



40 SULLIVAN COURTHOUSE RENOVATION THORNDIKE

PROJECT REVIEW SPECIAL PERMIT APPLICATION
NOVEMBER 21, 2013

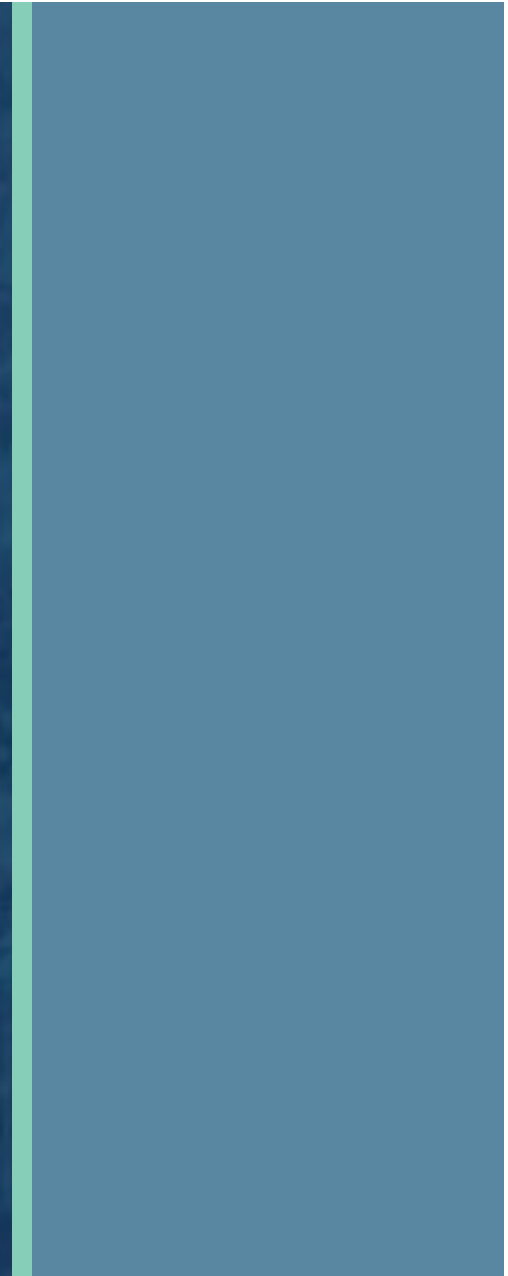
ELKUS | MANFREDI
ARCHITECTS

 Leggat McCall
PROPERTIES

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PERSPECTIVES





01

EXISTING

40 THORNDIKE



1. THIRD STREET & SPRING STREET



2. THIRD STREET & THORNDIKE STREET



3. SECOND STREET & THORNDIKE STREET



4. SECOND STREET & SPRING STREET

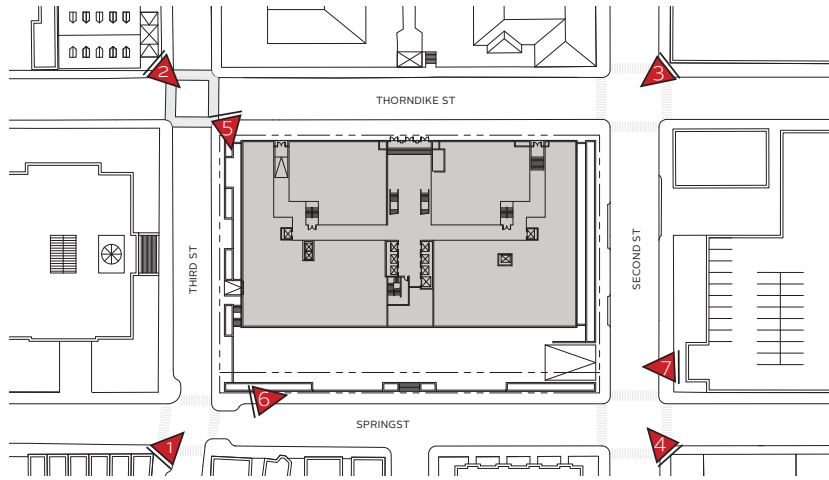
EXISTING CONDITIONS PHOTOGRAPHS



5. VIEW FROM THIRD STREET TOWARD SPRING STREET



6. VIEW OF SERVICE YARD FROM SPRING ST



PHOTOGRAPH KEY PLAN



7. VIEW OF SERVICE YARD FROM SECOND ST

EXISTING CONDITIONS PHOTOGRAPHS



8. VIEW FROM CORNER OF HURLEY ST AND THIRD ST



9. VIEW FROM HURLEY ST AND LOPEZ AVE

EXISTING CONDITIONS PHOTOGRAPHS



10. VIEW FROM THIRD ST TOWARD THORNDIKE ENTRANCE



11. VIEW FROM CENTANNI PARK TOWARD THORNDIKE ENTRANCE



PHOTOGRAPH KEY PLAN

EXISTING CONDITIONS PHOTOGRAPHS



VIEW LOOKING NORTH FROM KENDALL SQUARE

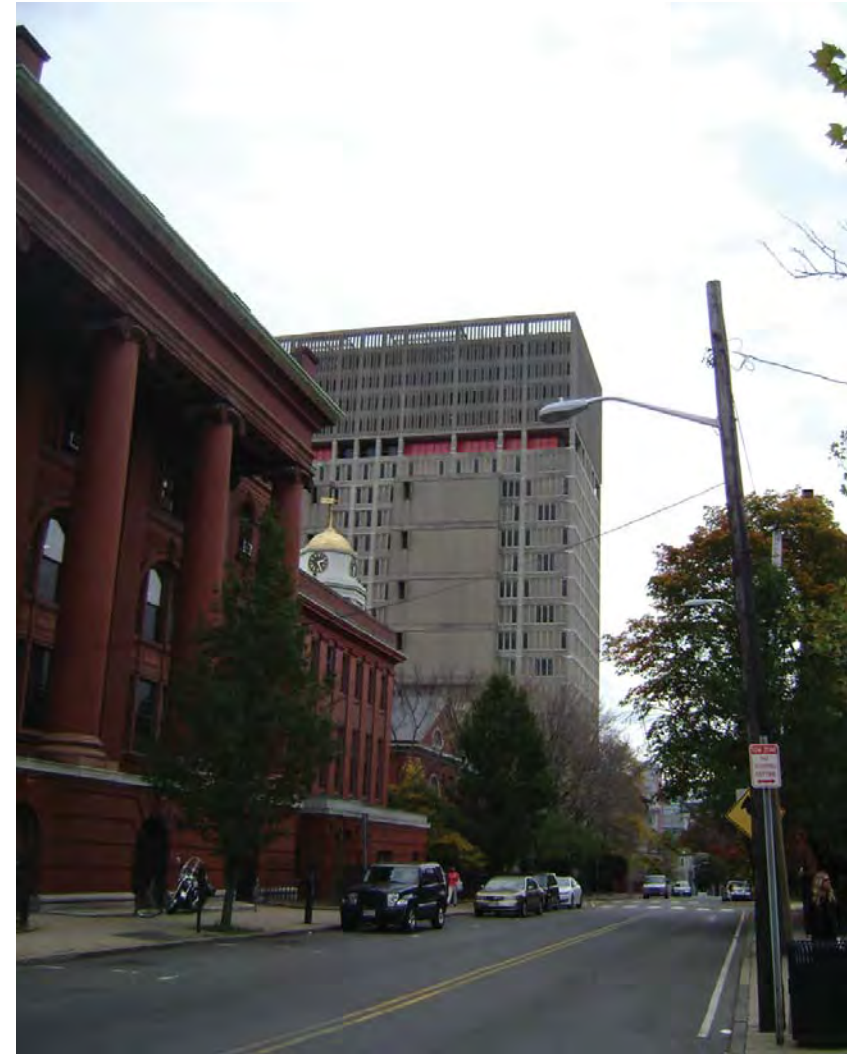


VIEW LOOKING NORTH FROM KENDALL ST AND THIRD ST

EXISTING CONDITIONS PHOTOGRAPHS

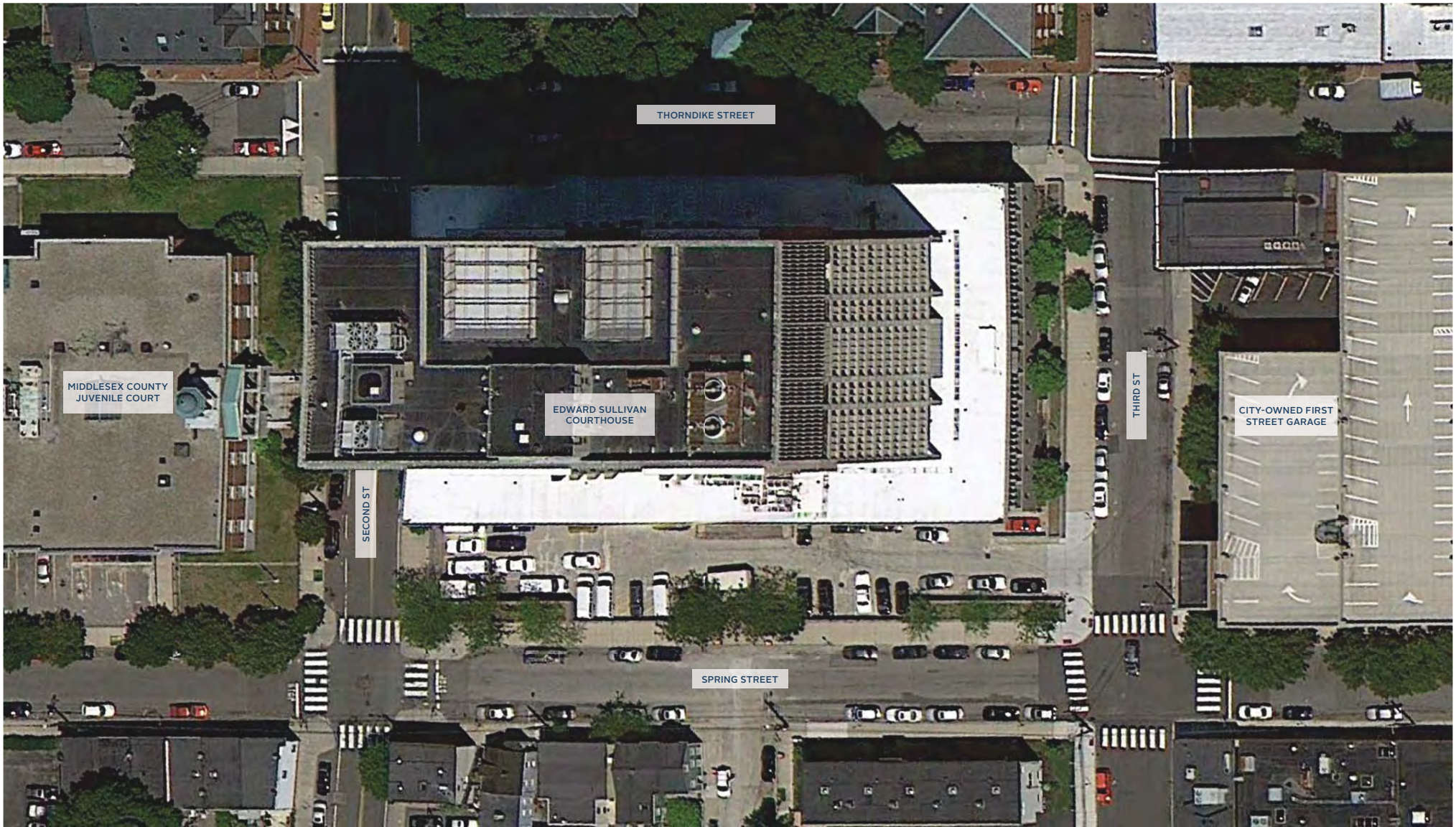


VIEW LOOKING NORTH FROM NEW PARK ON ROGERS ST



VIEW LOOKING SOUTH FROM CAMBRIDGE ST AND THIRD ST













EXISTING CONDITIONS PHOTOGRAPHS

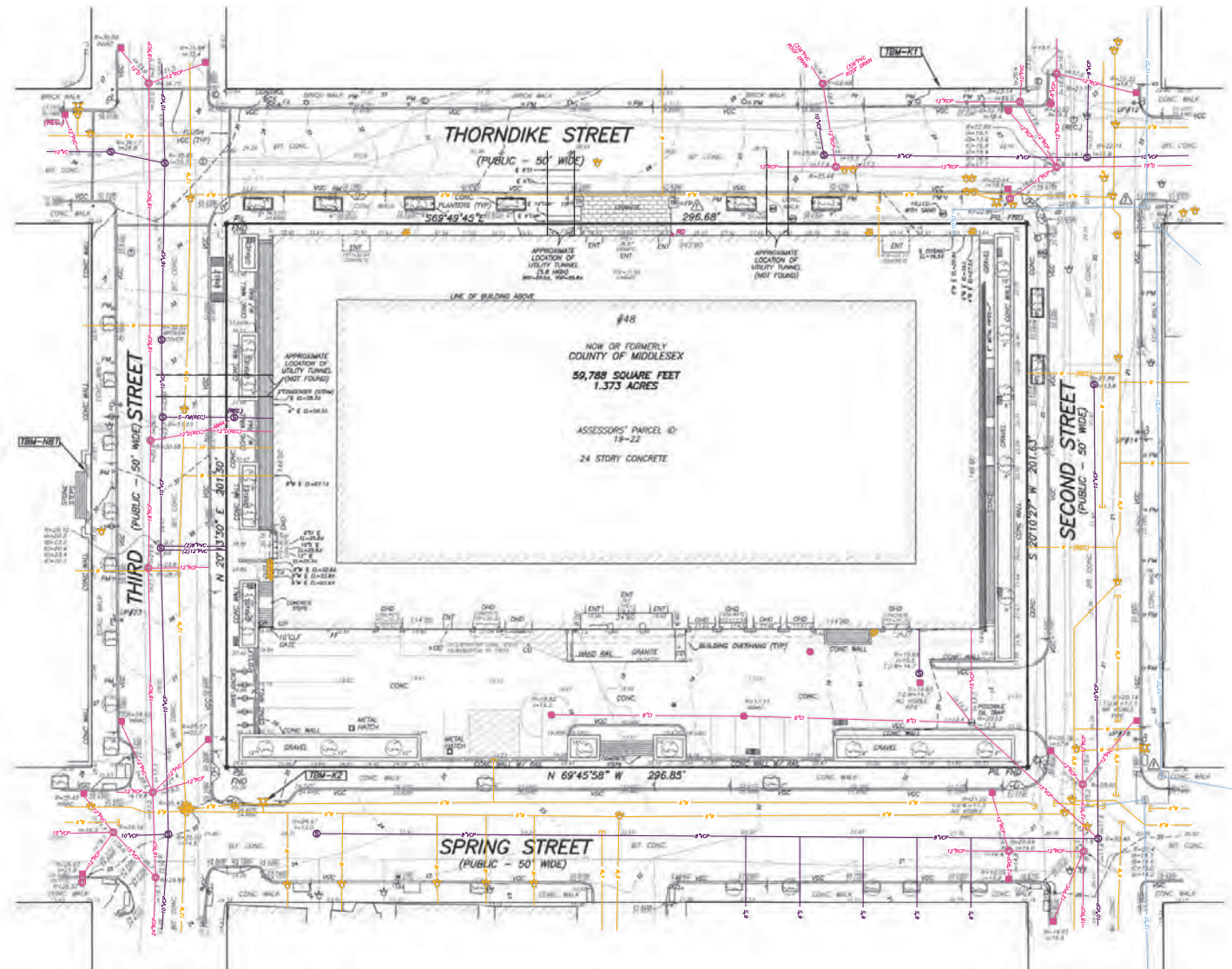


EXISTING CONDITIONS AERIAL PHOTOGRAPH



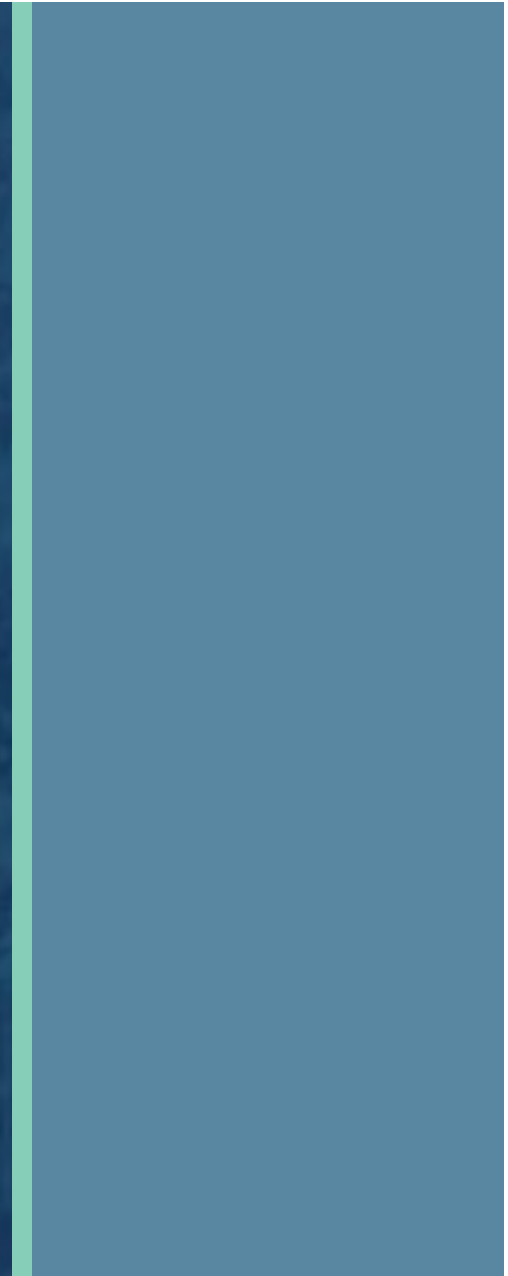
SYMBOL KEY

-  SEWER MANHOLE
-  DRAIN MANHOLE
-  HYDRANT
-  WATER SHUT OFF
-  STAND PIPE
-  CATCH BASIN
-  ROUND CATCH BASIN
-  CLEAN OUT
-  SEWER
-  DRAIN
-  WATER
-  STEAM LINE



EXISTING UTILITY PLAN



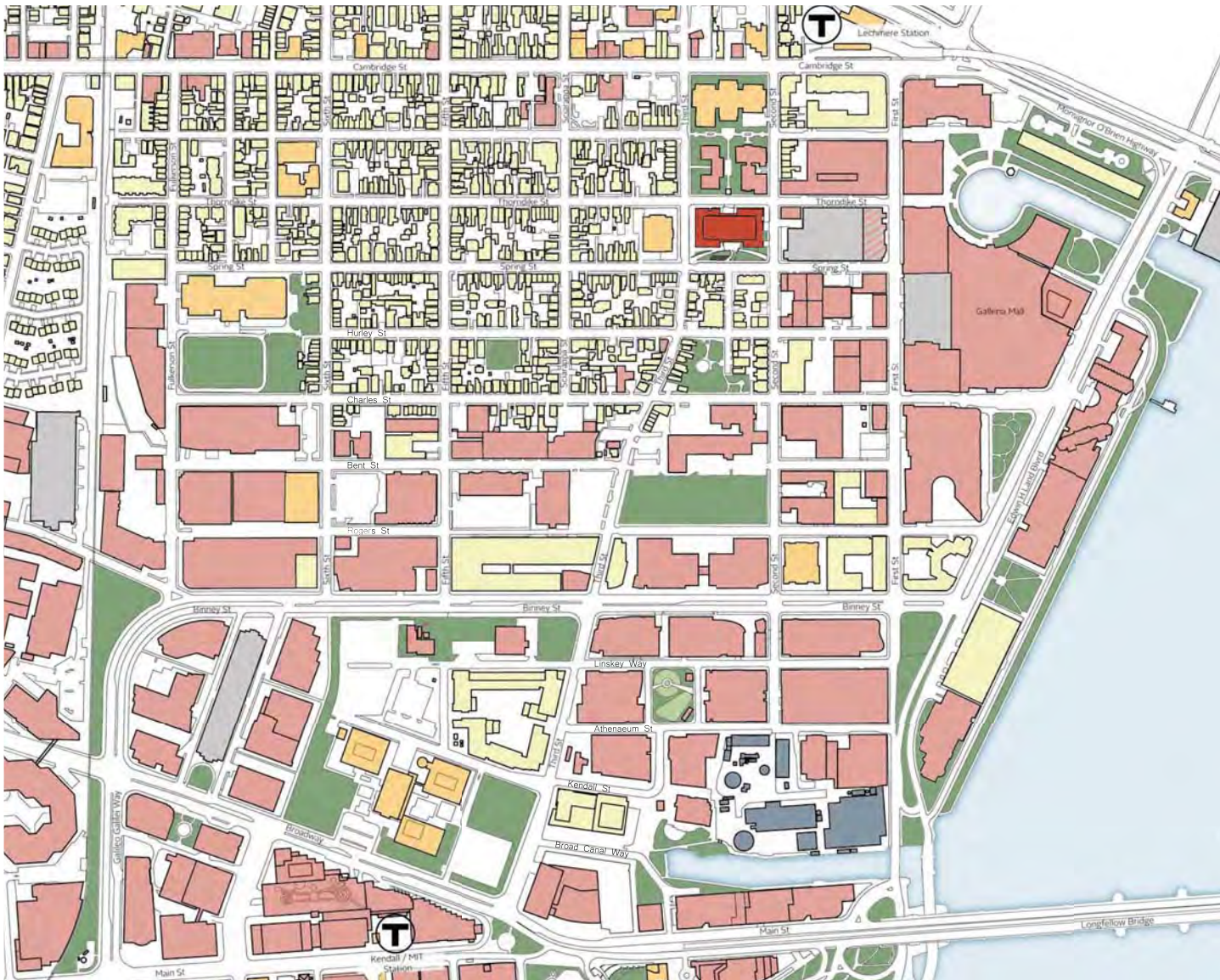




01

PROPOSED

40 THORNDIKE



SYMBOLS KEY

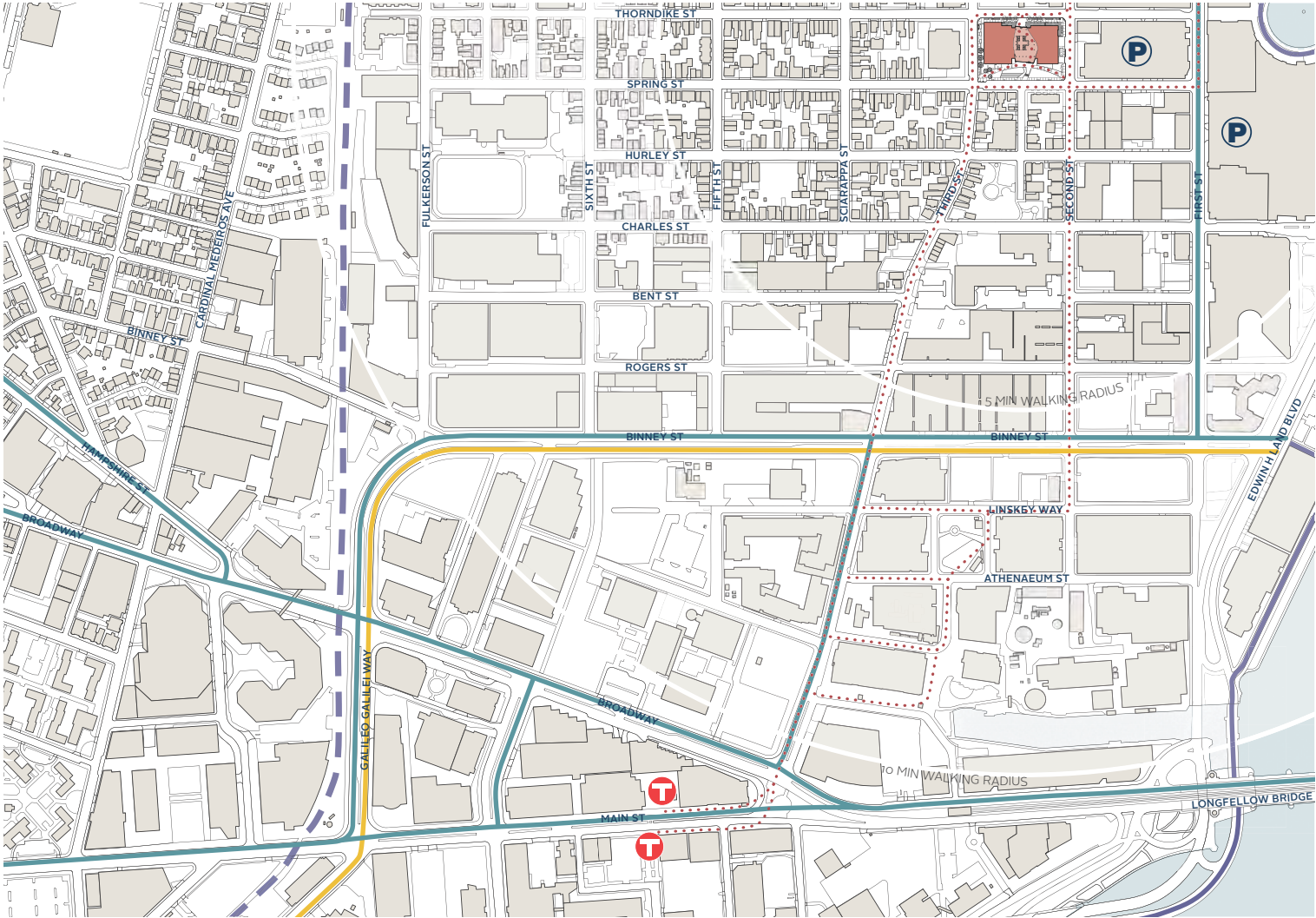
- COMMERCIAL
- RESIDENTIAL
- INDUSTRIAL
- INSTITUTIONAL
- PARKING
- OPEN SPACE
- POTENTIAL GROCER IN CITY-OWNED FIRST STREET GARAGE
- PROPOSED PROJECT
- T MBTA STOPS

DISTRICT USE MAP – EXISTING AND APPROVED PROJECTS












CAMBRIDGE TRANSPORTATION SYSTEM MAP

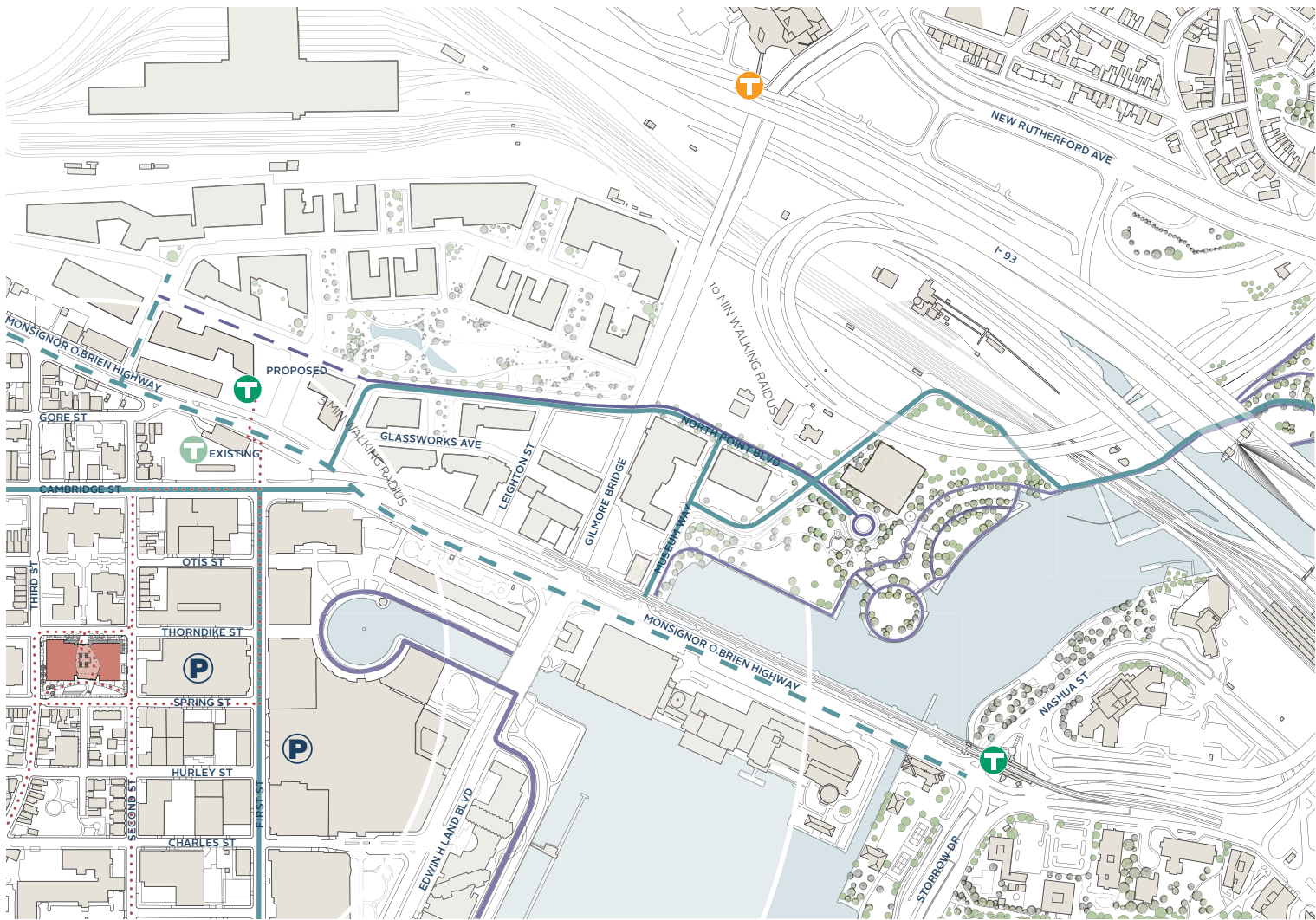


SYMBOLS KEY








-  MBTA STOPS
-  PARKING
-  BIKE LANE
-  BIKE / MULTI- USE PATH
-  PROPOSED BIKE / MULTI- USE PATH
-  CYCLE TRACK
-  PEDESTRIAN ROUTES

DETAILED TRANSPORTATION MAP- SOUTH WEST



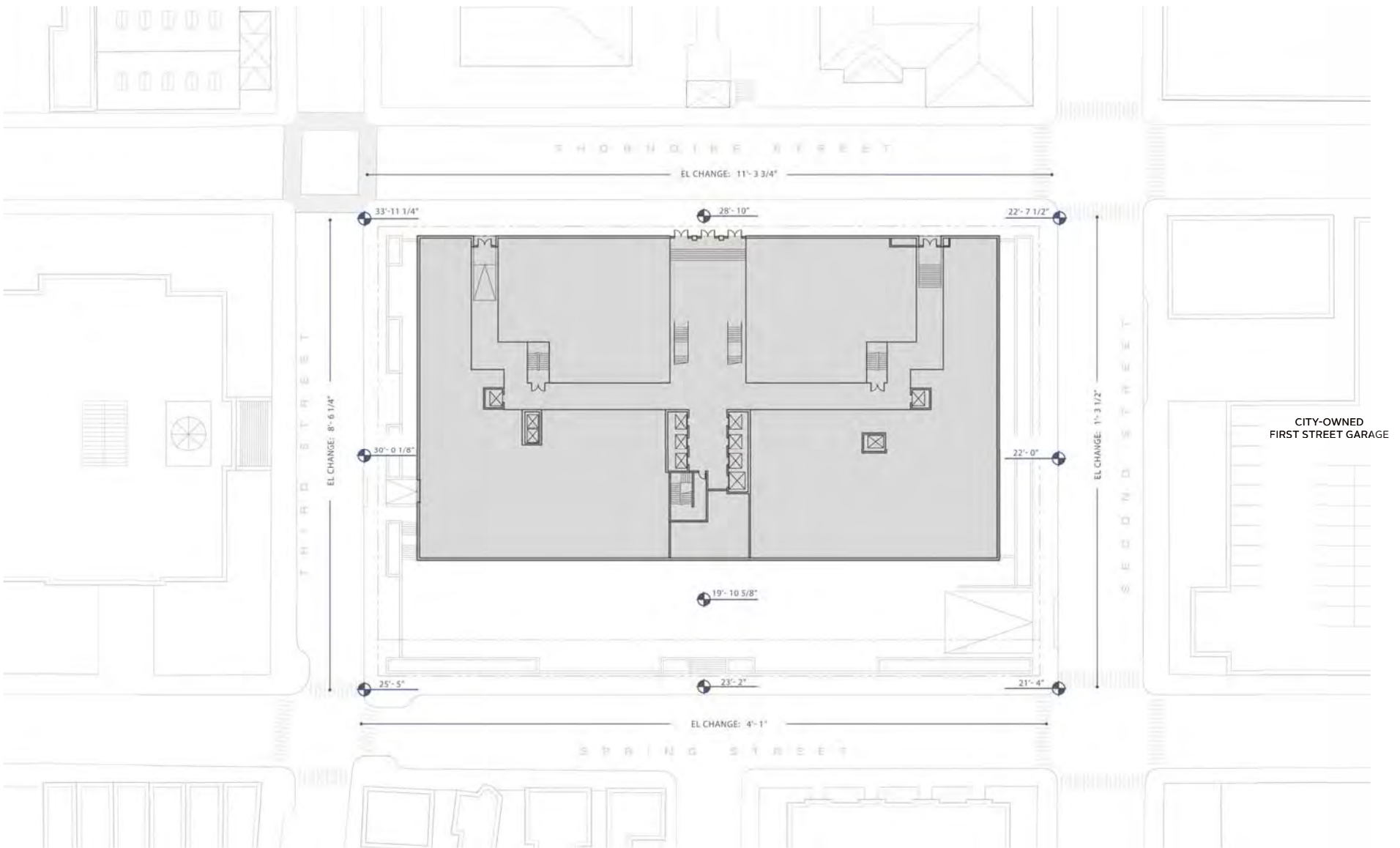


SYMBOLS KEY

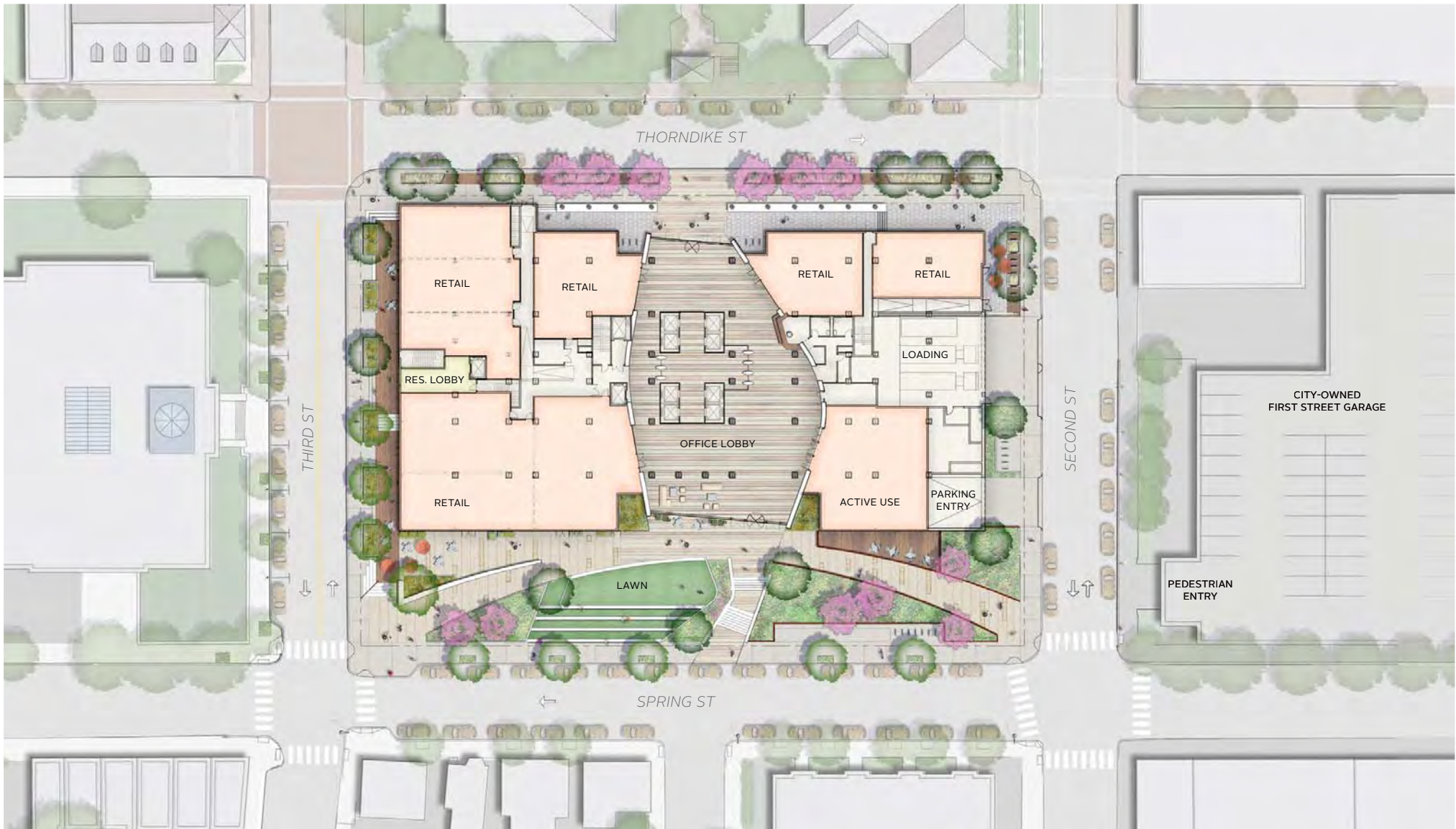
-  MBTA STOPS
-  PARKING
-  BIKE LANE
-  BIKE / MULTI- USE PATH
-  PROPOSED BIKE / MULTI- USE PATH
-  CYCLE TRACK
-  PEDESTRIAN ROUTES

DETAILED TRANSPORTATION MAP- NORTH EAST



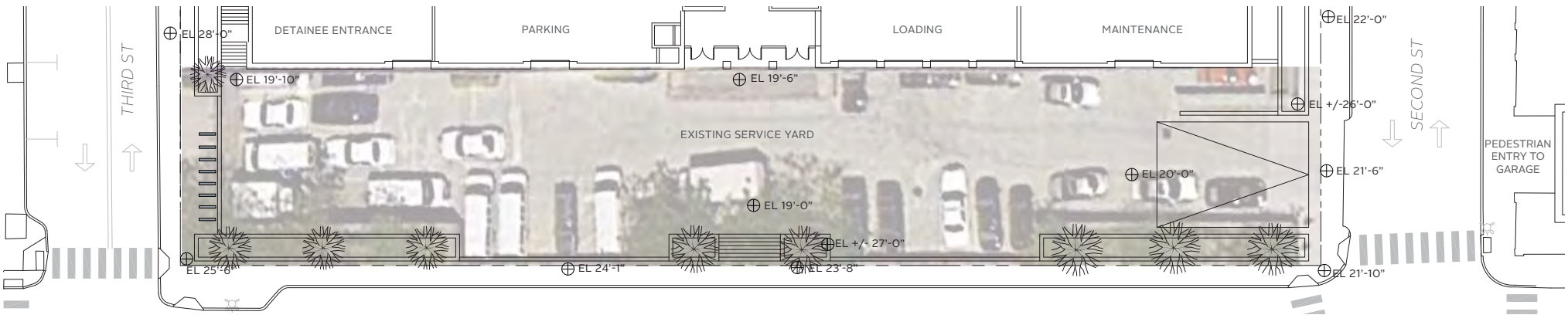


EXISTING SITE AND GRADING



LANDSCAPE AND GROUND FLOOR PLAN





EXISTING CONDITION

SPRING ST

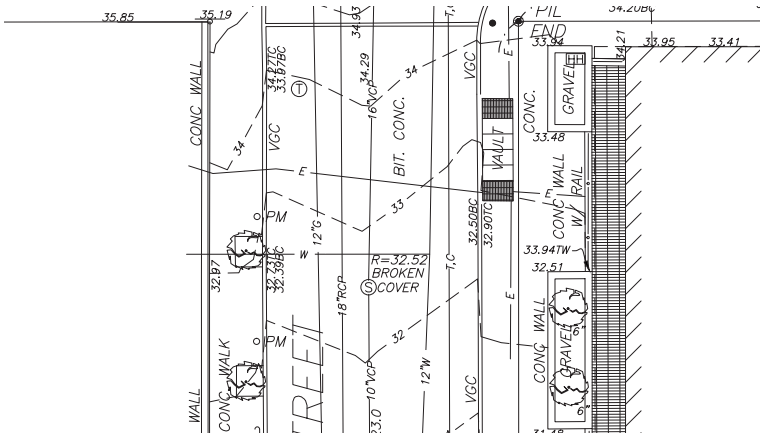


PROPOSED LANDSCAPING

SPRING STREET LANDSCAPED TERRACE

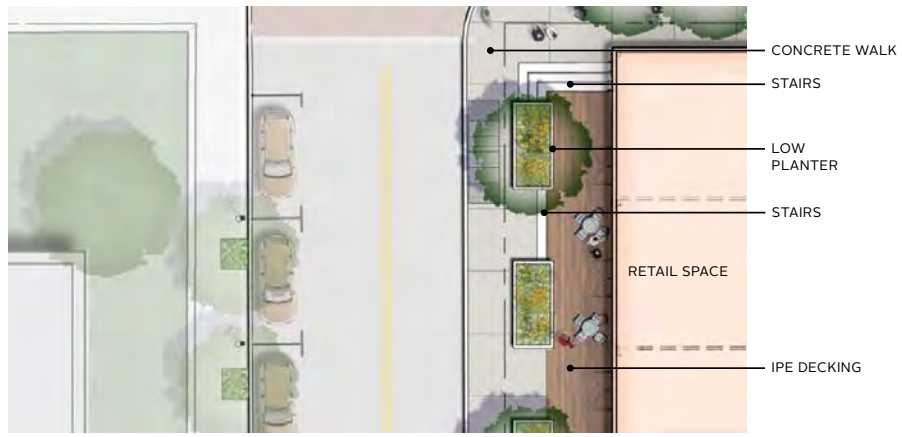


EXISTING STREETScape



EXISTING PLAN OF THIRD STREET

PROPOSED STREETScape



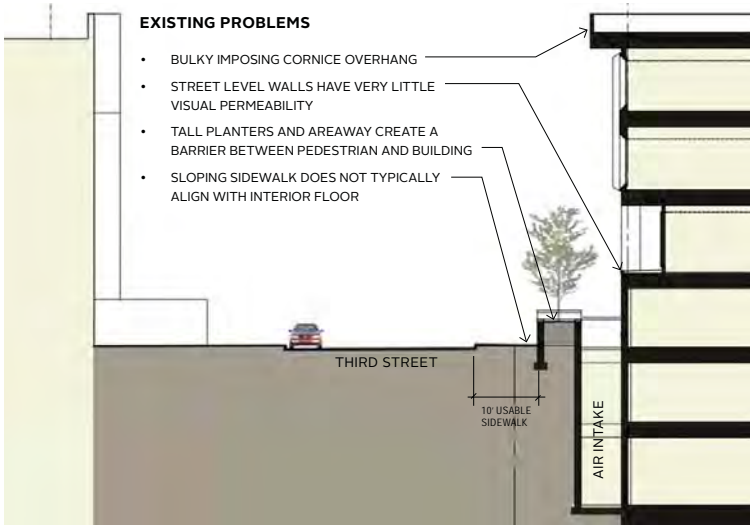
PROPOSED PLAN OF THIRD STREET

SECTION KEY



EXISTING PROBLEMS

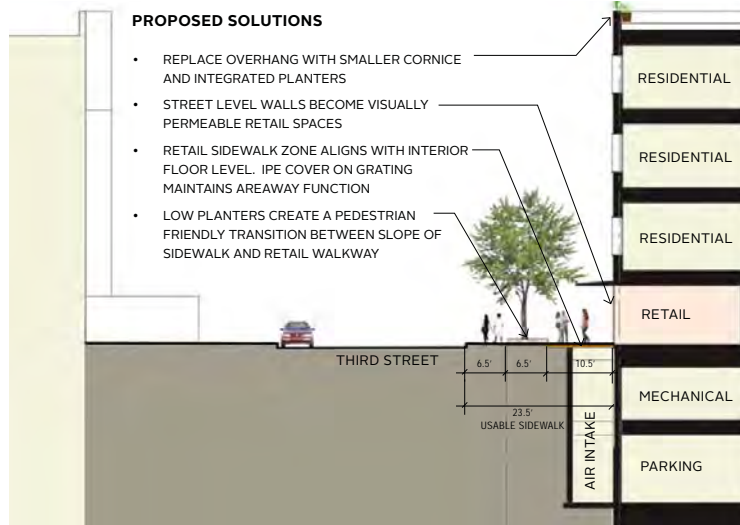
- BULKY IMPOSING CORNICE OVERHANG
- STREET LEVEL WALLS HAVE VERY LITTLE VISUAL PERMEABILITY
- TALL PLANTERS AND AREAWAY CREATE A BARRIER BETWEEN PEDESTRIAN AND BUILDING
- SLOPING SIDEWALK DOES NOT TYPICALLY ALIGN WITH INTERIOR FLOOR



EXISTING SECTION THROUGH THIRD STREET

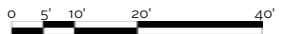
PROPOSED SOLUTIONS

- REPLACE OVERHANG WITH SMALLER CORNICE AND INTEGRATED PLANTERS
- STREET LEVEL WALLS BECOME VISUALLY PERMEABLE RETAIL SPACES
- RETAIL SIDEWALK ZONE ALIGNS WITH INTERIOR FLOOR LEVEL. IPE COVER ON GRATING MAINTAINS AREAWAY FUNCTION
- LOW PLANTERS CREATE A PEDESTRIAN FRIENDLY TRANSITION BETWEEN SLOPE OF SIDEWALK AND RETAIL WALKWAY

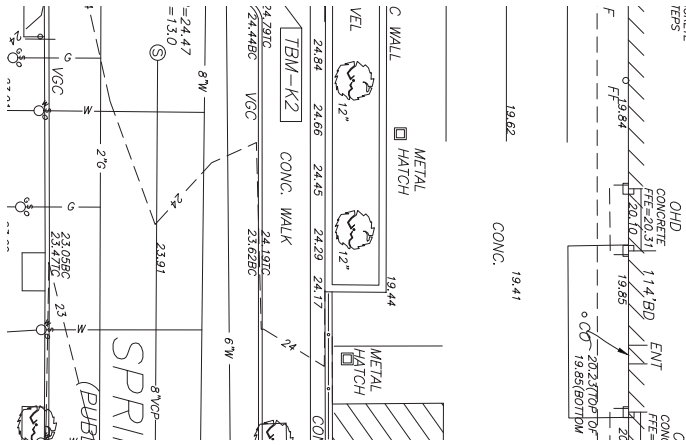


PROPOSED SECTION THROUGH THIRD STREET

STREETScape - THIRD STREET



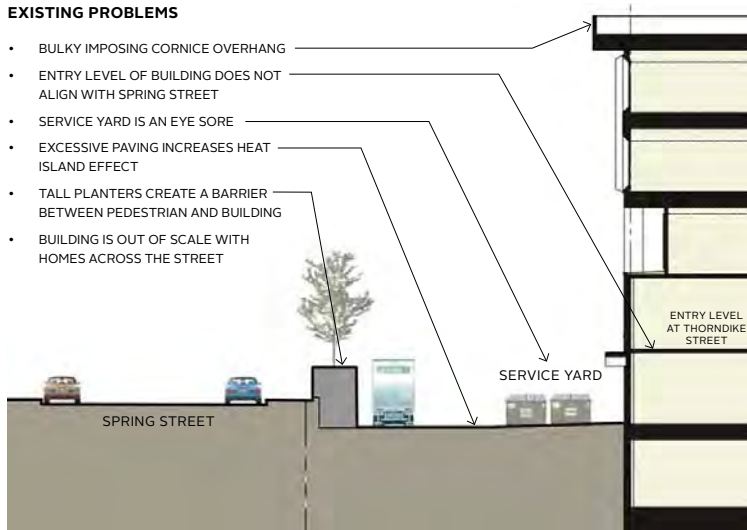
EXISTING STREETScape



EXISTING PLAN OF SPRING STREET

EXISTING PROBLEMS

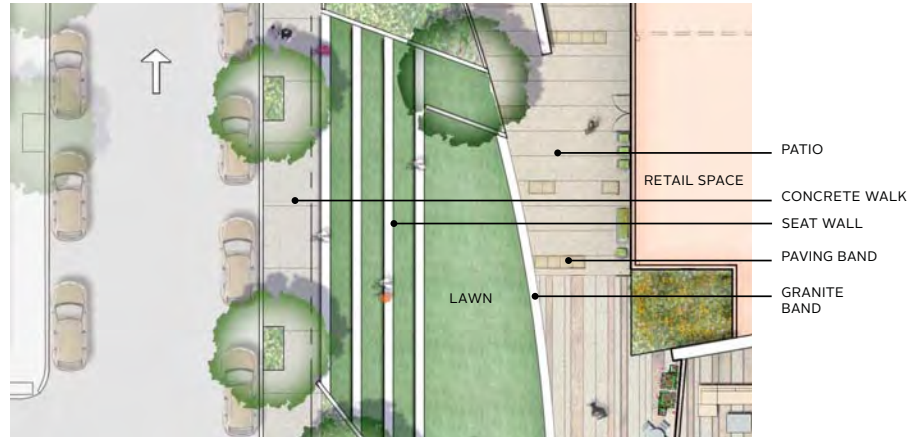
- BULKY IMPOSING CORNICE OVERHANG
- ENTRY LEVEL OF BUILDING DOES NOT ALIGN WITH SPRING STREET
- SERVICE YARD IS AN EYE SORE
- EXCESSIVE PAVING INCREASES HEAT ISLAND EFFECT
- TALL PLANTERS CREATE A BARRIER BETWEEN PEDESTRIAN AND BUILDING
- BUILDING IS OUT OF SCALE WITH HOMES ACROSS THE STREET



EXISTING SECTION THROUGH SPRING STREET

STREETSCAPE - SPRING STREET

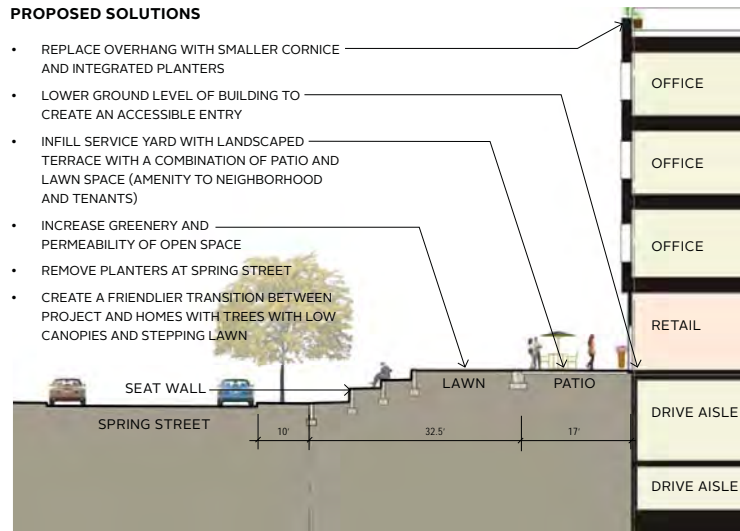
PROPOSED STREETScape



PLAN OF SPRING STREET

PROPOSED SOLUTIONS

- REPLACE OVERHANG WITH SMALLER CORNICE AND INTEGRATED PLANTERS
- LOWER GROUND LEVEL OF BUILDING TO CREATE AN ACCESSIBLE ENTRY
- INFILL SERVICE YARD WITH LANDSCAPED TERRACE WITH A COMBINATION OF PATIO AND LAWN SPACE (AMENITY TO NEIGHBORHOOD AND TENANTS)
- INCREASE GREENERY AND PERMEABILITY OF OPEN SPACE
- REMOVE PLANTERS AT SPRING STREET
- CREATE A FRIENDLIER TRANSITION BETWEEN PROJECT AND HOMES WITH TREES WITH LOW CANOPIES AND STEPPING LAWN

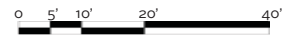


SECTION THROUGH SPRING STREET

SECTION KEY

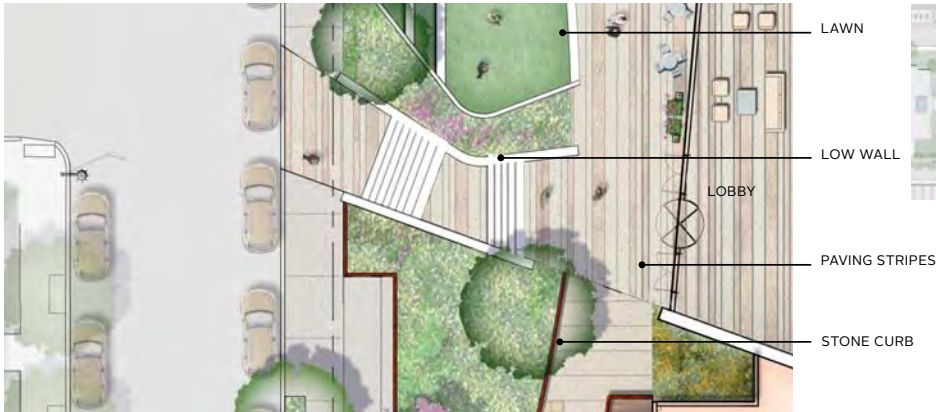


- PATIO
- RETAIL SPACE
- CONCRETE WALK
- SEAT WALL
- PAVING BAND
- GRANITE BAND
- LAWN



PROPOSED STREETScape

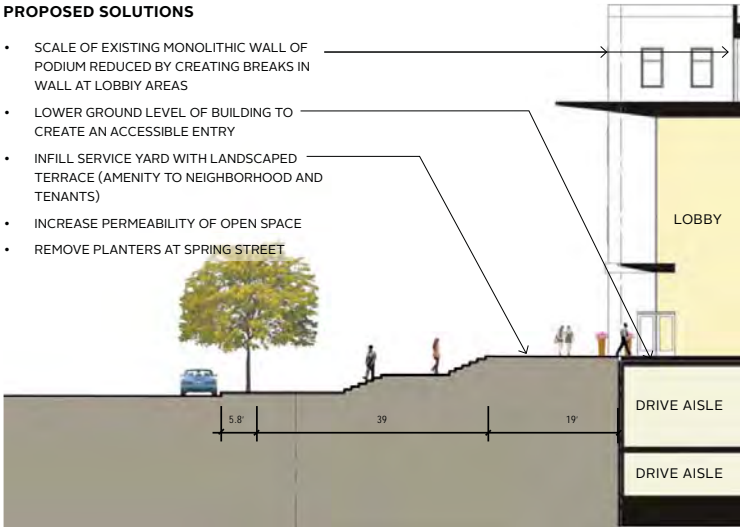
SECTION KEY



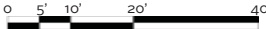
PROPOSED PLAN THROUGH SPRING STREET

PROPOSED SOLUTIONS

- SCALE OF EXISTING MONOLITHIC WALL OF PODIUM REDUCED BY CREATING BREAKS IN WALL AT LOBBY AREAS
- LOWER GROUND LEVEL OF BUILDING TO CREATE AN ACCESSIBLE ENTRY
- INFILL SERVICE YARD WITH LANDSCAPED TERRACE (AMENITY TO NEIGHBORHOOD AND TENANTS)
- INCREASE PERMEABILITY OF OPEN SPACE
- REMOVE PLANTERS AT SPRING STREET

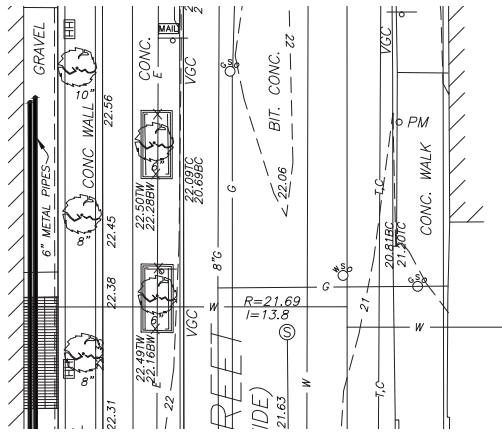


PROPOSED SECTION THROUGH SPRING STREET



STREETSCAPE – SPRING STREET

EXISTING STREETScape

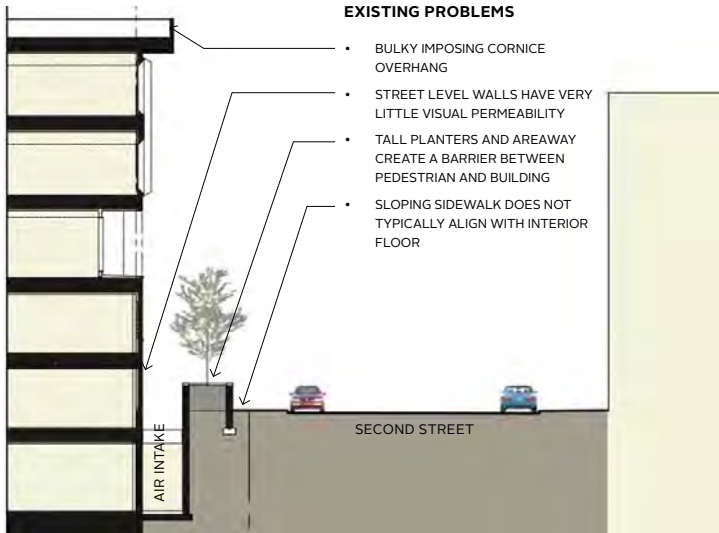


EXISTING PLAN THROUGH SECOND STREET

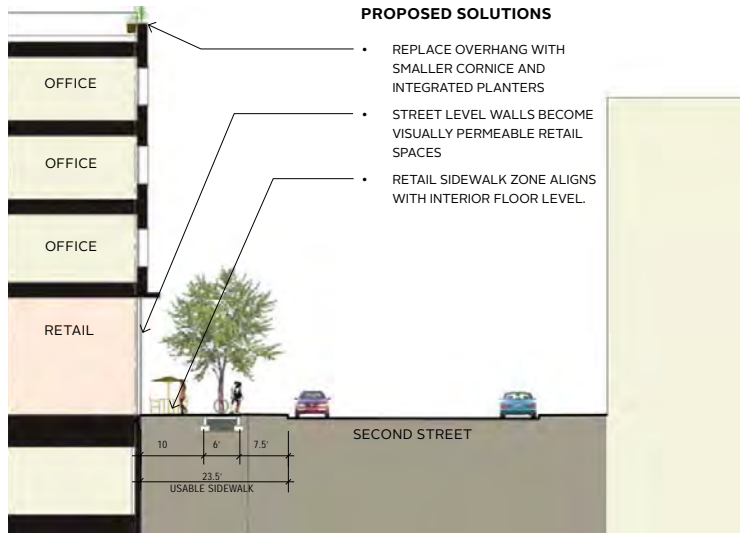
PROPOSED STREETScape



PROPOSED PLAN THROUGH SECOND STREET

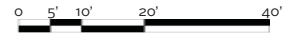


EXISTING SECTION THROUGH SECOND STREET

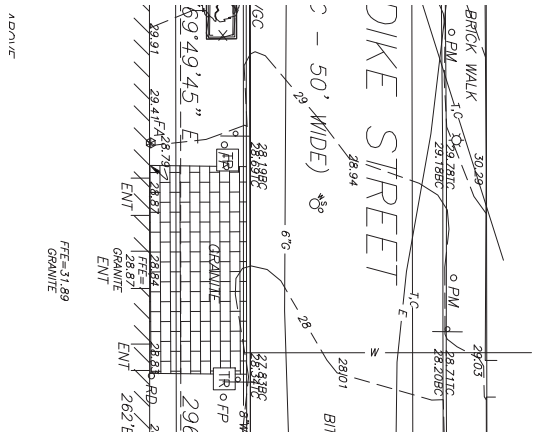


PROPOSED SECTION THROUGH SECOND STREET

STREETScape - SECOND STREET



EXISTING STREETScape



PROPOSED STREETScape



SECTION KEY



EXISTING PLAN OF THORNDIKE STREET

PROPOSED PLAN OF THORNDIKE STREET



EXISTING SECTION THROUGH THORNDIKE STREET















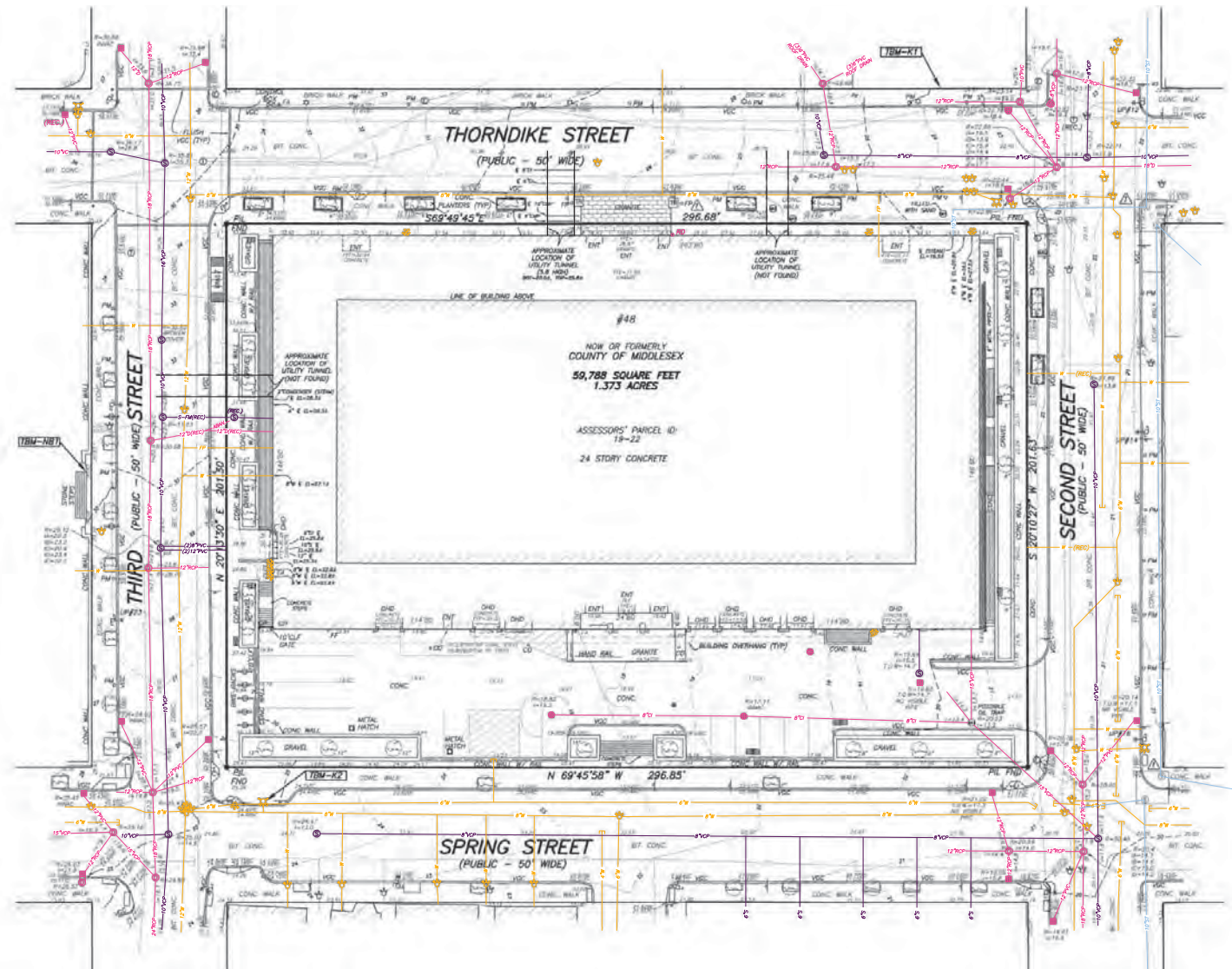
PROPOSED SECTION THROUGH THORNDIKE STREET

STREETScape - THORNDIKE STREET















SYMBOL KEY

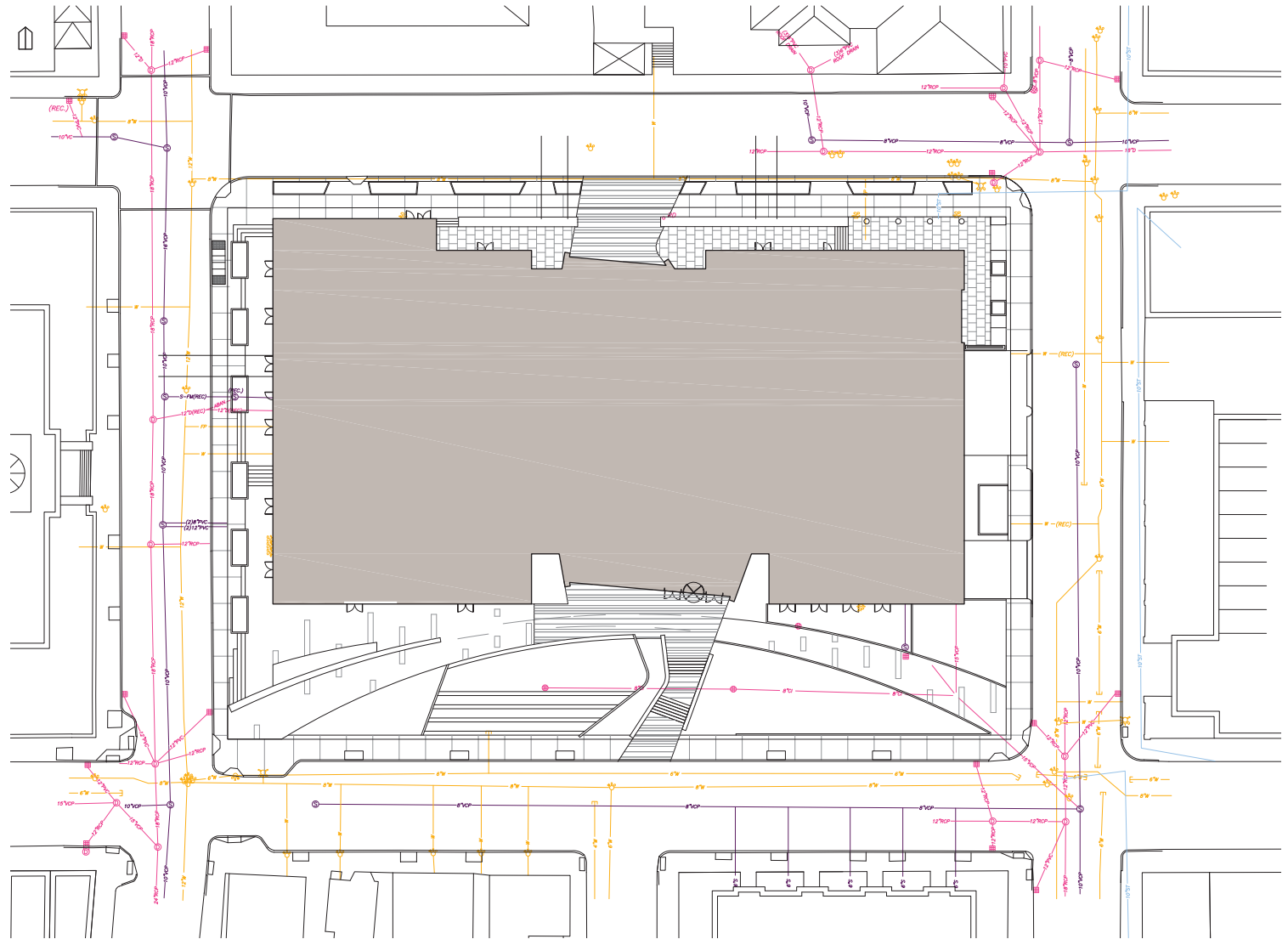
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-  DRAIN MANHOLE
-  HYDRANT
-  WATER SHUT OFF
-  STAND PIPE
-  CATCH BASIN
-  ROUND CATCH BASIN
-  CLEAN OUT
-  SEWER
-  DRAIN
-  WATER
-  STEAM LINE



EXISTING UTILITY PLAN

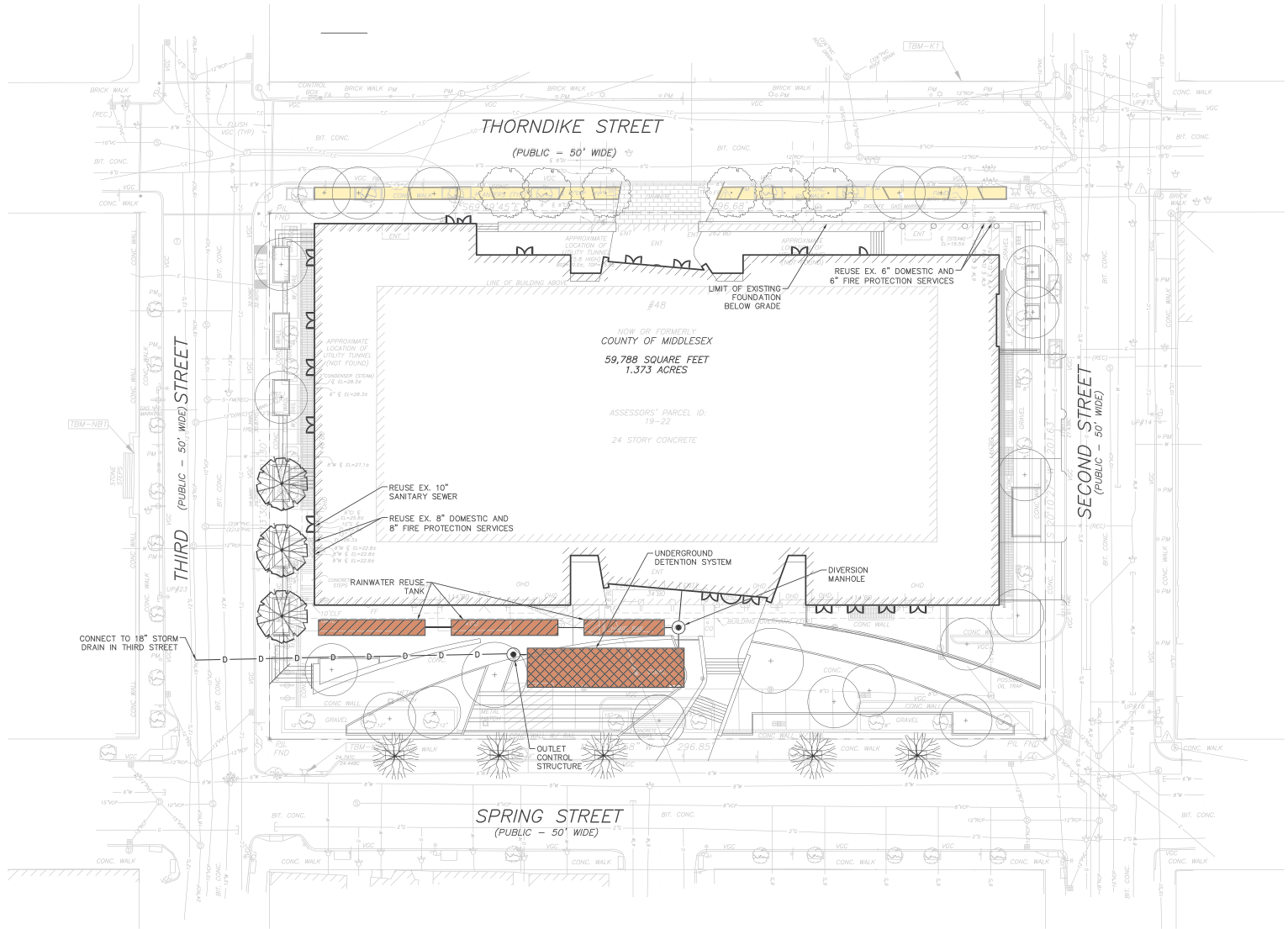
SYMBOL KEY

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-  WATER SHUT OFF
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-  CATCH BASIN
-  ROUND CATCH BASIN
-  CLEAN OUT
-  S SEWER
-  D DRAIN
-  W WATER
-  STEAM LINE



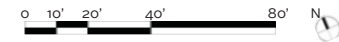
UTILITY PLAN





- RAINWATER REUSE AND DETENTION SYSTEMS
- RAIN GARDEN

STORM WATER PLAN

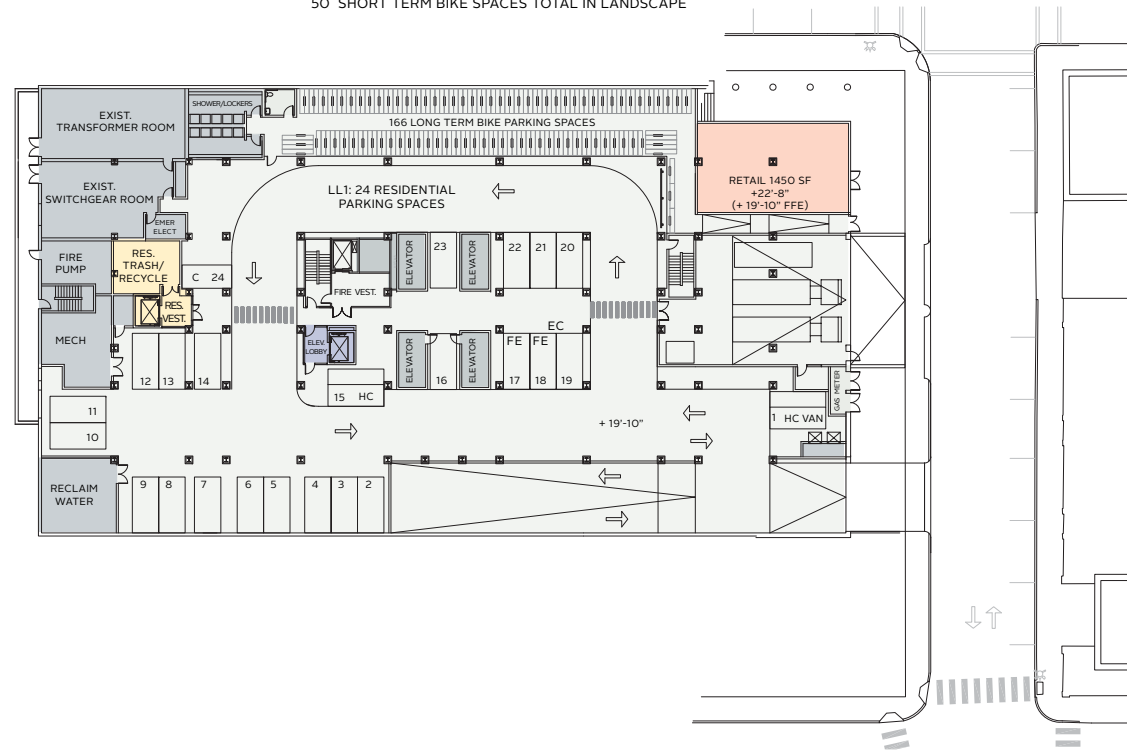


166 LONG TERM BIKE SPACES TOTAL IN BUILDING

50 SHORT TERM BIKE SPACES TOTAL IN LANDSCAPE

SYMBOL KEY

- RETAIL COMMON AREAS
- RETAIL TENANT
- OFFICE COMMON AREAS
- OFFICE TENANT
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL APARTMENT
- PARKING / LOADING
- MECHANICAL
- C COMPACT SPACE
- HC HANDICAP SPACE
- HOV CARPOOL PRIORITY
- FE FUEL EFFICIENT VEHICLE PRIORITY SPACE
- EC ELECTRIC VEHICLE CHARGE STATION



PROPOSED FLOOR PLAN – FLOOR LL1



