

PLANNING BOARD HEARING 02

75/109 Smith Place, Cambridge MA

05.22.2020



FOR REFERENCE

DESIGN RENDERING PREVIOUSLY PROPOSED – 02.25.2020

OVERALL COMMENTS PROVIDED BY CDD STAFF AND THE PLANNING BOARD

- **Project Location / Future Planned Alignments**
- **Reduction of Surface Parking**
- **Preparation for Alewife Plan Implementation**
 - **Roadway Alignments** (*includes Landscape response to street alignments*)
 - Day 1 – Limited Utility Relocation
 - Day 1 – Resiliency Plan
 - Single Shared Drive (*Cooperation with CC&F*)
 - Utility Undergrounding
 - Westward Expansion of Wilson Rd / Fawcett St
 - Future Alignment of Smith Place
 - Future– Resiliency Plan
- **Building Design Improvements**
 - **Entry Courtyard**
 - **North & South Elevation Design**
 - **Penthouse Design**
 - Massing, Texture, Color
 - **East / West Facades**
 - Solar Glare
 - Glass height off of floor
 - **Future Tenant**
 - Entry & Canopy Locations
 - **Additional Requested Views**

PROJECT LOCATION / FUTURE PLANNED ALIGNMENTS





A
SOUTH-EAST:
PHOTO FROM SMITH PLACE AND
WILSON ROAD INTERSECTION



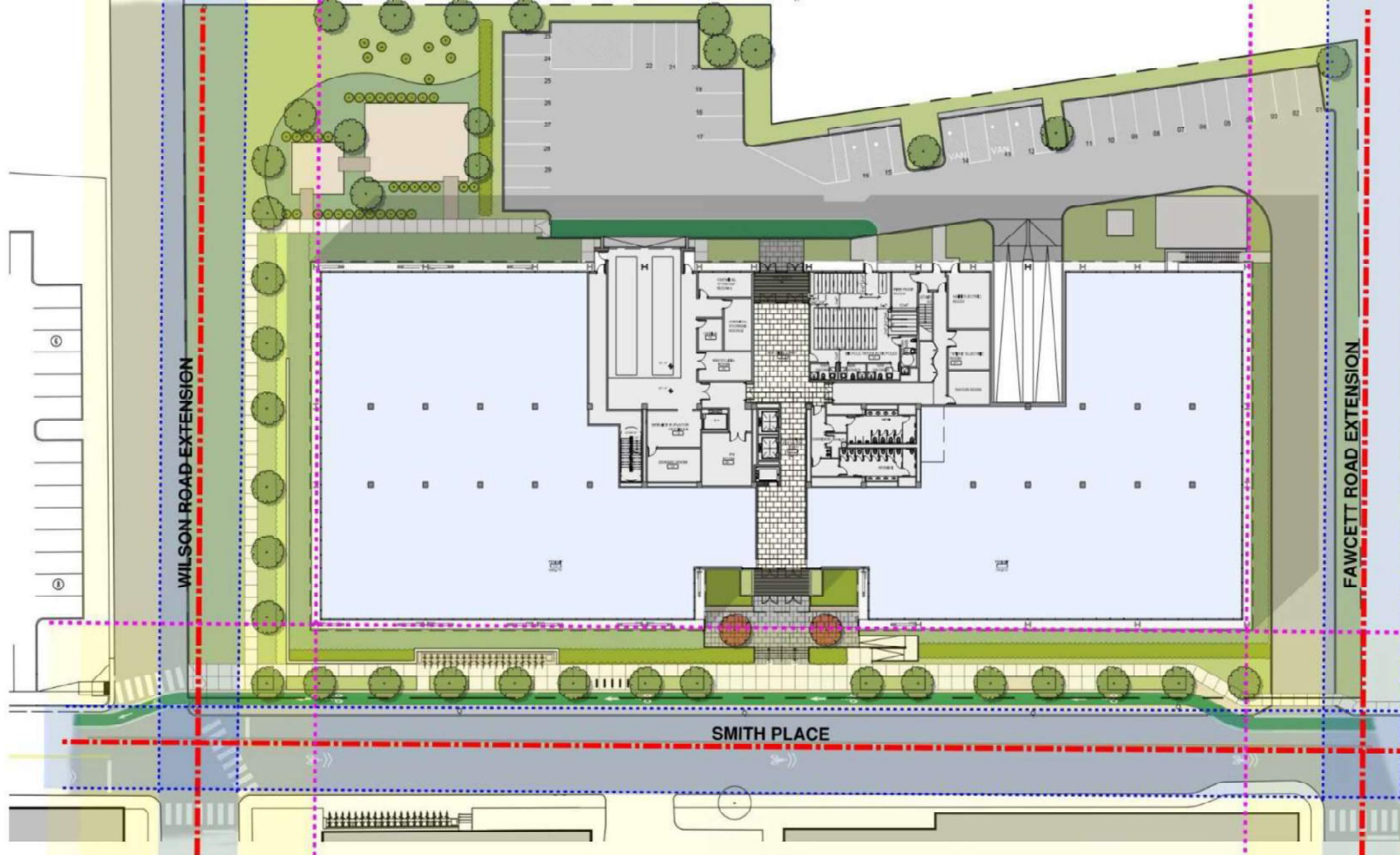
B
SOUTH WEST:
PHOTO FROM ADLEY ROAD,
REAR OF SITE



C
NORTH EAST:
PHOTO FROM SMITH PLACE
AT FAWCETT STREET



Alewife District Plan
Right of Way

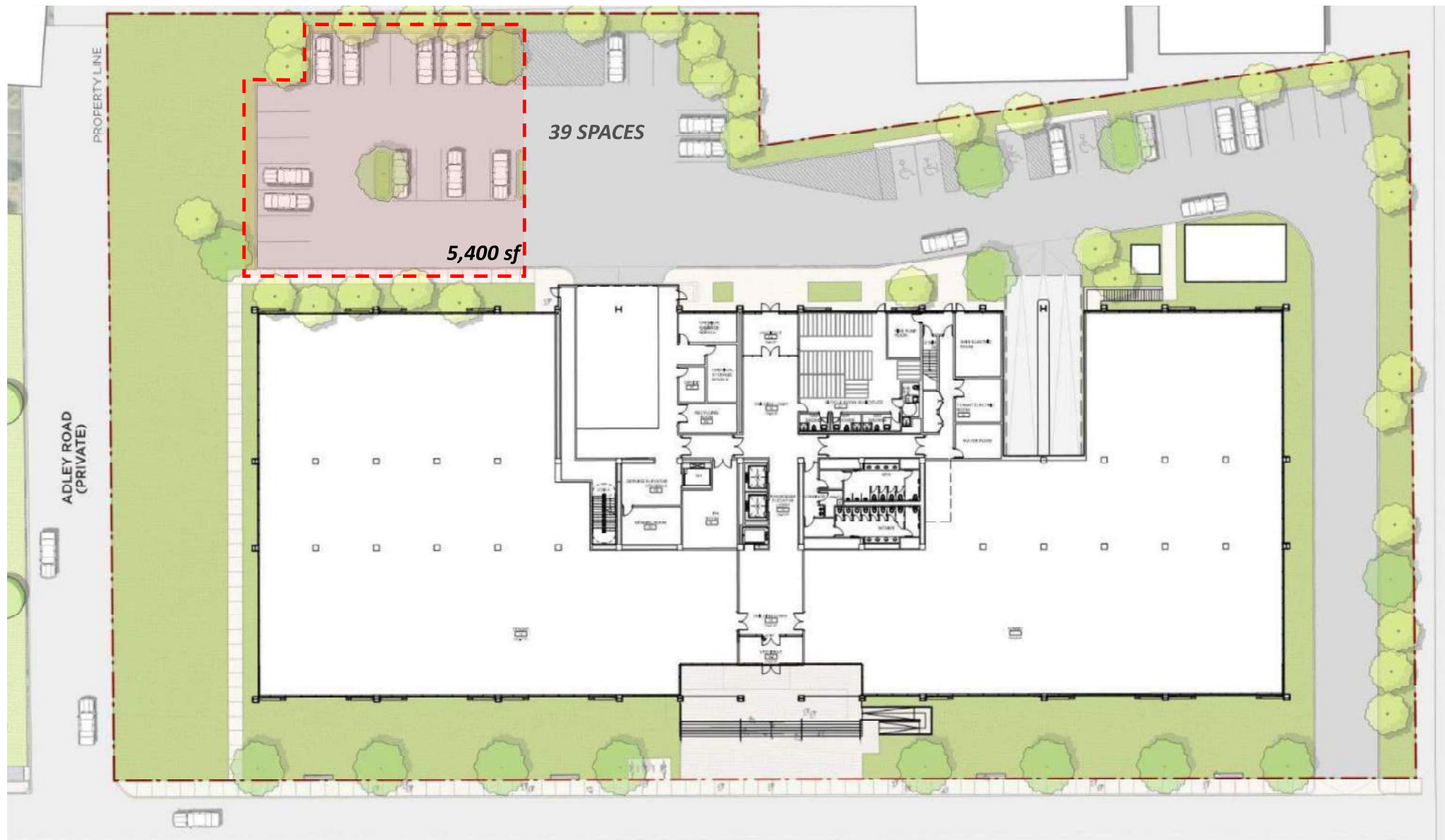


75/109 SMITH PLACE
 FRESH POND, CAMBRIDGE

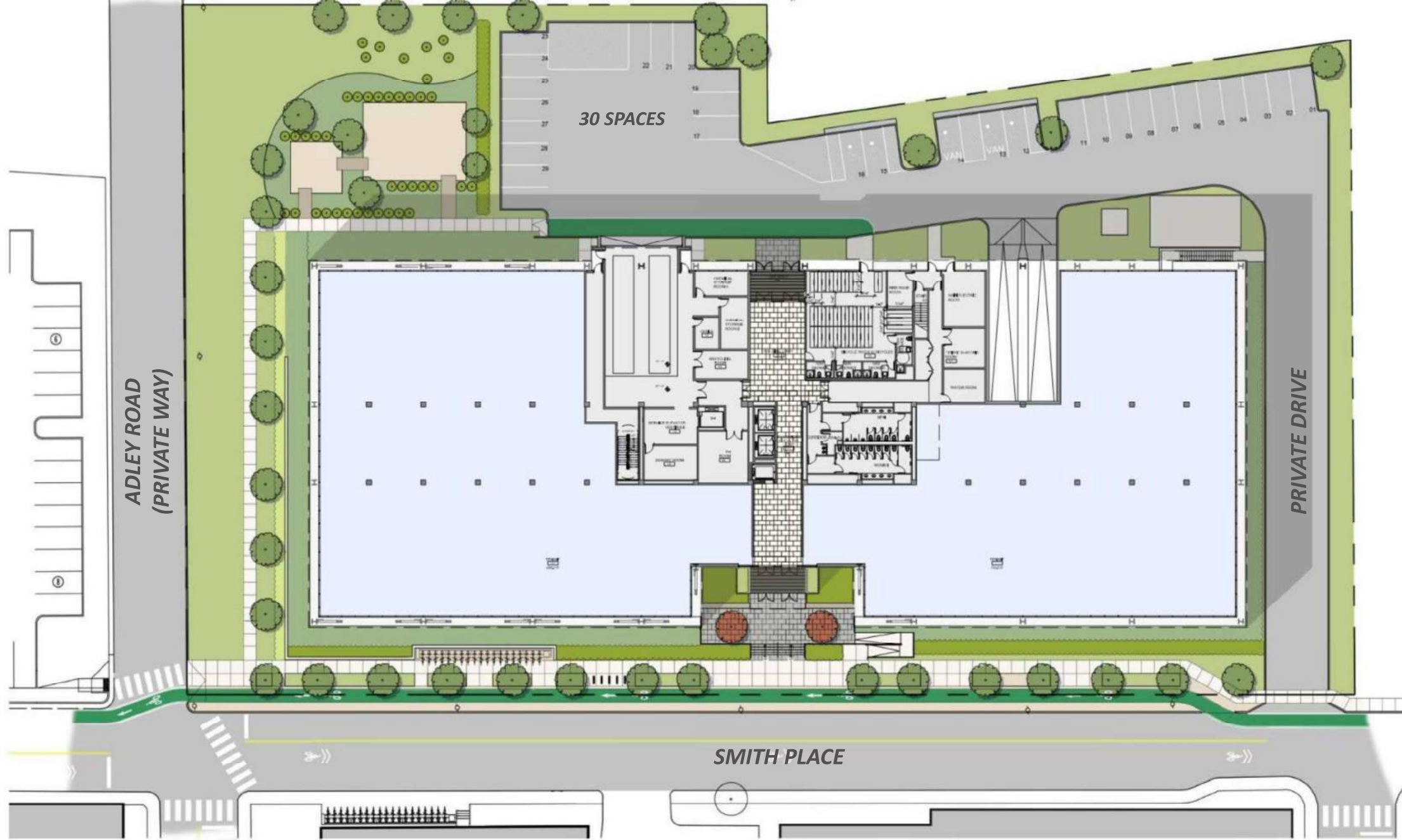


FUTURE PLANNED ALIGNMENTS
 PLANNING BOARD HEARING 02

REDUCTION OF SURFACE PARKING



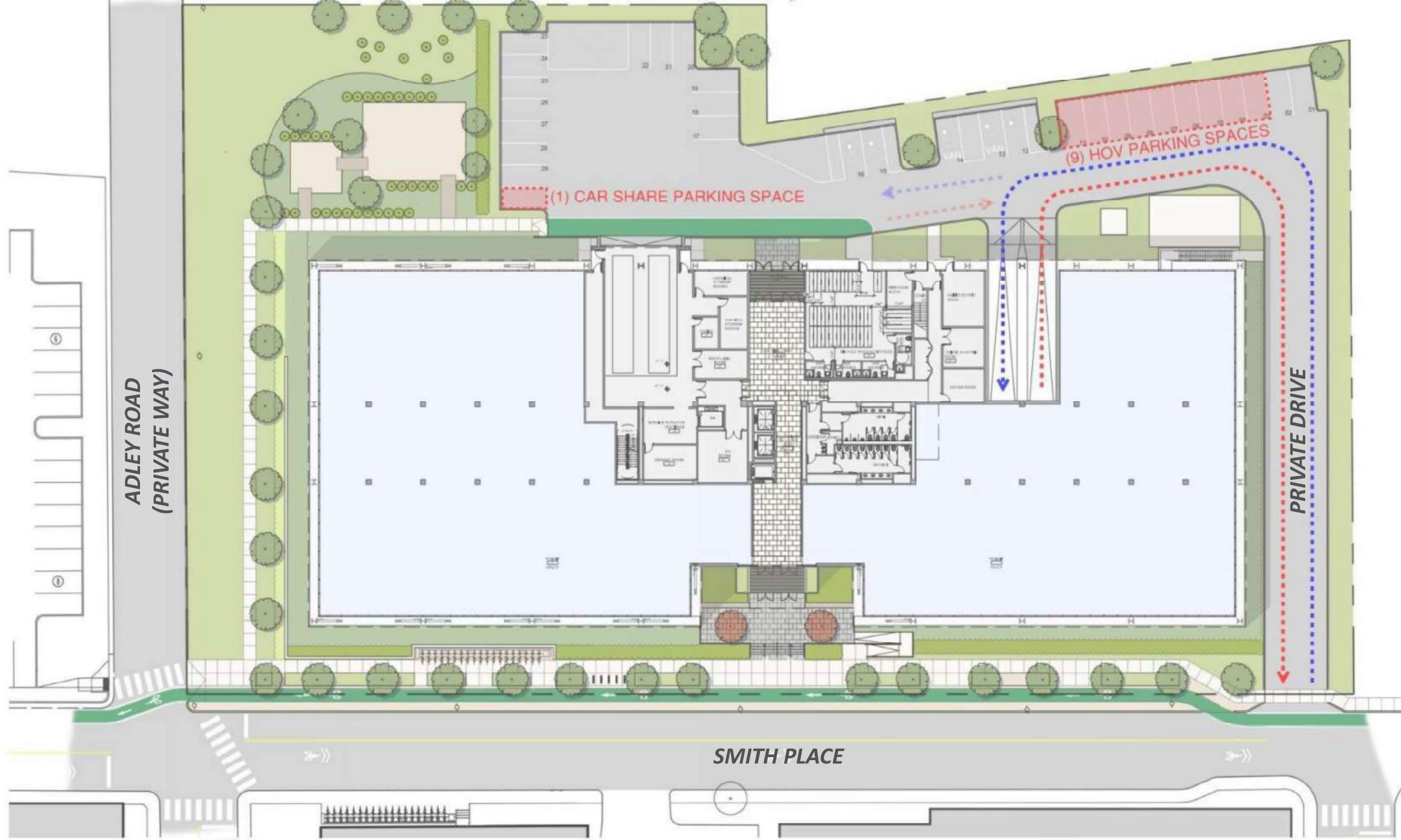
PREVIOUSLY PROPOSED SITE PLAN
PRESENTED 02.25.2020



75/109 SMITH PLACE
 FRESH POND, CAMBRIDGE



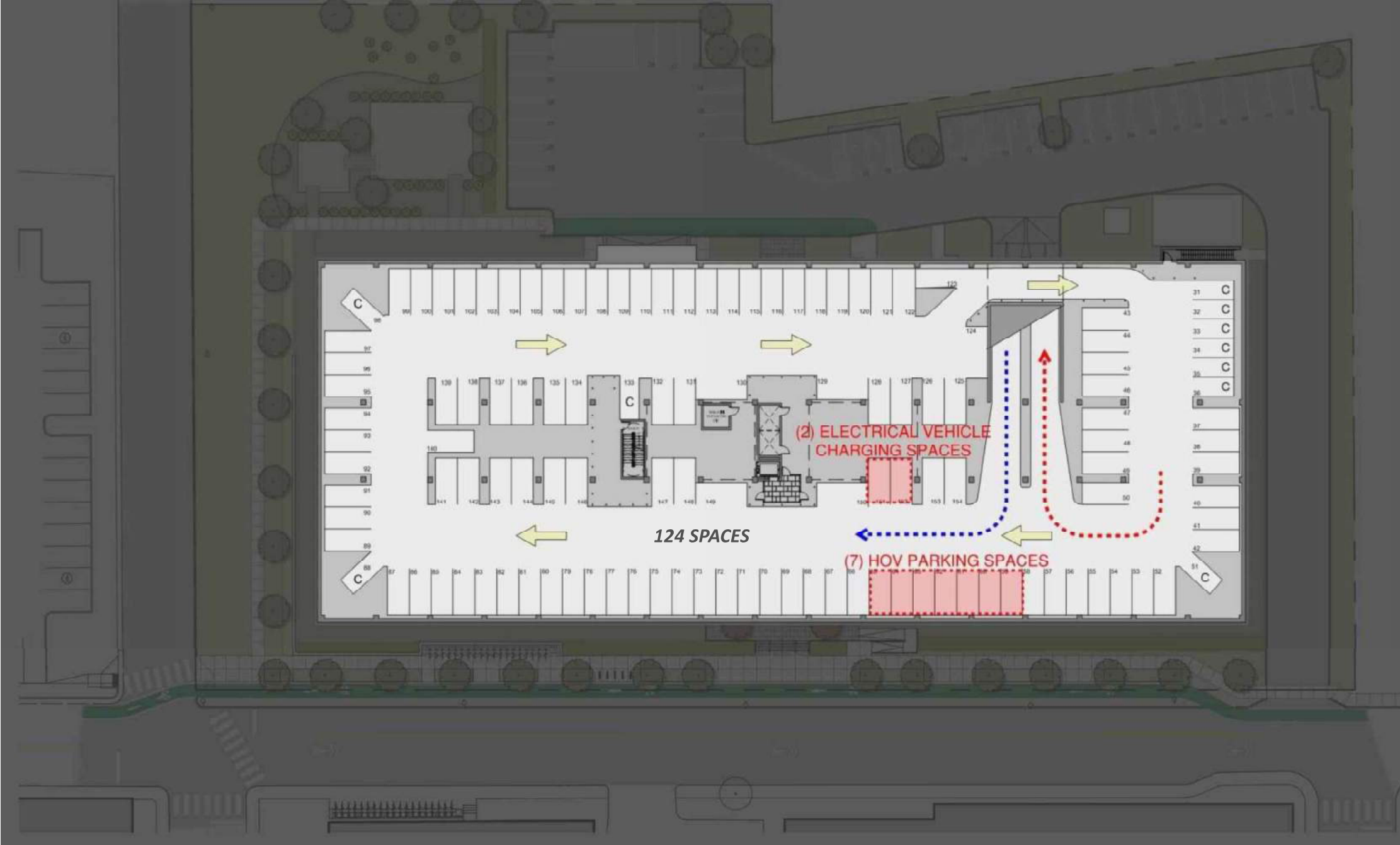
REDUCTION OF SURFACE PARKING
 PLANNING BOARD HEARING 02

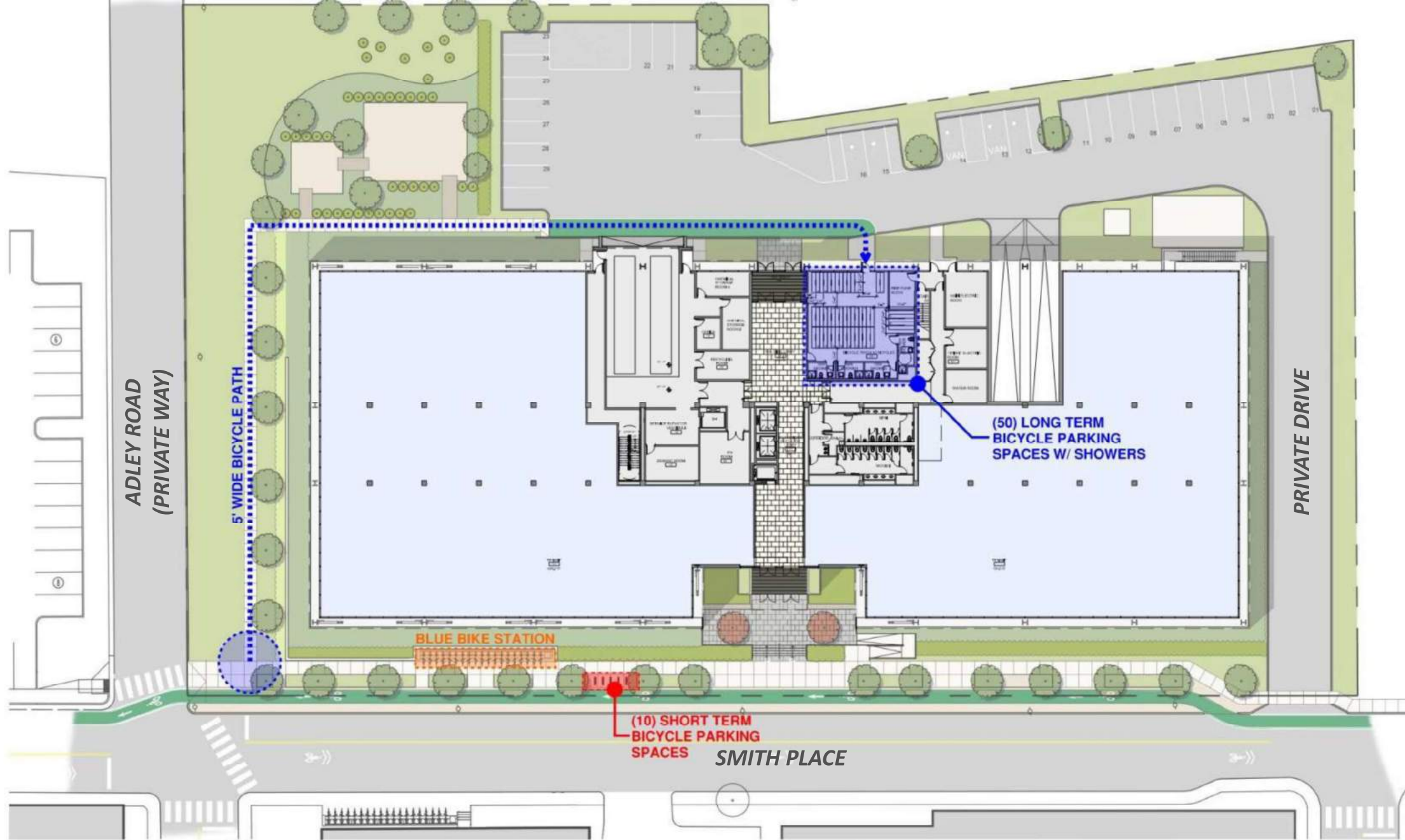


75/109 SMITH PLACE
 FRESH POND, CAMBRIDGE

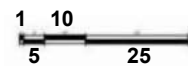


UPDATED VEHICLE ACCESS
 PLANNING BOARD HEARING 02

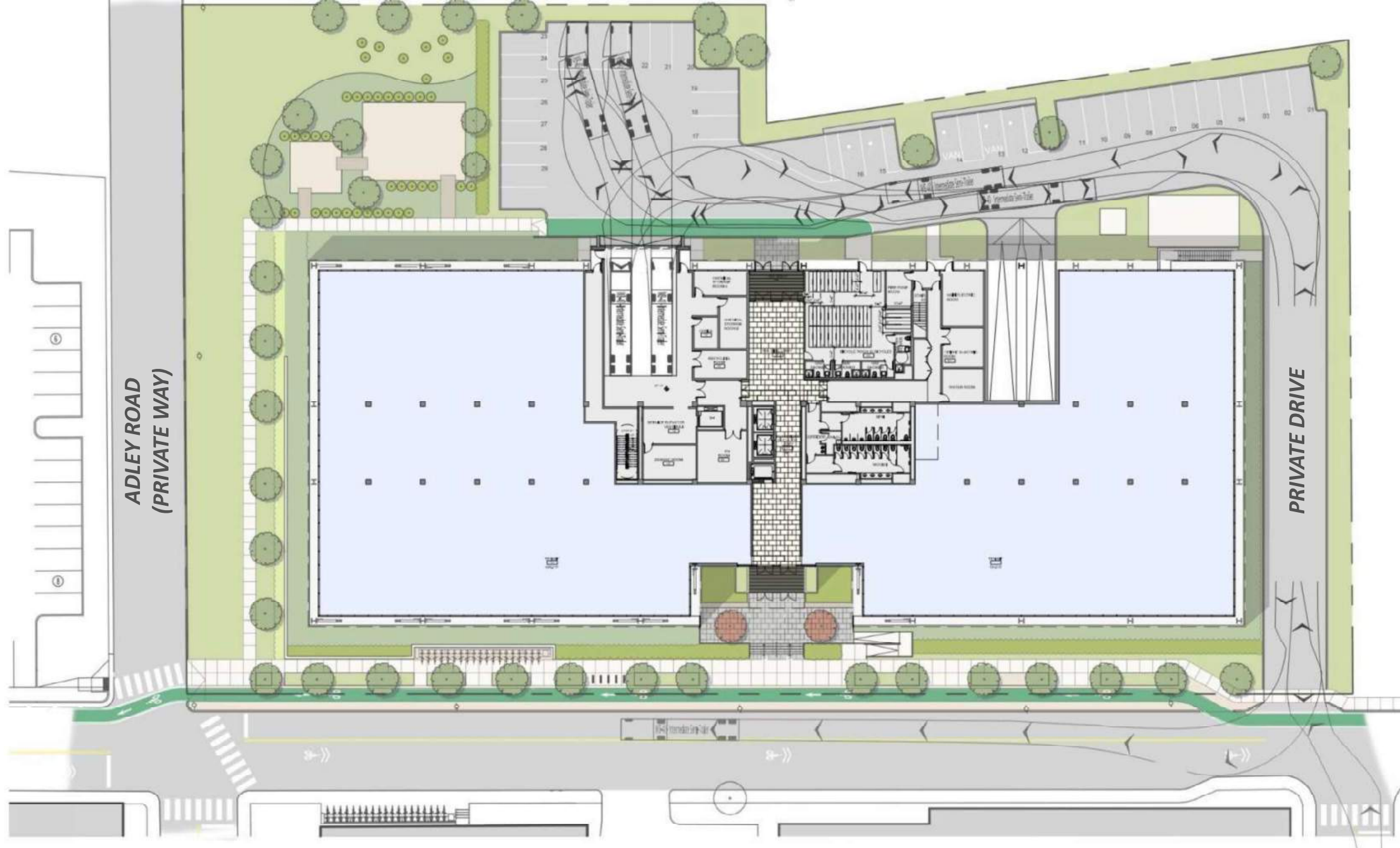




75/109 SMITH PLACE
 FRESH POND, CAMBRIDGE



UPDATED BICYCLE FACILITIES
 PLANNING BOARD HEARING 02



	Existing	Allowed or Required	Previously Proposed 2.25.2020	Proposed 4.27.2020
Total Gross Floor Area (sq ft)	32,670 sf	169,869 sf	142,153 sf	144,175 sf
Total Floor Area Ratio	.29	1.5	1.26	1.273
Building Height (ft)	15'-30'	55'	52'-9"	52'-9"
Front Yard Setback (ft)	6.8'-29.9'	15'	25'-9"	25'-9"
Side Yard Setback - Side (ft)	15'	15'	46'-9"	46'-9"
Side Yard Setback – Side (ft)	61'	15'	40'-9"	40'-9"
Rear Yard Setback (ft)	41'	15'	53'-9"	51'-9"
Open Space (% of lot area)	1%	15%	27%	29%
Permeable Open Space (sf)	.08%	25%	29%	29%
Off Street Parking Spaces	156	136/207	154	154
Surface Parking	156	-	38	30
Garage Parking	N/A	-	116	124
Bicycle Parking Spaces	0	32/9	50/10	50/10
Loading Bays	0	2	2	2
Blue Bikes Station	N/A	N/A	N/A	YES

PREPARATION FOR ALEWIFE PLAN IMPLEMENTATION

PREPARATION FOR ALEWIFE PLAN IMPLEMENTATION

DAY ONE PLAN

DAY ONE PLAN ELEMENTS

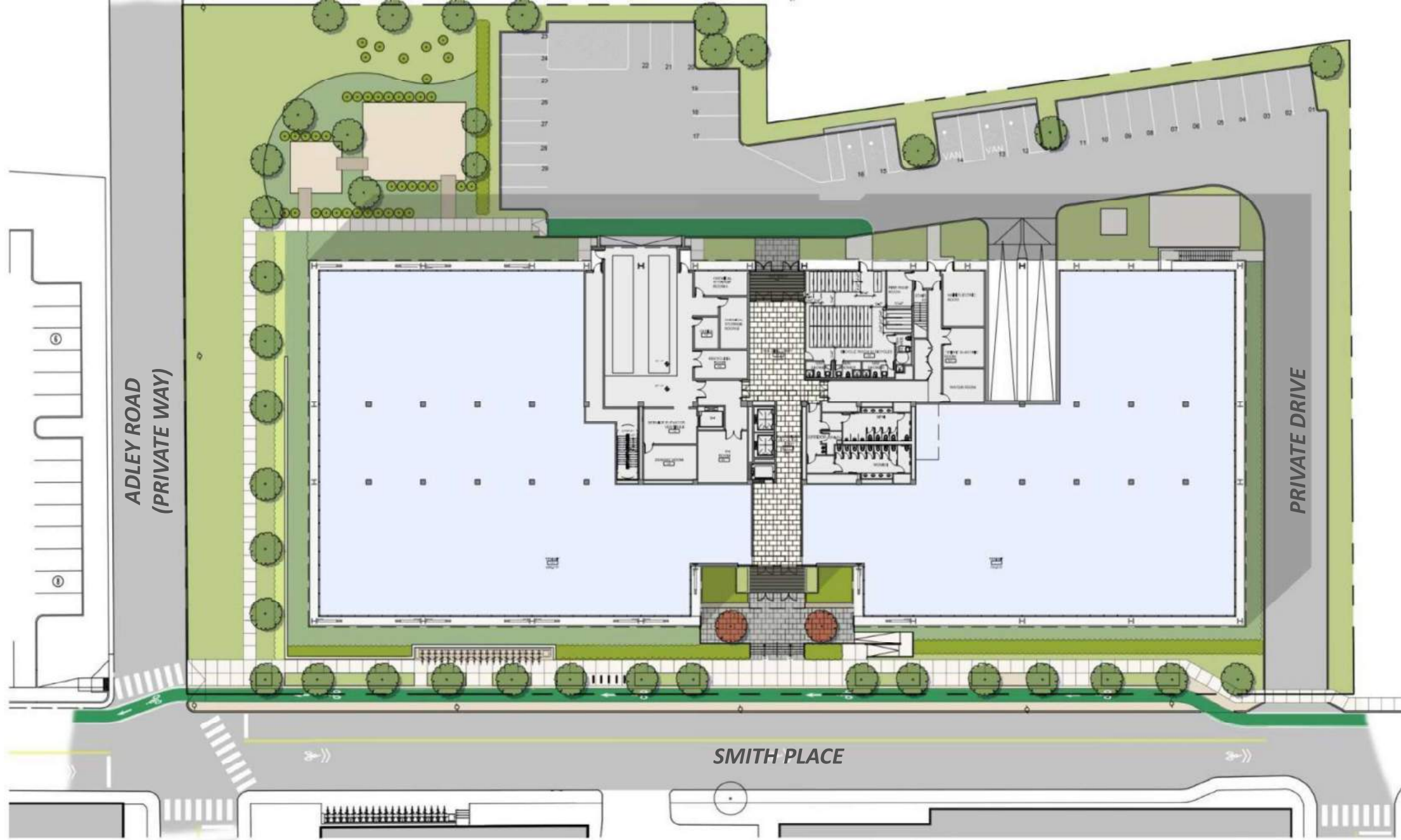
Building Located to Support future Alewife Plan

Limited Utility Relocation for new curb cut

Alignment of Street Trees on Smith / Adley

Raised Cycle Track Along Smith Place (West)

Resilient to 2070 – 10 & 100 year floods



75/109 SMITH PLACE
 FRESH POND, CAMBRIDGE



DAY ONE – SITE PLAN
 PLANNING BOARD HEARING 02



A Pedestrian Concrete Pavement



B Granite Pavement



C Plank Pavers



D Stabilised Stone Dust



E Formed Concrete Wall



F Bicycle Rack



G Low-mow Turf



H Ornamental Cherry



H Sourwood



I Red Maple



I Red Oak



I Sweetgum



I Tupelo



J Witchazel



J K Red Twig Dogwood



J K Inkberry



K Blue Rug Juniper



K Switchgrass



L Lilyturf



L Black-eyed Susan

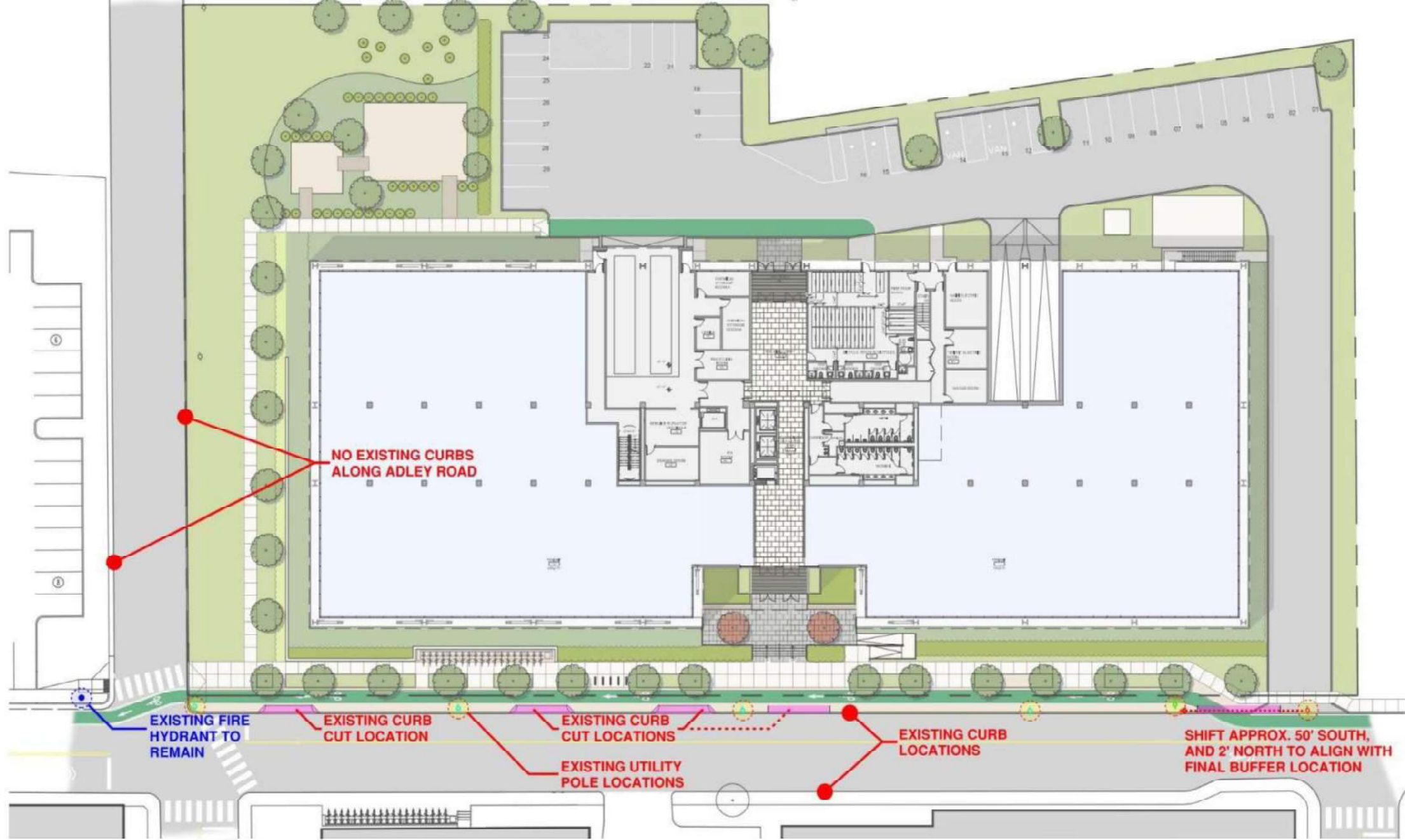


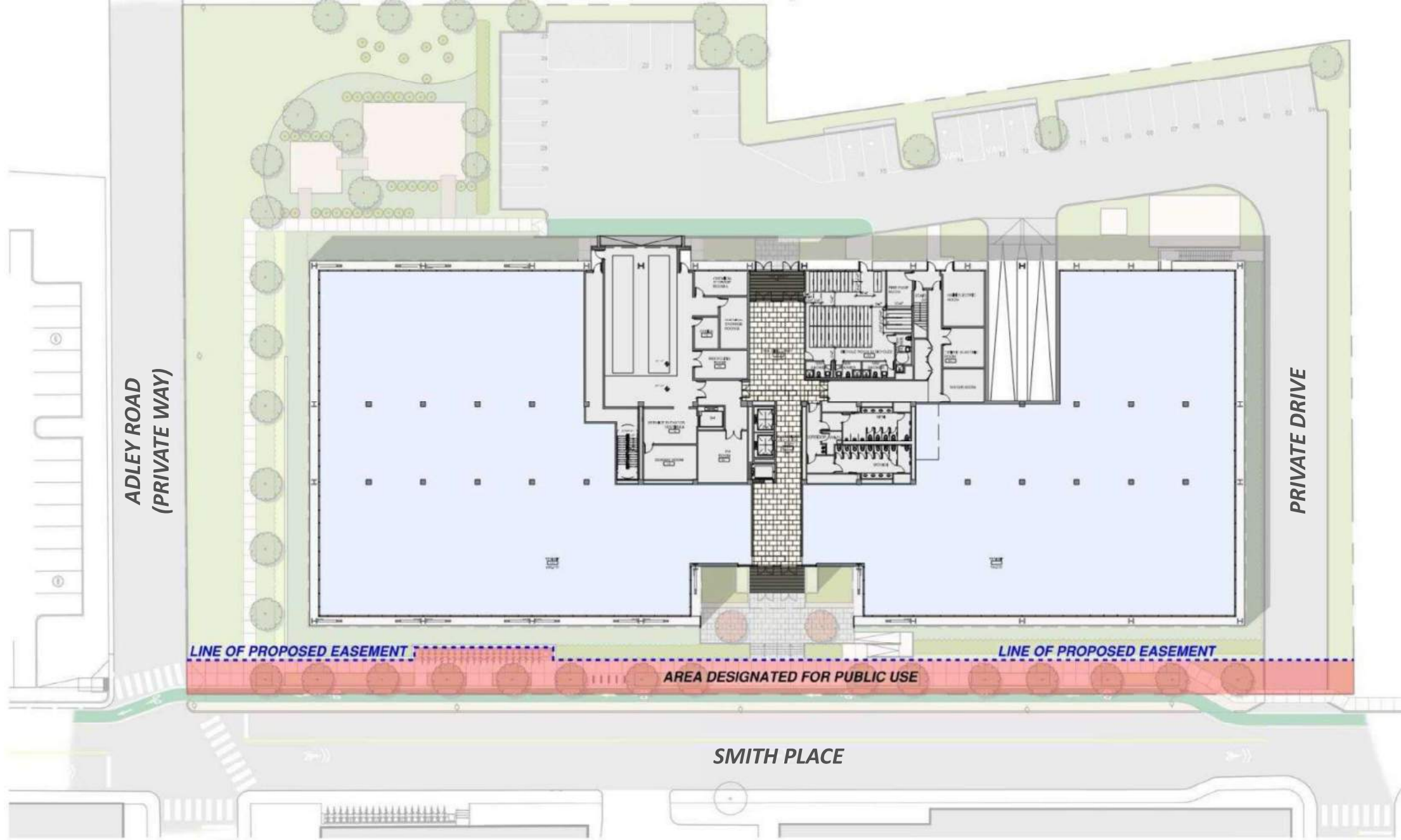
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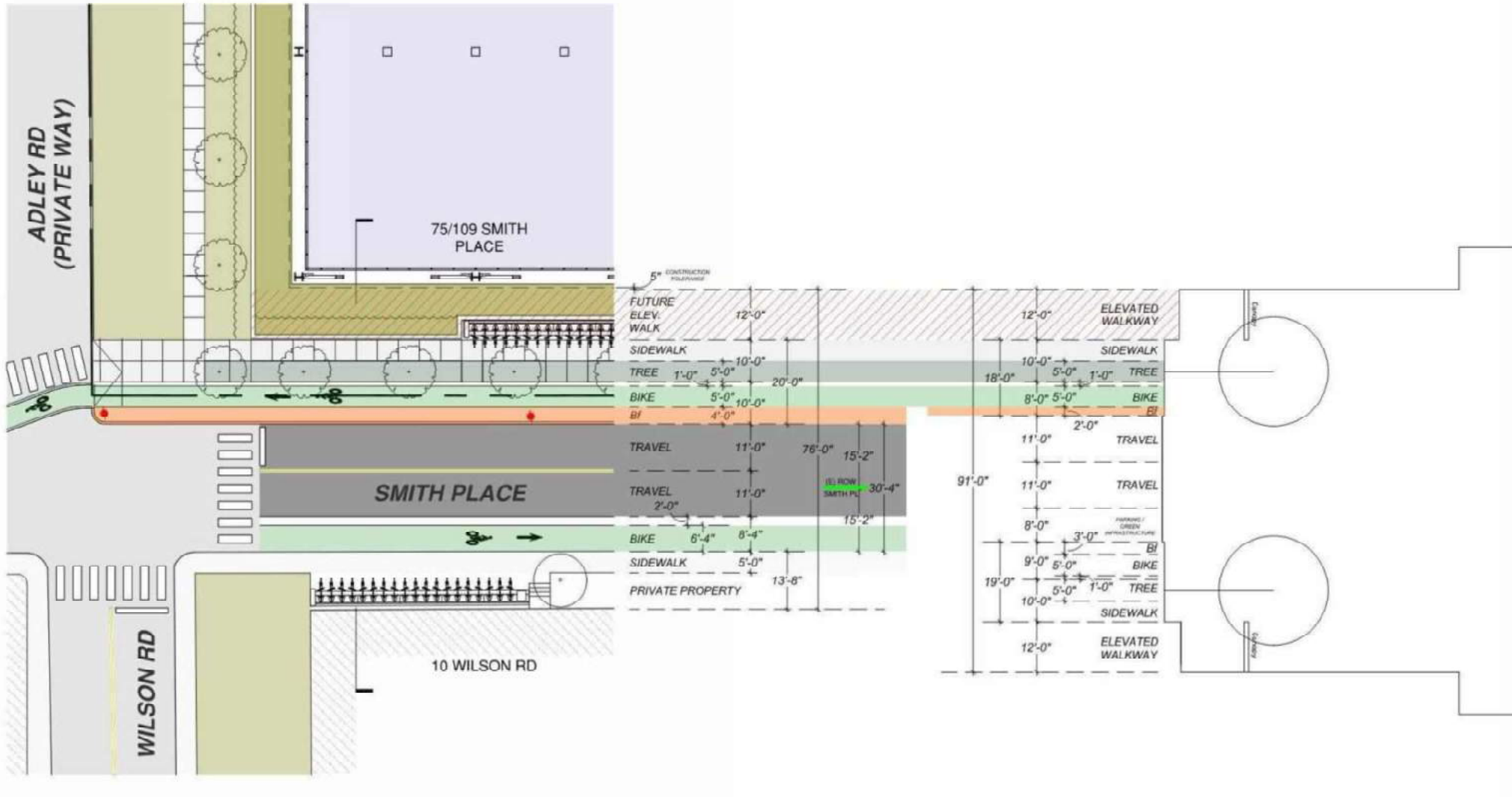


LEGEND

- Tree (I)
- Large Shrubs (J, K)
- Shrubs and Groundcovers (K, L)
- Low-mow Turf (G)
- Ornamental Tree (H)



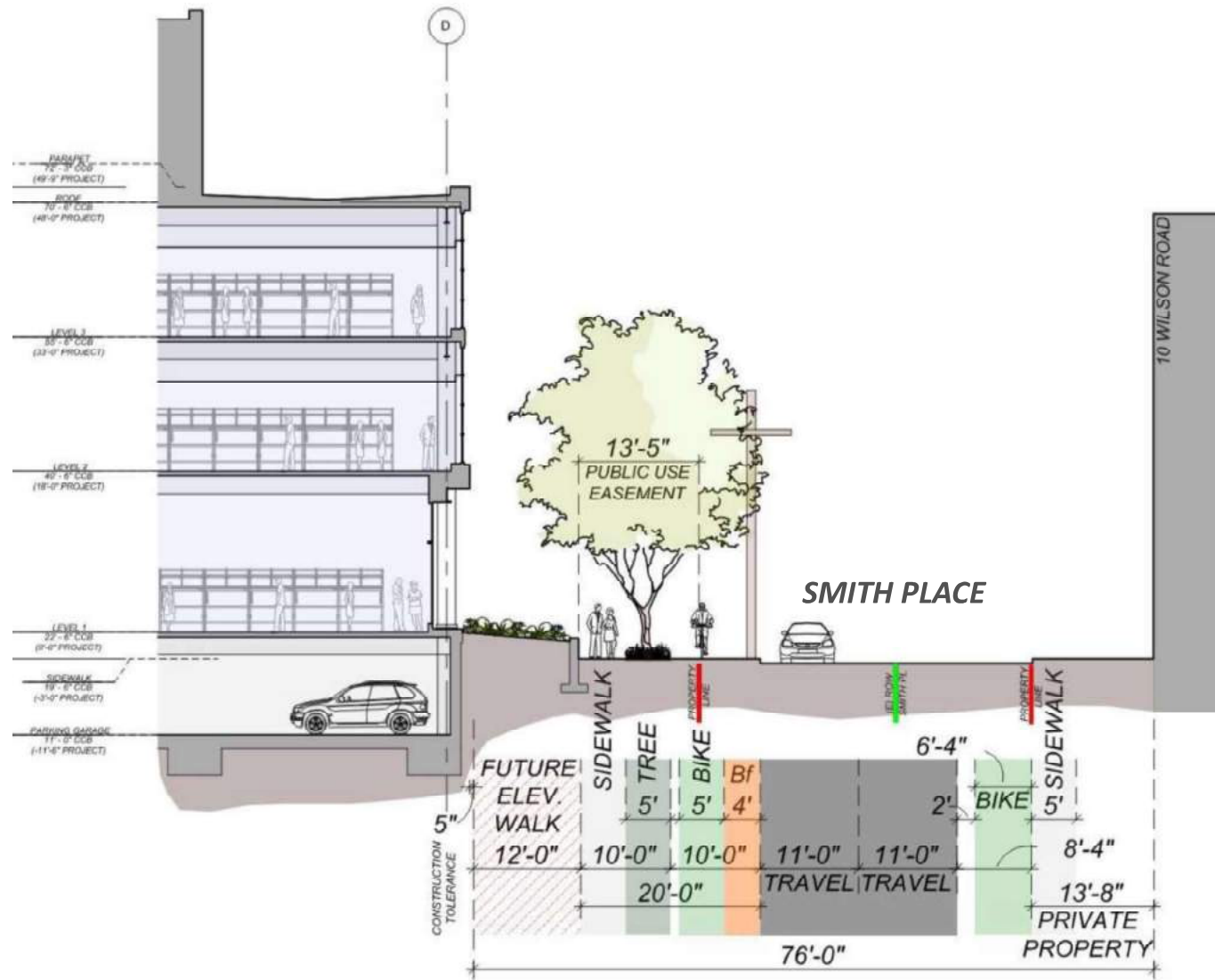




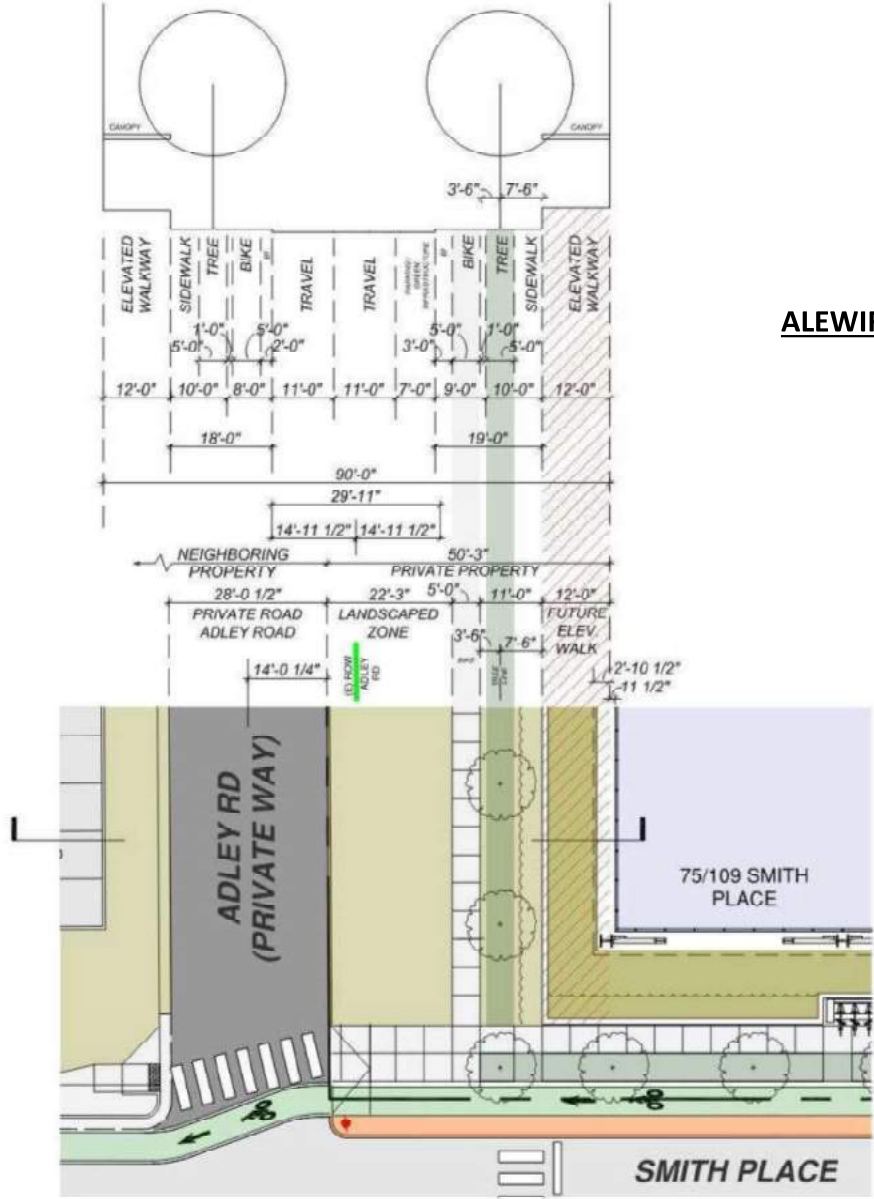
DAY ONE ENLARGED PLAN

ALEWIFE DISTRICT PLAN SECTION

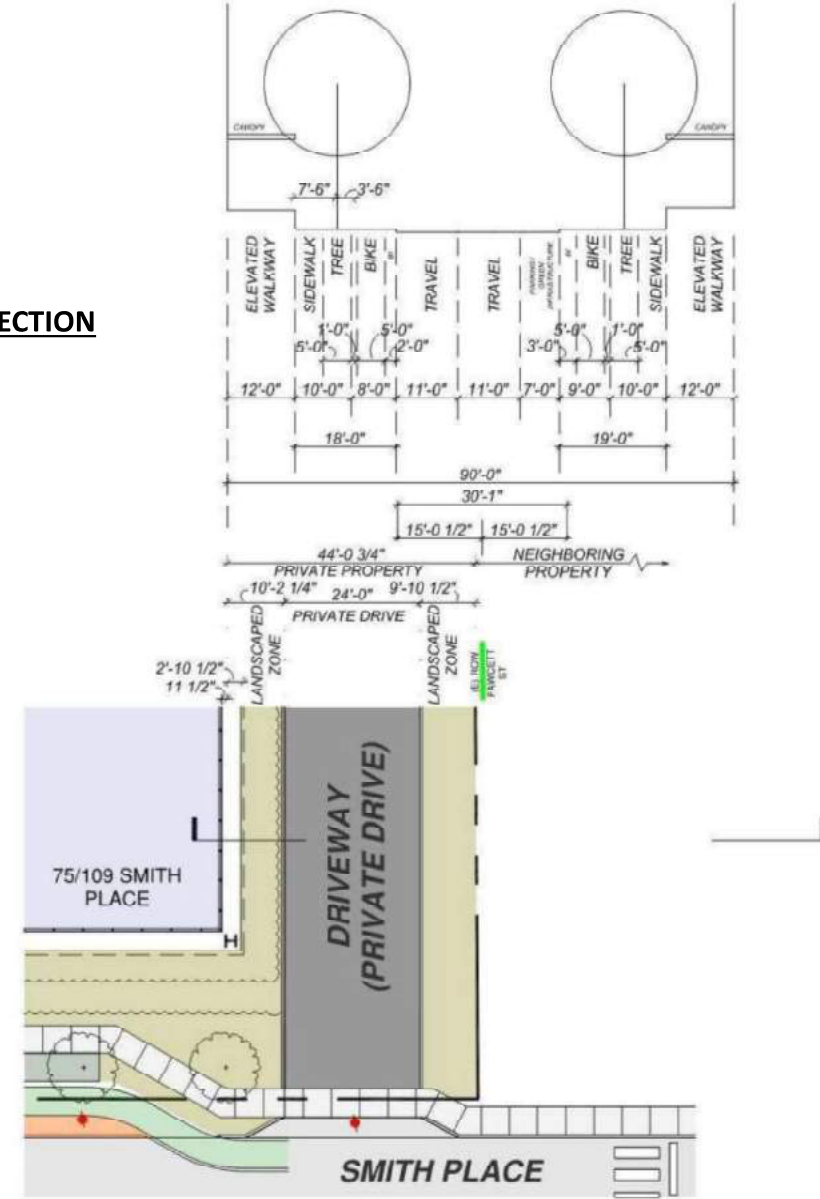
FOR REFERENCE



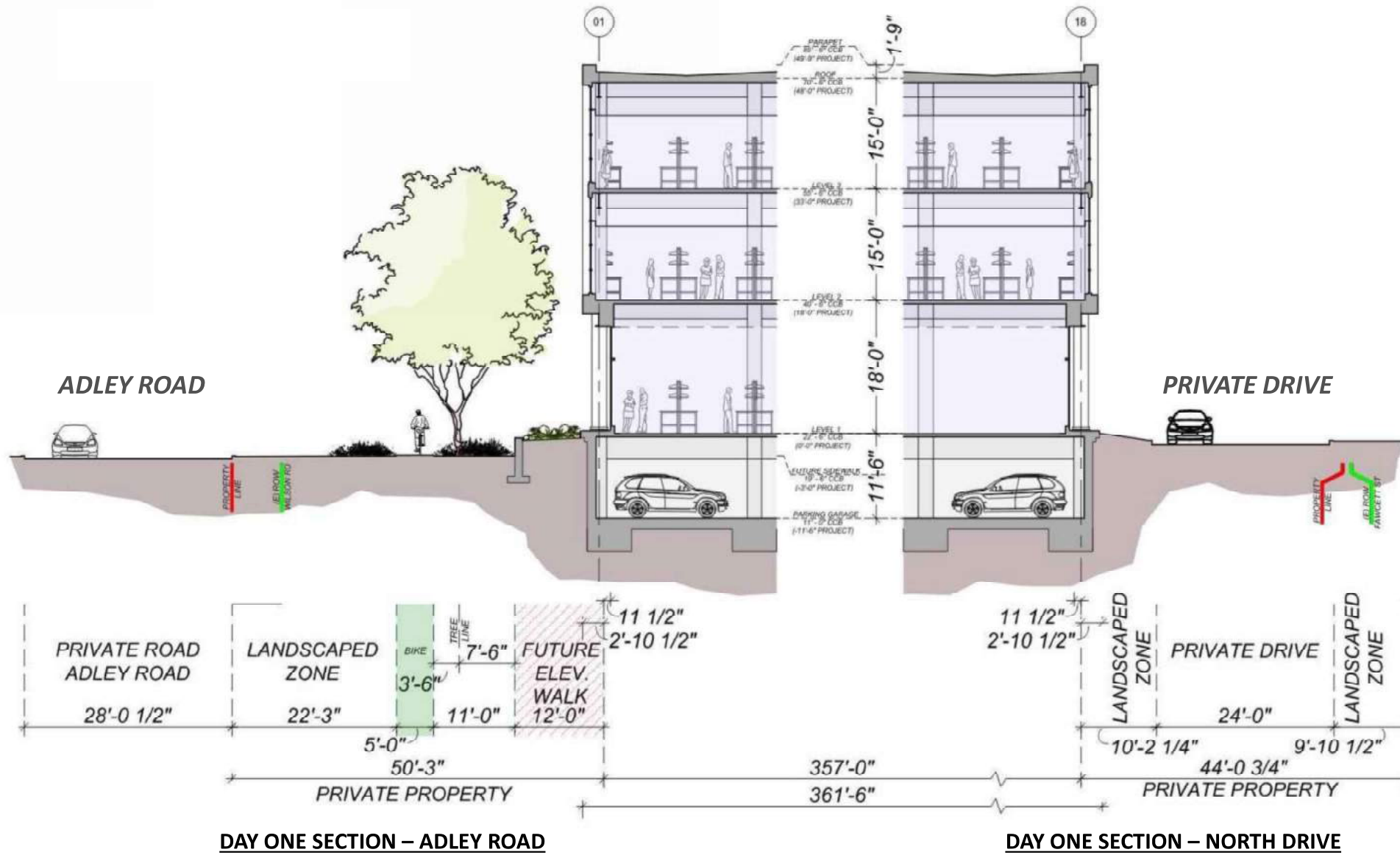
DAY ONE SECTION – SMITH PLACE

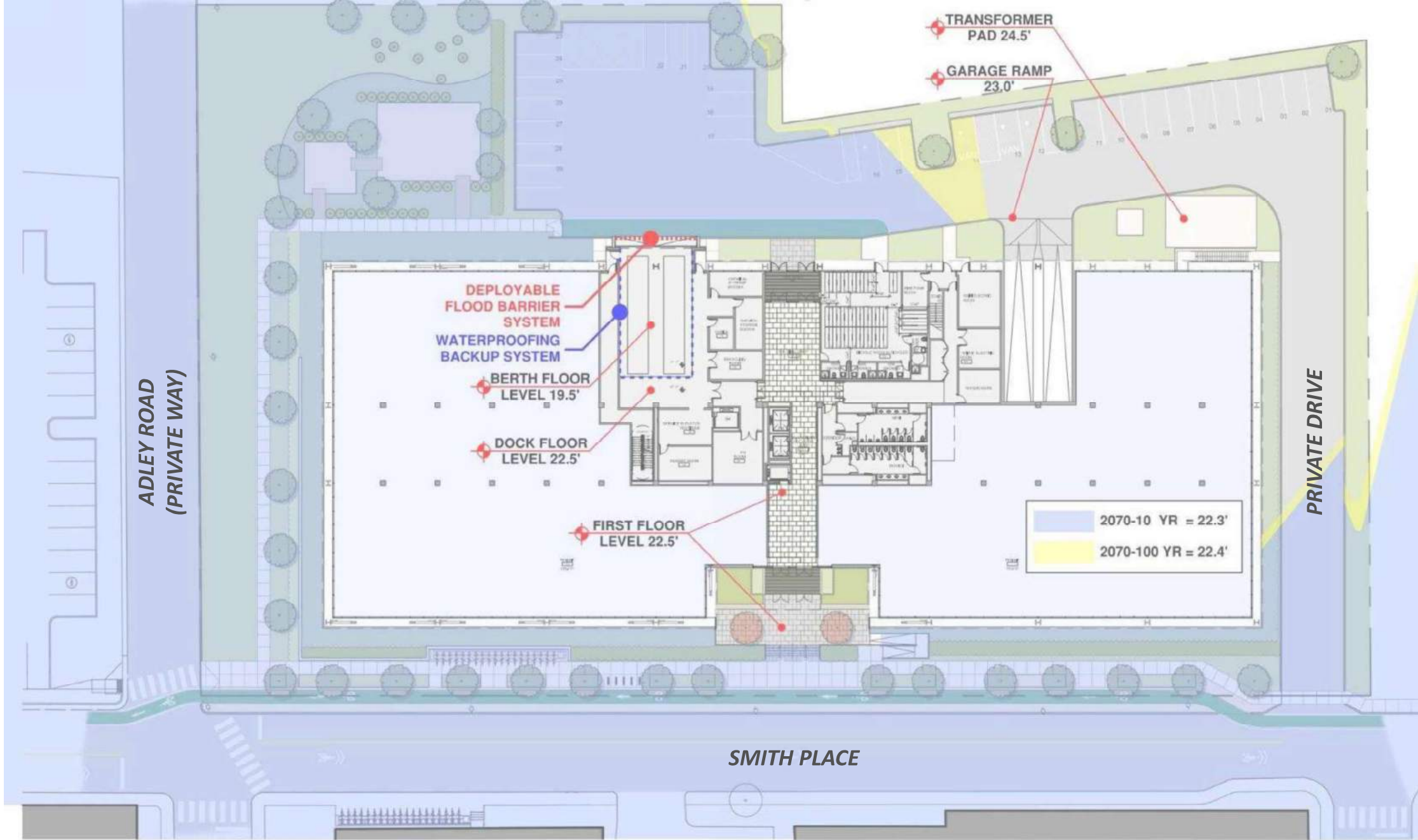


ALEWIFE DISTRICT PLAN SECTION
FOR REFERENCE



DAY ONE ENLARGED PLAN





PREPARATION FOR ALEWIFE PLAN IMPLEMENTATION

SHARED NORTH DRIVE

DAY ONE PLAN ELEMENTS

Building Located to Support future Alewife Plan

Limited Utility Relocation for new curb cut

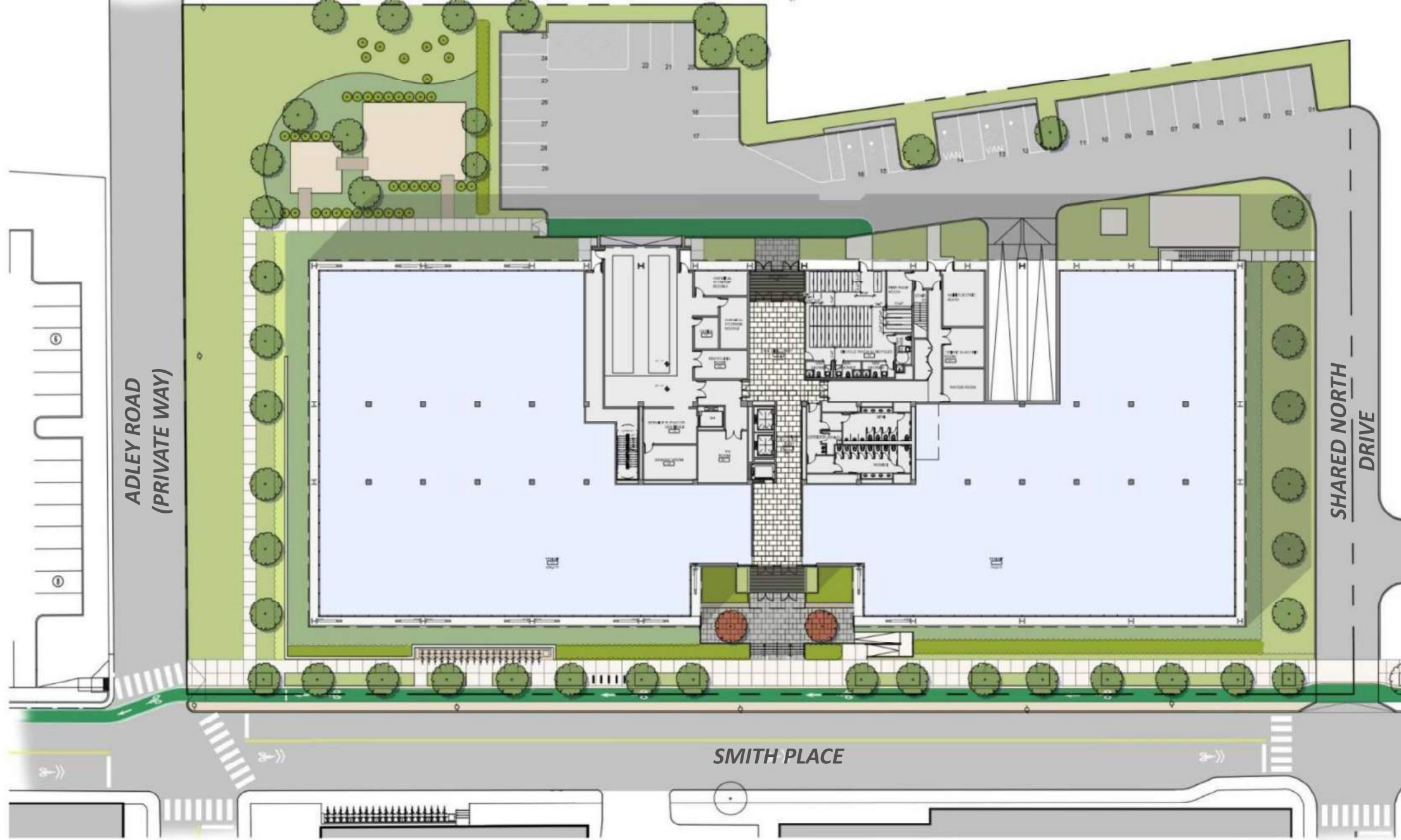
Alignment of Street Trees on Smith / Adley

Raised Cycle Track Along Smith Place (West)

Resilient to 2070 – 10 & 100 year floods

ADDITIONAL SHARED NORTH DRIVE ELEMENTS

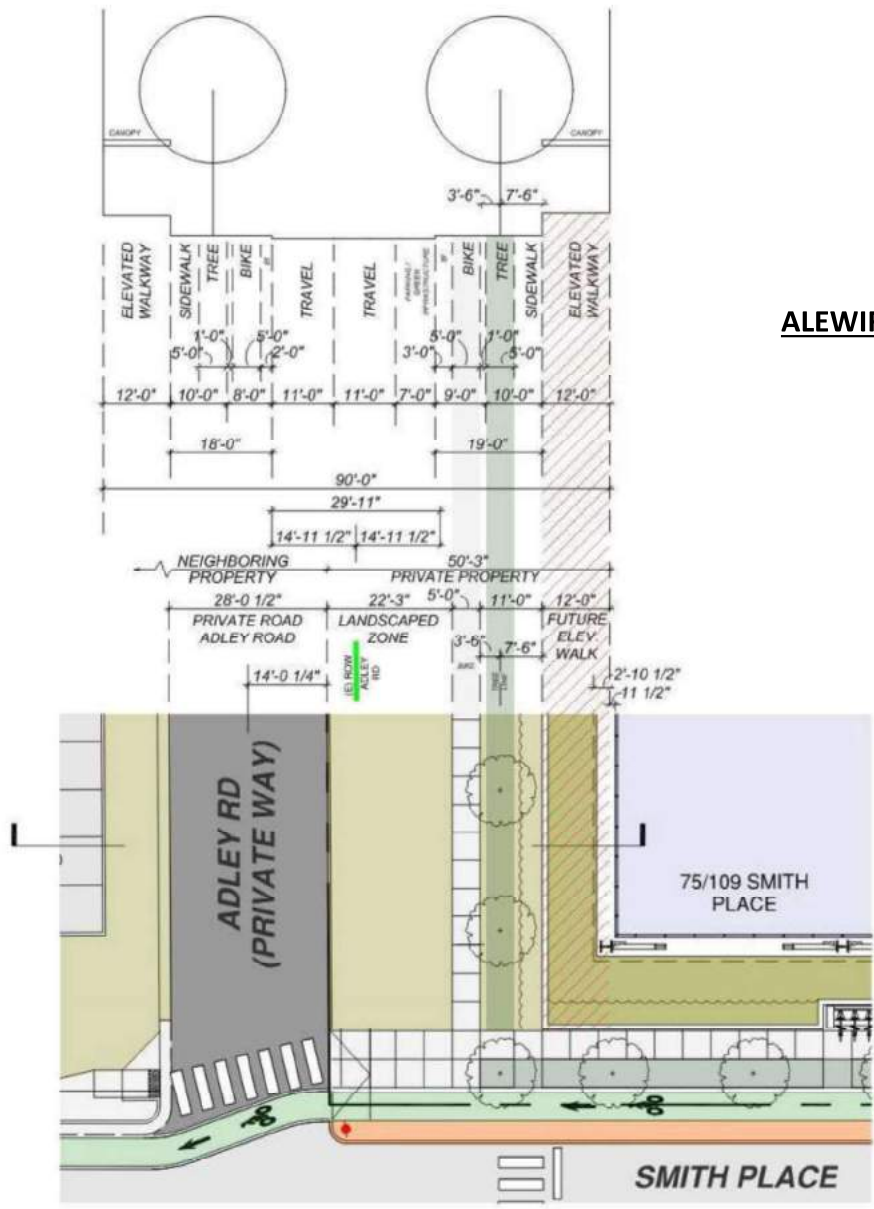
Alignment of Street Trees along North (Shared Drive)



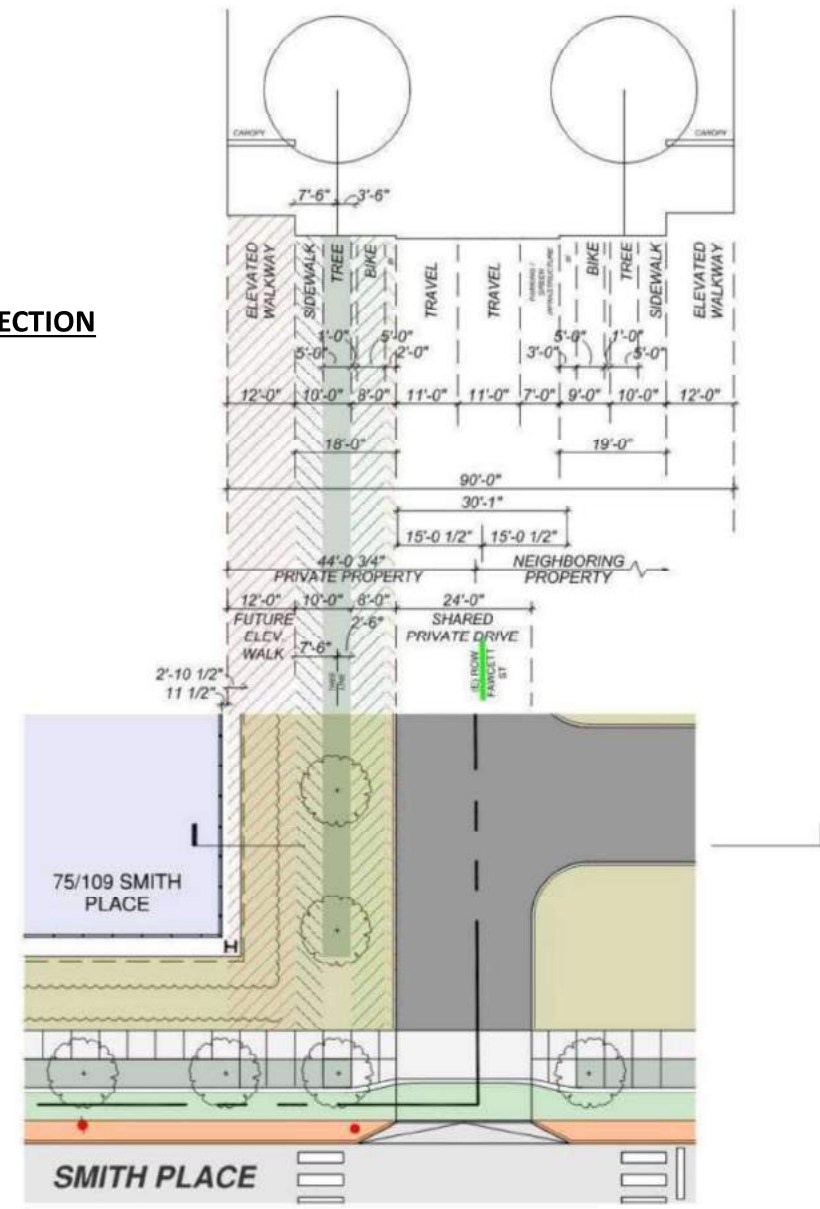
75/109 SMITH PLACE
 FRESH POND, CAMBRIDGE



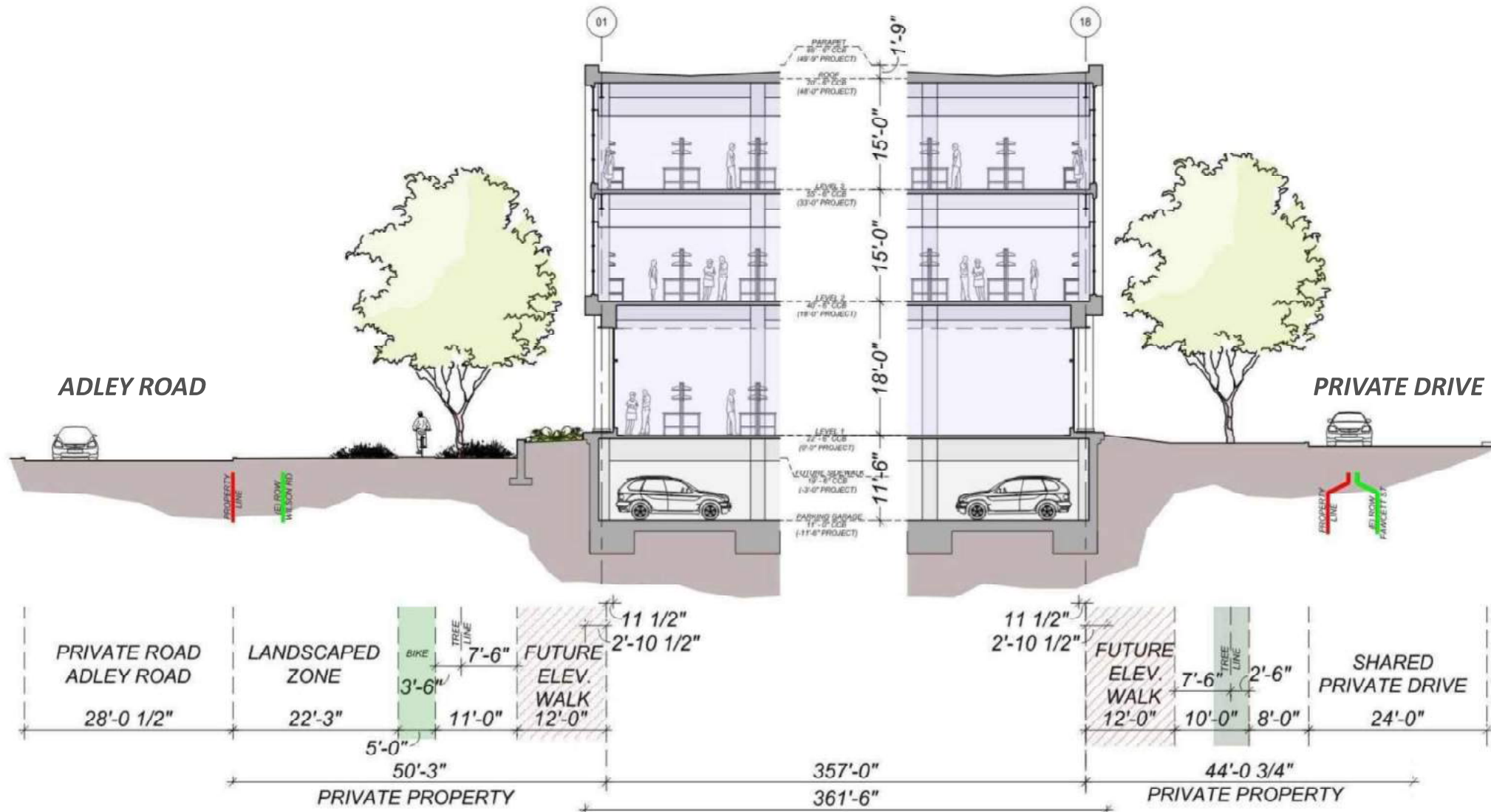
SHARED NORTH DRIVE - SITE PLAN
 PLANNING BOARD HEARING 02



ALEWIFE DISTRICT PLAN SECTION
FOR REFERENCE



DAY ONE ENLARGED PLAN



SHARED NORTH DRIVE SECTION – ADLEY ROAD

SHARED NORTH DRIVE SECTION – NORTH DRIVE

PREPARATION FOR ALEWIFE PLAN IMPLEMENTATION

FUTURE UTILITY UNDERGROUNDING

DAY ONE PLAN ELEMENTS

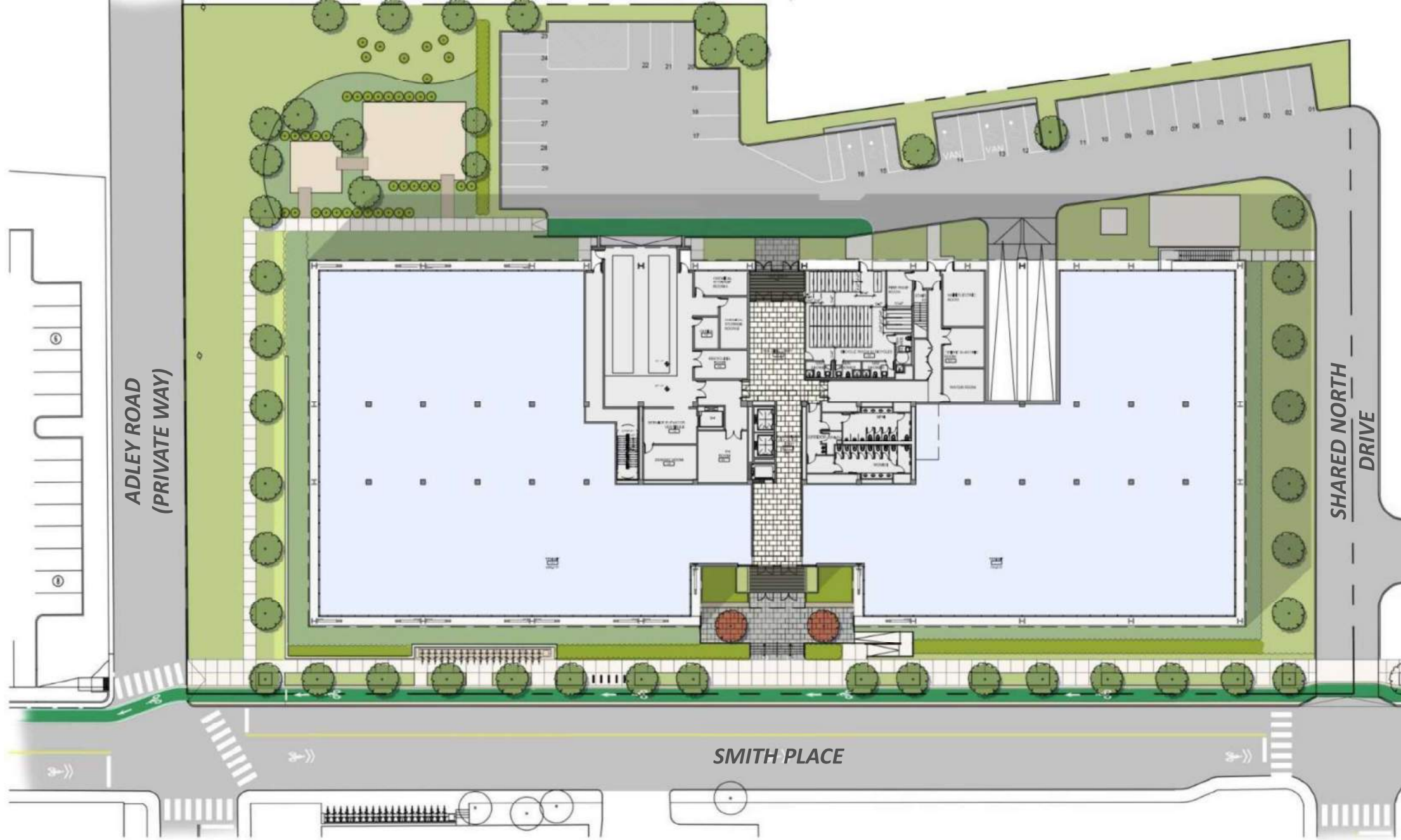
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Limited Utility Relocation for new curb cut
Alignment of Street Trees on Smith / Adley
Raised Cycle Track Along Smith Place (West)
Resilient to 2070 – 10 & 100 year floods

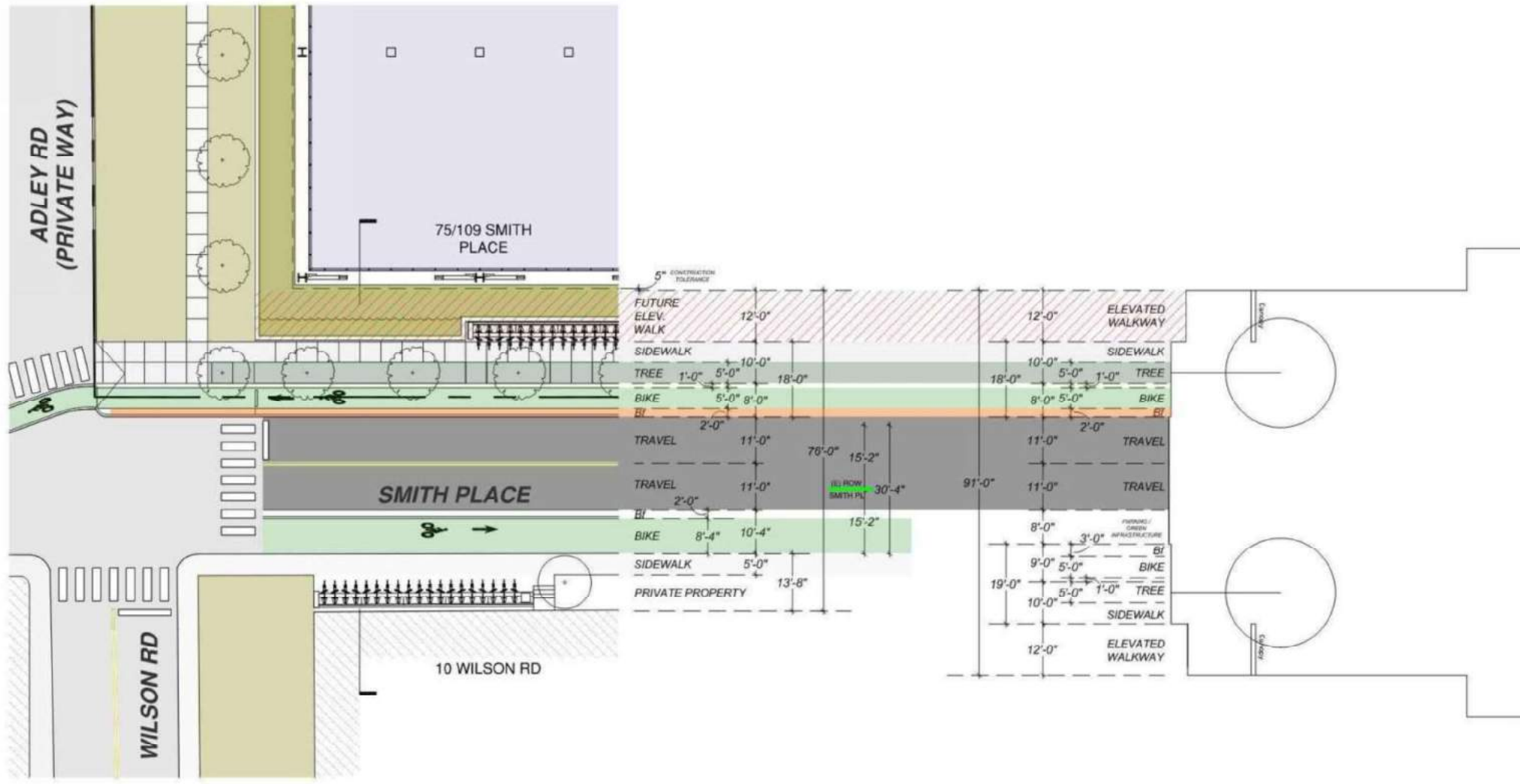
SHARED NORTH DRIVE ELEMENTS

Alignment of Street Trees along North (Shared Drive)

ADDITIONAL UTILITY UNDERGROUNDING ELEMENTS

Alignment of Smith Pl Western Curb Line





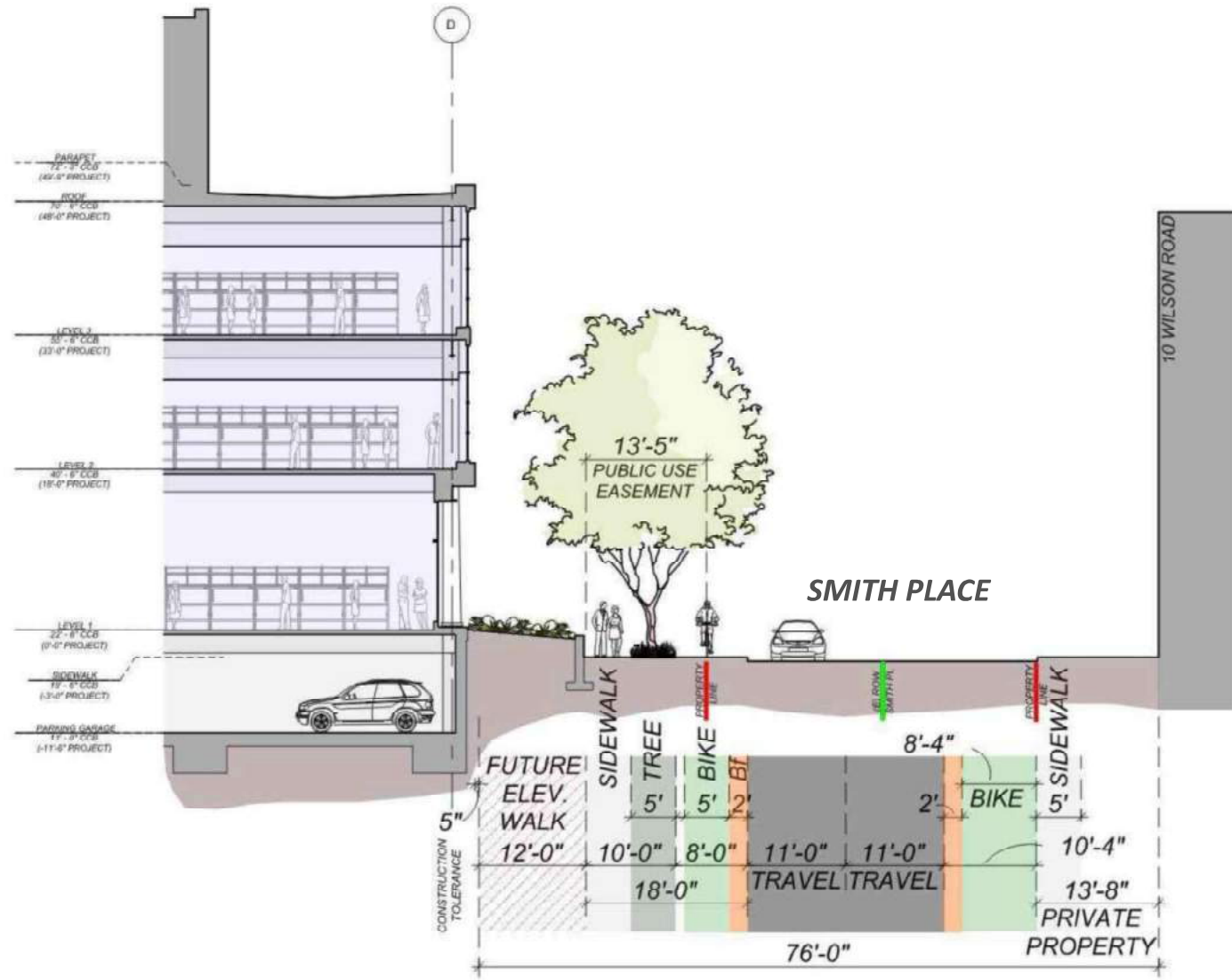
UTILITY UNDERGROUNDING ENLARGED PLAN

**ALEWIFE DISTRICT PLAN SECTION
FOR REFERENCE**

**75/109 SMITH PLACE
FRESH POND, CAMBRIDGE**



**UTILITY UNDERGROUNDING - PLAN
PLANNING BOARD HEARING 02**



UTILITY UNDERGROUNDING SECTION – SMITH PLACE

PREPARATION FOR ALEWIFE PLAN IMPLEMENTATION

FUTURE ALEWIFE PLAN IMPLEMENTATION

DAY ONE PLAN ELEMENTS

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Alignment of Street Trees on Smith / Adley
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SHARED NORTH DRIVE ELEMENTS

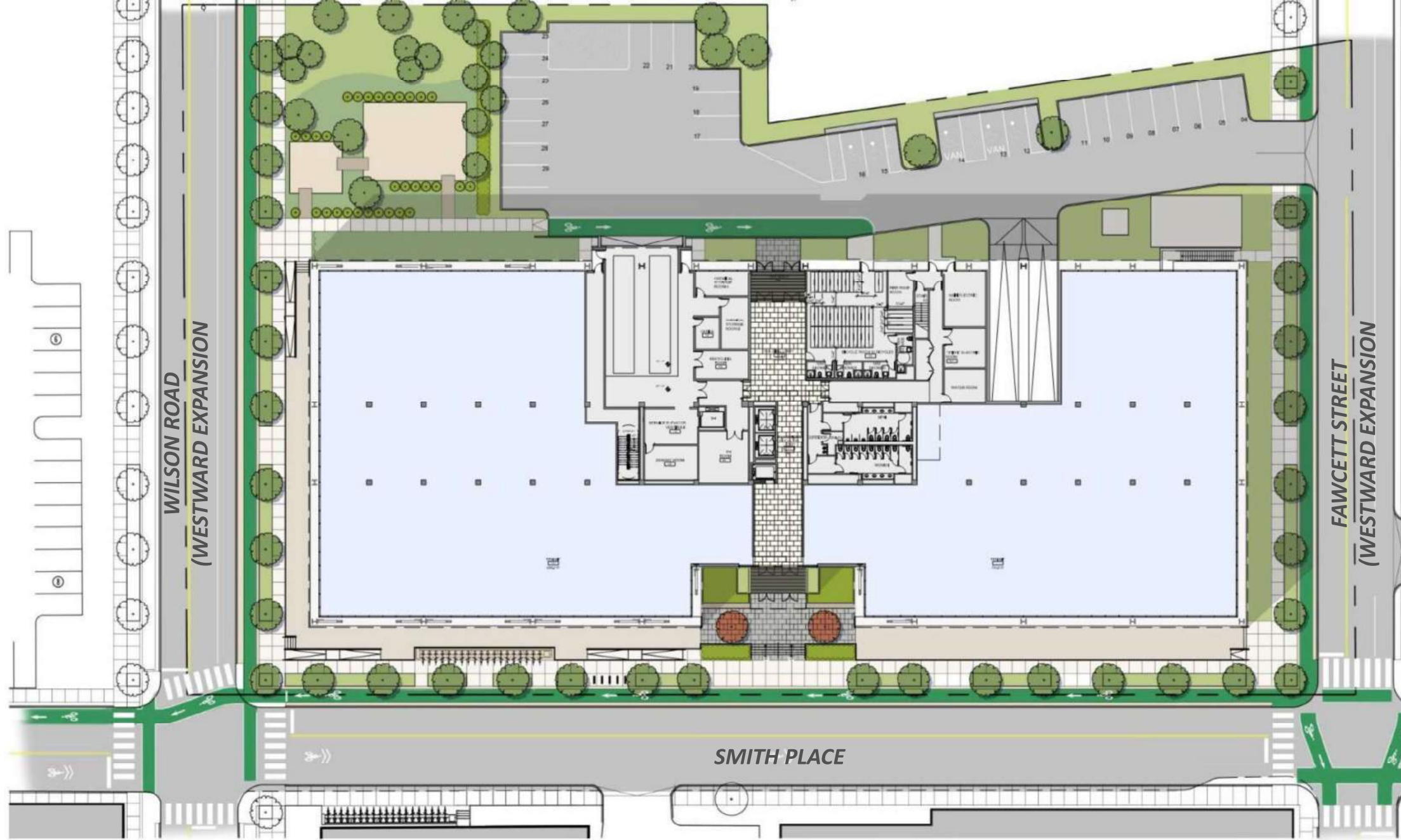
Alignment of Street Trees along North (Shared Drive)

UTILITY UNDERGROUNDING ELEMENTS

Alignment of Smith Pl Western Curb Line

ADDITIONAL ALEWIFE PLAN ELEMENTS

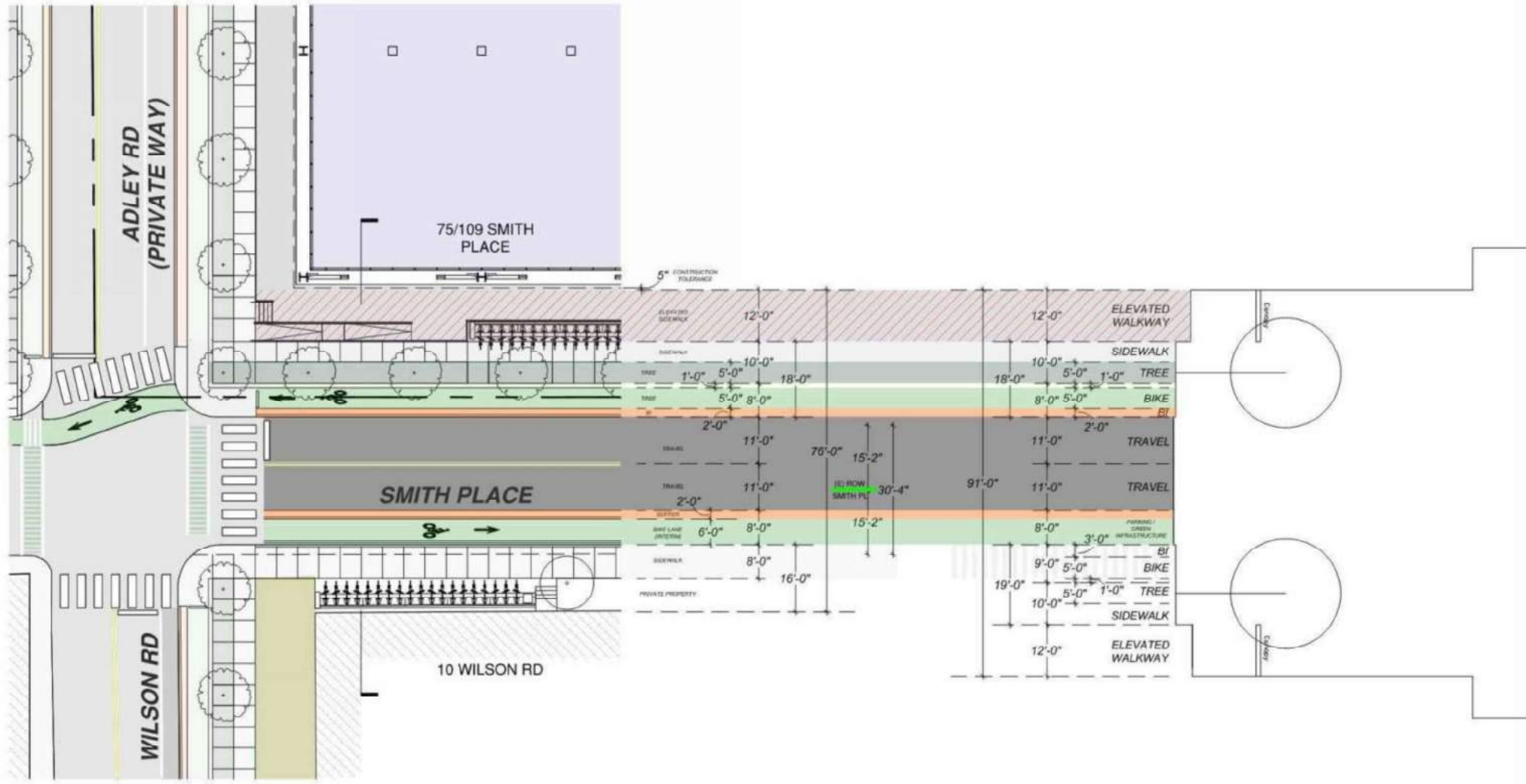
Westward Expansion of Wilson Rd / Fawcett St
Elevated Walkway where required due to grade
Full Alignment on Wilson Rd & Fawcett St with preferred roadway cross section



75/109 SMITH PLACE
 FRESH POND, CAMBRIDGE



FUTURE ALEWIFE PLAN – SITE PLAN
 PLANNING BOARD HEARING 02



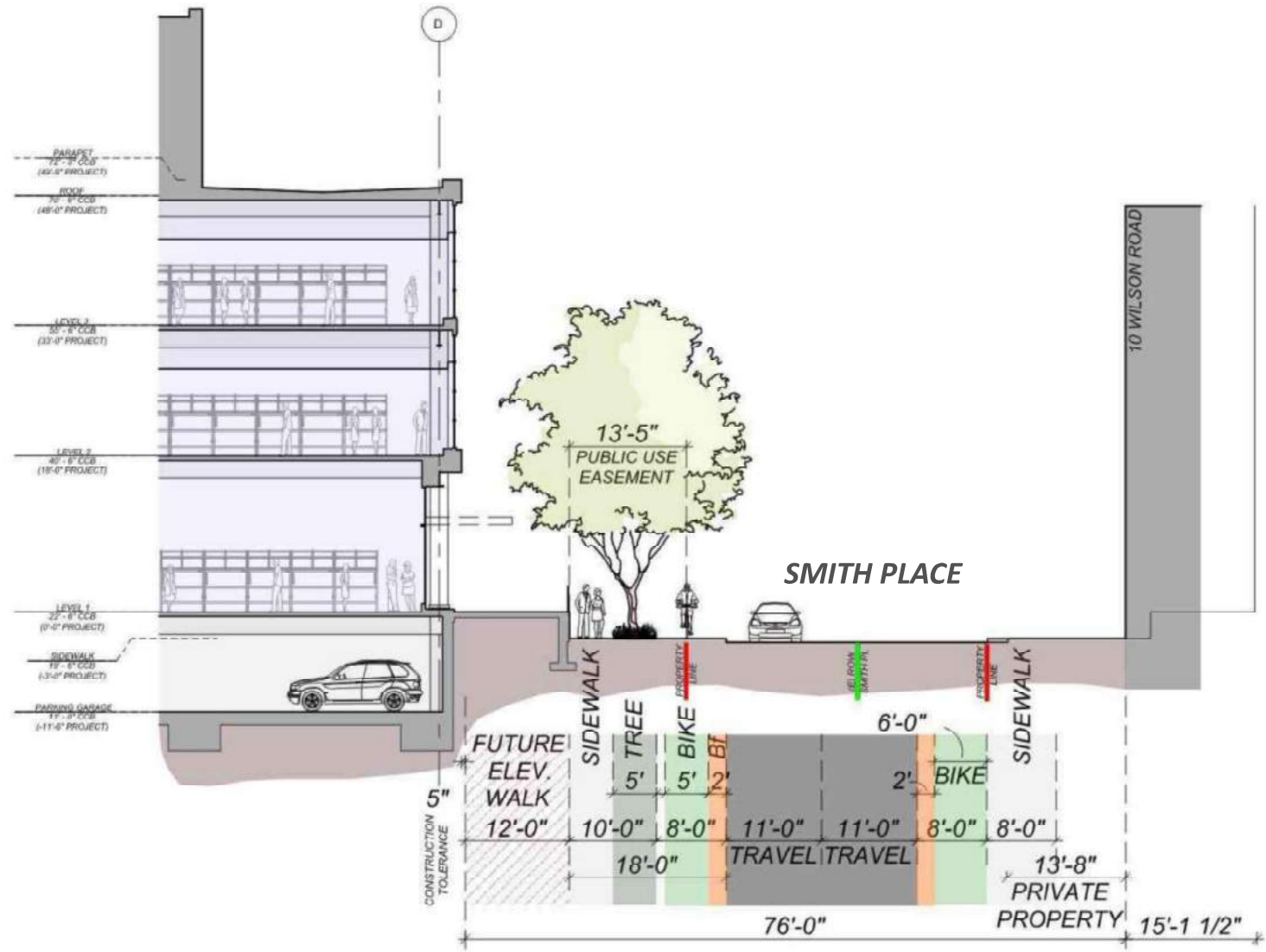
FUTURE ALEWIFE PLAN ENLARGED PLAN

ALEWIFE DISTRICT PLAN SECTION
FOR REFERENCE

75/109 SMITH PLACE
FRESH POND, CAMBRIDGE

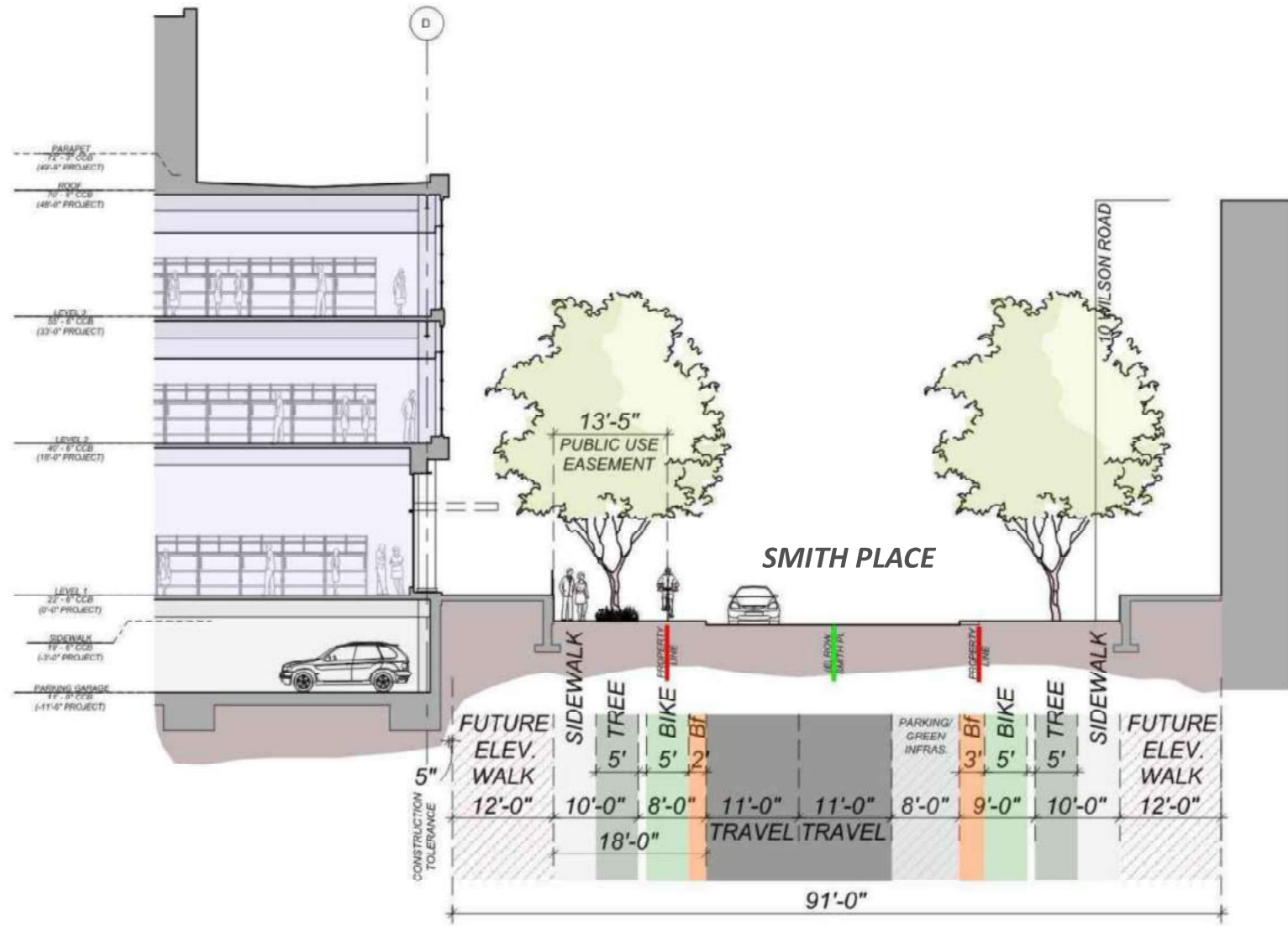


FUTURE ALEWIFE PLAN
PLANNING BOARD HEARING 02



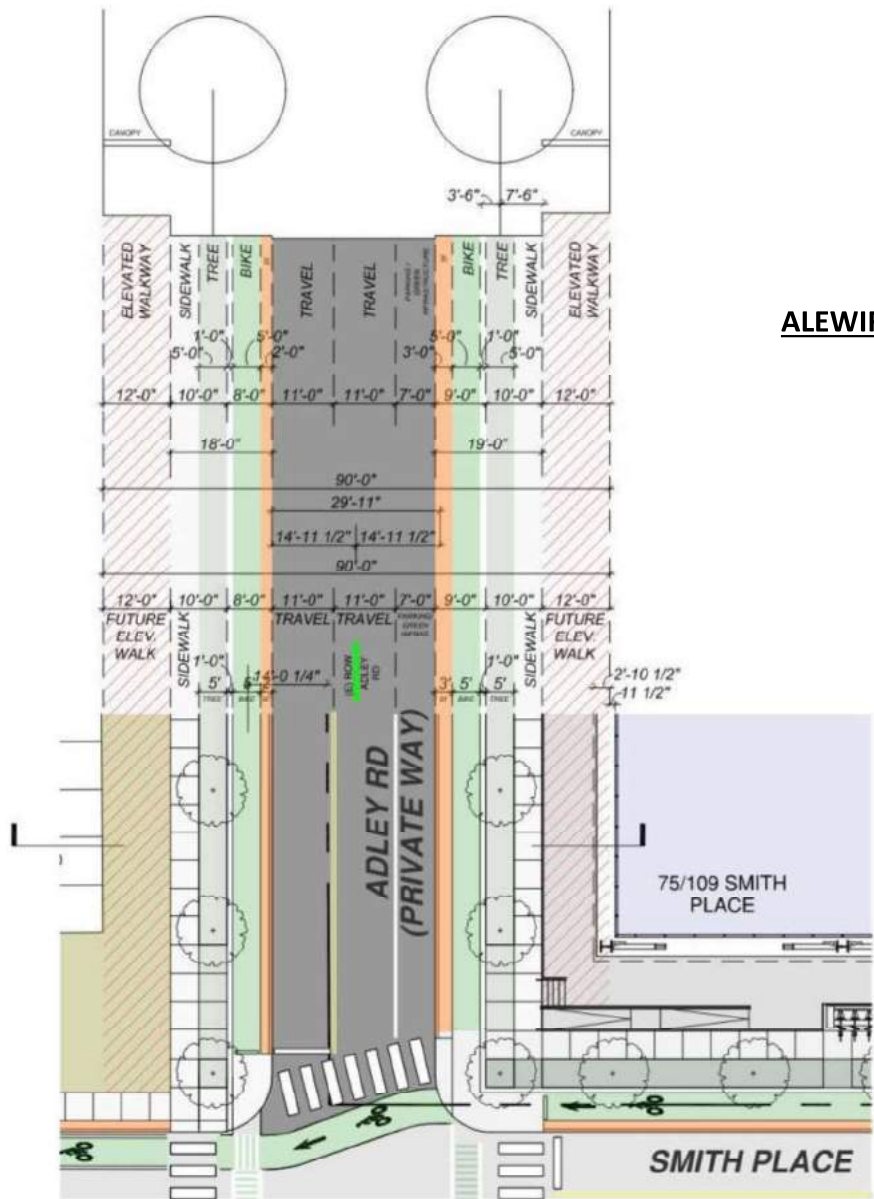
FUTURE ALEWIFE PLAN SECTION – SMITH PLACE



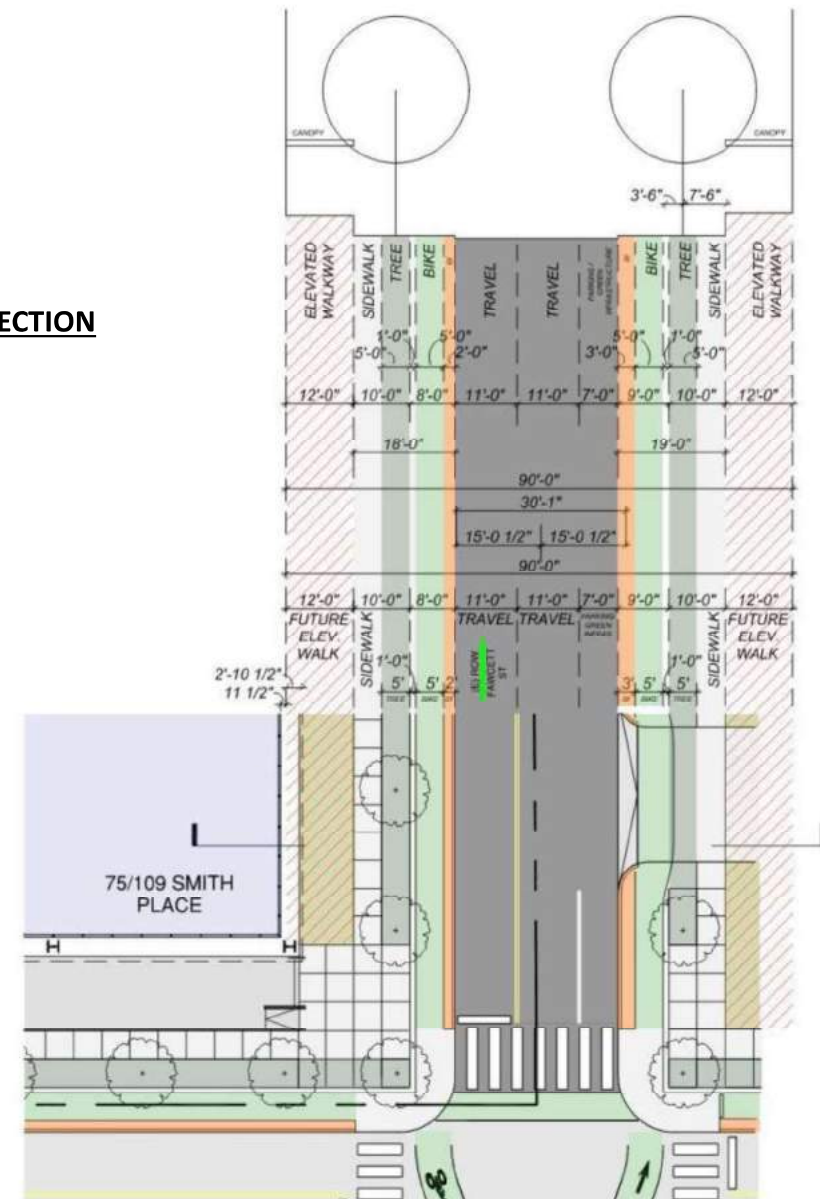


FUTURE ALEWIFE PLAN SECTION – SMITH PLACE

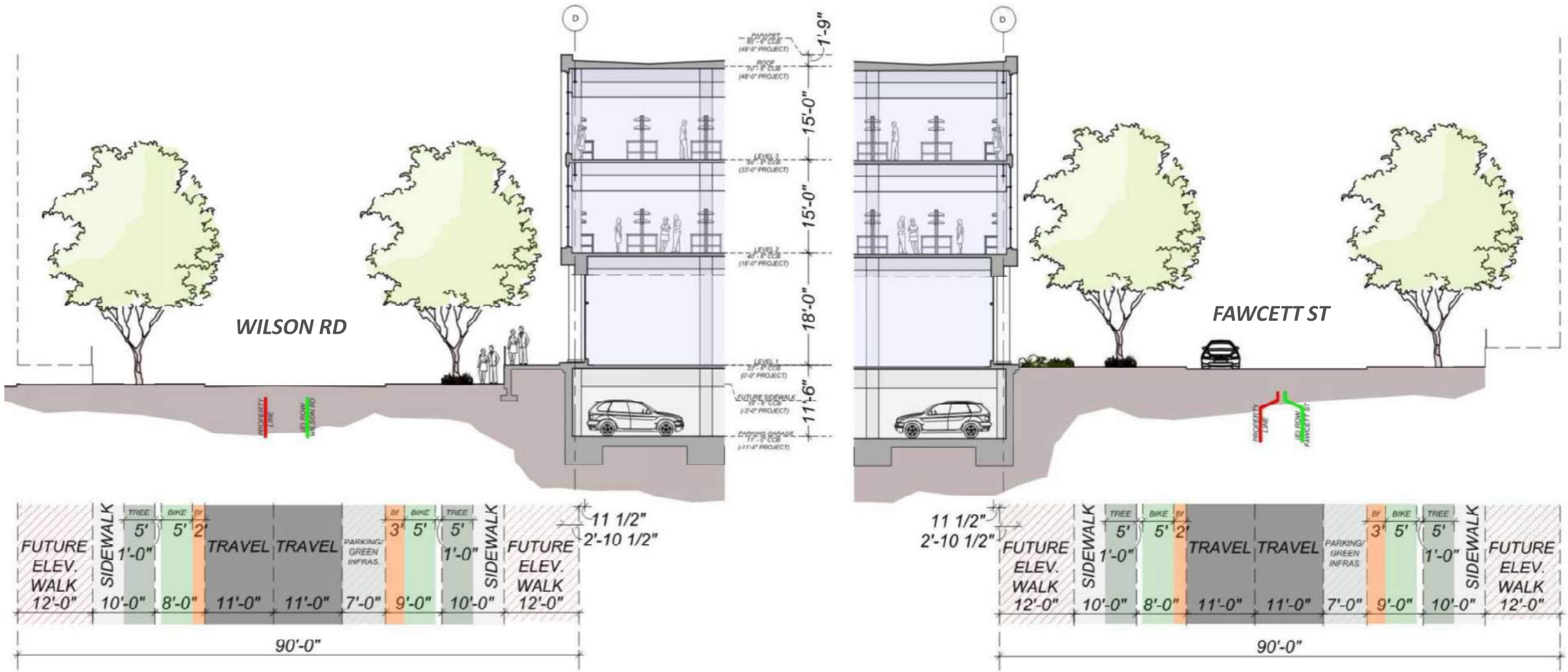




ALEWIFE DISTRICT PLAN SECTION
FOR REFERENCE



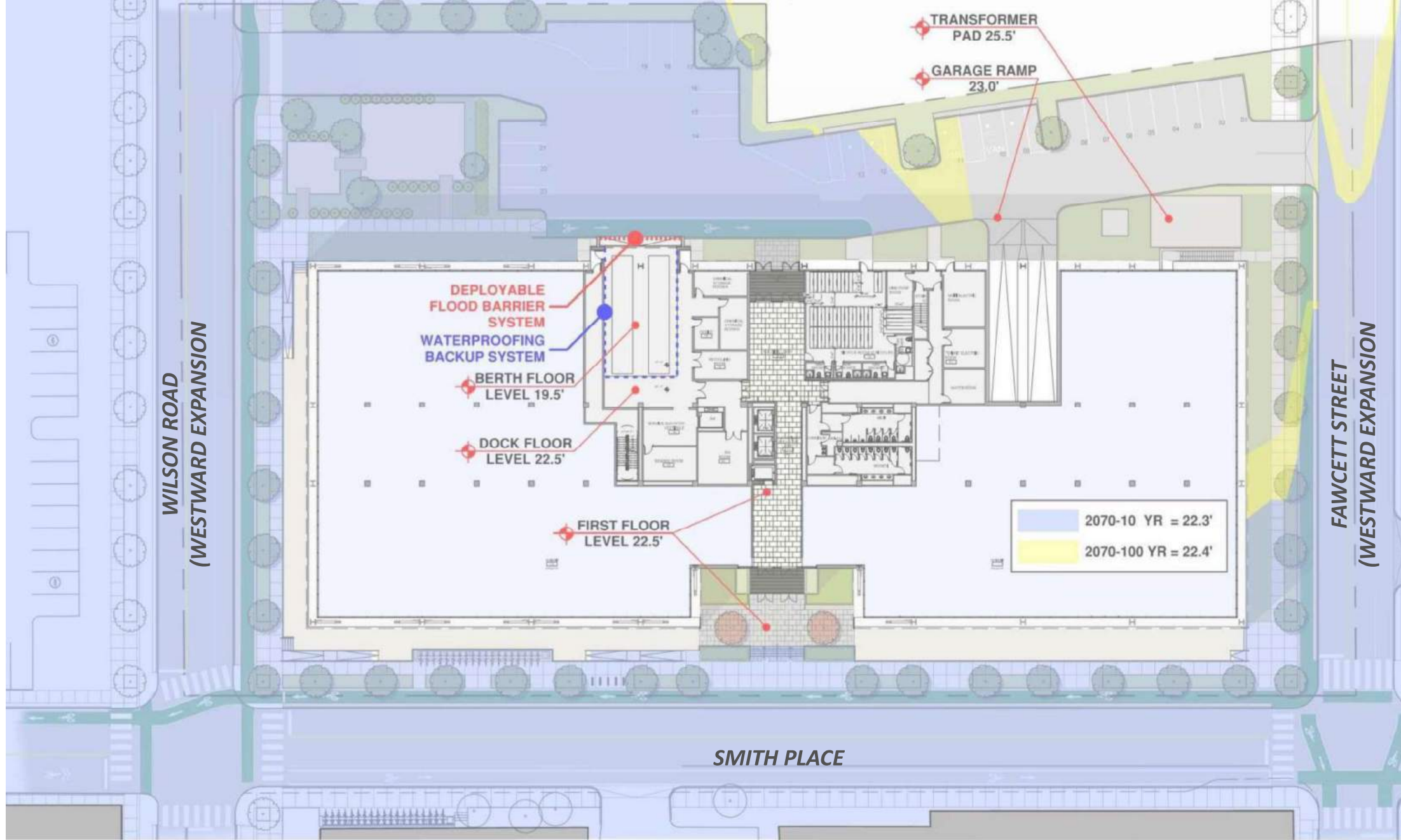
DAY ONE ENLARGED PLAN



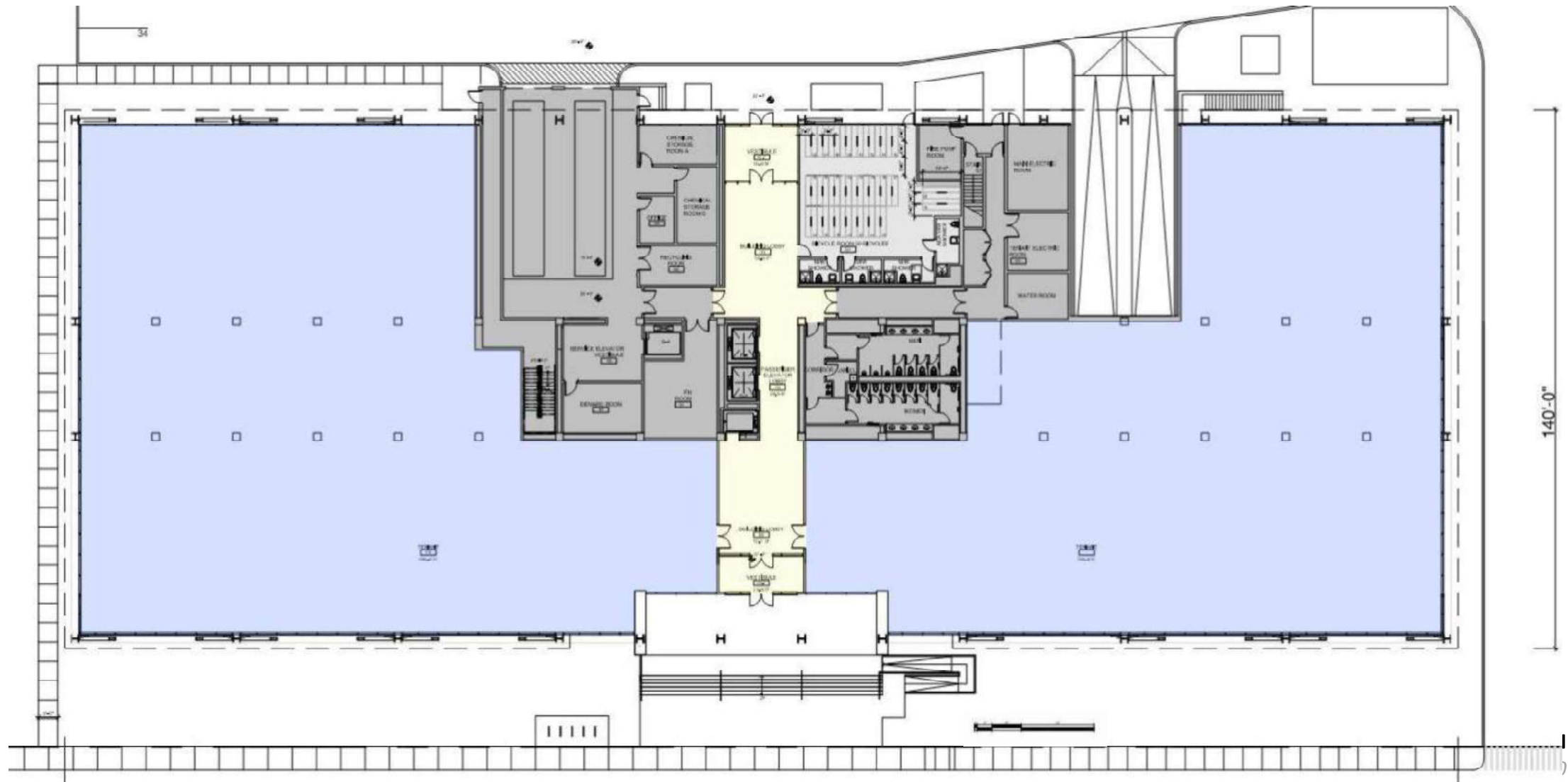
FUTURE ALEWIFE PLAN SECTION – WILSON ROAD

FUTURE ALEWIFE PLAN SECTION – FAWCETT STREET





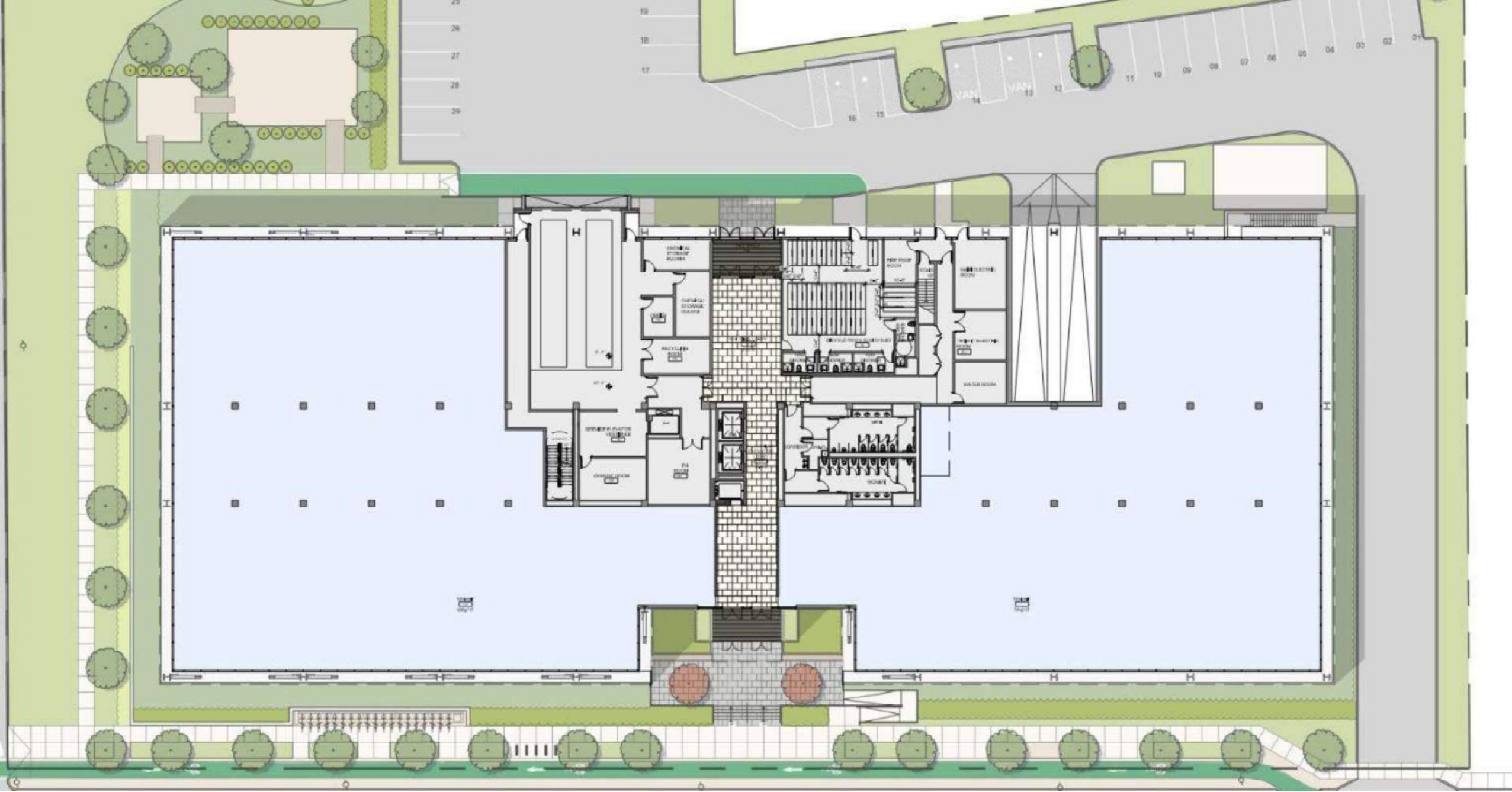
BULIDING DESIGN IMPROVEMENTS

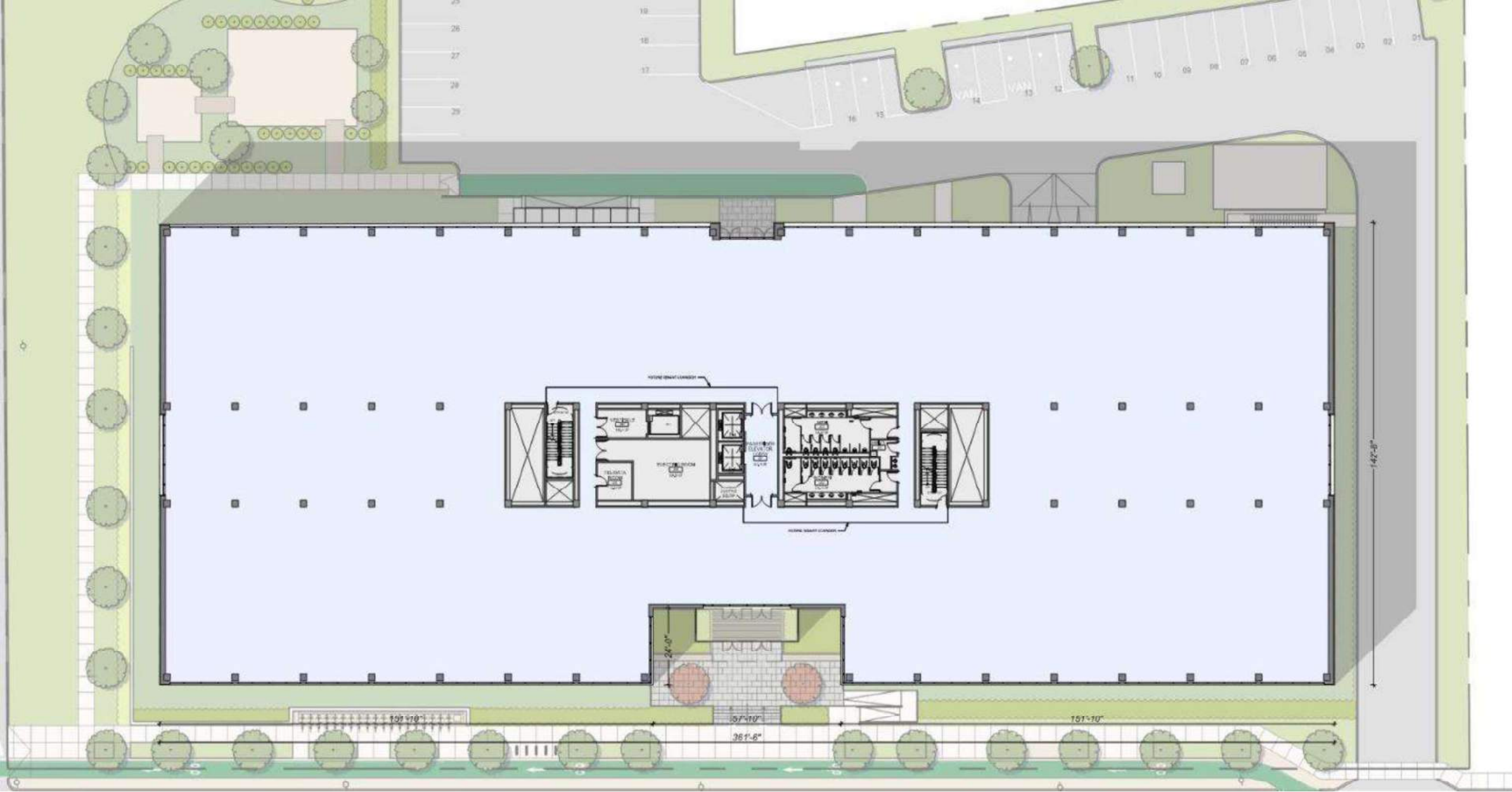


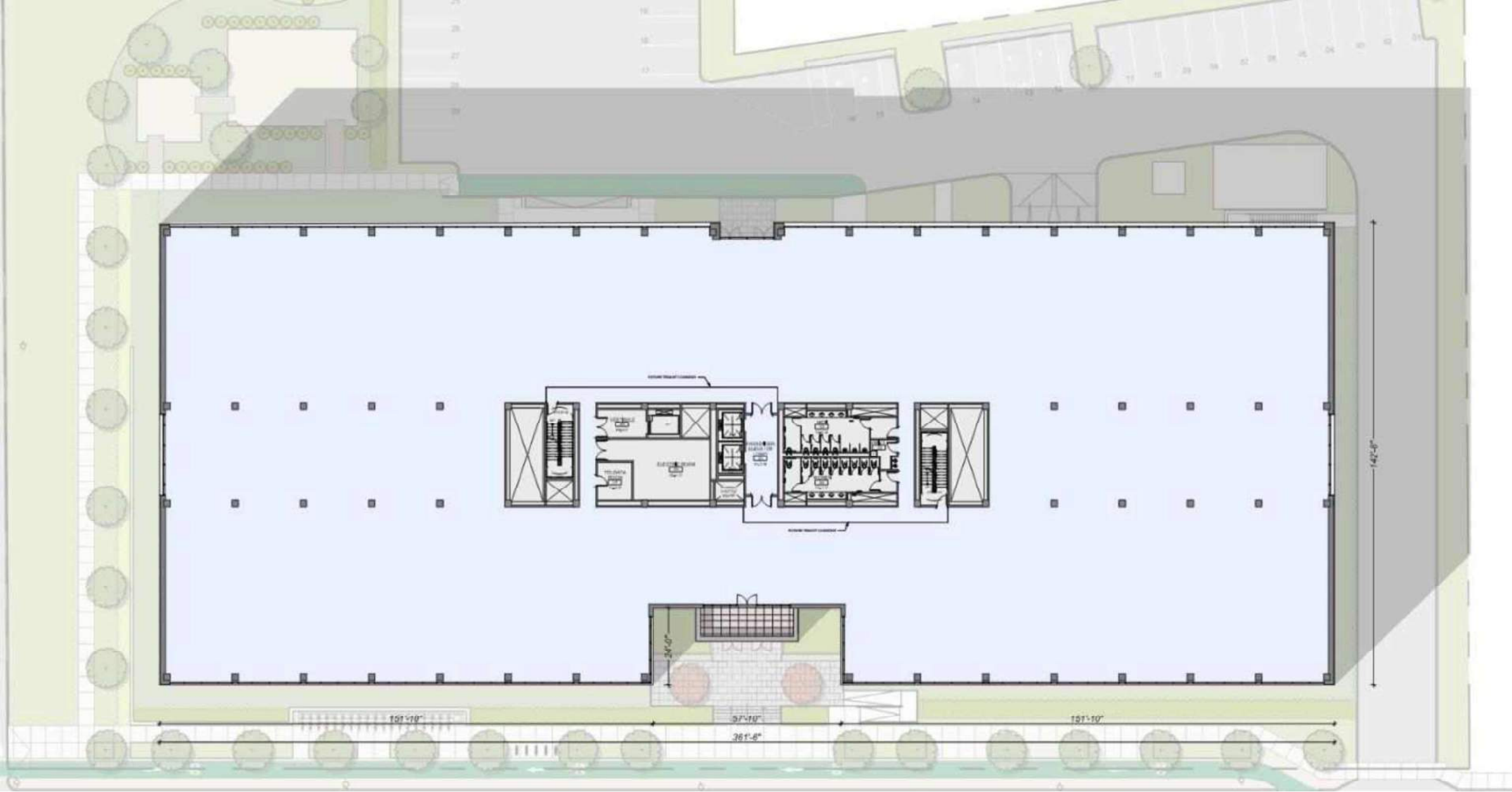
75/109 SMITH PLACE
 FRESH POND, CAMBRIDGE

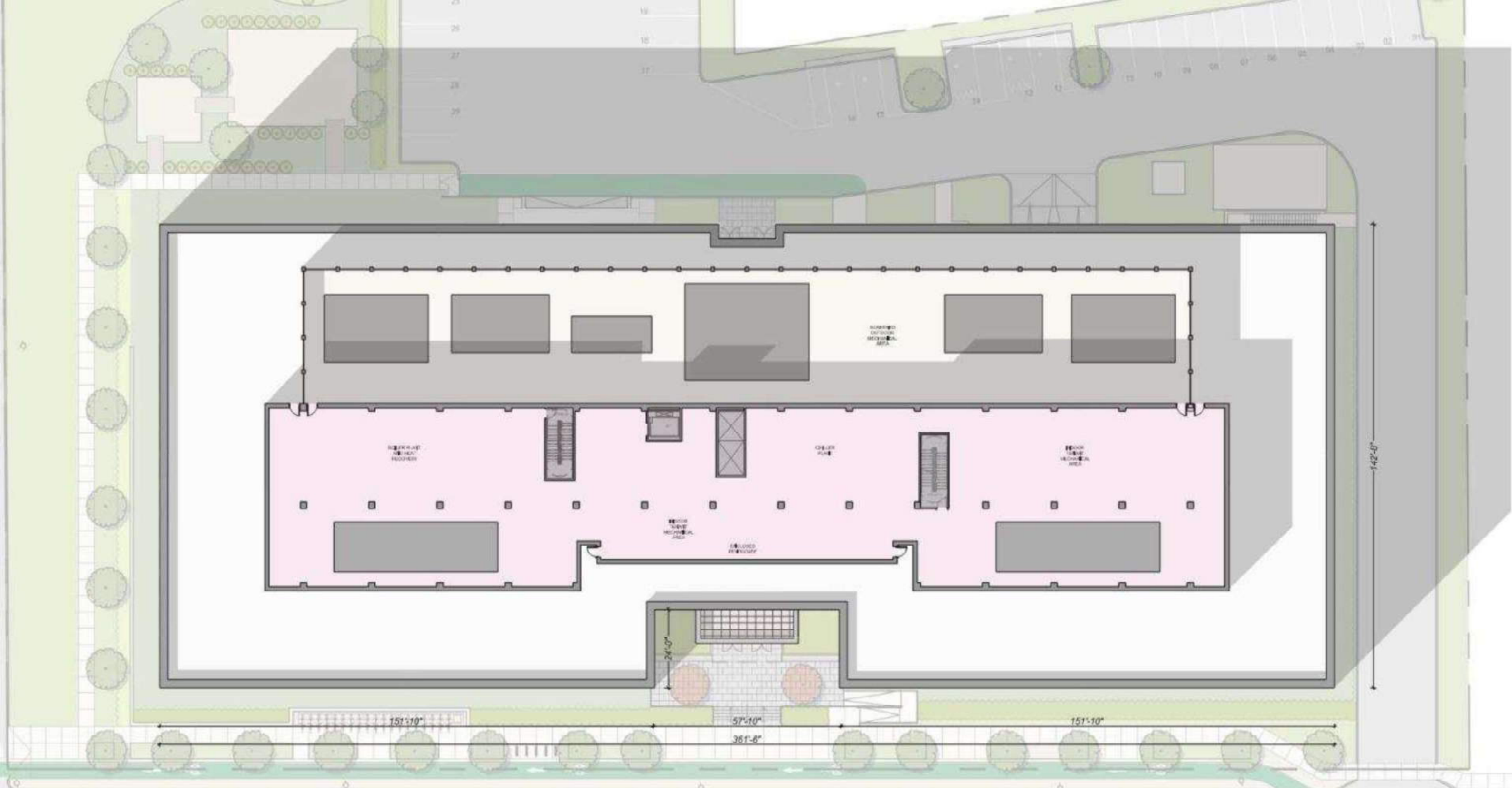


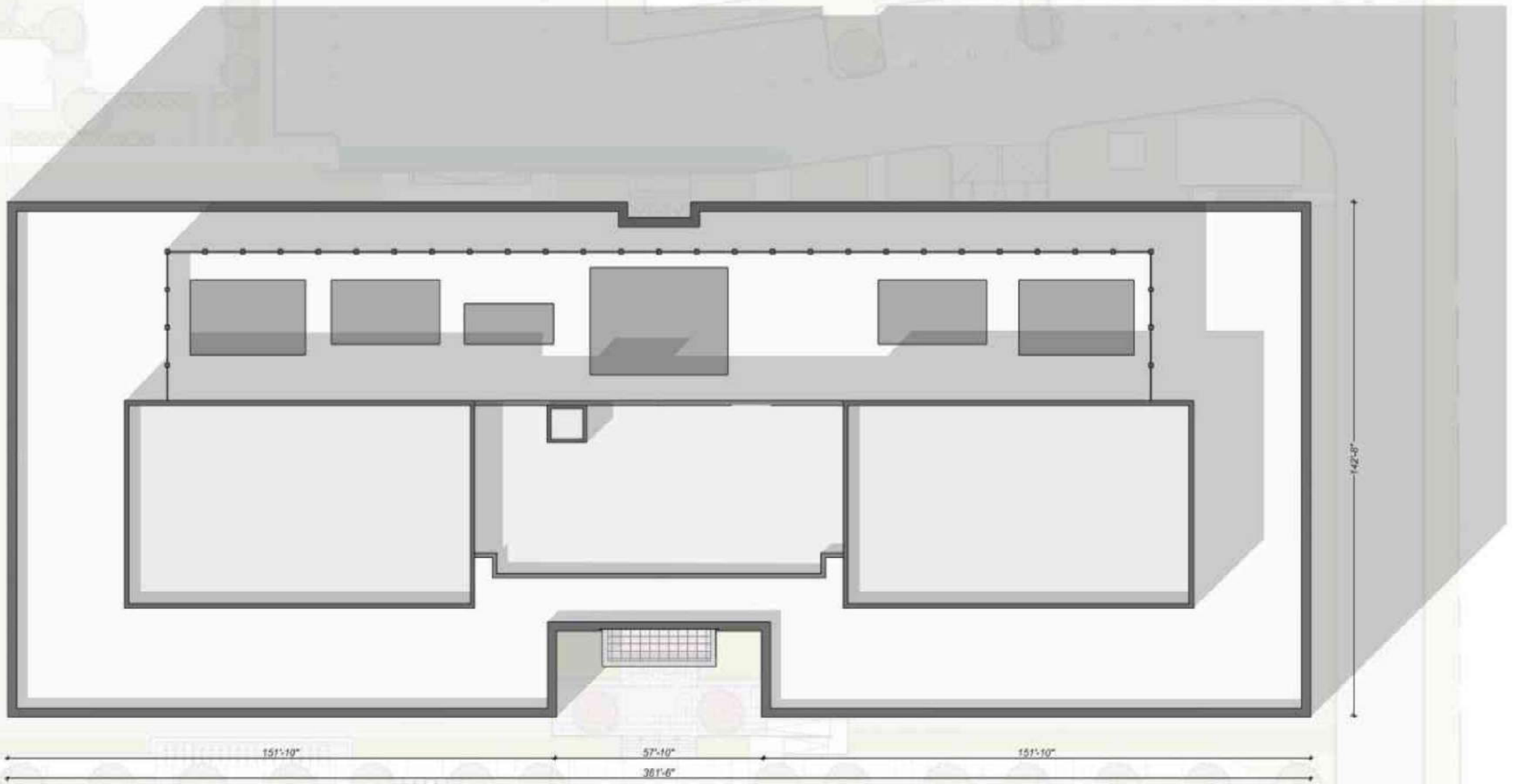
PREVIOUSLY PRESENTED GROUND PLAN
 PLANNING BOARD HEARING 02













PREVIOUSLY PROPOSED EAST ELEVATION

PRESENTED 02.25.2020



PROPOSED EAST ELEVATION



PREVIOUSLY PROPOSED WEST ELEVATION

PRESENTED 02.25.2020



PROPOSED WEST ELEVATION



PREVIOUSLY PROPOSED NORTH ELEVATION
PRESENTED 02.25.2020



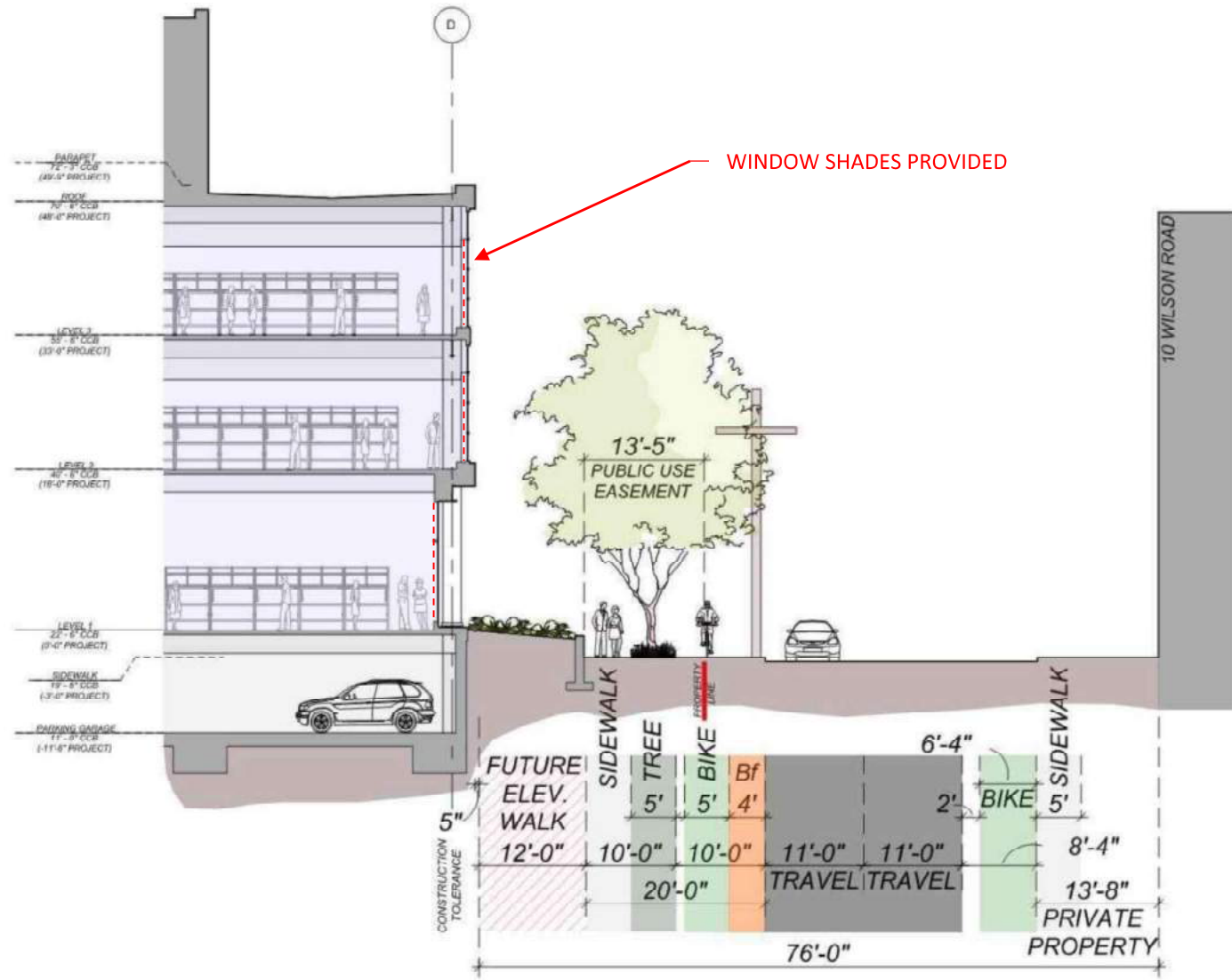
PREVIOUSLY PROPOSED SOUTH ELEVATION
PRESENTED 02.25.2020



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION







TENANT ENTRY AND CANOPIES - NORTH ELEVATION



TENANT ENTRY AND CANOPIES - SOUTH ELEVATION



TENANT ENTRY AND CANOPIES - EAST ELEVATION



PREVIOUSLY PROPOSED SMITH PLACE AND WILSON ROAD INTERSECTION - SOUTH EAST VIEW
PRESENTED 02.25.2020



TRAVELING DOWN SMITH PLACE - SOUTH EAST VIEW





SMITH PLACE AND WILSON ROAD INTERSECTION - SOUTH EAST VIEW



AERIAL VIEW - SOUTH EAST VIEW



APPROACHING FRONT ENTRY - EAST VIEW

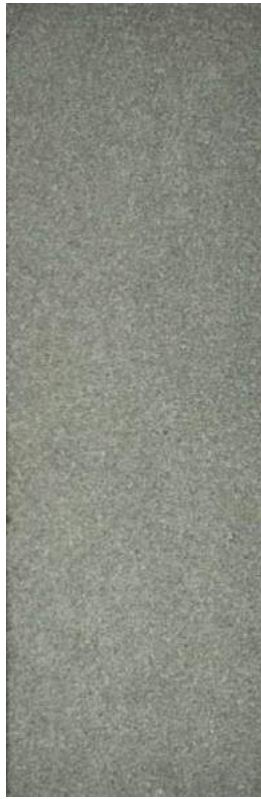
MATERIALITY



PENTHOUSE COLOR



ULTRA HIGH PERFORMANCE CONCRETE



METAL PANEL RAINSCREEN



EXPOSED STRUCTURE



SPANDREL GLASS



VISION GLASS

1" (25MM) INSULATING VE1-2M

PERFORMANCE DATA

TRANSMITTANCE

VISIBLE LIGHT	70%
SOLAR ENERGY	33%
UV	10%

REFLECTANCE

VISIBLE EXTERIOR LIGHT	11%
VISIBLE INTERIOR LIGHT	12%
SOLAR ENERGY	31%

NFRC U-VALUE

WINTER	0.30 BTU/(HR X SQFT X DEG F)
Summer	0.26 BTU/(HR X SQFT X DEG F)

SHADING COEFFICIENT (SC)

RELATIVE HEAT GAIN	0.44
SOLAR HEAT GAIN COEFFICIENT	0.38
LSC	1.84



GRANITE - JET MIST

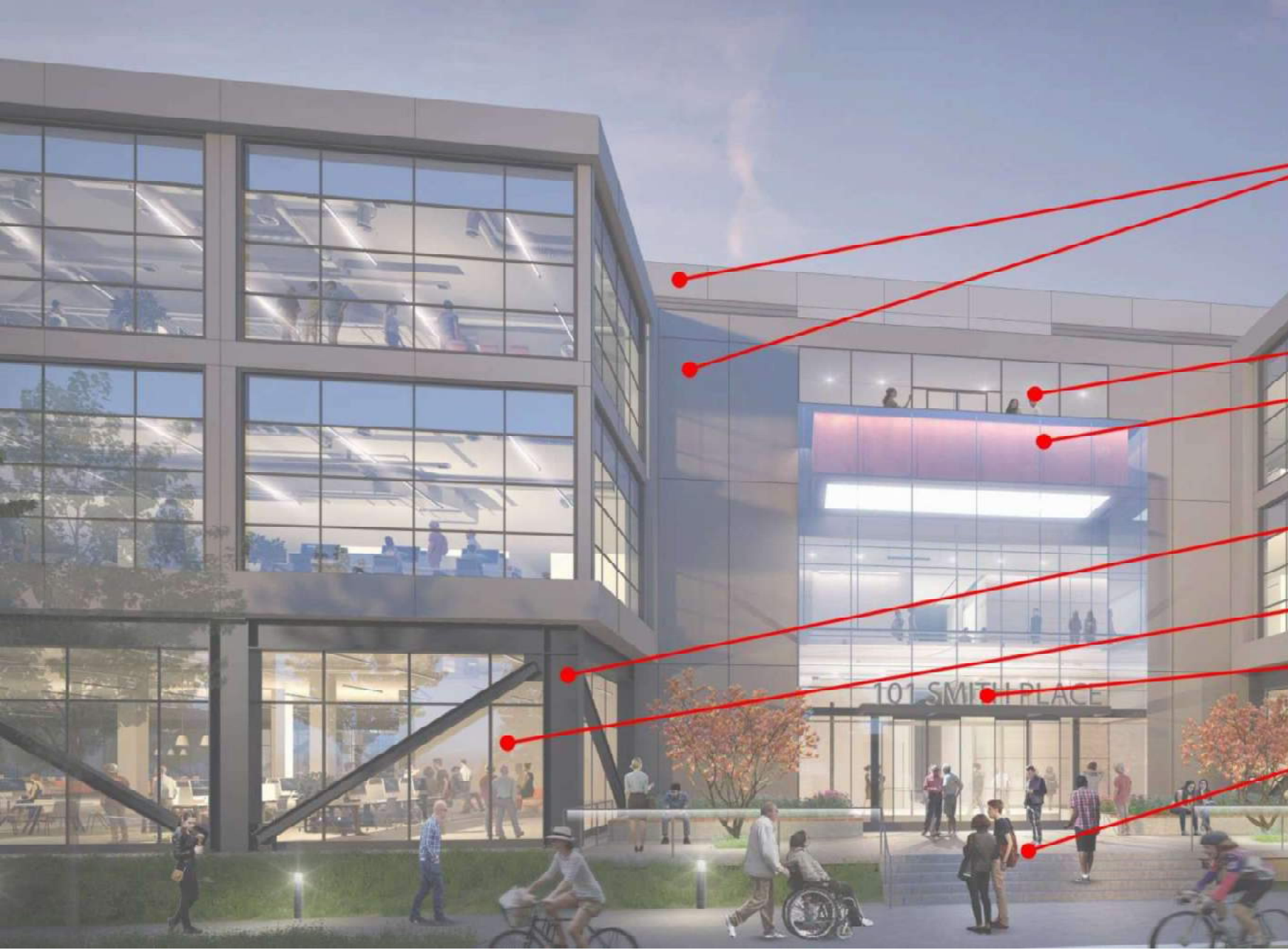


MECHANICAL SCREEN PANEL



MATERIAL PALETTE

- Metal Panel Cladding System
- Ultra High Performance Concrete
- Spandrel Glass
- Curtain Wall
- Exposed Structure with Exterior Intumescent Fireproofing
- Glass Storefront
- Granite Base
- Board Formed Concrete Retaining Wall



MATERIAL PALETTE

Metal Panel Cladding System

Curtain Wall

Glass Storefront

Exposed Structure with Exterior Intumescent Fireproofing

Glass Storefront

Lit Stainless Steel Building Address Signage

Granite Plinth



MATERIAL PALETTE

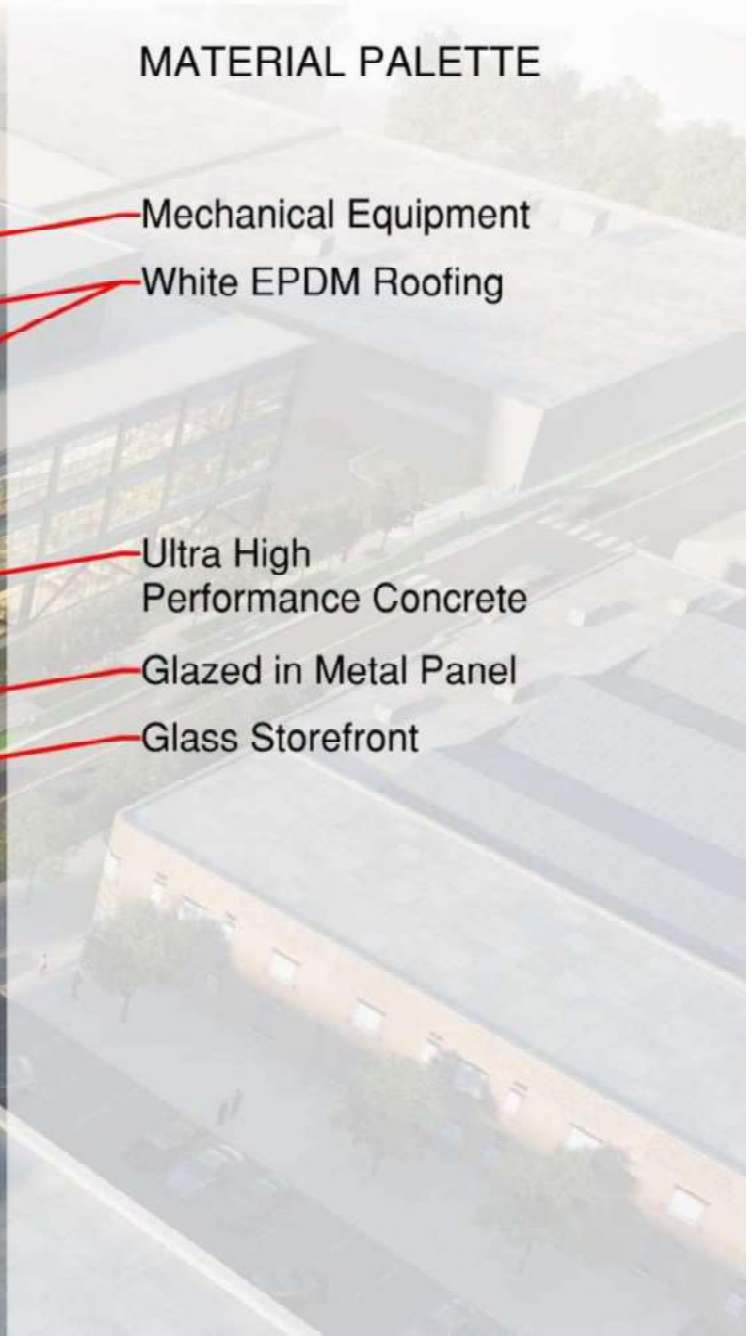
Mechanical Equipment

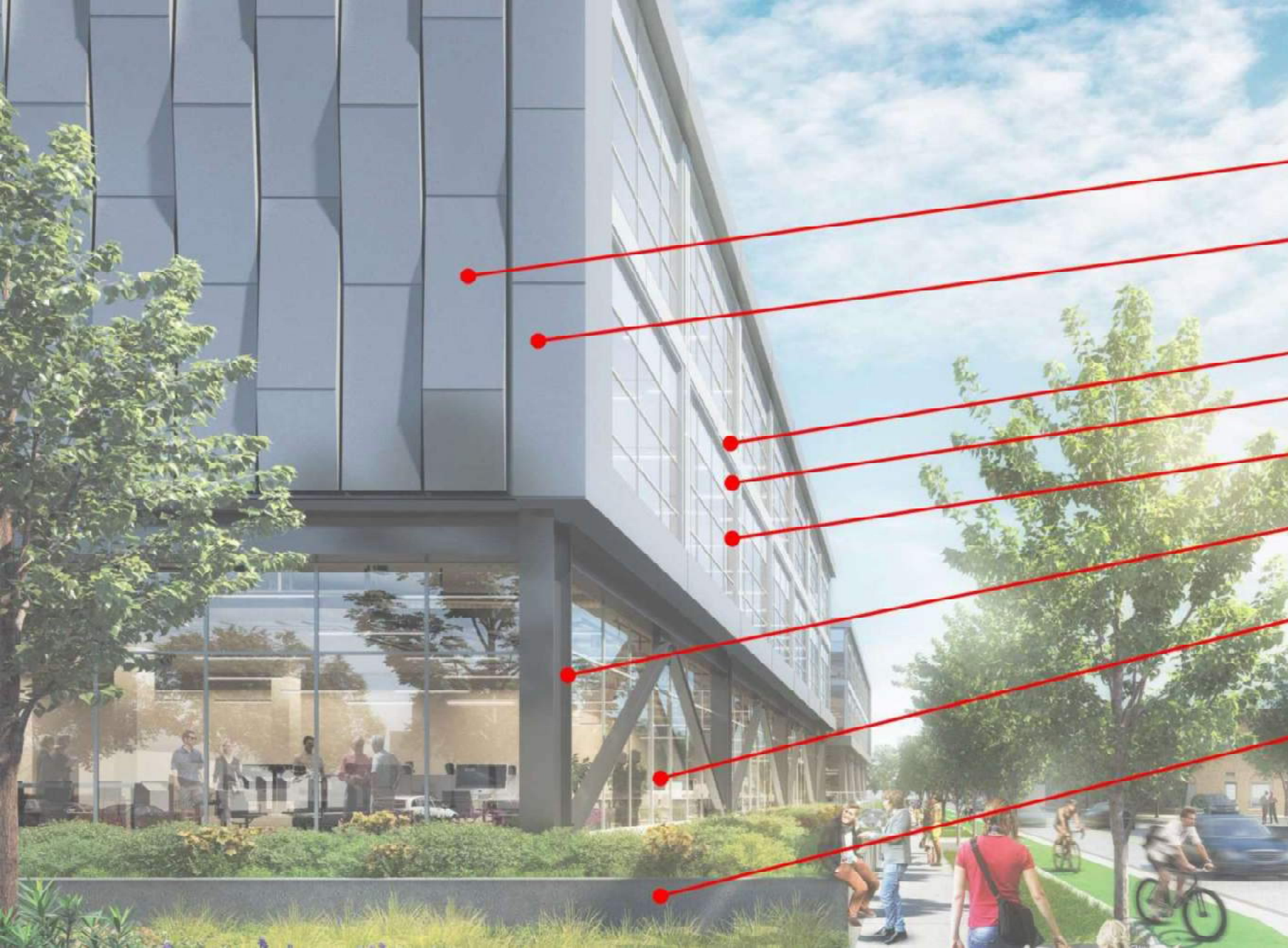
White EPDM Roofing

Ultra High Performance Concrete

Glazed in Metal Panel

Glass Storefront





MATERIAL PALETTE

- Metal Panel Cladding System
- Ultra High Performance Concrete
- Glazed in Metal Panel
- Spandrel Glass
- Curtain Wall
- Exposed Structure with Exterior Intumescent Fireproofing
- Glass Storefront
- Board Formed Concrete Retaining Wall

