



101 CAMBRIDGE PARK DRIVE
PLANNING BOARD SPECIAL PERMIT SUBMISSION
VOLUME 2

KSP

**King
Street
Properties**

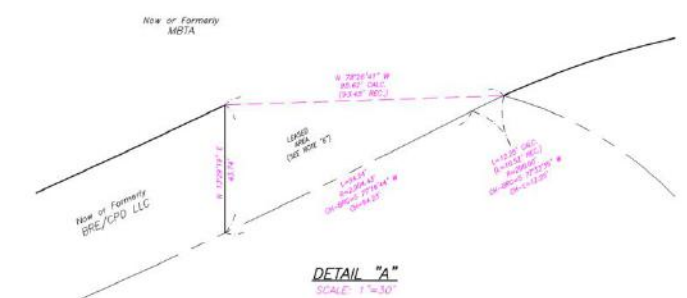
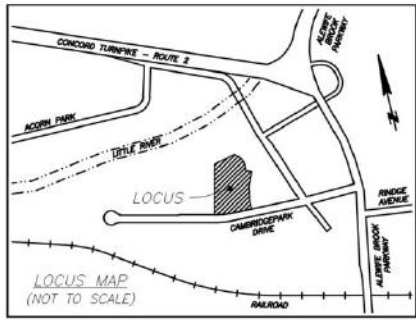
Placemaking. For Science.

**DIMELLA
SHAFFER**

June 28, 2019
Revised October 4, 2019
Revised January 22, 2020
Revised February 11, 2020

Pages in **BOLD** have been revised since the 12/19/19 hearing

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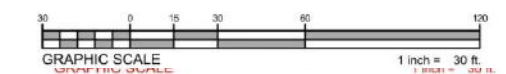
ZONING INFORMATION PER PZR REPORT PREPARED BY THE PLANNING AND ZONING RESOURCE CORPORATION, DATED 10/23/2013

ZONING DESIGNATION: OFFICE 2-A, ALEWIFE OVERLAY DISTRICT 6 AND FLOODPLAIN OVERLAY DISTRICT

OFFICE 2-A DIMENSIONAL REQUIREMENTS	EXISTING (PER PZR)
MINIMUM FRONT YARD: $H+L/4 = 36+290/4 = 326/4 = 81.5$ FEET	260 FEET
MINIMUM SIDE YARD: $H+L/5 = 36+166.9/5 = 202.9/5 = 40.5$ FEET	0 FEET (WEST SIDE) / 47.5 FEET (EAST SIDE)
MINIMUM REAR YARD: $H+L/4 = 36+202.3/4 = 238.3/4 = 59.57$ FEET	3.1 FEET
MAXIMUM HEIGHT: 60'/70'	2 STORY
MINIMUM LOT SIZE: 5,000 SQ.FT.	132,745 SQ.FT.
MINIMUM LOT WIDTH: 50'	302.34 FEET
MINIMUM RATIO OF PRIVATE OPEN SPACE TO LOT AREA: 15%	53%
MAXIMUM FLOOR AREA RATIO: 1.25/1.5	0.50
PARKING SPACED REQUIRED:	84 / 106

- LEGEND**
- ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ CABLE TV MANHOLE
 - ⊙ MANHOLE
 - ⊙ HYDRANT
 - ⊙ WATER SHUT OFF
 - ⊙ CATCH BASIN
 - ⊙ GUY WIRE
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - ⊙ ELECTRIC HANDHOLE
 - ⊙ SHUT OFF (UNKNOWN)
 - ⊙ ER ELECTRIC RISER
 - ⊙ VP VENT PIPE
 - ⊙ BOLLARD
 - ⊙ SECURITY CAMERA
 - ⊙ SIGN
 - ⊙ AD AREA DRAIN
 - ⊙ ICV IRRIGATION CONTROL VALVE
 - ⊙ FA FIRE ALARM
 - ⊙ PIV POST INDICATOR VALVE
 - ⊙ GP GATE POST
 - FLOW DIRECTION
 - ⊙ OBSERVATION WELL
 - ⊙ TRASH RECEPTACLE
 - ⊙ STAND PIPE/SIAMESE CONNECTION
 - ⊙ FLOODLIGHT
 - ⊙ HANDICAP PARKING SPACE
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - ⊙ HANDICAP RAMP
 - ⊙ WETLANDS
 - BIT BITUMINOUS
 - BB BIT. CONC. BERM
 - BC BOTTOM OF CURB
 - BOC BOTTOM OF CHAMBER
 - BOT BOTTOM
 - CALC CALCULATED
 - CLF CHAIN LINK FENCE
 - CH-L CHORD LENGTH
 - CH-BRG CHORD BEARING
 - COMP COMPACTOR
 - CONC CONCRETE
 - CHW CONCRETE HEADWALL
 - ECB EMERGENCY CALL BOX
 - ENT ENTRANCE
 - FGC FLUSH GRANITE CURB
 - GM GAS METER
 - GRVL GRAVEL
 - I INVERT
 - LR IRON ROD
 - LSA LANDSCAPED AREA
 - M&S MULCH & SHRUBS
 - MDC METROPOLITAN DISTRICT COMMISSION
 - NVP NO VISIBLE PIPE
 - PIV POST INDICATOR VALVE
 - REC RECORD
 - S.F. SQUARE FEET
 - SGC SLOPED GRANITE CURB
 - TC TOP OF CURB
 - TOW TOP OF WATER
 - TRANS TRANSFORMER
 - TT TOP OF TRAP
 - TYP TYPICAL
 - VGC VERTICAL GRANITE CURB
 - CHAIN LINK FENCE
 - CABLE
 - GAS
 - ELECTRIC
 - SEWER
 - TELEPHONE
 - WATER
 - CONTOUR
 - 18
 - 18.65 FLOOD ELEVATION CONTOUR

- NOTES:**
- 1) BENCH MARK INFORMATION:
BENCH MARK USED:
TBM-DH1: RIGHT FRONT BOLT ON HYDRANT 110 FEET FROM THE MAIN ENTRANCE OF THE BUILDING, AND BY THE HANDICAP PARKING SPACES, AS SHOWN HEREON. ELEVATION = 20.57
TEMPORARY BENCH MARKS SET:
TBM-A: CHISEL SQUARE SET IN THE NORTHEASTERLY CORNER OF A LIGHT POLE BASE, AS SHOWN HEREON. ELEVATION = 21.69
TBM-B: CHISEL SQUARE SET IN THE NORTHEASTERLY CORNER OF A LIGHT POLE BASE, AS SHOWN HEREON. ELEVATION = 21.35
 - 2) ELEVATIONS REFER TO CITY OF CAMBRIDGE CITY BASE
 - 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
 - 4) BY ELEVATION, THE PARCEL SHOWN HEREON LIES PARTLY WITHIN A ZONE "X" AND PARTLY WITHIN A ZONE "AE" (BASE FLOOD ELEVATION 6.8 NAVD 88 PER LETTER OF MAP REVISION 15-01-2142P = ELEVATION 18.4 CAMBRIDGE CITY BASE). REFER TO FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 2501700419E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0419E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
 - 5) UTILITY INFORMATION SHOWN IS BASED ON FIELD SURVEY OF OBSERVABLE STRUCTURES. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE NOT BEEN DETERMINED AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID PLAN, SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.
 - 6) THE LEASED AREA SHOWN HEREON ABUTTING THE NORTHERLY BOUNDARY OF LOCUS, WITHIN LAND NOW OR FORMERLY OF THE MBTA, IS SHOWN ON EXHIBIT A OF AN UNRECORDED USE AND OCCUPANCY AGREEMENT ENTITLED "MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, USE AND OCCUPANCY AGREEMENT, RAILROAD PURPOSES, GENETICS INSTITUTE, INC., CAMBRIDGE, MASSACHUSETTS" DATED APRIL 1, 2001, EXECUTED JANUARY 8, 2002.
 - 7) WETLANDS FLAGS SHOWN HEREON WERE SET BY ECOTEC, INC. ON SEPTEMBER 29, 2015.





RESIDENTIAL
OFFICES

MBTA
101 CPD

EDUCATION/HOUSE OF
WORSHIP/RETAIL
REGISTERED SOLAR SYSTEMS

BIKE TRAILS
LOCAL ROADWAYS
AOD - 6 DISTRICT

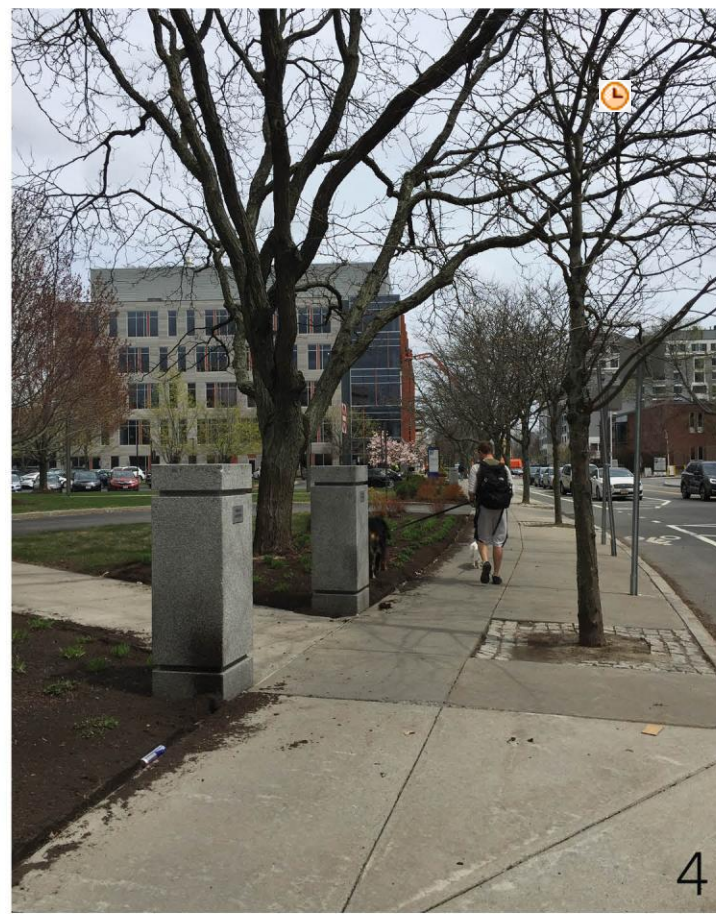




EXISTING RETAIL TOTAL:	22,100 SF
SUMMER SHACK	8,500 SF
BERTUCCI'S	6,400 SF
REVIVAL CAFE	7,200 SF

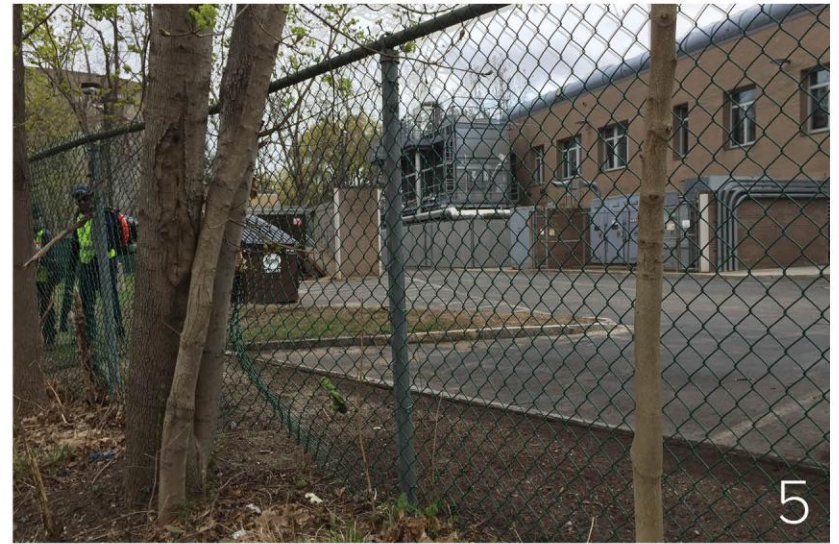
FUTURE RETAIL TOTAL:	16,250 SF
35 CPD PIZZA EATERY	4,000 SF
50 CPD	7,000 SF
101 CPD	2,750 SF
125 CPD MOTHERSHIP	2,500 SF

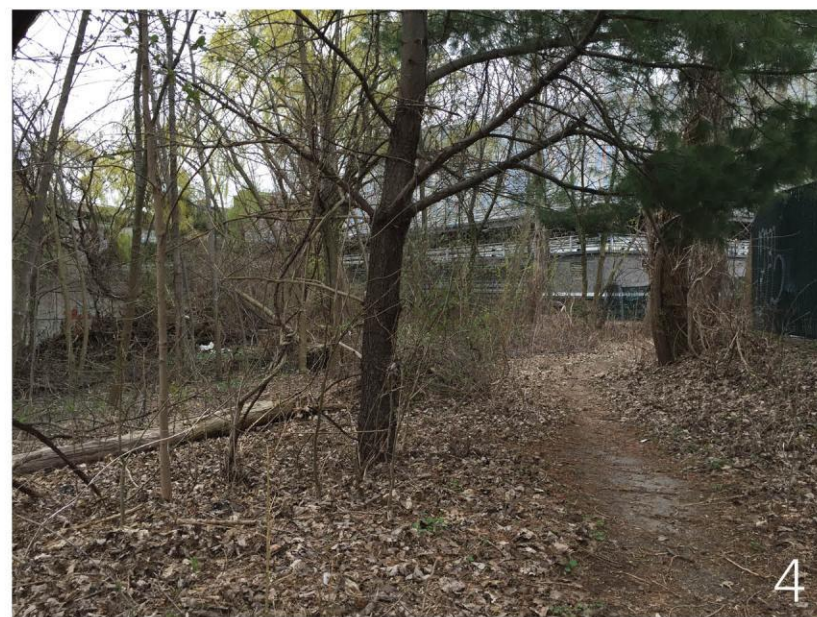






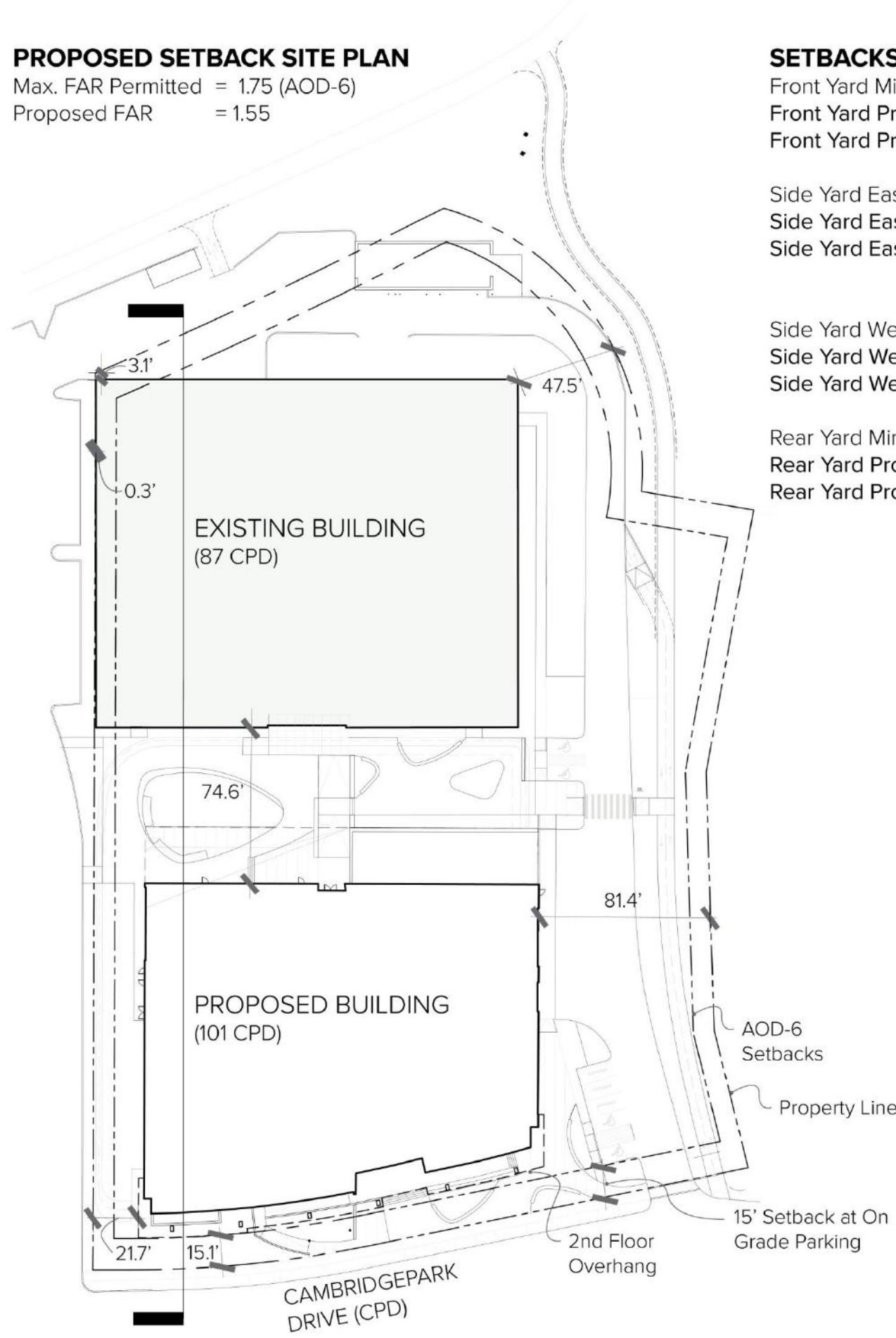






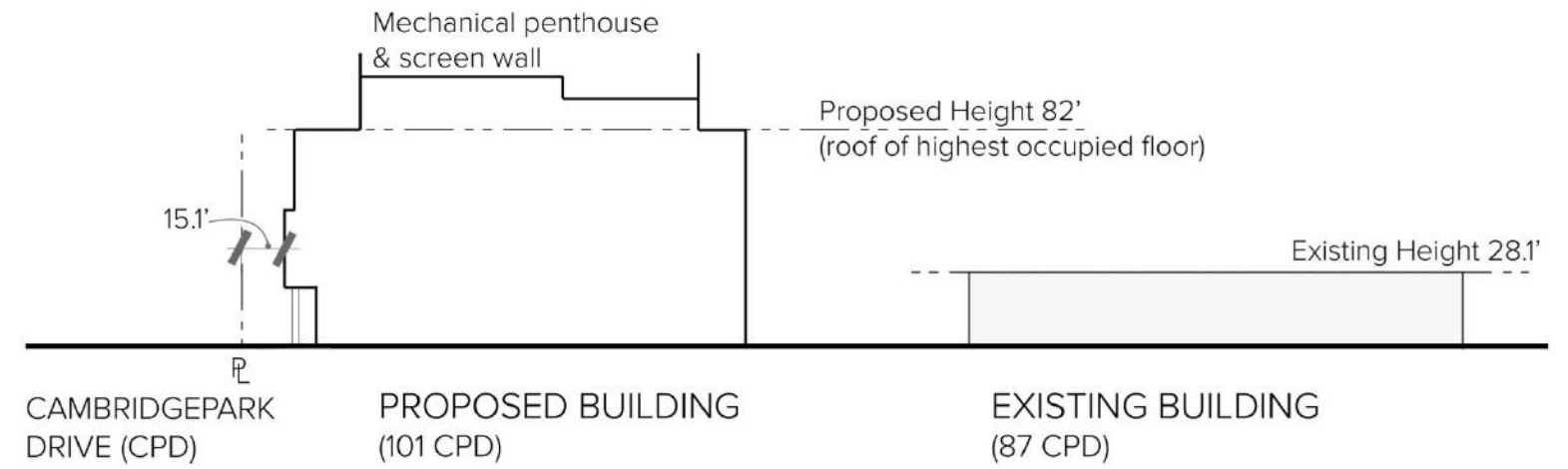
PROPOSED SETBACK SITE PLAN

Max. FAR Permitted = 1.75 (AOD-6)
 Proposed FAR = 1.55

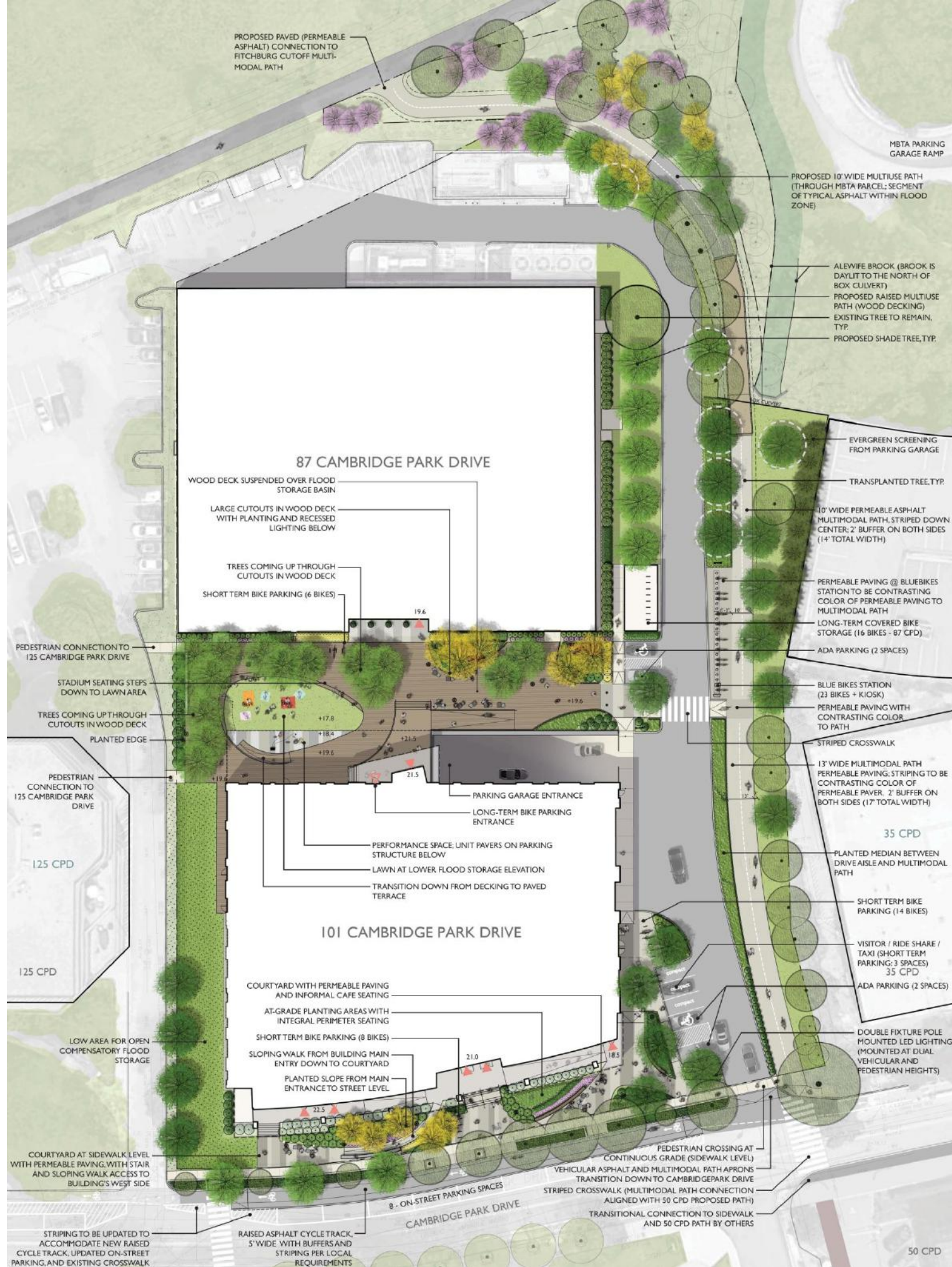


SETBACKS

Front Yard Min. Allowed	= 15' (AOD-6)
Front Yard Proposed (101 CPD Only)	=15.1'
Front Yard Proposed (Overall Site)	=15.1' (proposed at 101 CPD)
Side Yard East Min. Allowed	=10' (AOD-6)
Side Yard East Proposed (101 CPD Only)	=81.4'
Side Yard East Proposed (Overall Site)	=47.5' (existing at 87 CPD)
Side Yard West Min. Allowed	=10' (AOD-6)
Side Yard West Proposed (101 CPD Only)	=21.7'
Side Yard West Proposed (Overall Site)	=0.3' (existing at 87 CPD)
Rear Yard Min. Allowed	=15'(AOD-6)
Rear Yard Proposed (101 CPD Only)	=74.6' (bldg-bldg)
Rear Yard Proposed (Overall Site)	=3.1' (existing at 87 CPD)



PROPOSED BUILDING SECTION



BASE MULTI-USE PATH CONNECTION



ALTERNATE MULTI-USE PATH CONNECTION



WAGNERHODGSON
LANDSCAPE ARCHITECTURE
VT802.864.0010 NYS18.567.1791 wagnerhodgson.com

DIMELLA SHAFFER



ENLARGED SITE PLAN
101 Cambridgepark Drive / 06/28/19
REVISED 02/11/20

