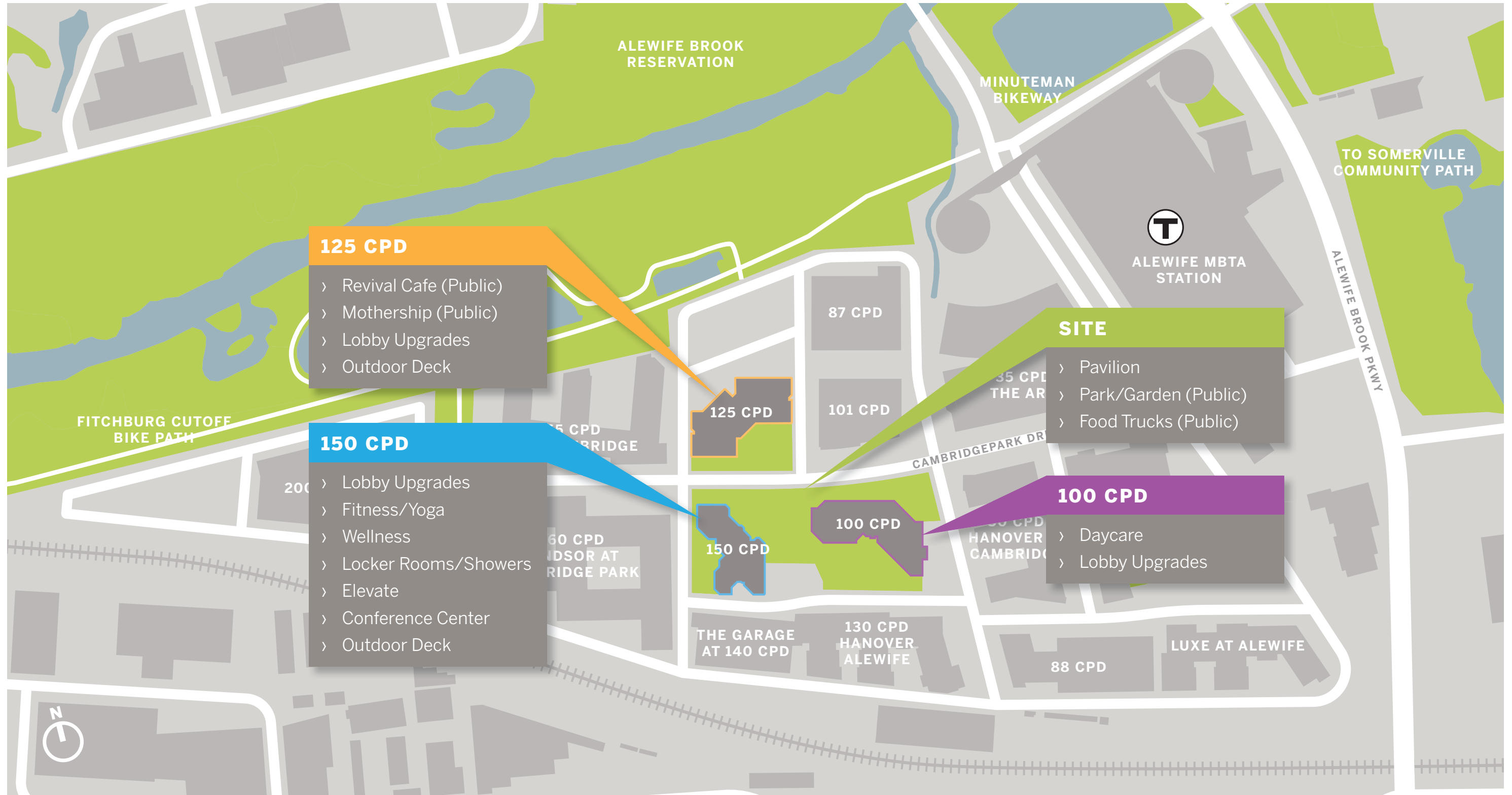
5D. Neighborhood

EXISTING VEHICULAR ACCESS



5D. Neighborhood

GROUND FLOOR ACTIVATION



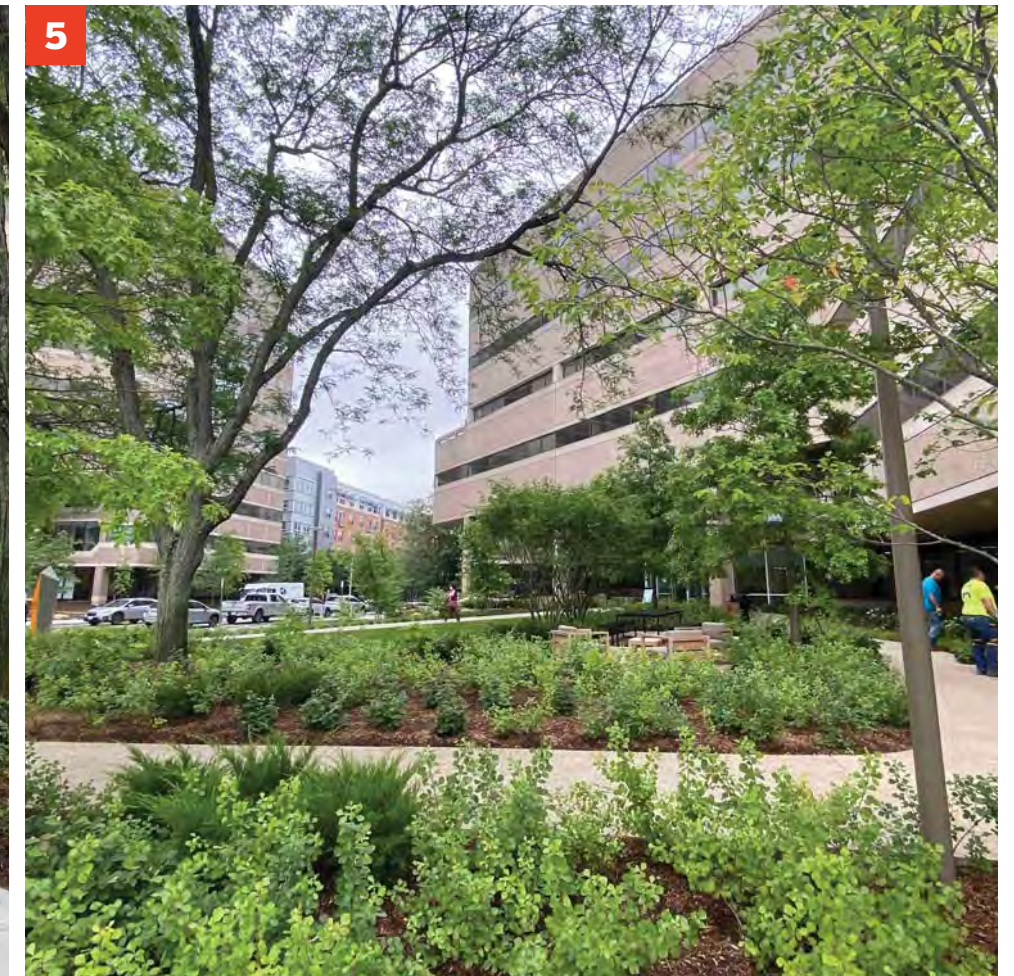
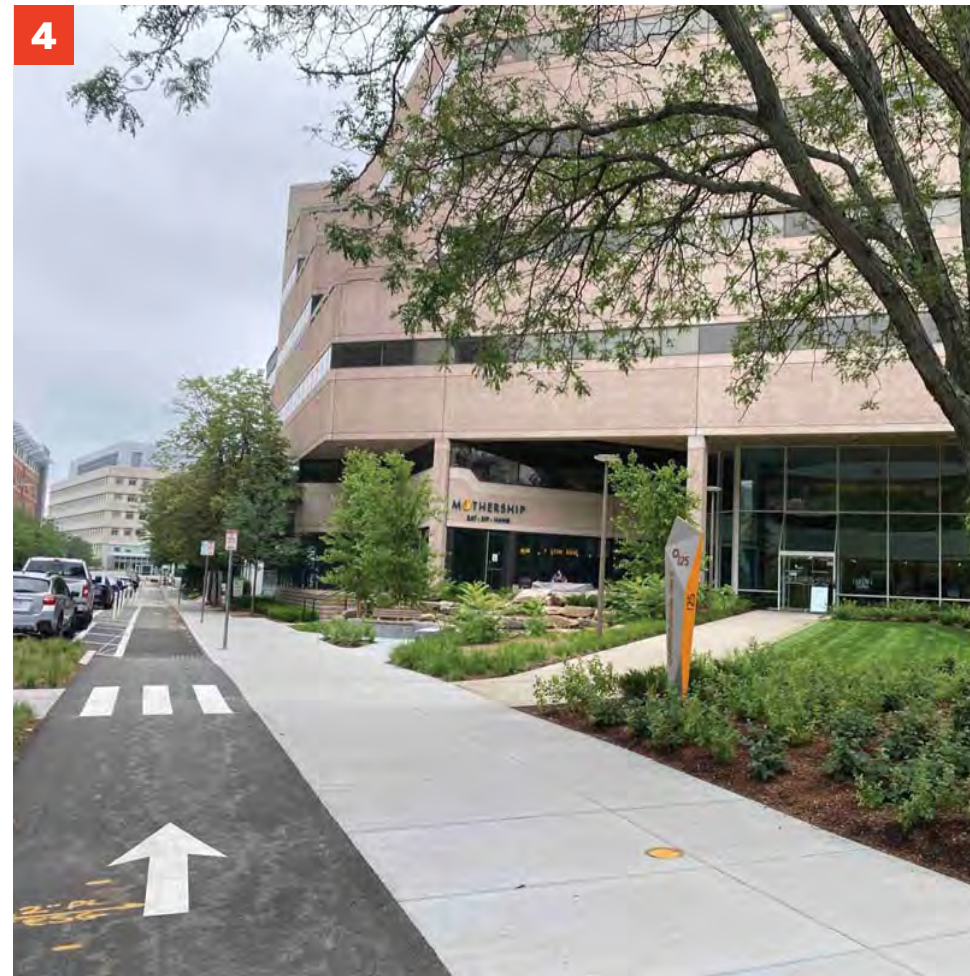
5E. Existing Conditions

AERIAL VIEW FROM NORTHEAST



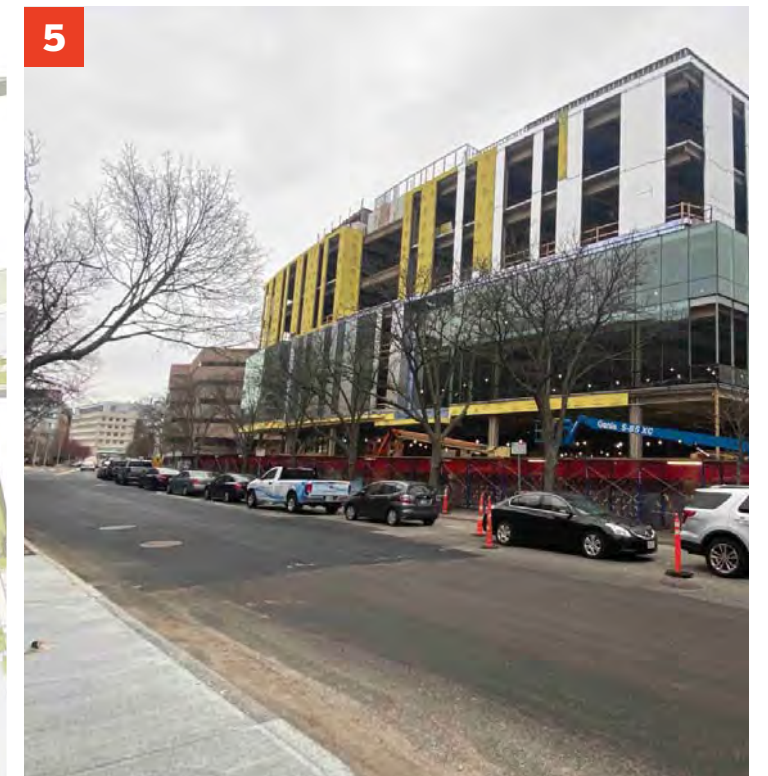
5E. Existing Conditions

CAMBRIDGEPARK DRIVE



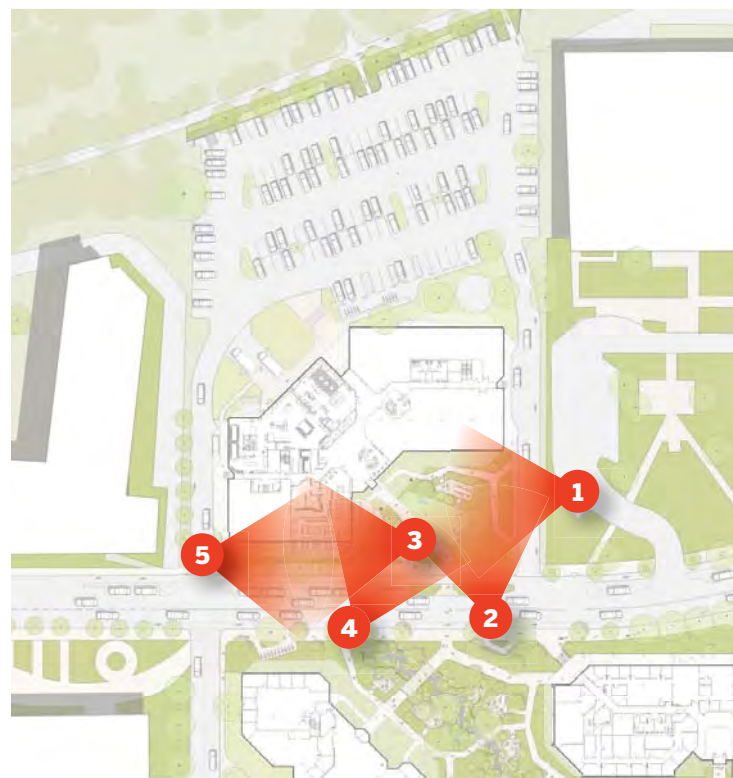
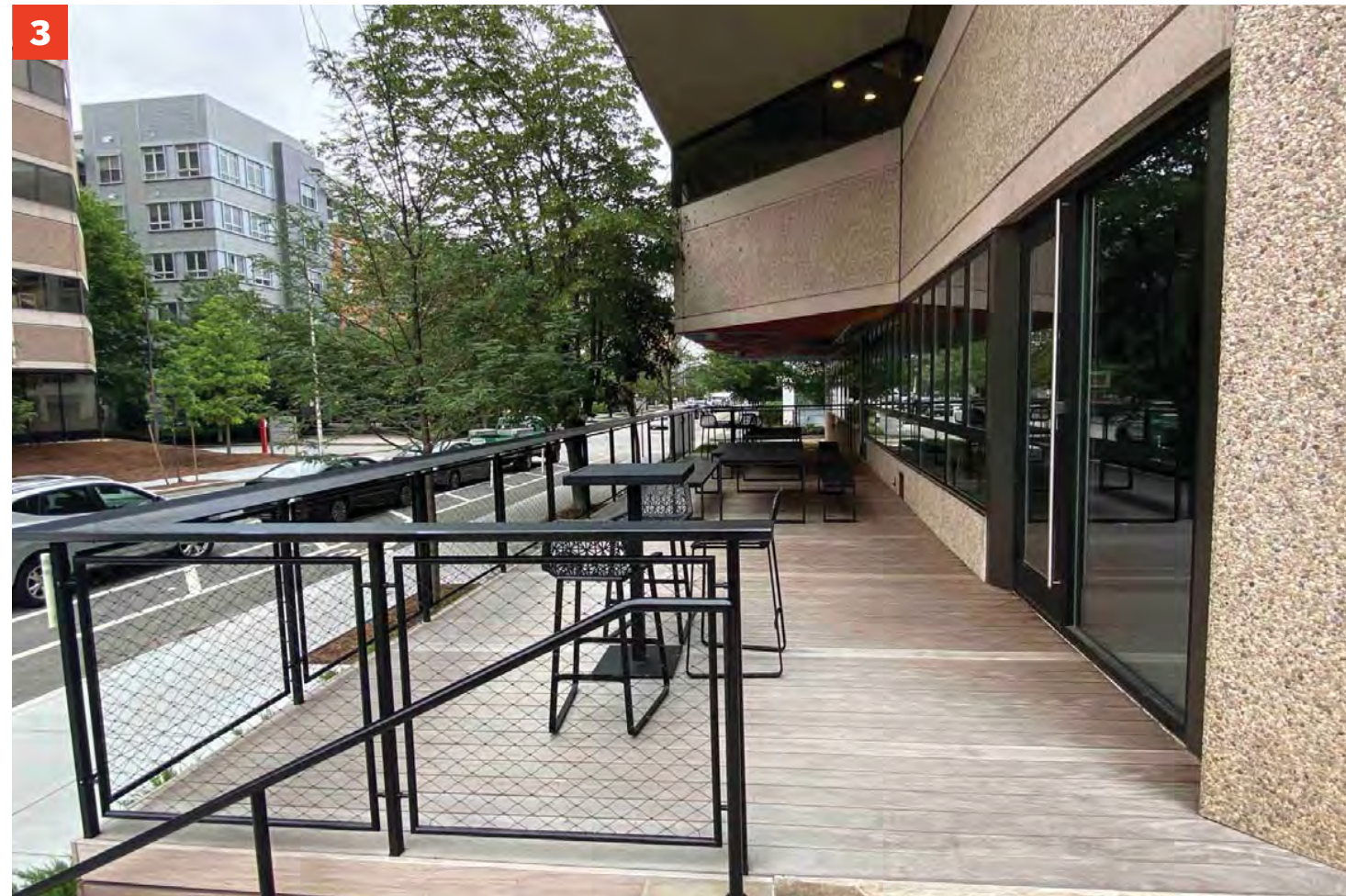
5E. Existing Conditions

CAMBRIDGEPARK DRIVE LONG VIEWS



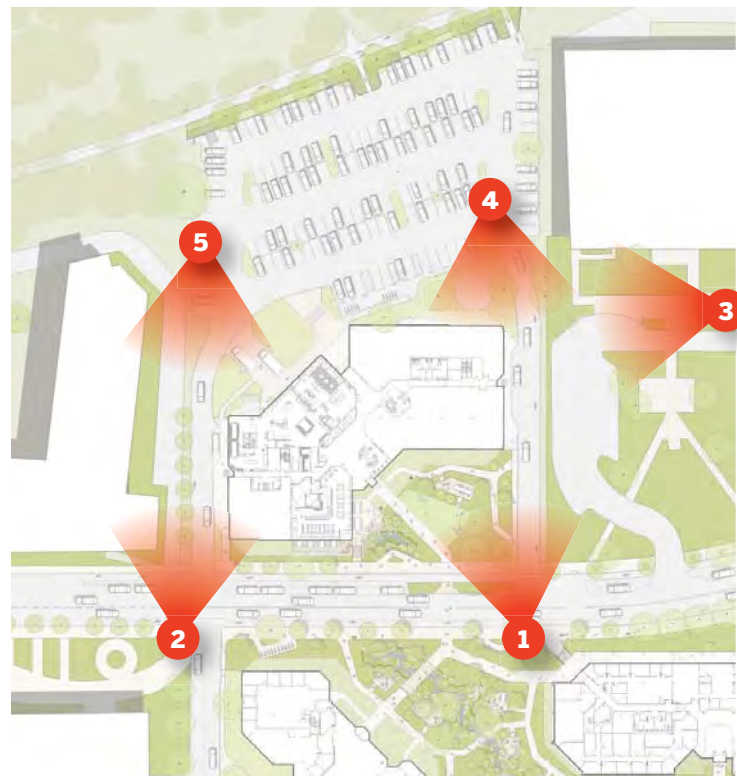
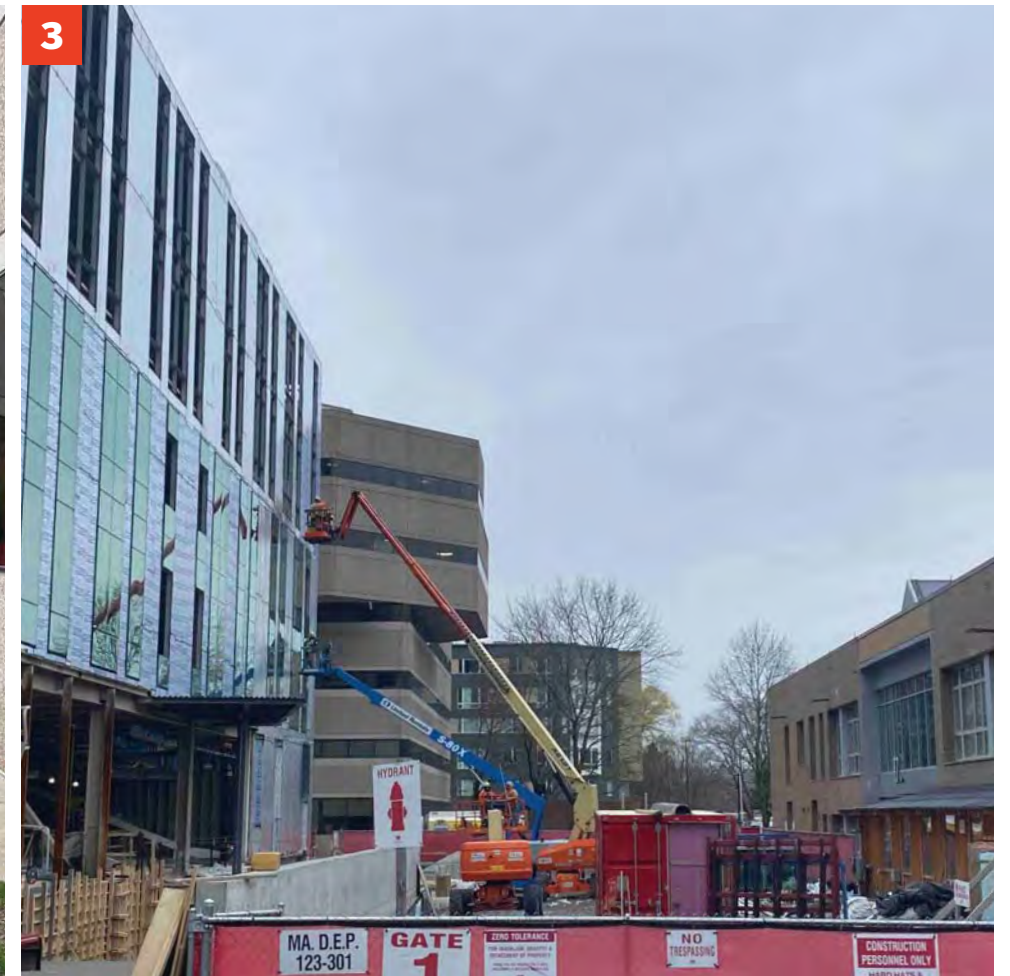
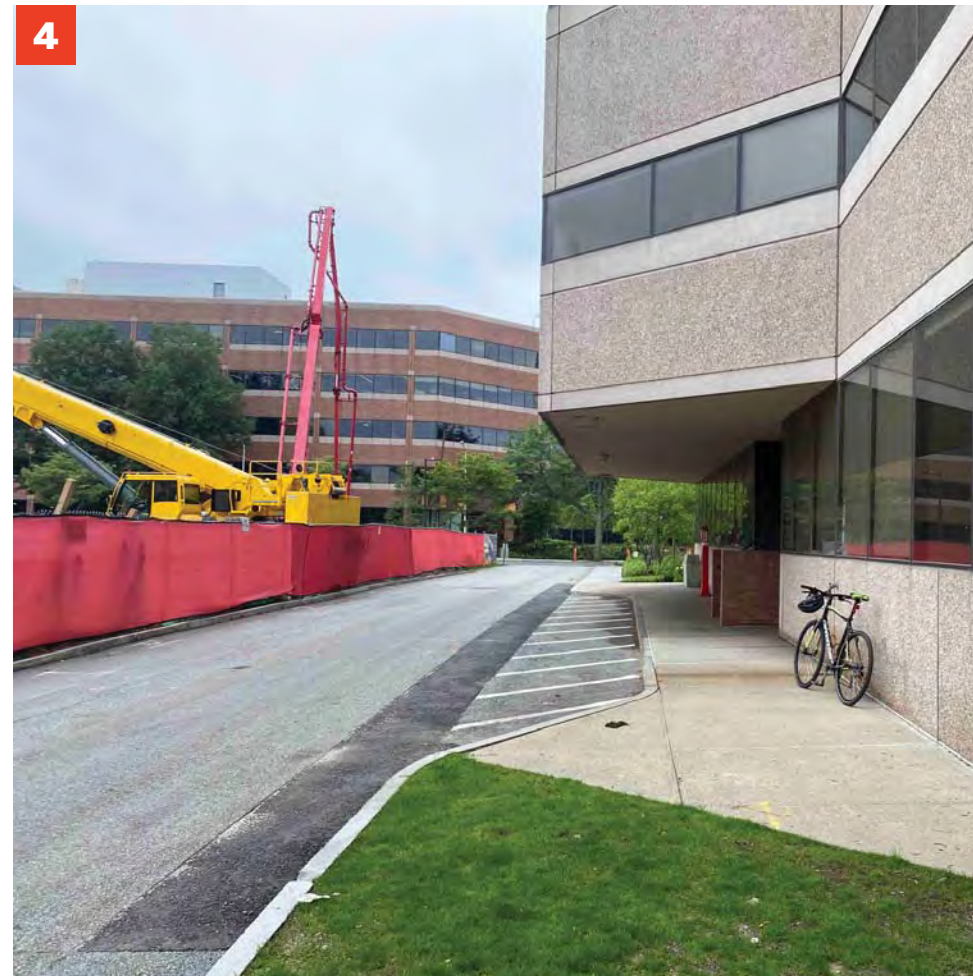
5E. Existing Conditions

SITE DETAILS



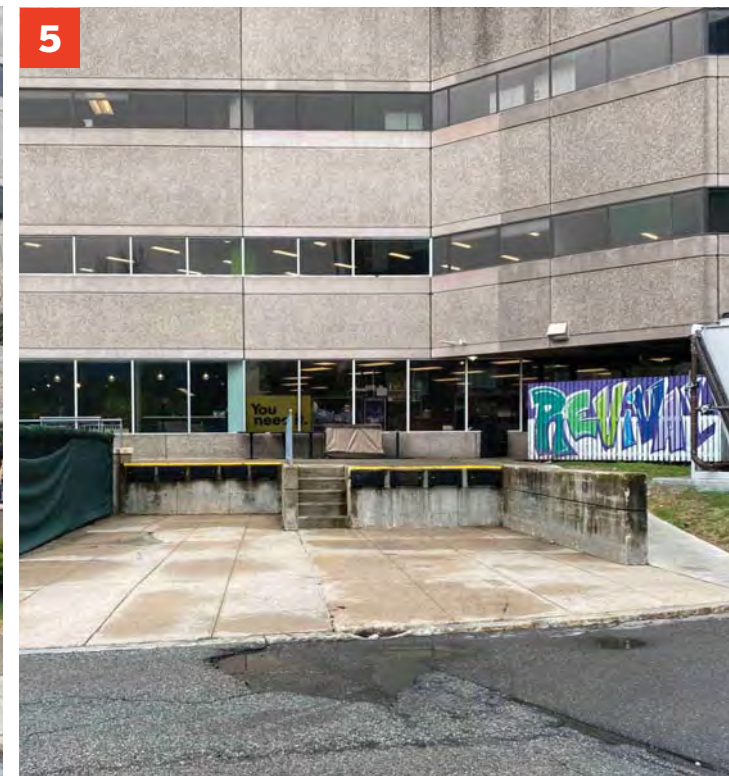
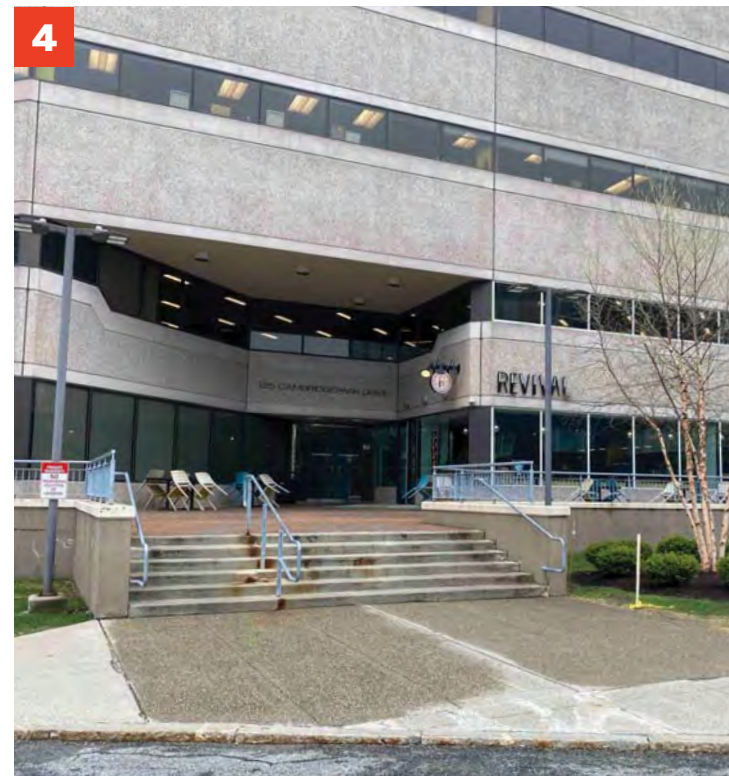
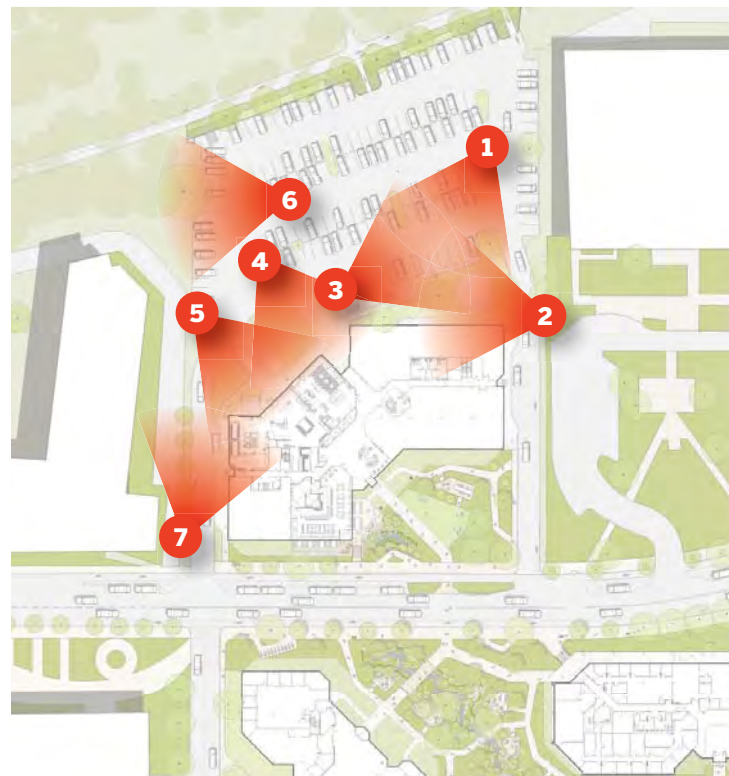
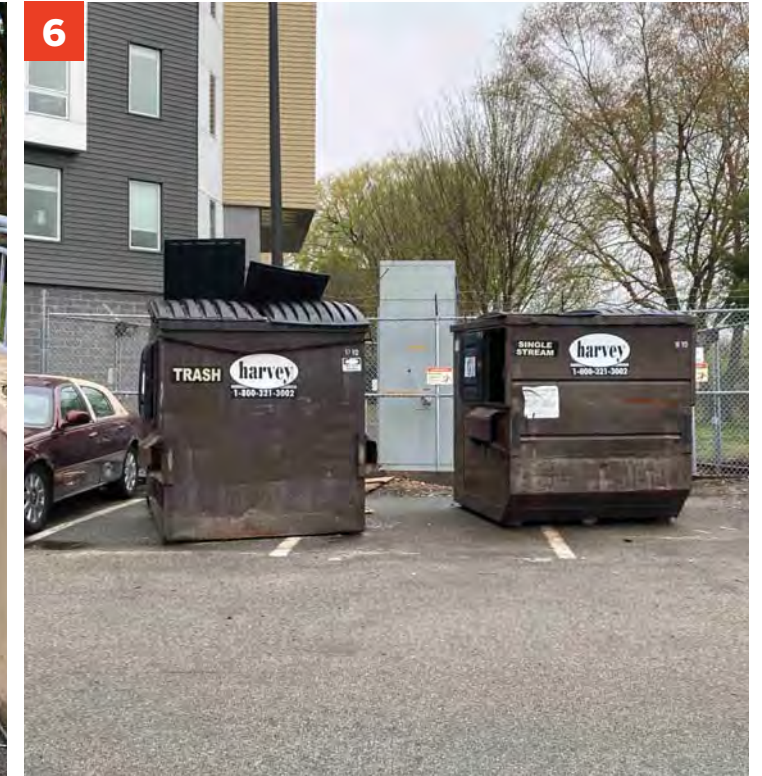
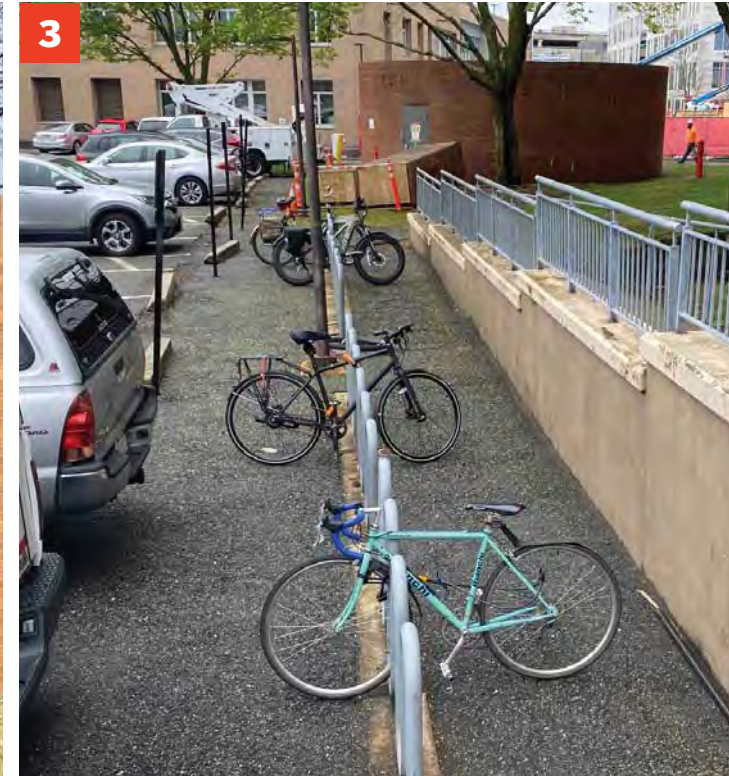
5E. Existing Conditions

SERVICE ROADS



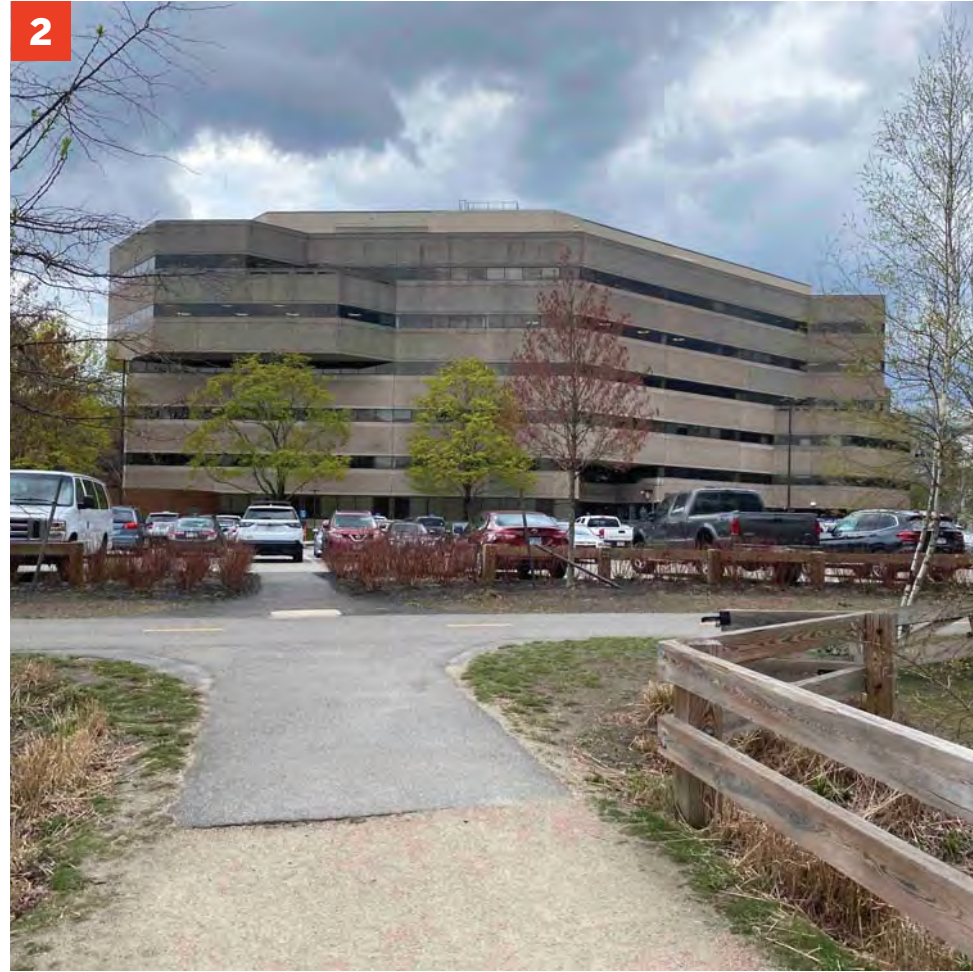
5E. Existing Conditions

NORTH PARKING LOT



5E. Existing Conditions

FITCHBURG BIKEPATH



5E. Existing Conditions

ALEWIFE RESERVATION



5F. Existing Conditions

SITE PLAN

- 1 WEST SERVICE ROAD (INBOUND)
- 2 LOADING DOCK
- 3 NORTH ENTRANCE STEPS
- 4 TRASH DUMPSTERS
- 5 SURFACE LOT
- 6 CONNECTION TO RESERVATION
- 7 SHORT TERM BICYCLE PARKING
- 8 SERVICE YARD
- 9 GAS METER
- 10 EAST SERVICE ROAD (OUTBOUND)
- 11 OUTDOOR SEATING
- 12 SIDEWALK TO 100 & 150 CPD
- 13 OUTDOOR DECK



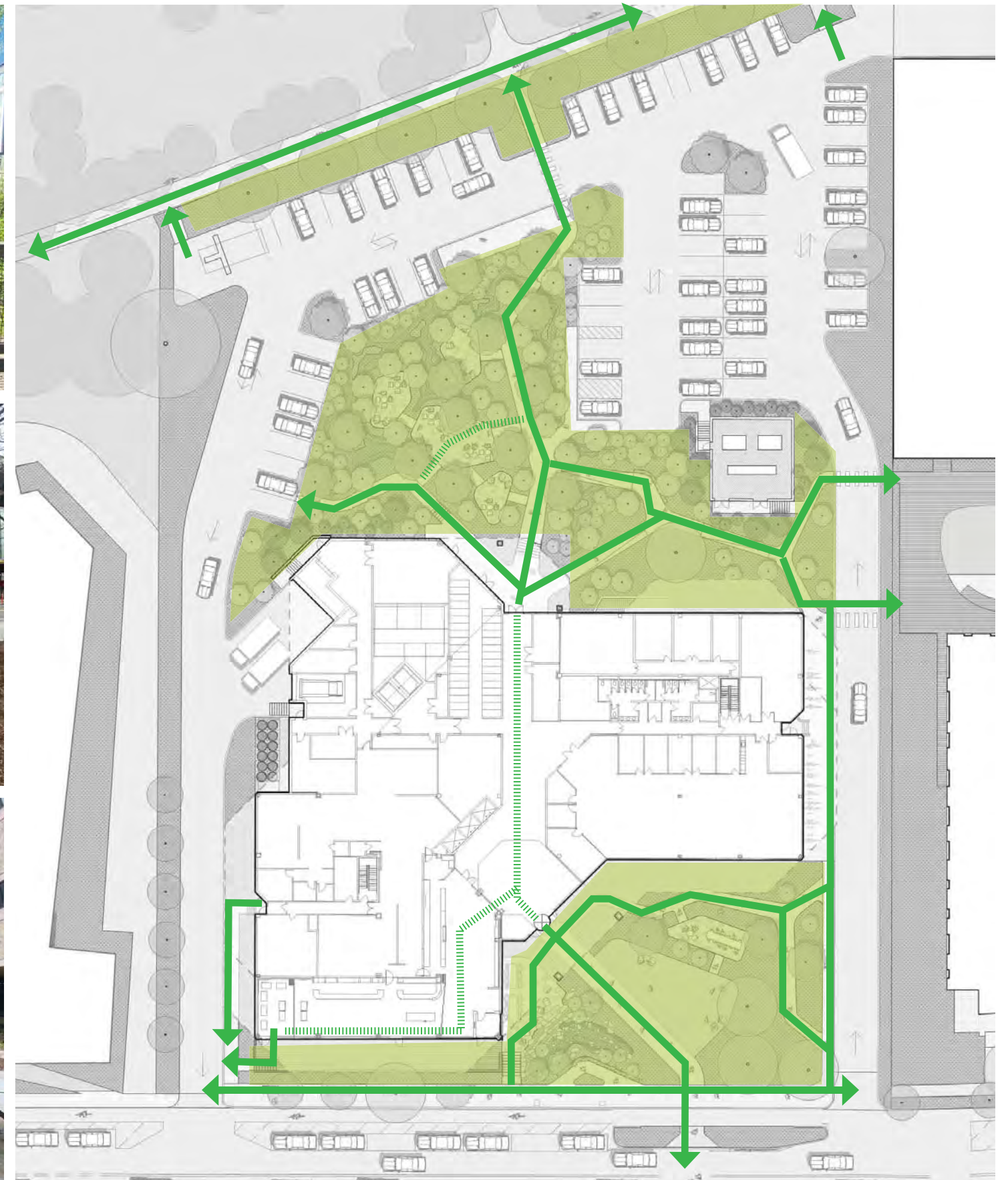
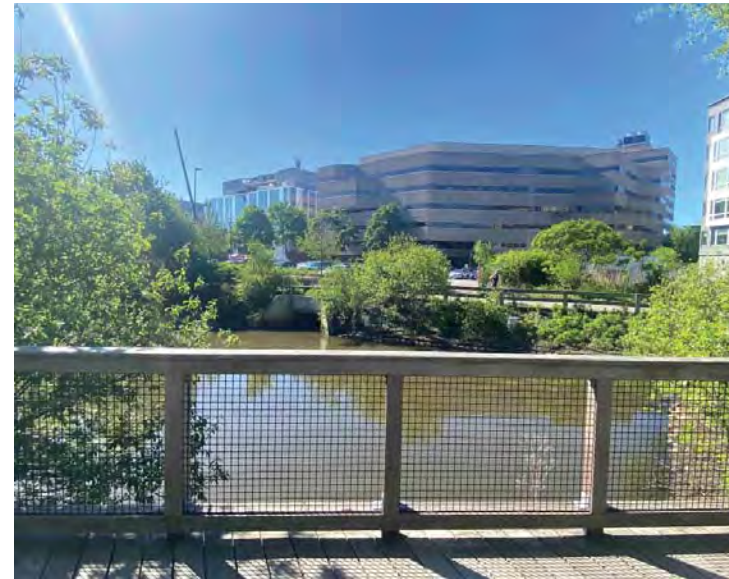
6A. Proposed Site Plan

- 1 WEST SERVICE ROAD (OUTBOUND)
- 2 ENCLOSED DUMPSTER
- 3 ENCLOSED LOADING DOCK
- 4 RAINWATER CAPTURE TANK
- 5 LONG TERM BICYCLE PARKING
- 6 NORTH ENTRANCE
- 7 OUTDOOR SEATING
- 8 BLUEBIKE STATION
- 9 PARKING SPACES
- 10 ELECTRIC VEHICLE PARKING
- 11 CONNECTION TO RESERVATION
- 12 SOLAR ARRAY
- 13 SERVICE YARD
- 14 GAS METER
- 15 SHORT TERM BICYCLE PARKING
- 16 EAST SERVICE ROAD (INBOUND)
- 17 LANDSCAPE SEATING AREA
- 18 SIDEWALK TO 100 & 150 CPD
- 19 OUTDOOR DECK
- 20 OUTDOOR DECK EXPANSION



6B. Open Space

PEDESTRIAN REALM



OPEN SPACE

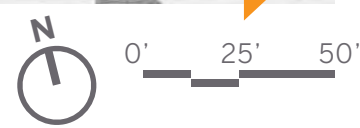
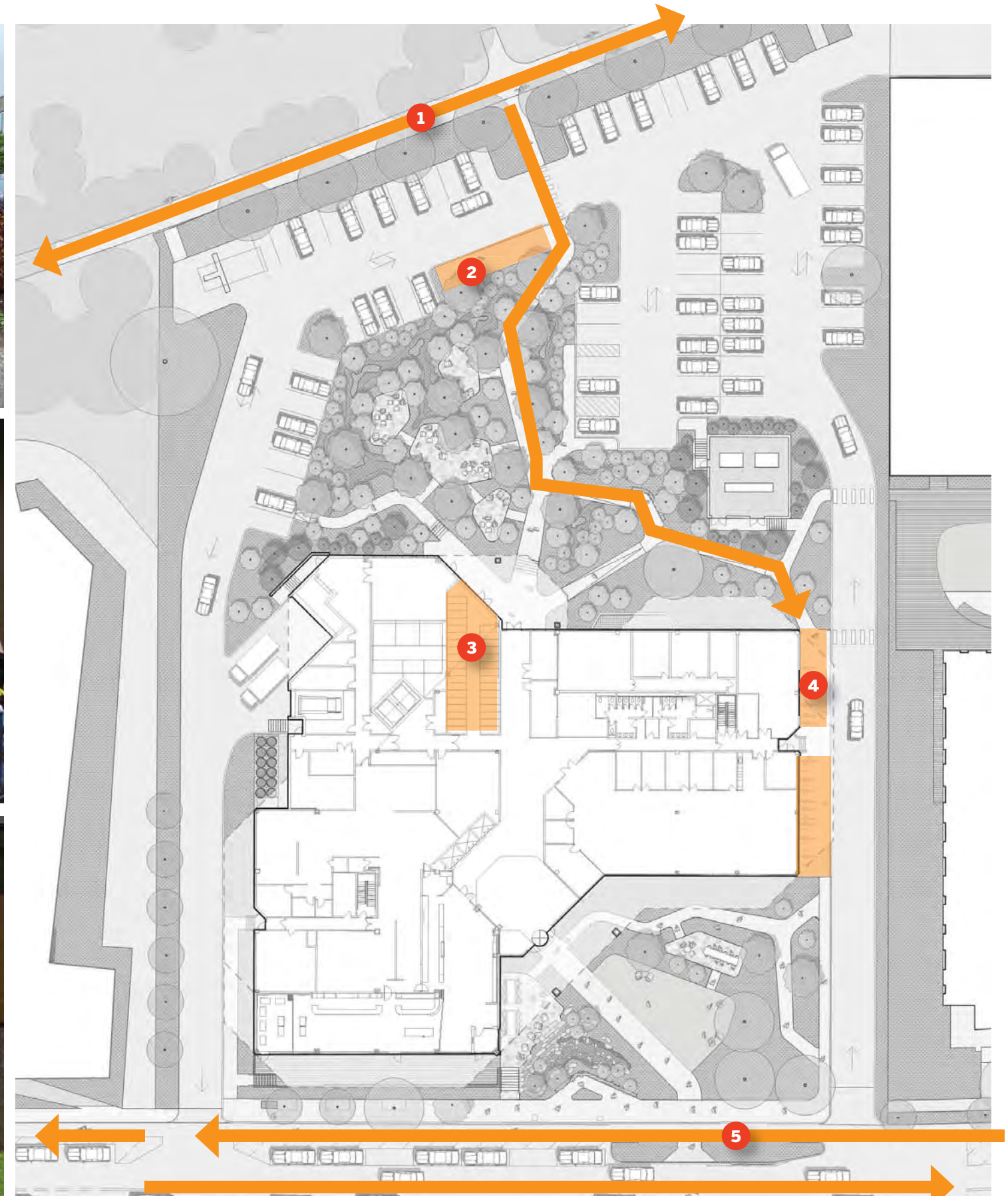
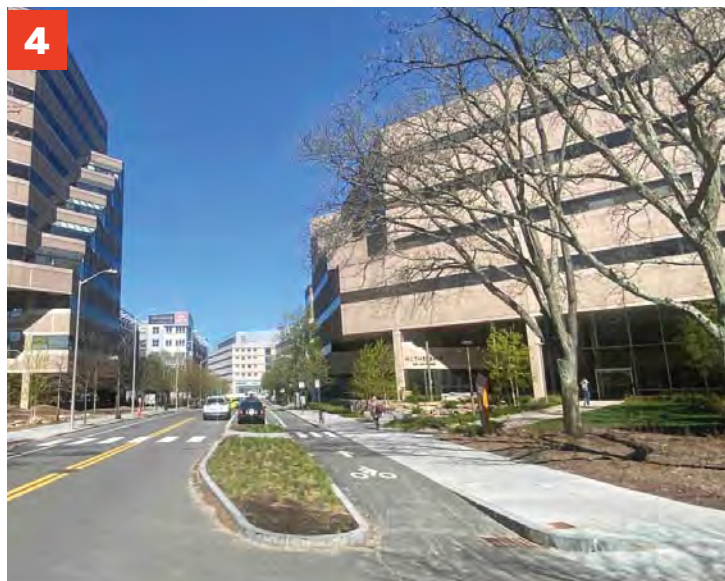
INCREASE CONNECTIVITY TO THE ALEWIFE RESERVATION. CREATE A NETWORK OF PATHWAYS AND LANDSCAPE THAT SEAMLESSLY INTEGRATES TO 100 AND 150 CPD. CREATE CONNECTIONS TO NEIGHBORING OPEN SPACE TO THE EAST.

NEARLY DOUBLE THE AMOUNT OF OPEN SPACE TO 29%, PLANT MANY NEW TREES.

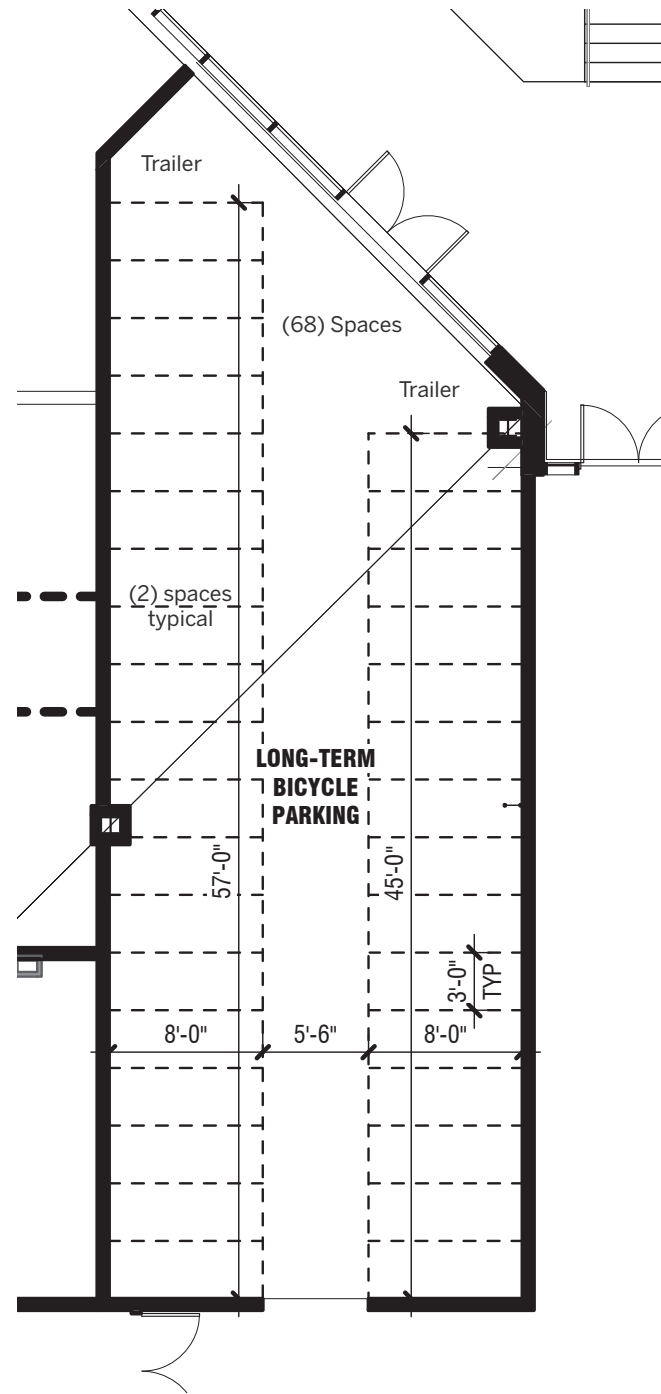


6B. Bicycle Facilities

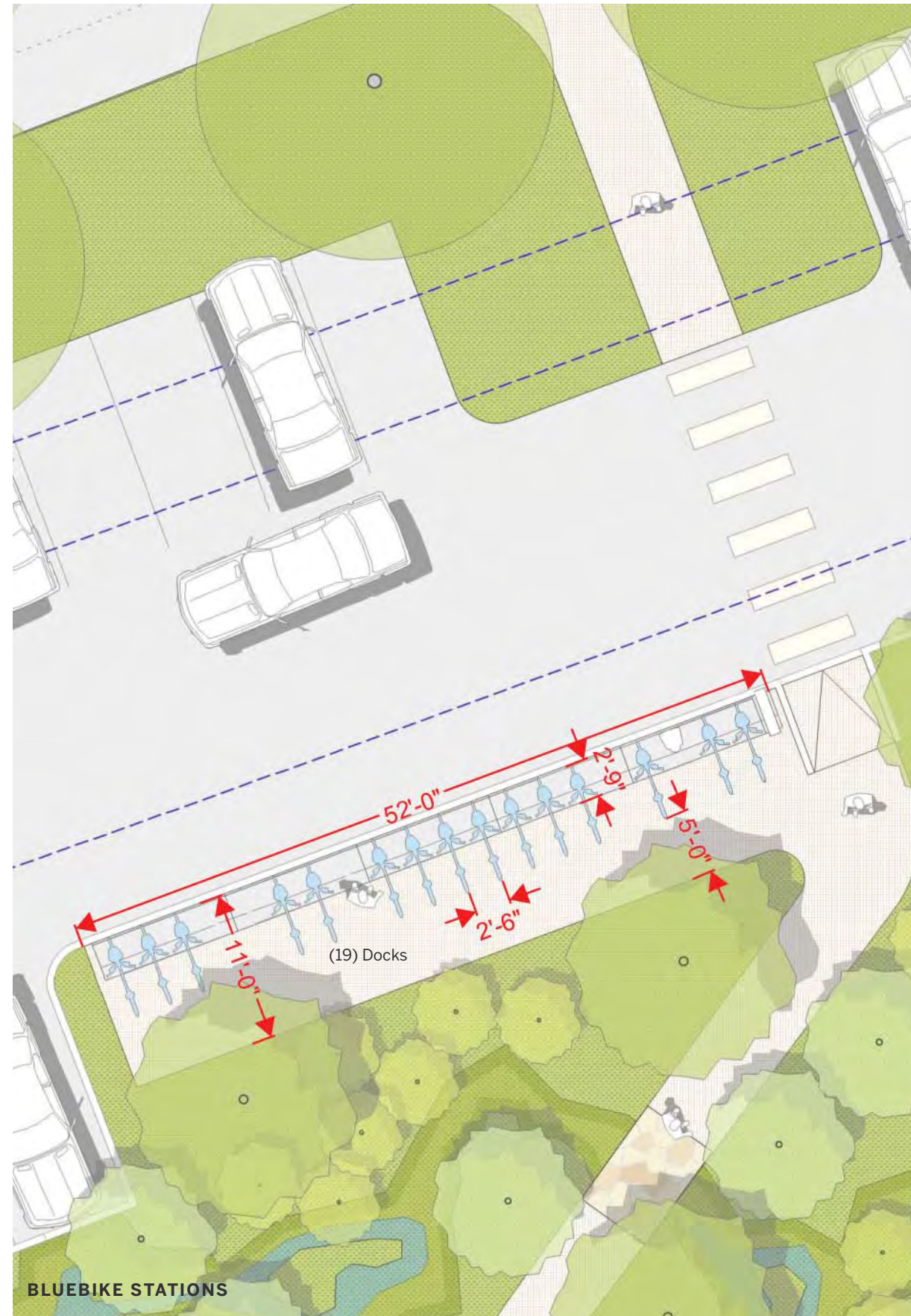
- 1 ALEWIFE RESERVATION
- 2 (17) BLUEBIKE STATIONS
- 3 (68) LONG-TERM SPACE
- 4 (40) SHORT-TERM SPACES
- 5 CAMBRIDGEPARK DRIVE BIKE LANE



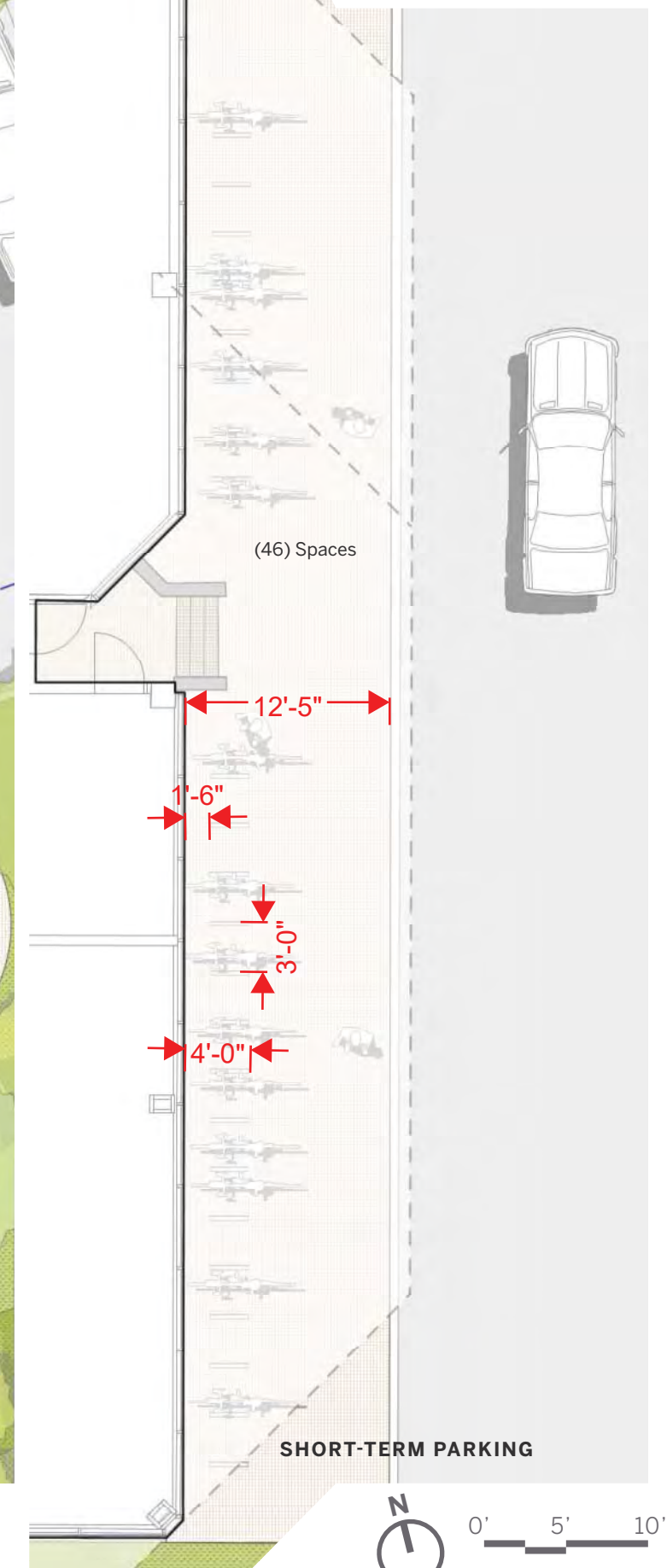
6B. Bicycle Facilities



LONG-TERM BICYCLE PARKING



BLUEBIKE STATIONS



SHORT-TERM PARKING

6B. Vehicles/Parking

REDUCE PARKING BY 100 SPACES, MORE THAN 56%
PROVIDE 20 ELECTRICAL VEHICLE SPACES
PROVIDE 59 EV-READY SPACES

PARKING METRICS

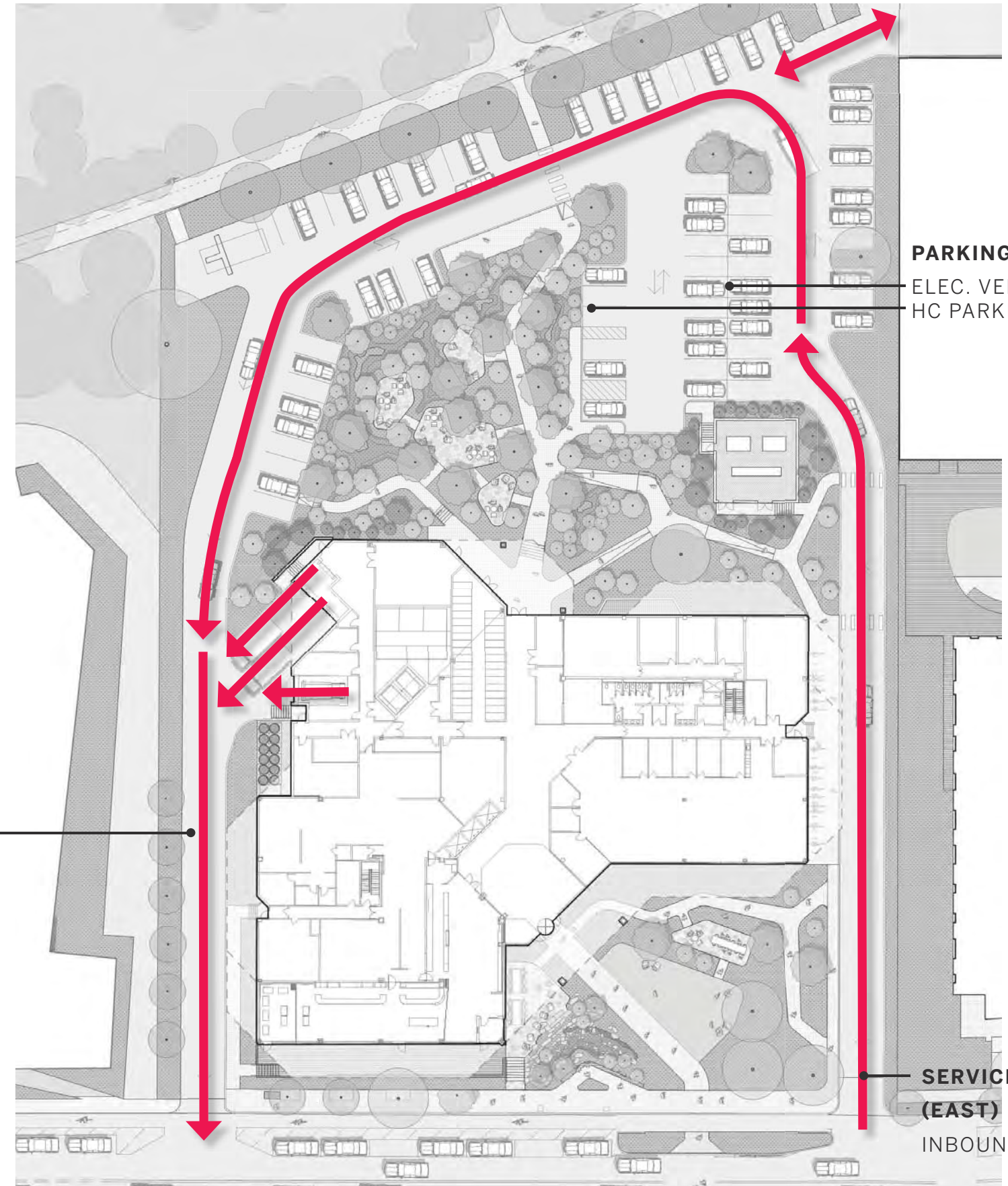
EXISTING SURFACE LOT	179 SPACES
140 CPD GARAGE	200 SPACES
TOTAL EXISTING SPACES	379 SPACES
EXISTING (379 SP/184,000 SF)	2.06/1000

PROPOSED SURFACE LOT	79 SPACES
140 CPD GARAGE	200 SPACES
TOTAL PROPOSED SPACES	279 SPACES
PROPOSED (279 SP/216,981 SF)	1.29/1000

**SERVICE ROAD
(WEST)**
OUTBOUND

PARKING
ELEC. VEHICLES
HC PARKING

**SERVICE ROAD
(EAST)**
INBOUND



6B. Green Roofs



GREEN ROOFS

CONVERT EXISTING TERRACES AND NEW TERRACES TO GREEN ROOFS. UP TO 15 % OF GREEN ROOFS TO BE USED AS PRIVATE OPEN SPACE.



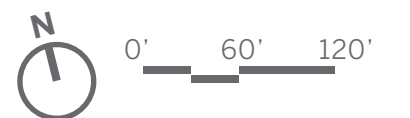
6B. Solar OVER PARKING



SOLAR

INSTALL SOLAR ARRAY OVER ELECTRIC AND HANDICAP VEHICLES IN THE NORTH PARKING LOT.

INSTALL ROOF TOP SOLAR OVER THE 140 CPD GARAGE



6C. Proposed Landscape Plans

MATERIALITY & SITE FEATURES

1 BOLA BIKE RACK



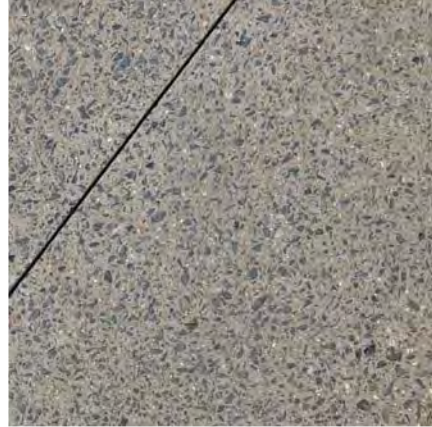
2 STREETScape BENCH



3 CITY STANDARD CONCRETE (SIDEWALK/ROW)



4 EXPOSED AGGREGATE CONCRETE (SITE)



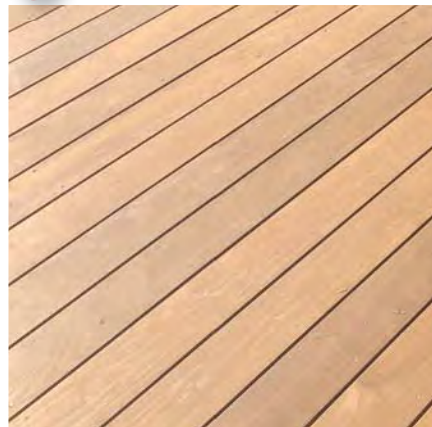
5 PRECAST CONCRETE STEPS



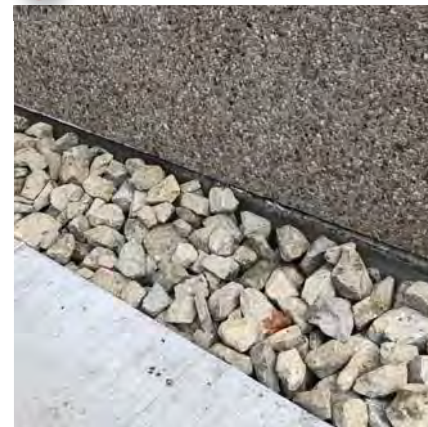
6 BLACK METAL RAILINGS



7 WOOD DECK



8 AGGREGATE DRIP STRIP















9 FLAGSTONE



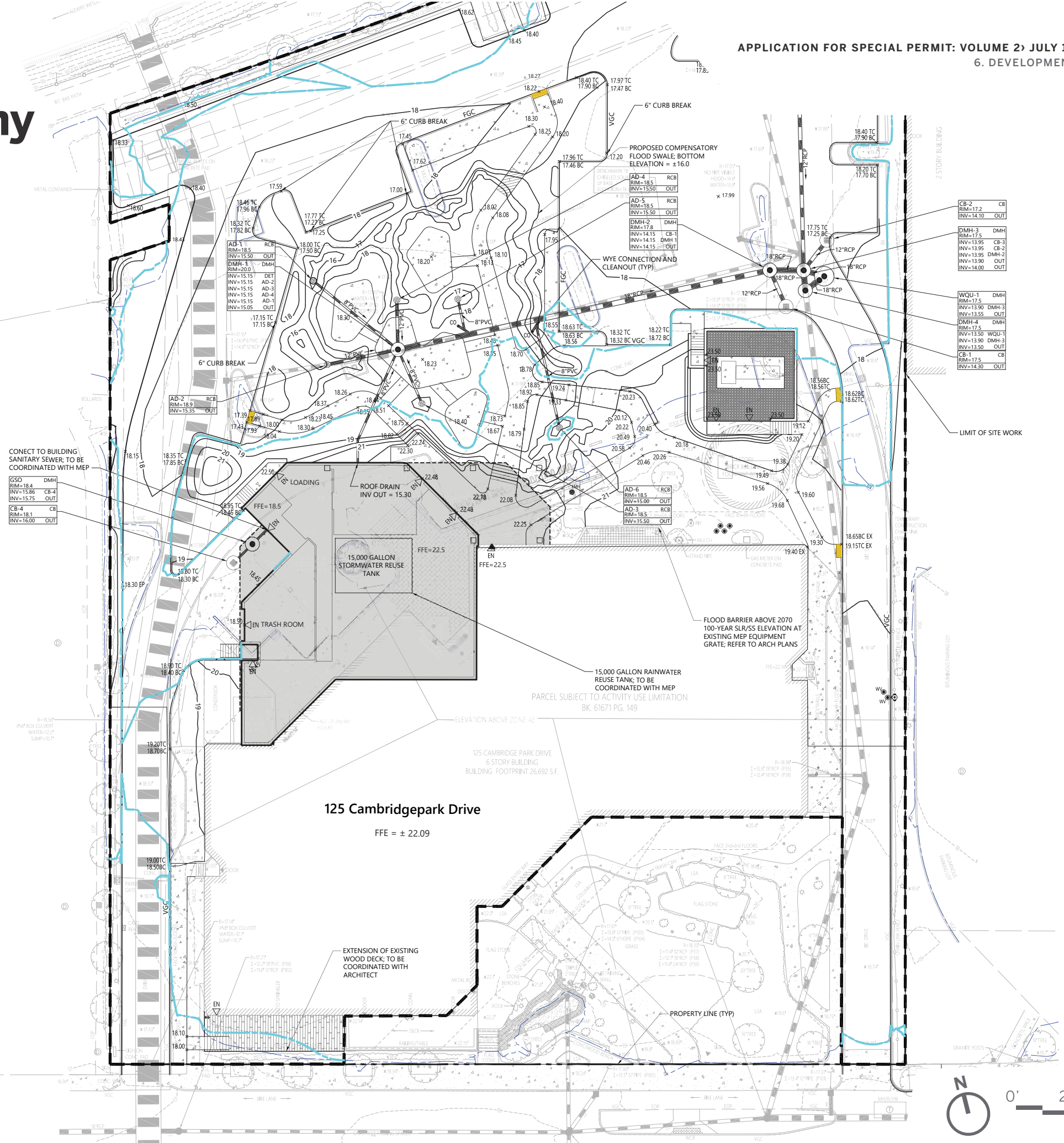
6C. Proposed Landscape

PLANTING

<p>1 HONEY LOCUST <i>Gleditsia tricanthos inermis</i></p> 	<p>2 BIRCH LEAF SPIREA <i>Spiraea betulifolia</i></p> 	<p>3 FRAGRANT SUMAC <i>Rhus aromatica 'Gro-Low'</i></p> 	<p>4 DOWNY SERVICEBERRY <i>Amelanchier arborea</i></p> 
<p>5 RIVER BIRCH <i>Betula nigra</i></p> 	<p>6 TUFTED HAIR GRASS <i>Deschampsia cespitosa</i></p> 	<p>7 PRAIRIE DROP SEED <i>Sporobolus heterolepis</i></p> 	<p>8 BIRCHLEAF SPIREA <i>Spiraea betulifolia "Pink Sparkler"</i></p> 
<p>9 HAYSCENTED FERN <i>Dennstaedtia punctilobula</i></p> 	<p>10 HELLEBORE <i>Helleborus</i></p> 	<p>11 SWAMP WHITE OAK <i>Quercus bicolor</i></p> 	<p>12 WITCH HAZEL <i>Hamamelis x intermedia</i></p> 



6C. Proposed Topography GRADING AND DRAINAGE



CONNECT TO BUILDING
SANITARY SEWER; TO BE
COORDINATED WITH MEP

CSO	DMH
RIM=18.4	
INV=15.86	CB-4
INV=15.75	OUT
CB-4	CB
RIM=18.1	
INV=16.00	OUT

PROPOSED COMPENSATORY
FLOOD SWALE, BOTTOM
ELEVATION = ±16.0

AD-4	RCB
RIM=18.5	
INV=15.50	OUT
AD-5	RCB
RIM=18.5	
INV=15.50	OUT
DMH-2	DMH
RIM=17.8	
INV=14.15	CB-1
INV=14.15	DMH-1
INV=14.15	OUT

CB-2	CB
RIM=17.2	
INV=14.10	OUT
DMH-3	DMH
RIM=17.5	
INV=13.95	CB-3
INV=13.95	CB-3
INV=13.95	DMH-2
INV=13.90	OUT
INV=14.00	OUT

WQU-1	DMH
RIM=17.5	
INV=13.90	DMH-3
INV=13.55	OUT
DMH-4	DMH
RIM=17.5	
INV=13.50	WQU-1
INV=13.90	DMH-3
INV=13.50	OUT
CB-1	CB
RIM=17.5	
INV=14.30	OUT

125 Cambridgepark Drive
FFE = ± 22.09

15,000 GALLON RAINWATER
REUSE TANK; TO BE
COORDINATED WITH MEP
PARCEL SUBJECT TO ACTIVITY USE LIMITATION
BK. 61671 PG. 149

FLOOD BARRIER ABOVE 2070
100-YEAR SLUSS ELEVATION AT
EXISTING MEP EQUIPMENT
GRATE; REFER TO ARCH PLANS

EXTENSION OF EXISTING
WOOD DECK; TO BE
COORDINATED WITH
ARCHITECT

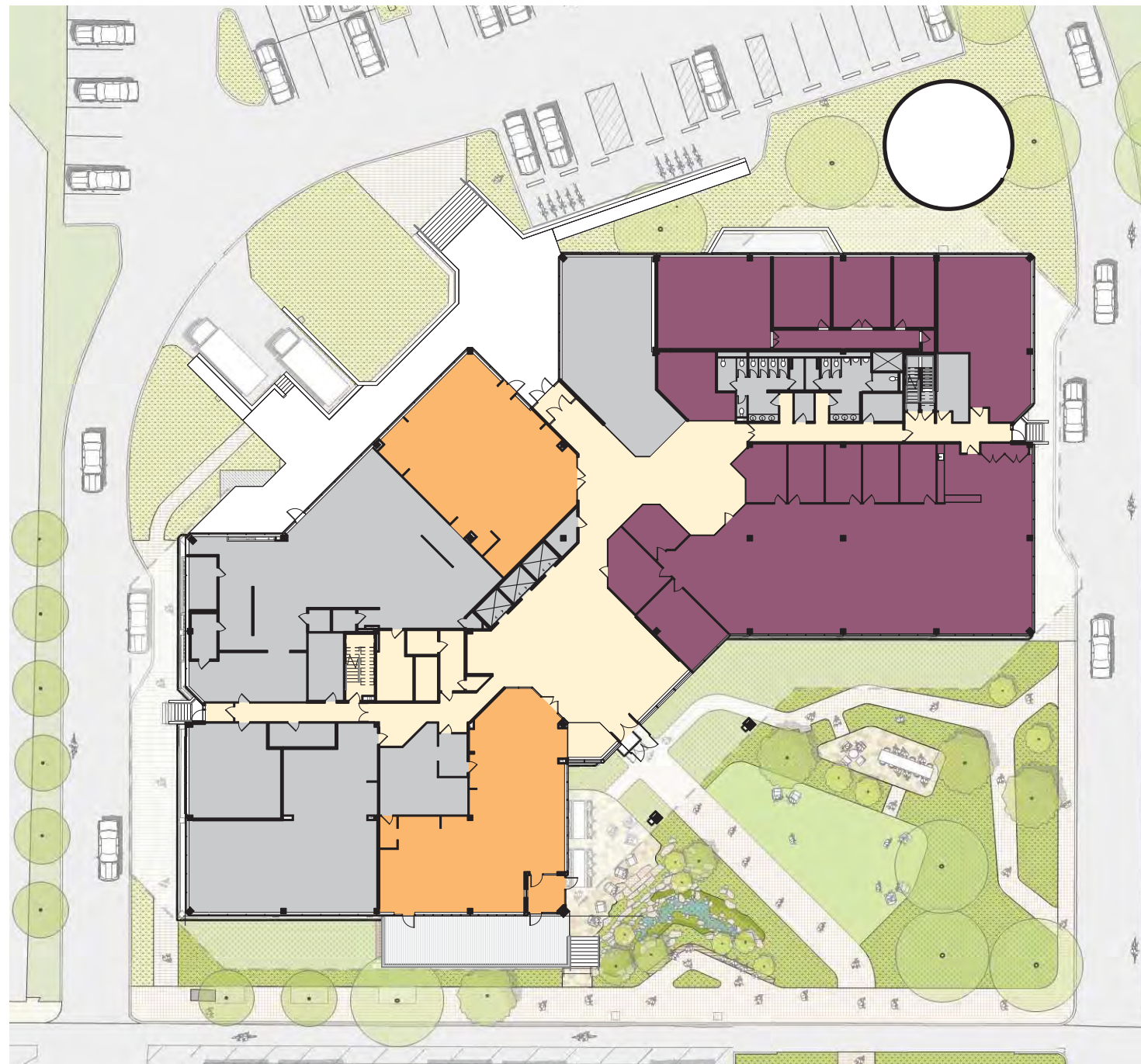


6D. Proposed Floor Plans

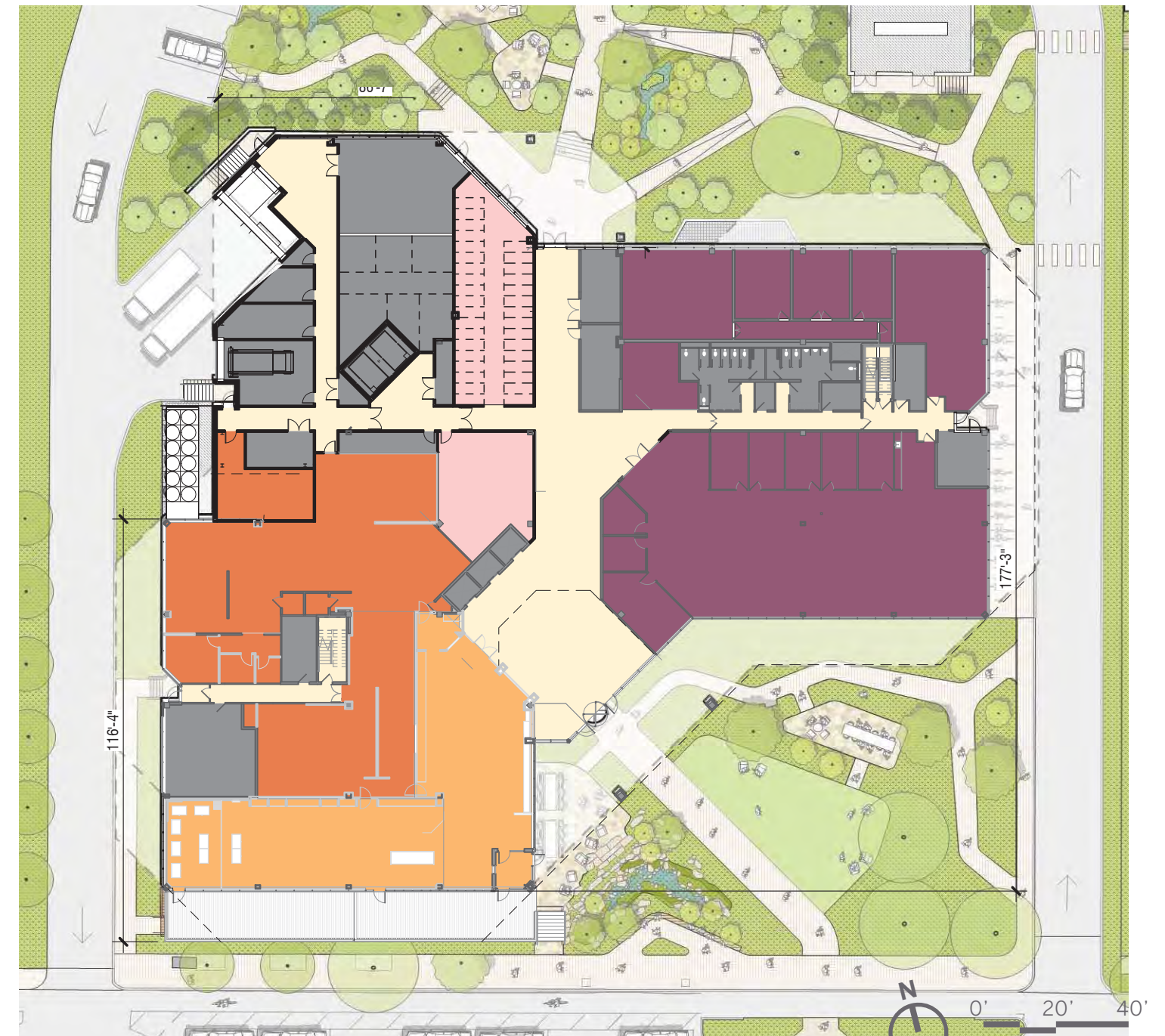
LEVEL 1

- Circulation
- Dining
- Health / Fitness
- KITCHEN
- Support
- Technical Office

EXISTING







PROPOSED

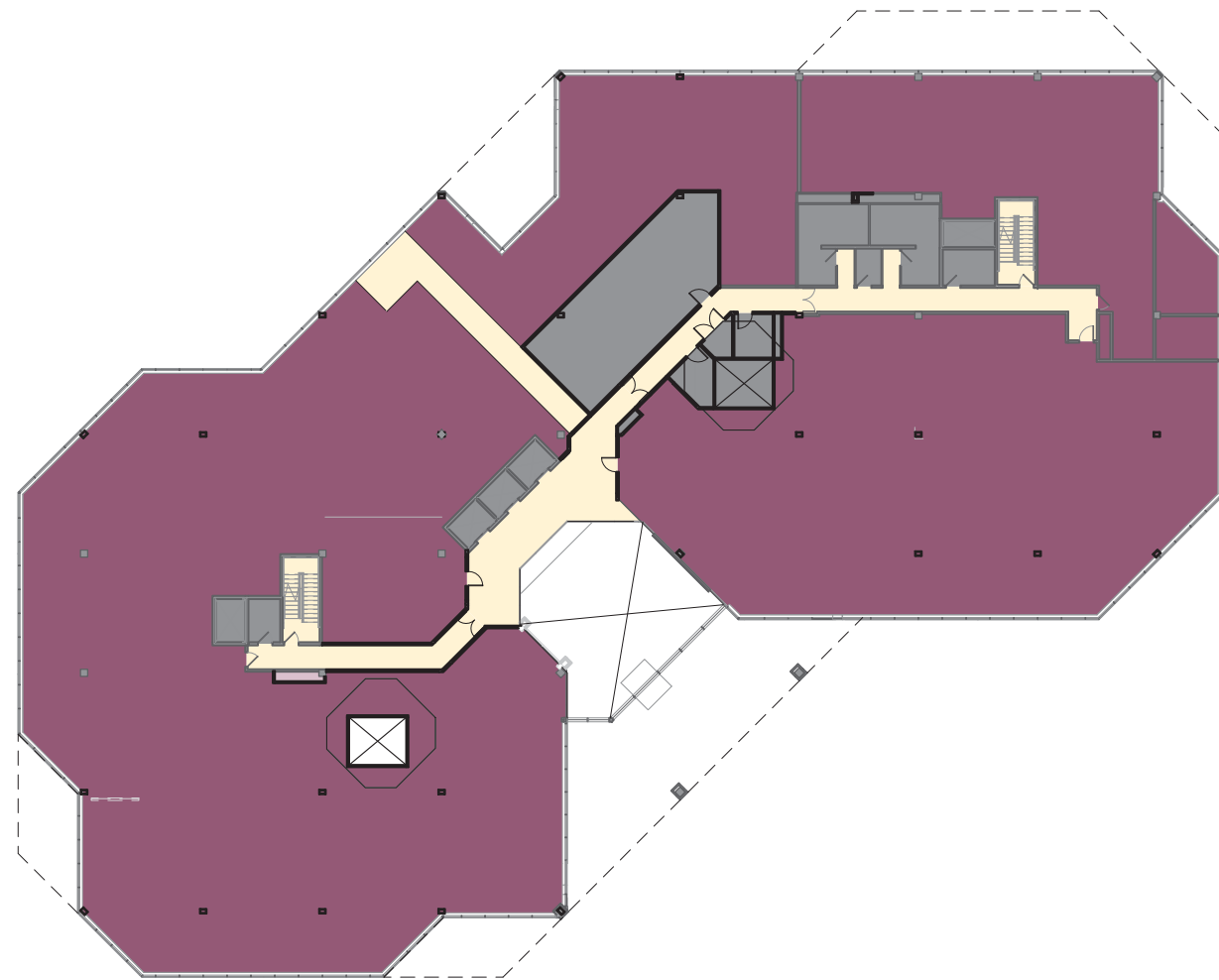


6D. Proposed Floor Plans

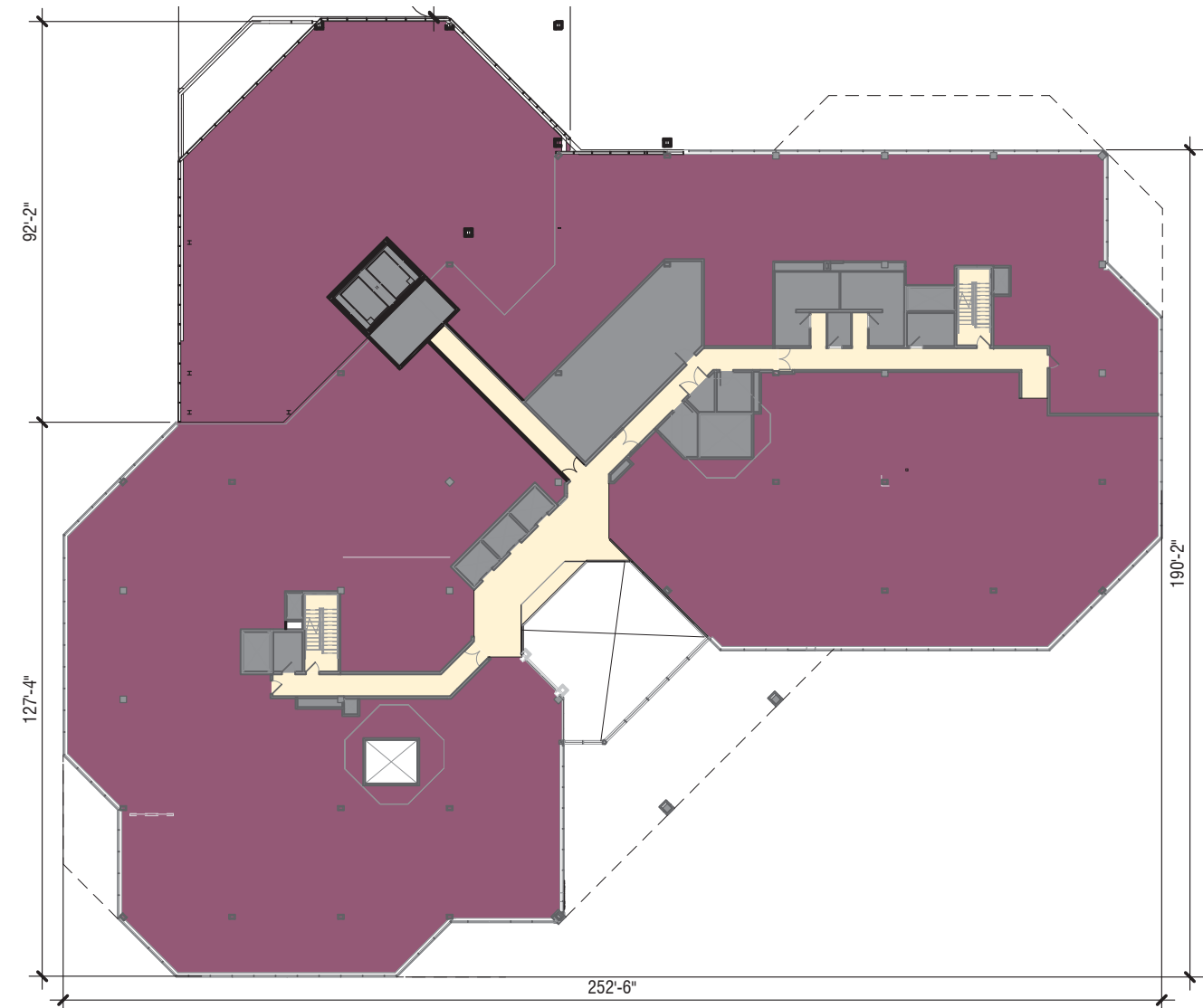
LEVEL 2

-  Circulation
-  Green Roof
-  Support
-  Technical Office

EXISTING







PROPOSED

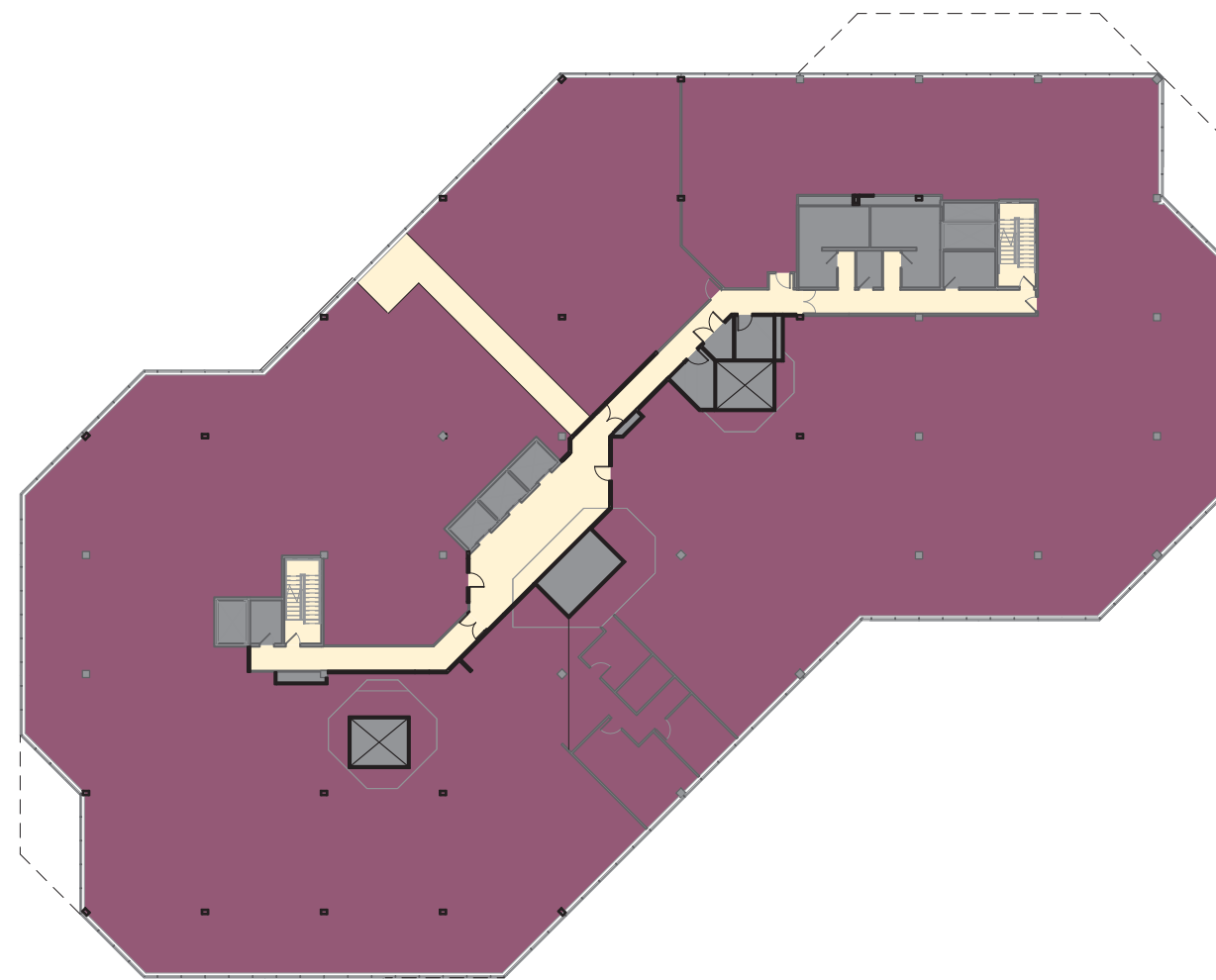


6D. Proposed Floor Plans

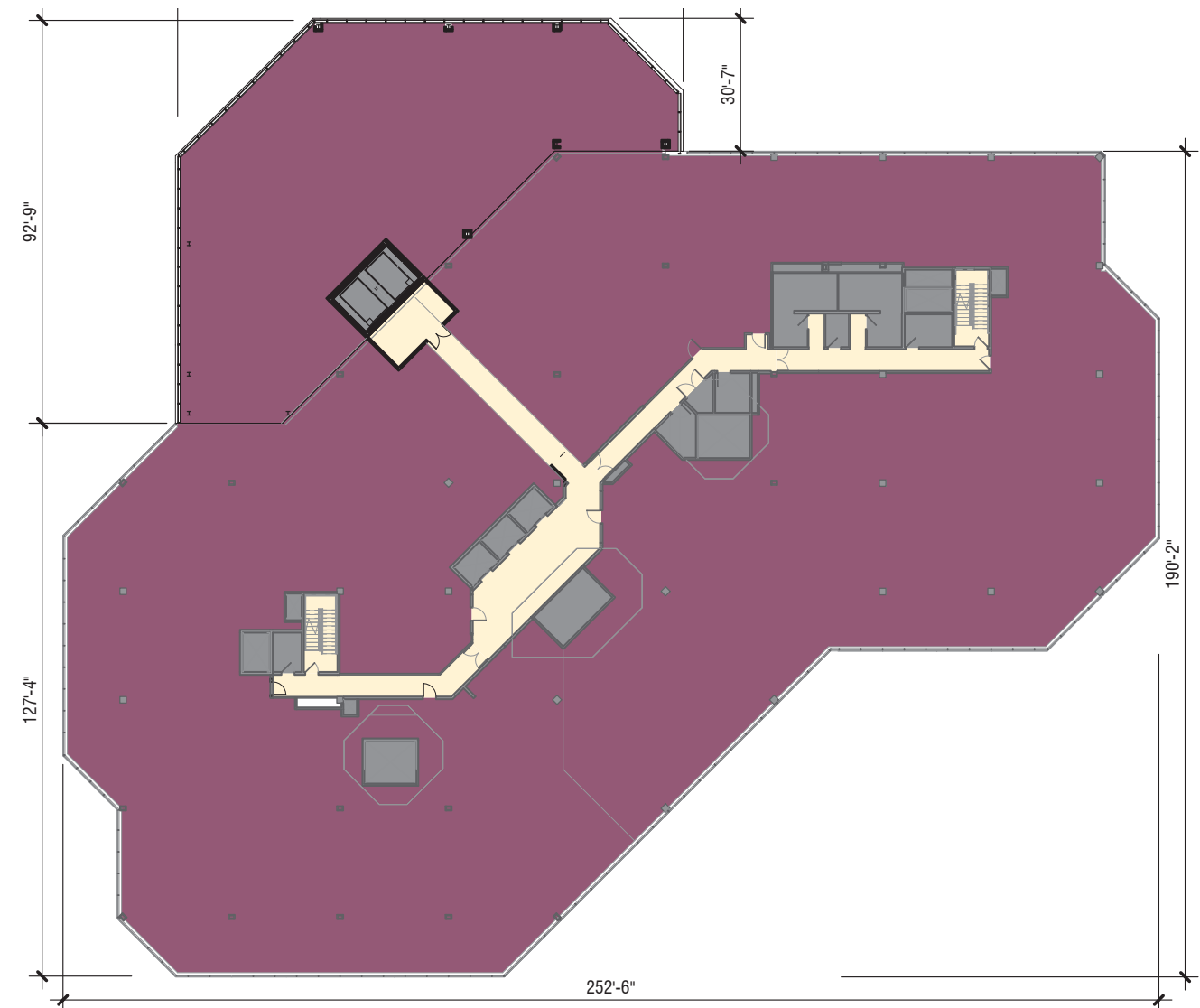
LEVEL 3

-  Circulation
-  Green Roof
-  Support
-  Technical Office

EXISTING



PROPOSED

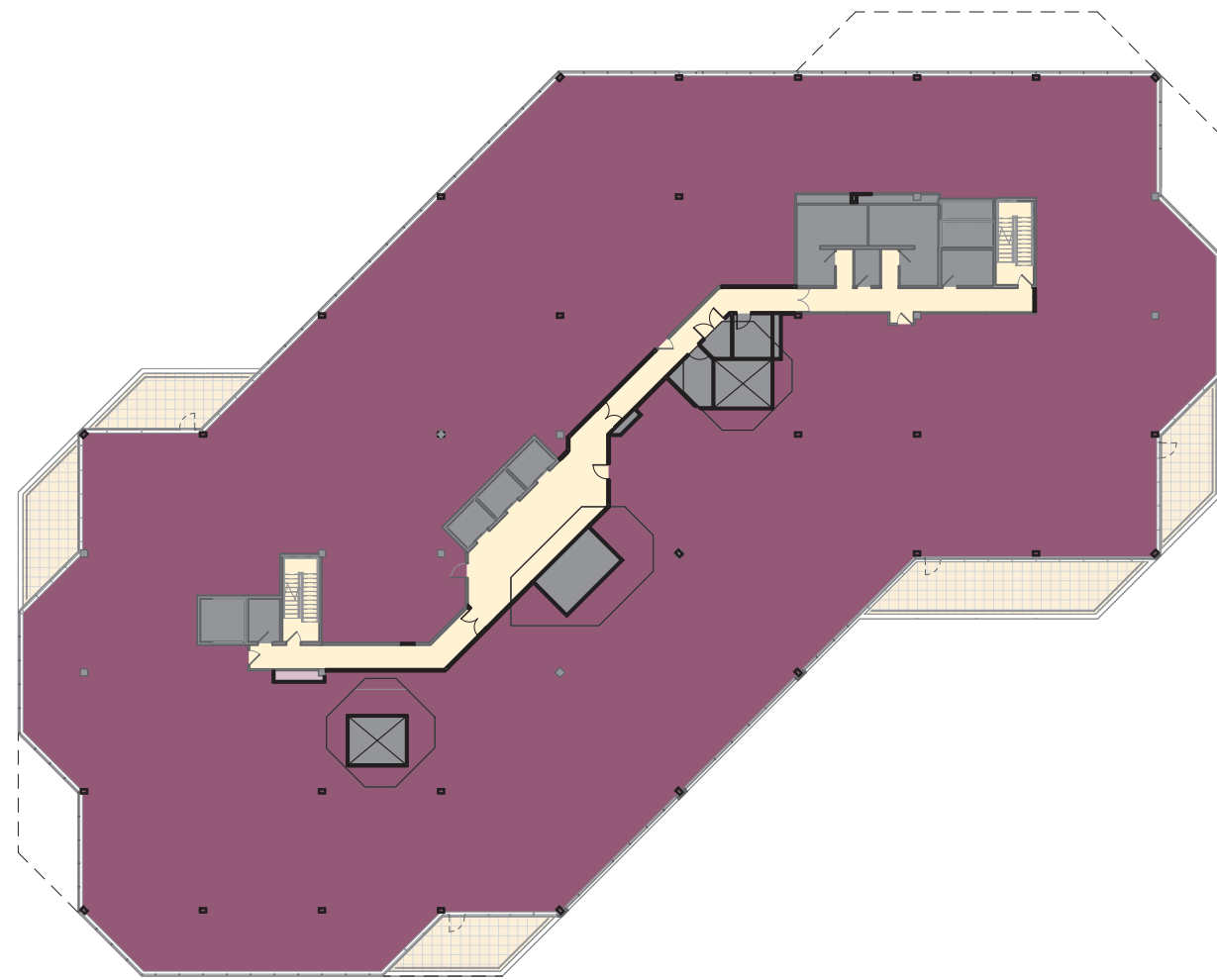


6D. Proposed Floor Plans

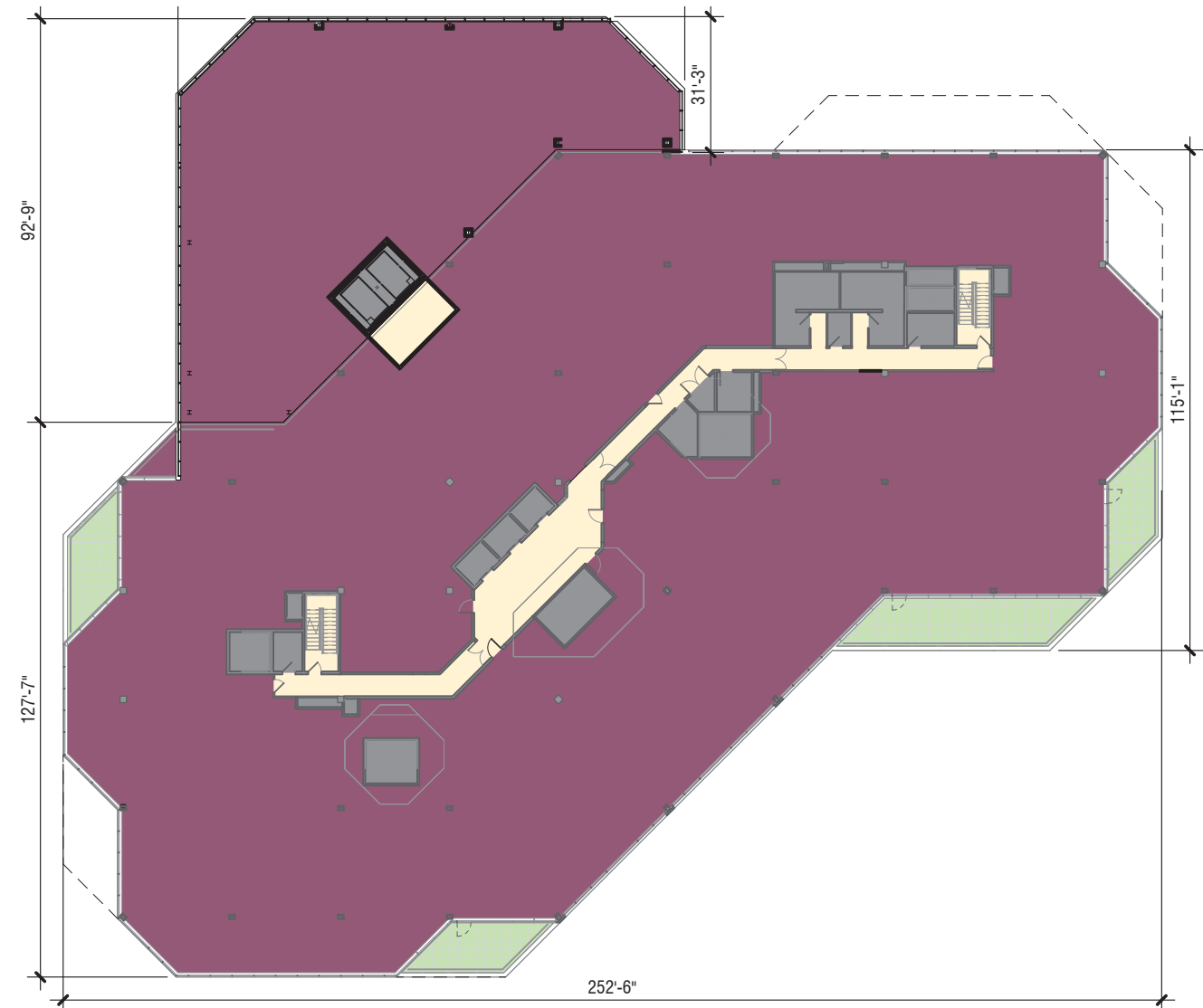
LEVEL 4

- Circulation
- Green Roof
- Support
- Technical Office

EXISTING



PROPOSED

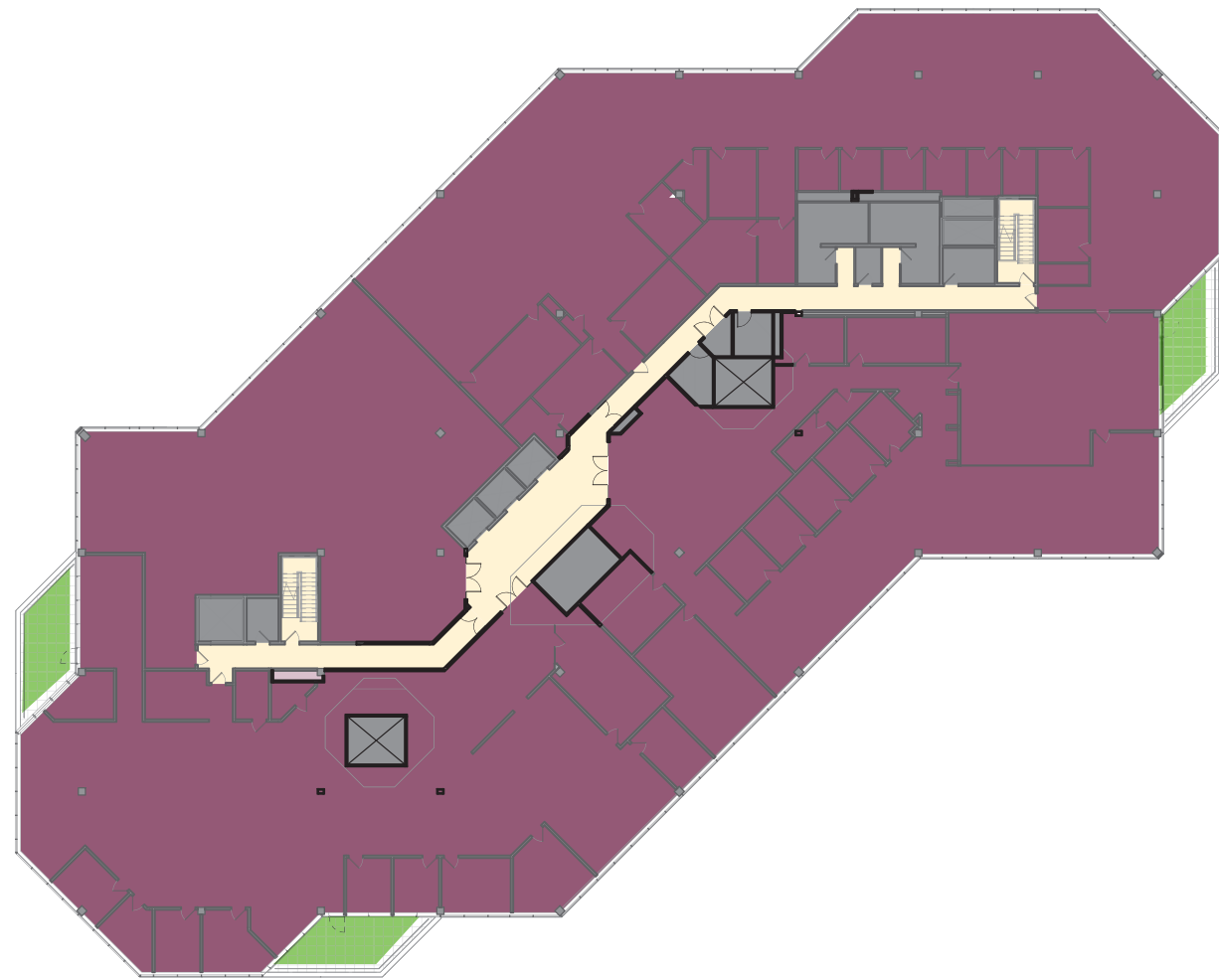


6D. Proposed Floor Plans

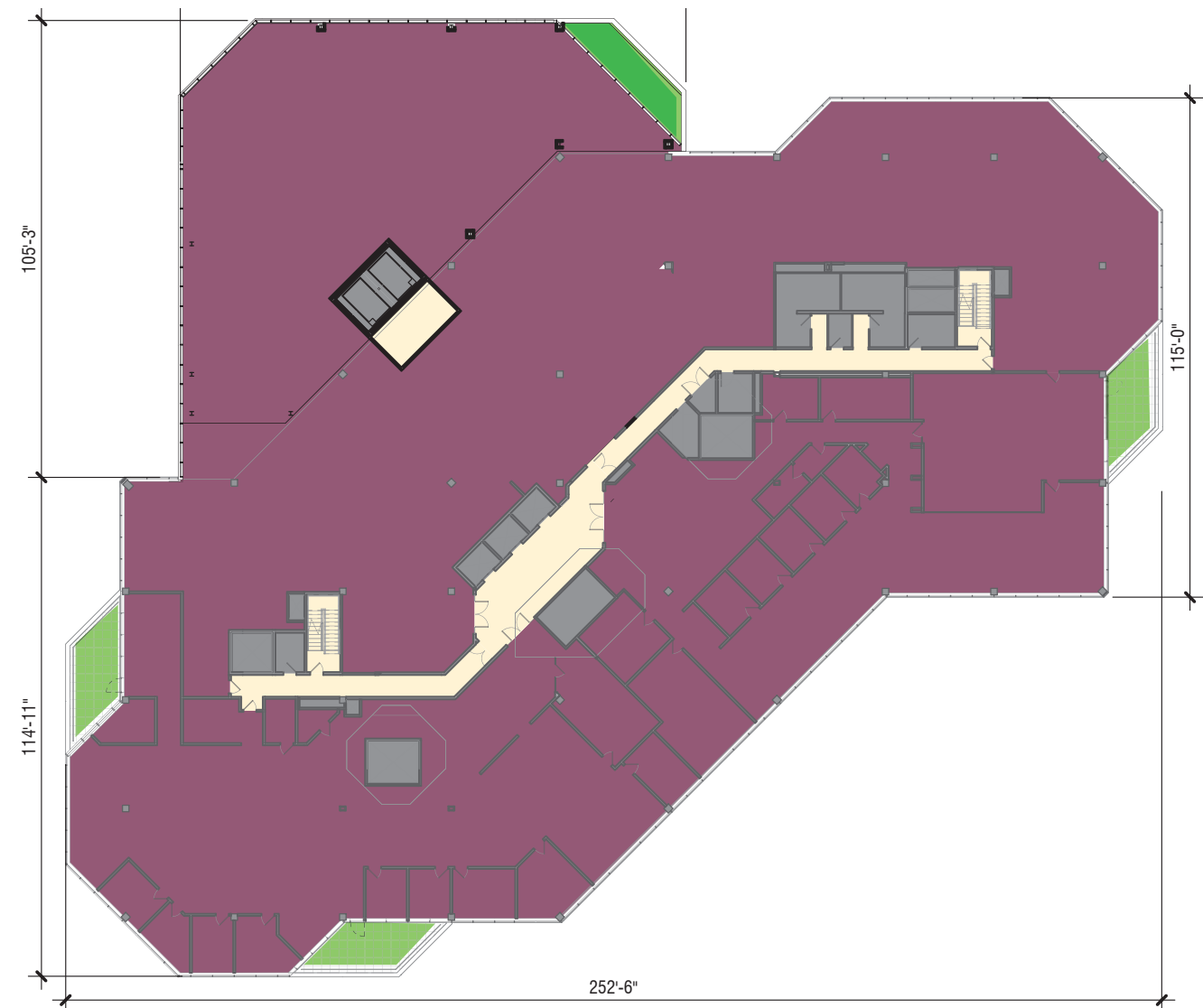
LEVEL 5

- Circulation
- Green Roof
- Support
- Technical Office

EXISTING







PROPOSED

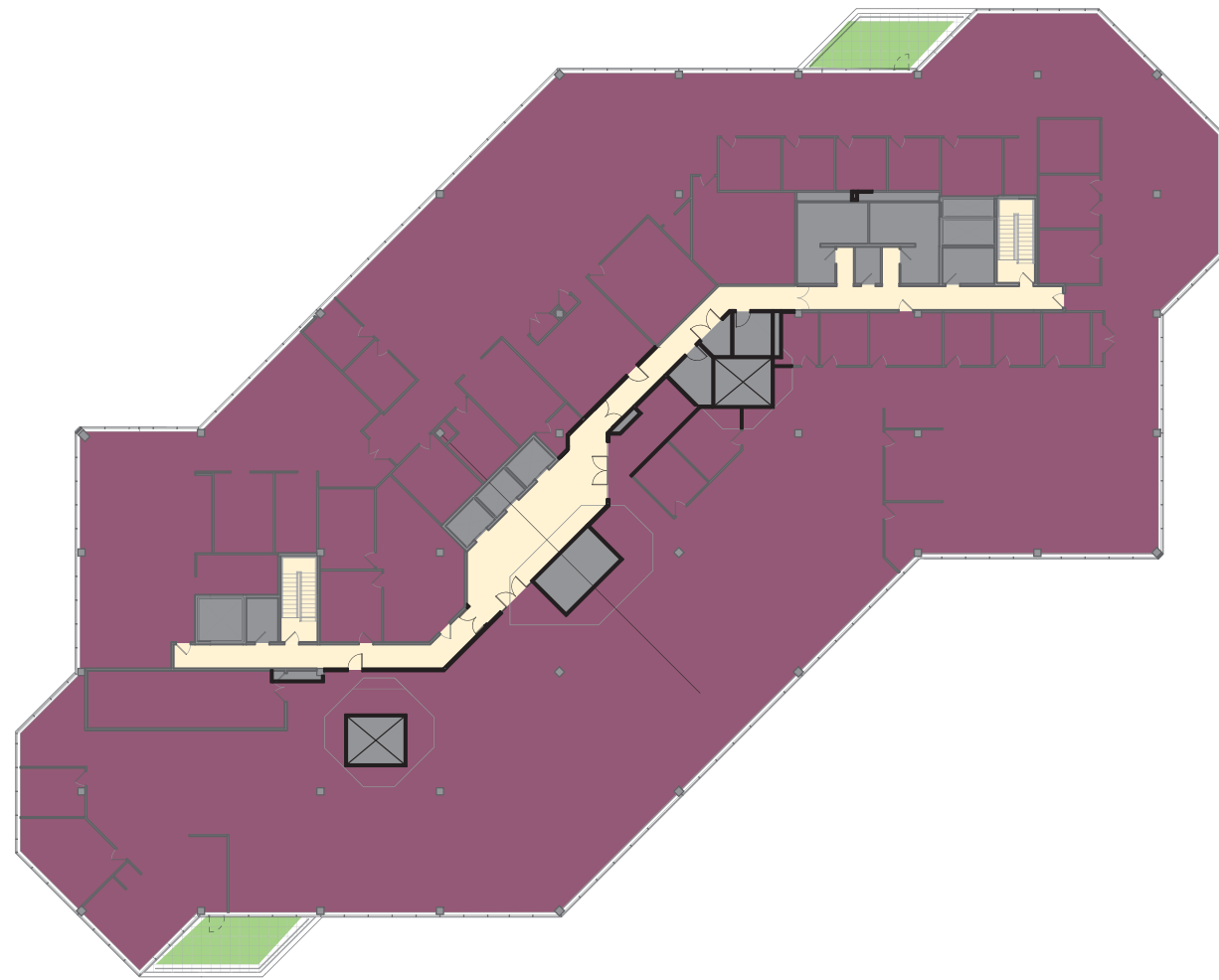


6D. Proposed Floor Plans

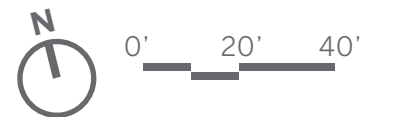
LEVEL 6

-  Circulation
-  Green Roof
-  Support
-  Technical Office

EXISTING



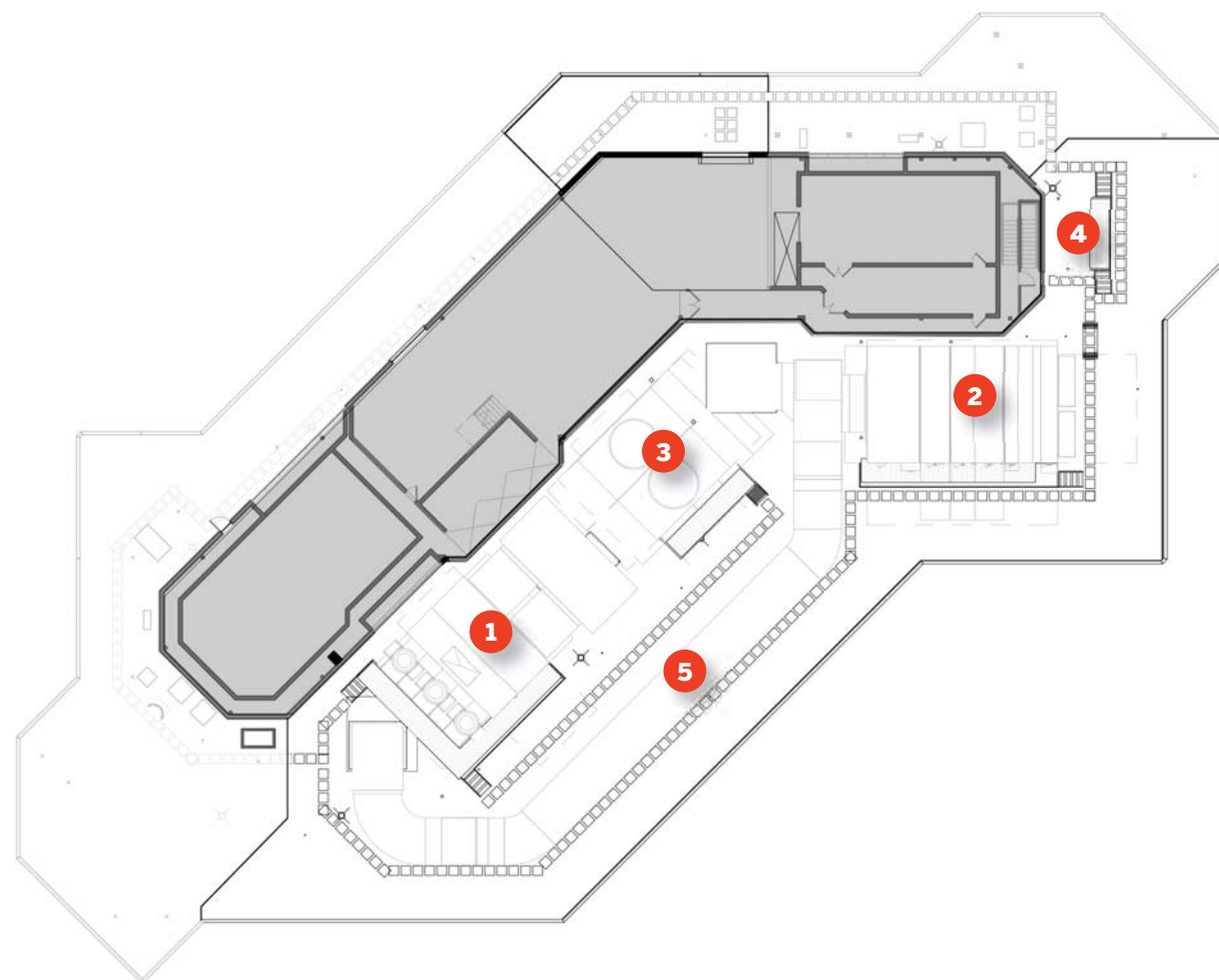
PROPOSED



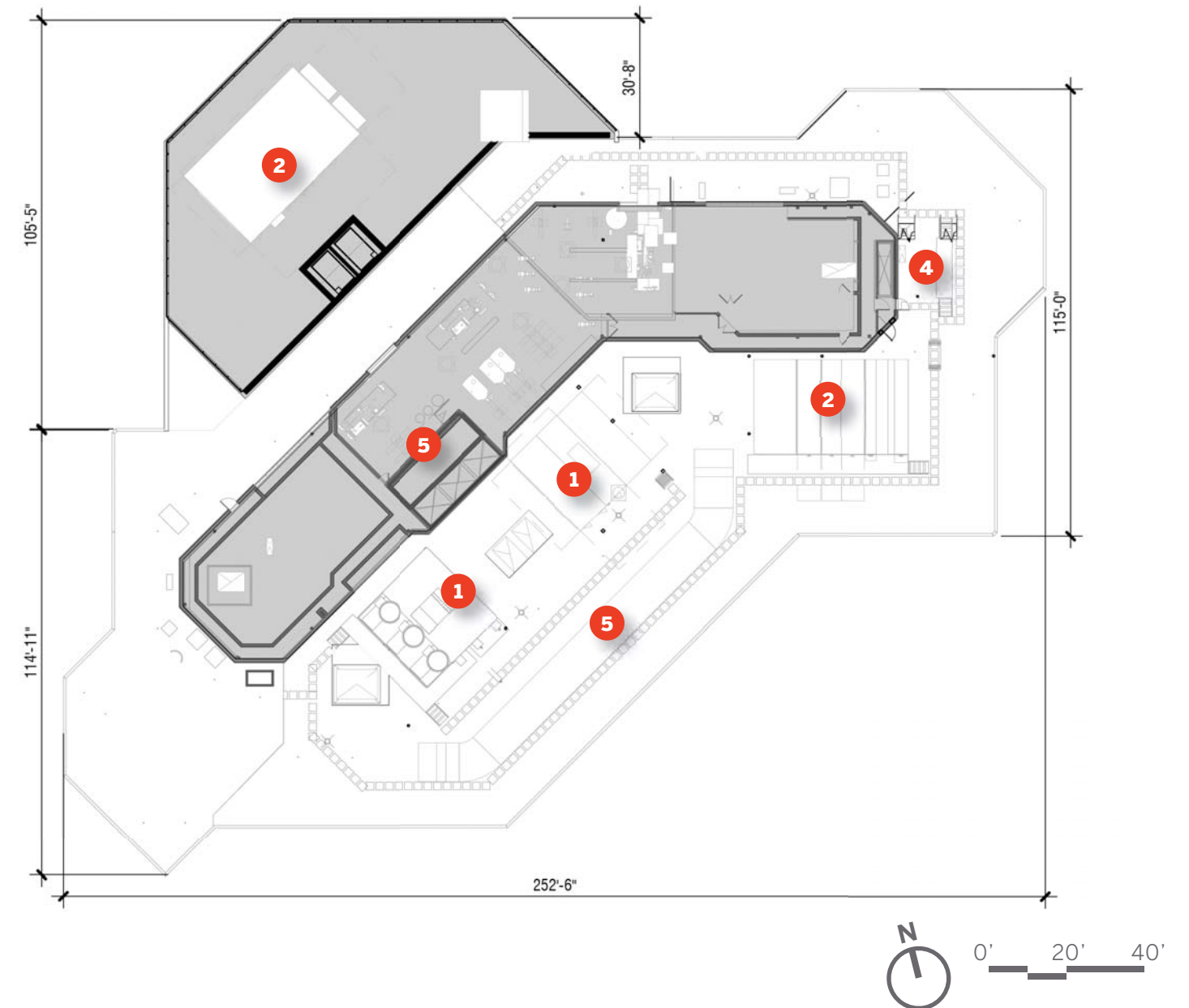
6D. Proposed Floor Plans

PENTHOUSE LEVEL

EXISTING



PROPOSED

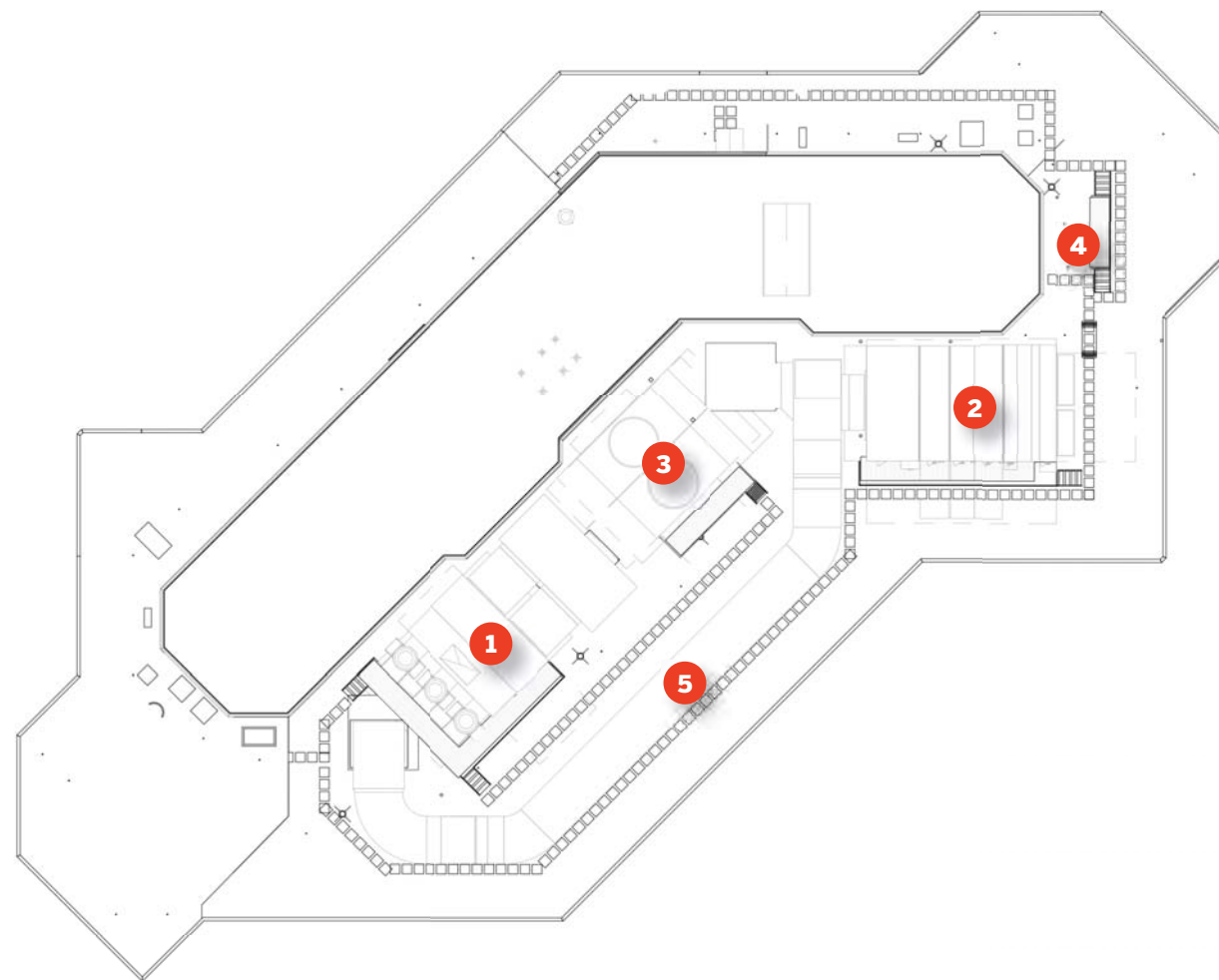


- 1 EXHAUST AIR HANDLER
- 2 SUPPLY AIR HANDLER
- 3 COOLING TOWER
- 4 EMERGENCY GENERATOR
- 5 DUCTWORK

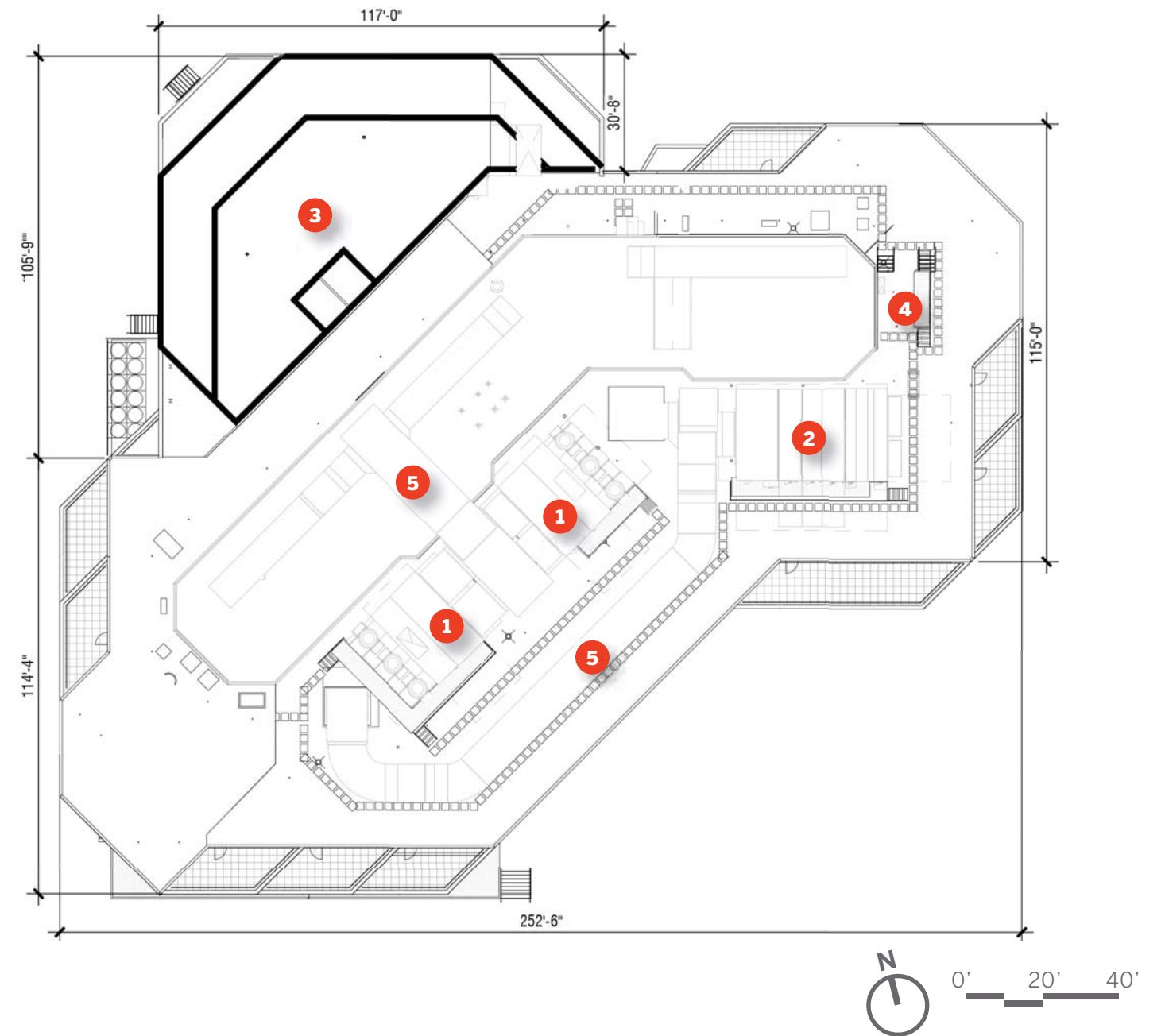
6D. Proposed Floor Plans

ROOF LEVEL

EXISTING



PROPOSED



- 1 EXHAUST AIR HANDLER
- 2 SUPPLY AIR HANDLER
- 3 COOLING TOWER
- 4 EMERGENCY GENERATOR
- 5 DUCTWORK

6E. Architectural Character



EXISTING

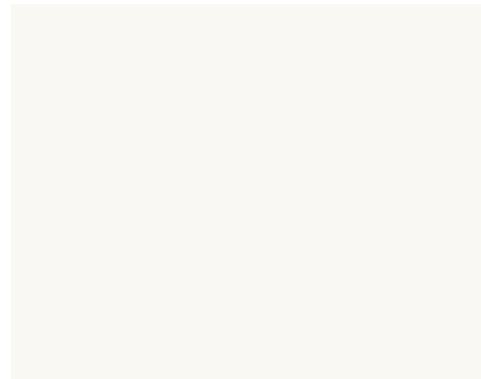


PROPOSED

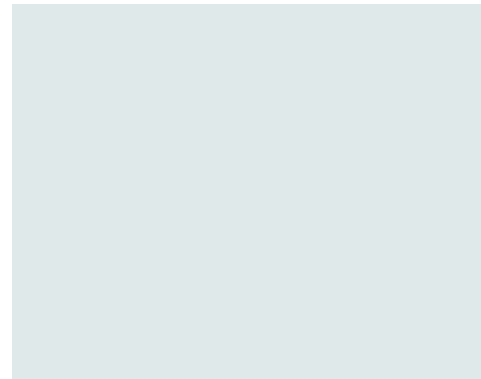
RESTORE BRONZE
ALUMINUM MULLIONS

CLEAN PRECAST CONCRETE

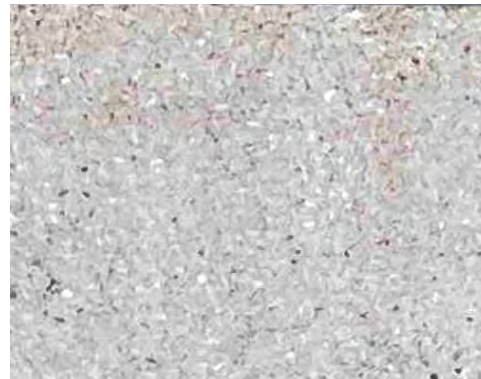
MULLIONS/METAL PANELS
PPG BRIGHT WHITE



NEW CLEAR GLASS
SOLARBAN 60



PRECAST CONCRETE
SMOOTH



SERVICE YARD SCREEN
PPG MANHATTAN BEIGE



BUILDING SIGNAGE
MONUMENT SIGNS/DIRECTORY

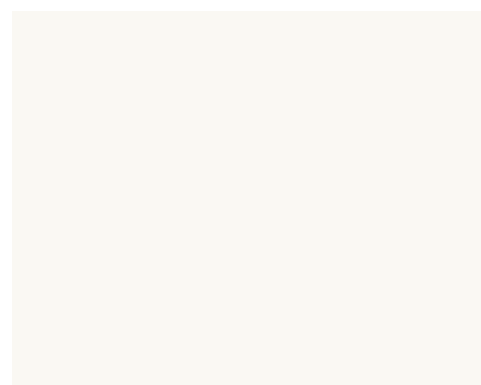


BACKGROUND
PANTONE COOL GRAY 7

BUILDING COLOR
PANTONE 142

SIGNAGE ACCENT
PANTONE 137

ACOUSTIC METAL PANELS
PPG BRIGHT WHITE



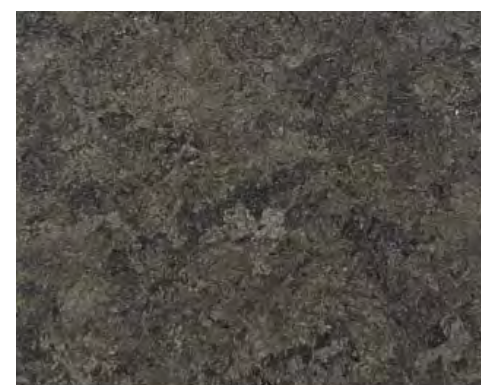
EXISTING MULLIONS
DARK BRONZE



PRECAST CONCRETE
EXPOSED AGGREGATE

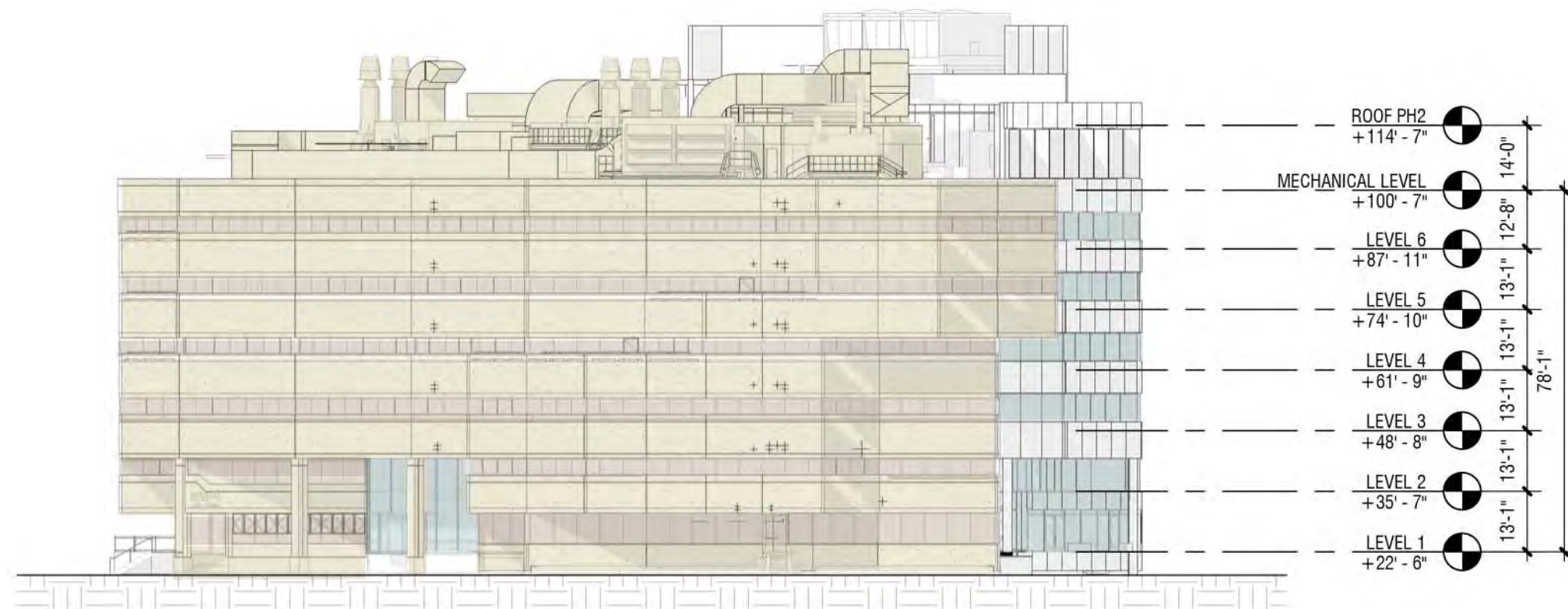


WINDOW SILL LEVEL 1
DECOR BLACK



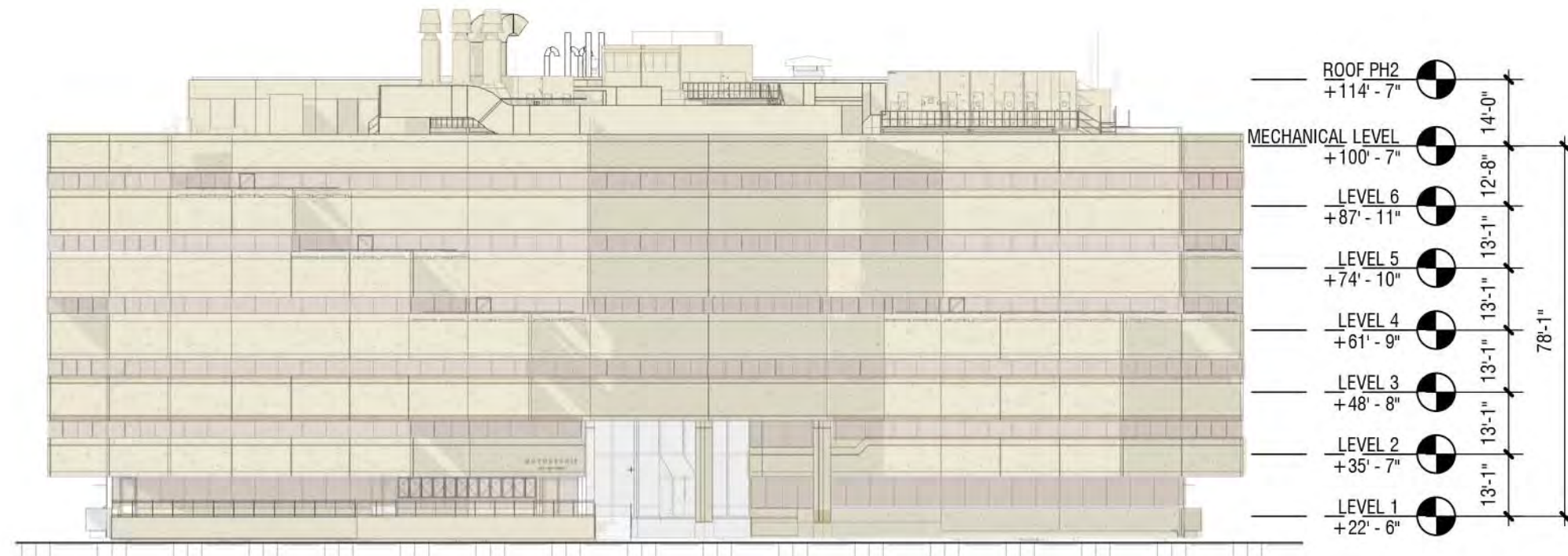
6F. Proposed Elevations

EAST



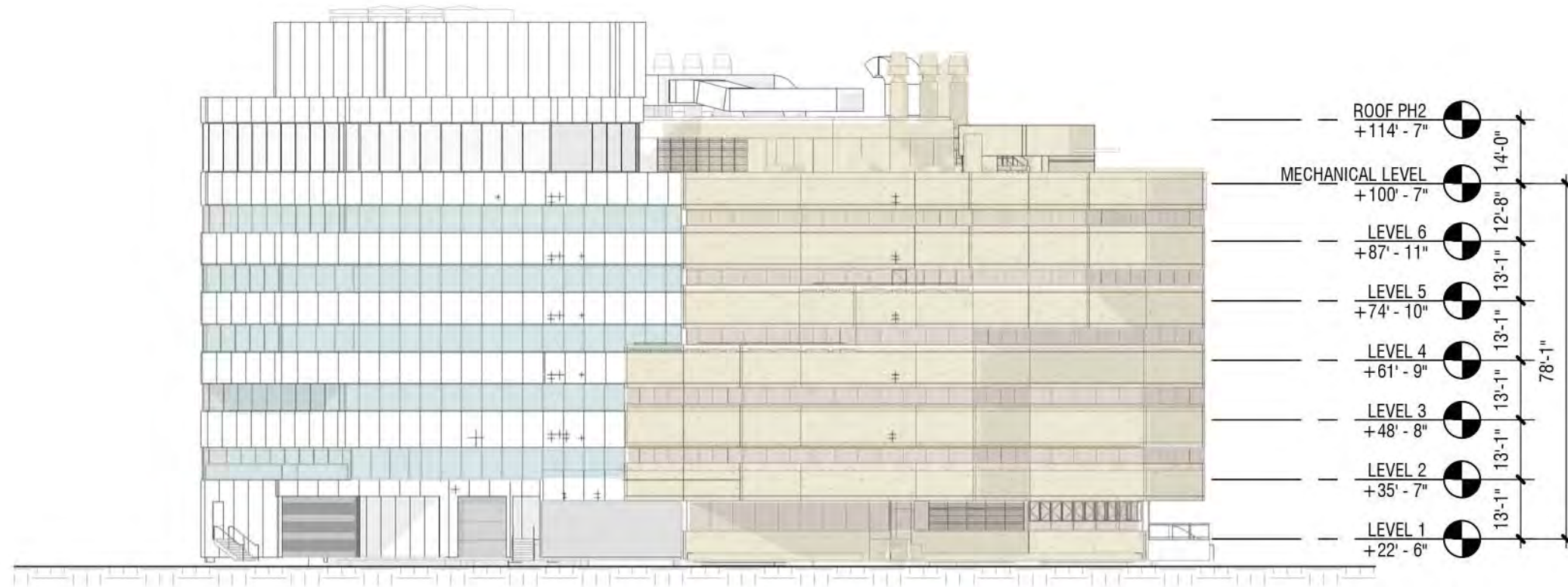
6F. Proposed Elevations

SOUTH



6F. Proposed Elevations

WEST



6F. Proposed Elevations

NORTH



6G. Proposed Renders

VIEW LOOKING WEST FROM CAMBRIDGEPARK DRIVE



6G. Proposed Renders

VIEW FROM 150 CAMBRIDGEPARK DRIVE



6G. Proposed Renders

VIEW FROM EAST



6G. Proposed Renders

VIEW FROM NORTHWEST



6G. Proposed Renders

VIEW FROM NORTH



6G. Proposed Renders

VIEW FROM OPEN SPACE



6G. Proposed Renders

VIEW FROM OPEN SPACE



6G. Proposed Renders

AERIAL VIEW FROM THE SOUTH

