



City of Cambridge

Blue Enterprises HSMA, LLC

Application for Special Permit

57 JFK Street, Cambridge, MA 02138

Volume II

February 3, 2021

Volume II
Section 1

Blue Enterprises HSMA, LLC
57 John F. Kennedy Street
Cambridge, MA 02138

Special Permit Application

ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	1/15/2021
C-1	Existing Site Plan	1/15/2021
A-020	Context Plan	1/15/2021
A-021	Site Context Plan	1/15/2021
A-022	Site Logistics	1/15/2021
A-100	Ground Level Locus Plan	1/15/2021
A-101	First Floor Sales Floor Plan	1/15/2021
A-103	Basement Floor Plan	1/15/2021
A-104	Enlarged Basement Plan	1/15/2021
A-300	Exterior Elevations	1/15/2021
AV-1	Exterior Renderings	1/15/2021
AV-2	Interior Renderings	1/15/2021



PROJECT: 57 JFK STREET DISPENSARY

PROJECT ADDRESS:
57 JFK STREET
CAMBRIDGE, MASSACHUSETTS 02138

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
BLUE ENTERPRISES HSMA, LLC
ADDRESS:
34 VAN BRUNT STREET
HYDE PARK, MA 02136

**SUBMISSION TO CITY OF
CAMBRIDGE
1/22/2021**

PROJECT NAME

57 JFK STREET

PROJECT ADDRESS

57 JFK STREET,
CAMBRIDGE MA

CLIENT

**Blue Enterprises
HSMA, LLC**

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682

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REGISTRATION



Project number	20024
Date	1/15/2021
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Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Cover Sheet

A-000

57 JFK STREET

ALEXANDER W. KEMP PLAYGROUND

KNAFEL CENTER

JENNIFER DUCLOS ED. MA, LMHC

HARVARD EDUCATIONAL REVIEW

NATIONAL ACADEMY OF FUTURE SCIENTISTS AND TECHNOLOGISTS

FIRST CHURCH IN CAMBRIDGE

KENNEDY SCHOOL OF GOVERNMENT

CHRIST CHURCH CAMBRIDGE

HARVARD SUMMER SCHOOL

NEW TESTAMENT LANGUAGE PROJECT

FIRST CHURCH IN CAMBRIDGE

MBTA HARVARD TRAIN STATION

57 JFK STREET

OLD CAMBRIDGE BABTIST CHURCH

31 CHURCH STREET DISPENSARY

ST. PAUL PARISH

THE HARVARD CATHOLIC CENTER

DUDLEY COMMUNITY

EDUCATIONAL DIVIDE REFORM

ESCOLA NESE

CORPORAL BURNS PLAYGROUND

UNIVERSITY LUTHERAN CHURCH

MBTA BUS STOP

MBTA BUS STOP

SITE CONTEXT LEGEND

- EDUCATIONAL / PLACES OF WORSHIP
- TRANSIT ACCESS
- CHILDREN PLAYGROUND
- DISPENSARIES
- SITE LOCATION

PROJECT NAME

57 JFK STREET

PROJECT ADDRESS
57 JFK STREET,
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Context Plan

A-020

57 JFK STREET

1 CONTEXT PLAN
1" = 300'-0"

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1/22/2021 3:27:35 PM

SITE CONTEXT LEGEND


- EDUCATIONAL / PLACES OF WORSHIP
- TRANSIT ACCESS
- CHILDREN PLAYGROUND
- DISPENSARIES
- SITE LOCATION

PROJECT NAME
57 JFK STREET

PROJECT ADDRESS
 57 JFK STREET,
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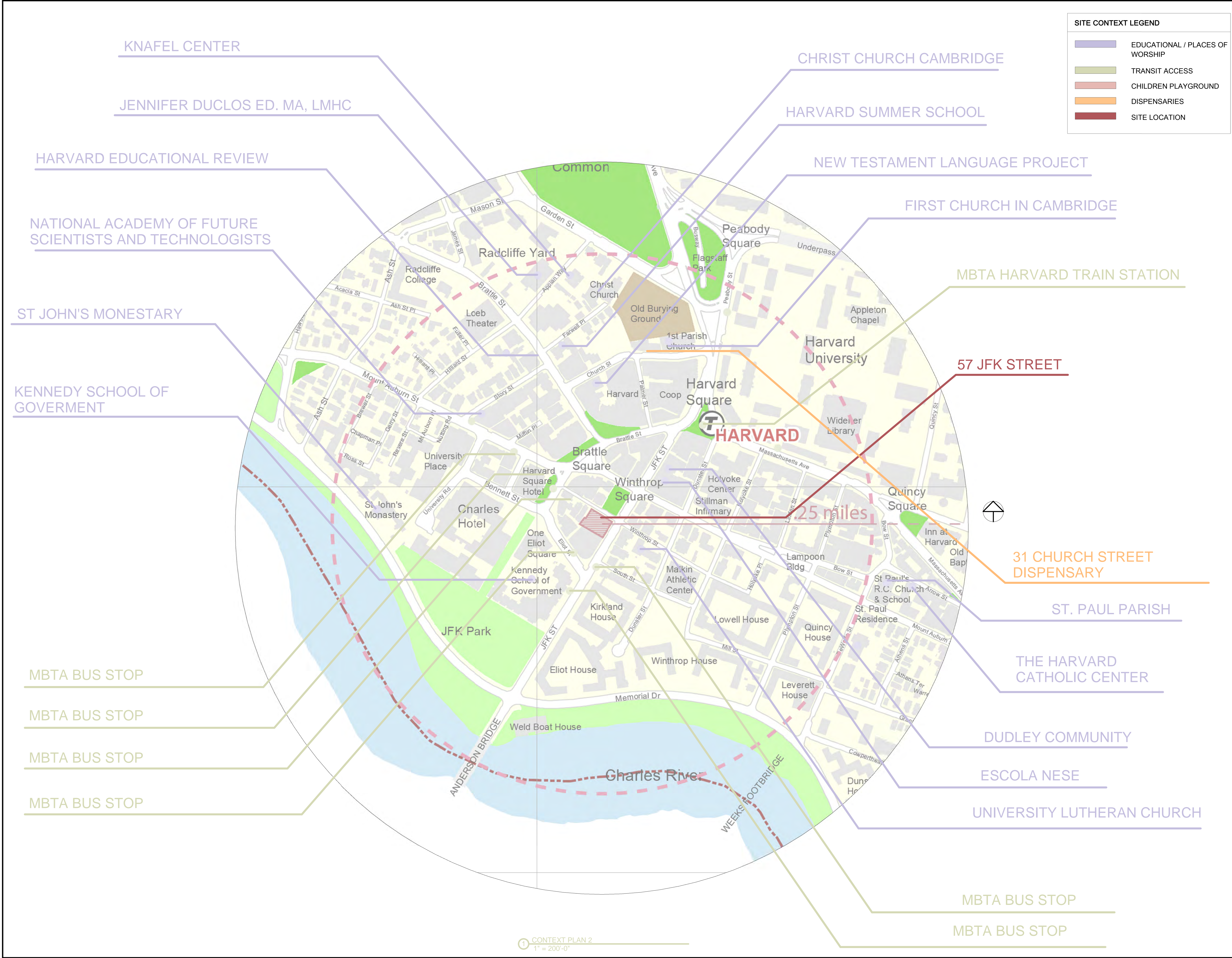
REVISIONS

No.	Description	Date

Site Context Plan

A-021

57 JFK STREET



1 CONTEXT PLAN 2
 1" = 200'-0"

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AERIAL VIEW



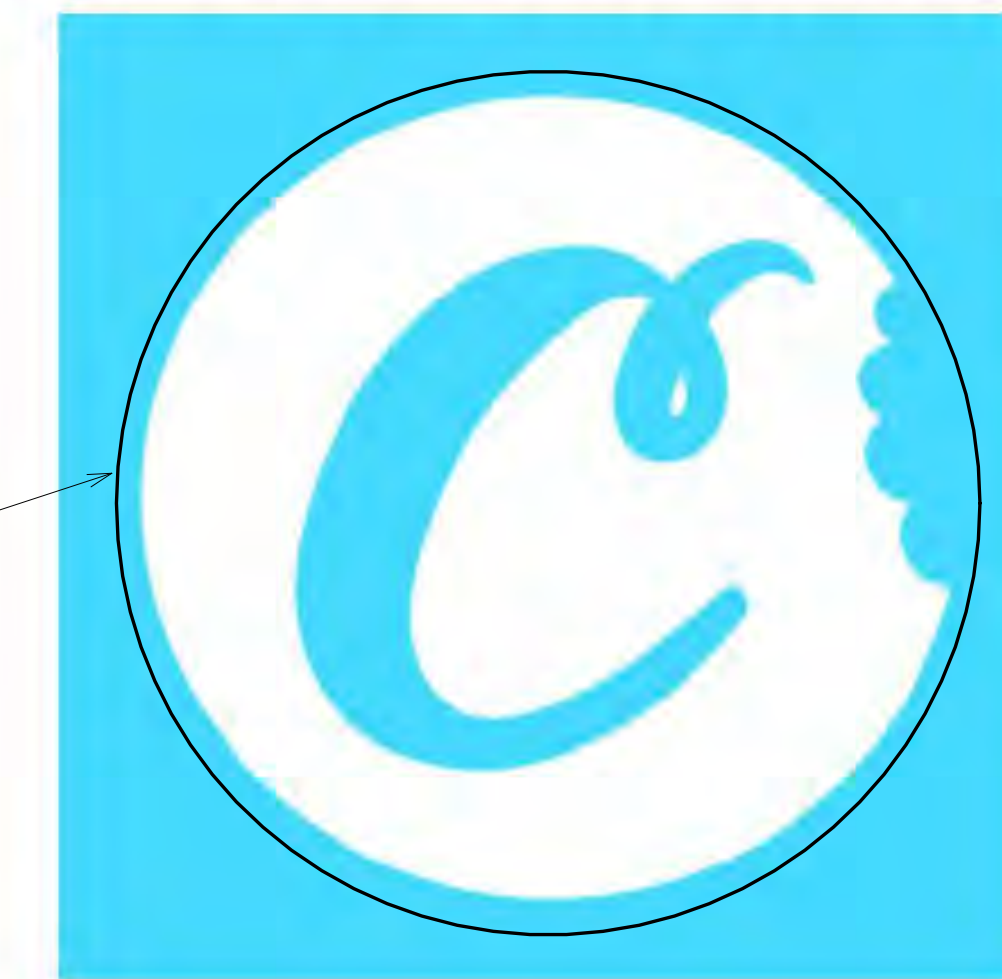
EXISTING EXTERIOR VIEW AT JFK ST



PROPOSED EXTERIOR VIEW AT JFK ST

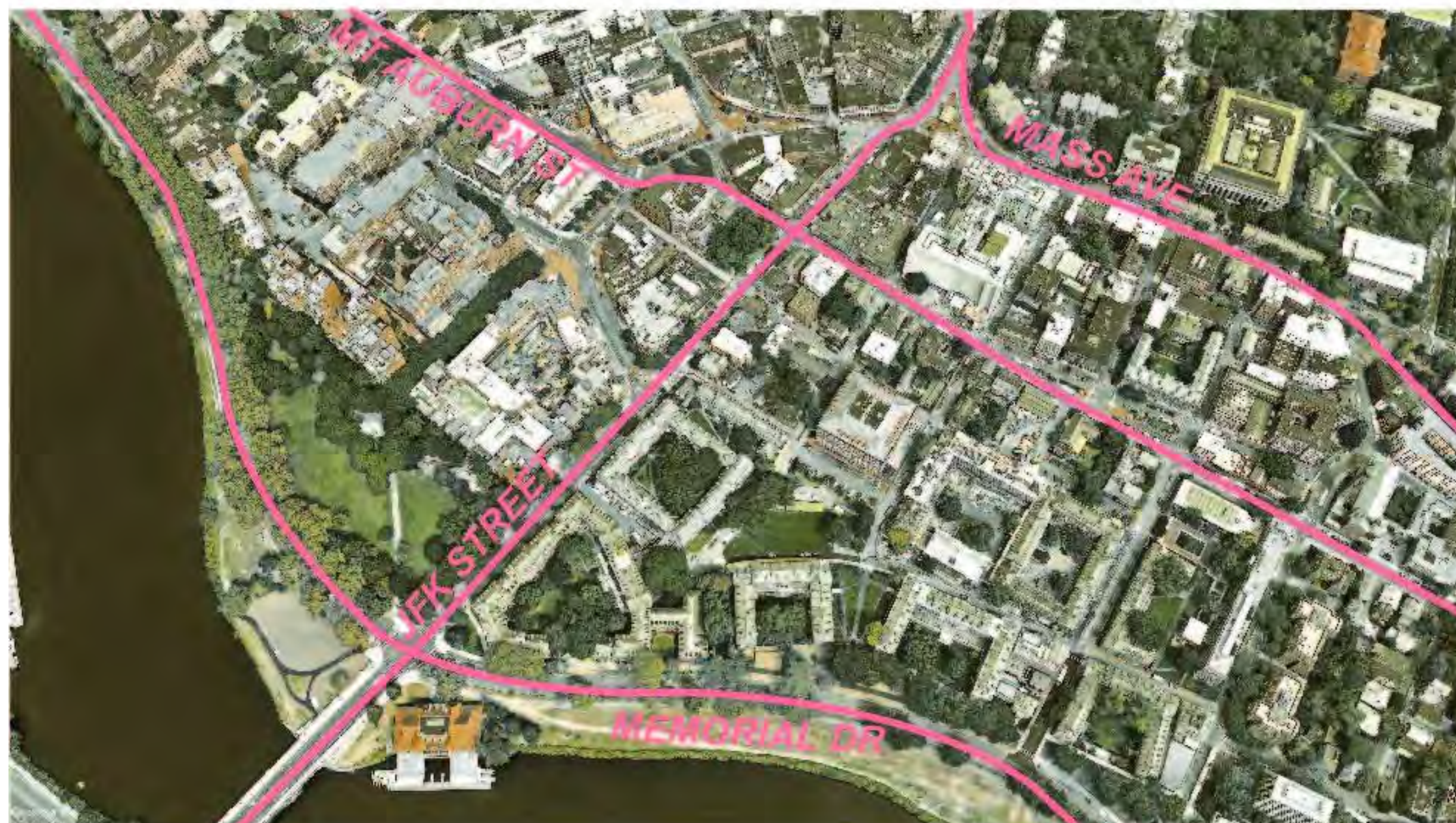


PROPOSED EXTERIOR SIGNAGE

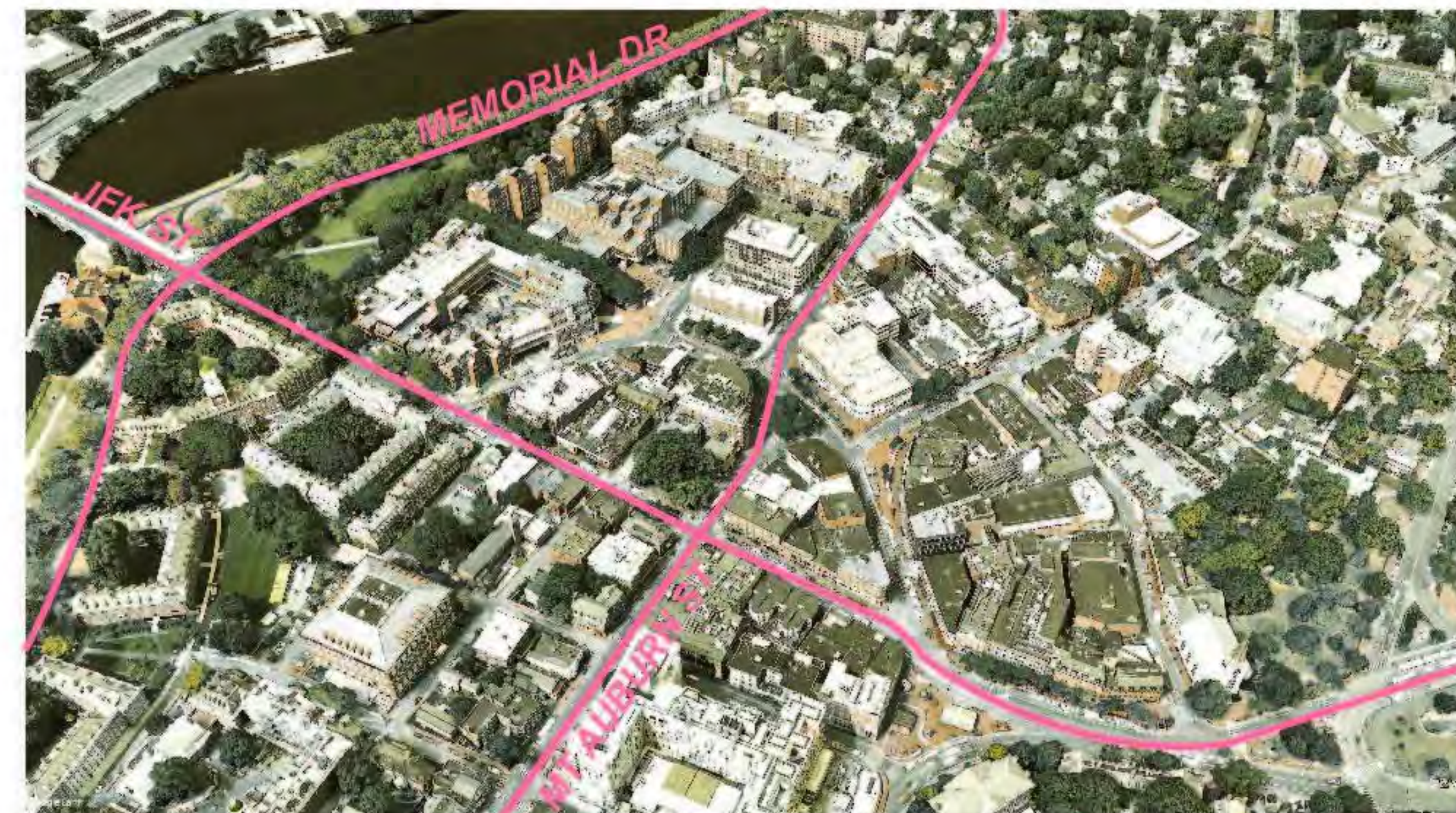


2'-0" DIAMETER "C-BITE"
 LOGO. INTERNALLY ILLUMINATED SIGN
 (2) SIGNS TOTAL. ONE ALONG WINTHROP
 STREET. ONE ALONG JFK STREET.
 SIGNS WILL MEET ALL REQUIREMENTS OF
 SECTION 7 OF CAMBRIDGE ZONING CODE

AERIAL VIEW



AERIAL VIEW



PROJECT NAME

57 JFK STREET

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No.	Description	Date

Site Logistics

A-022

57 JFK STREET

WINTHROP STREET

EXTERIOR PLANTERS BY LANDLORD. SIZE/STYLE AND LOCATION TBD BY LANDLORDS DISCUSSIONS WITH CITY OF CAMBRIDGE.

EMPLOYEE ENTRANCE TO LOWER LEVEL / ACCESSIBLE ROUTE TO PUBLIC RESTROOMS

CUSTOMER ENTRANCE

PROJECT NAME

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57 JFK STREET,
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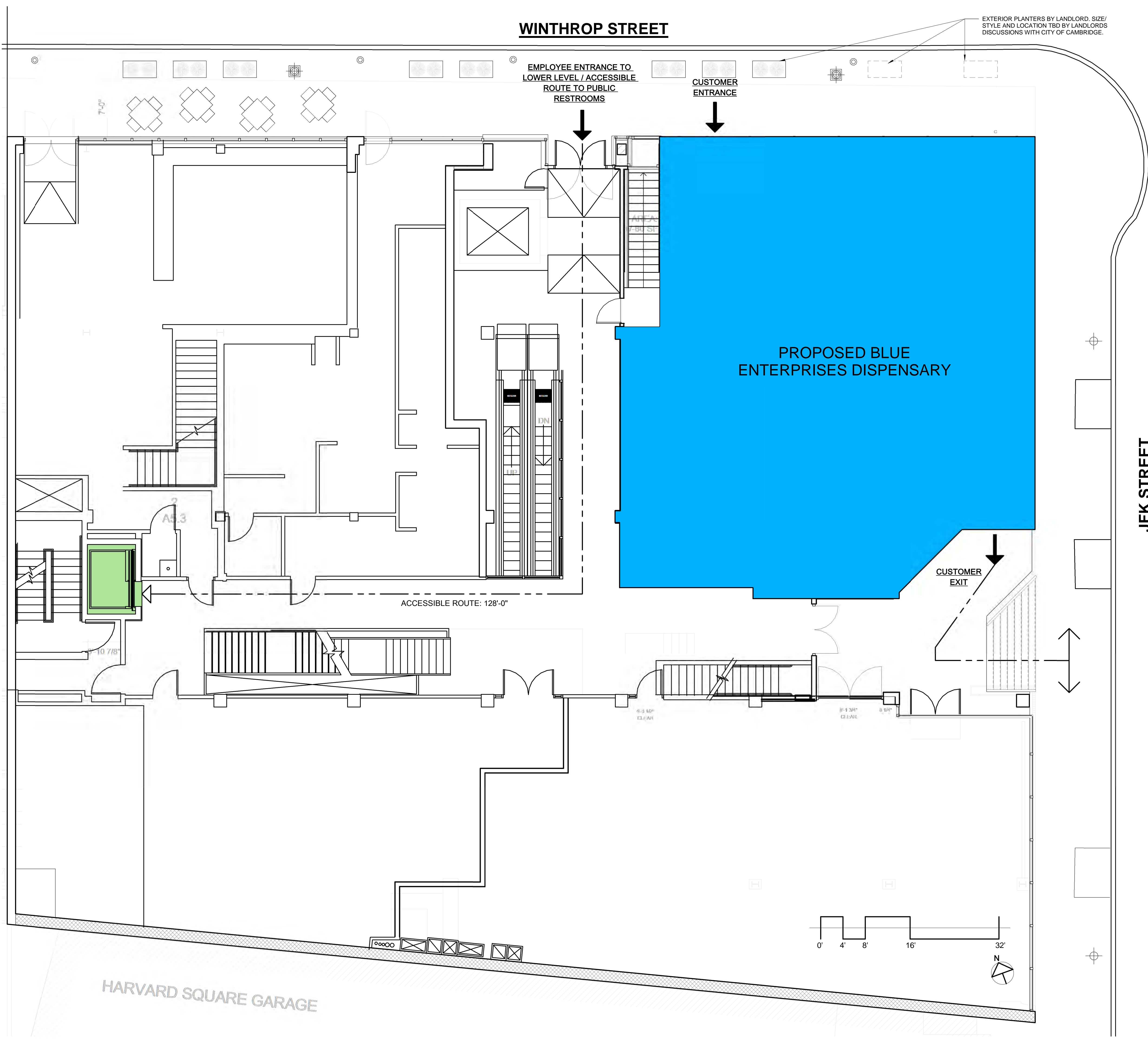
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CONSULTANTS:

JFK STREET

LEGEND

- ELEVATOR
 - PROPOSED BLUE ENTERPRISES COMMERCIAL SPACE
 - ACCESSIBLE PATHWAY
- INTENDED FOR BLUE ENTERPRISES EMPLOYEES AS WELL AS CUSTOMERS WHO NEED USE OF PUBLIC TOILET



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No.	Description	Date

Ground Level
Locus Plan

A-100

57 JFK STREET

HARVARD SQUARE GARAGE

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Scale 1/4" = 1'-0"

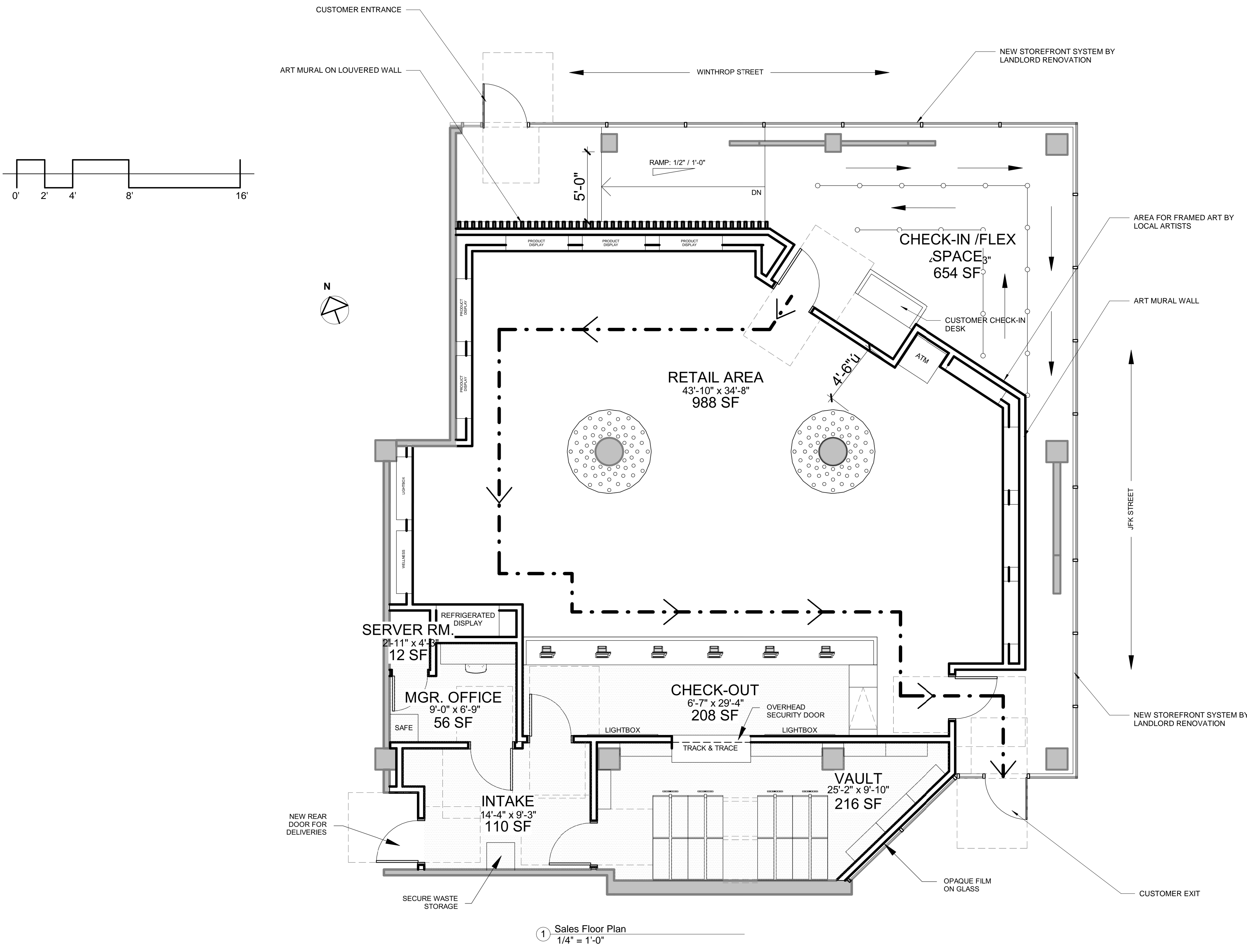
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No.	Description	Date

First Floor Sales
Floor Plan

A-101

57 JFK STREET

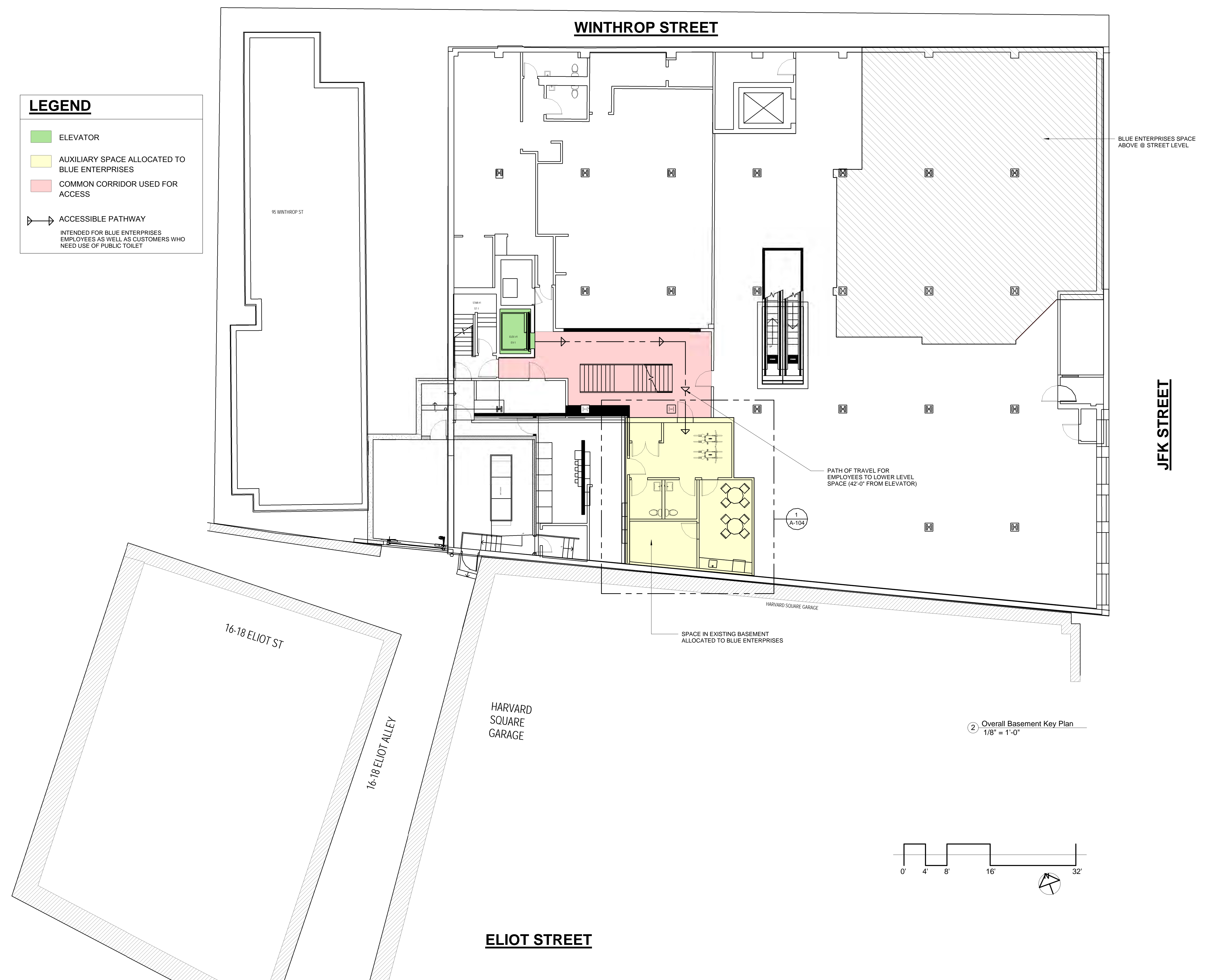


1 Sales Floor Plan
1/4" = 1'-0"

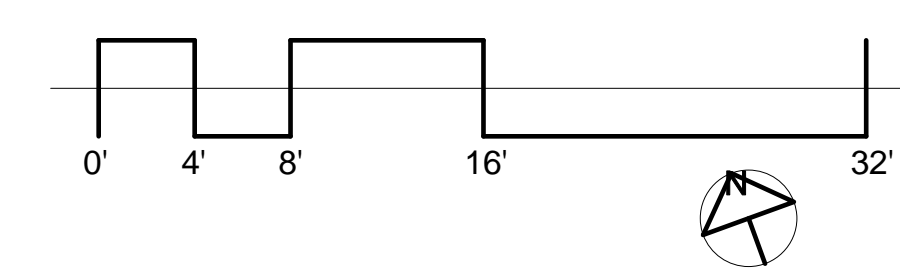
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LEGEND

- ELEVATOR
- AUXILIARY SPACE ALLOCATED TO BLUE ENTERPRISES
- COMMON CORRIDOR USED FOR ACCESS
- ACCESSIBLE PATHWAY
INTENDED FOR BLUE ENTERPRISES EMPLOYEES AS WELL AS CUSTOMERS WHO NEED USE OF PUBLIC TOILET



② Overall Basement Key Plan
1/8" = 1'-0"



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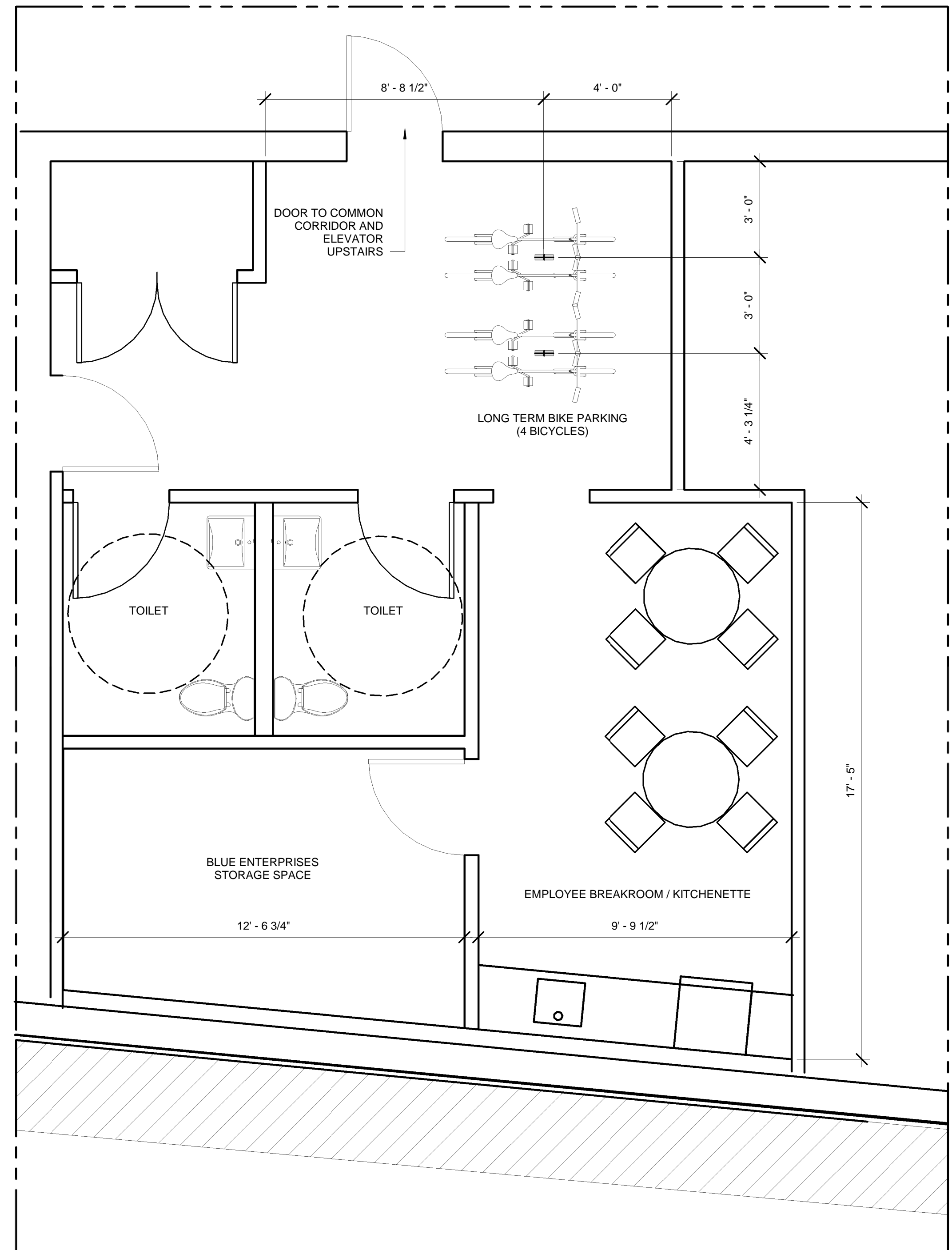


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Scale	1/8" = 1'-0"

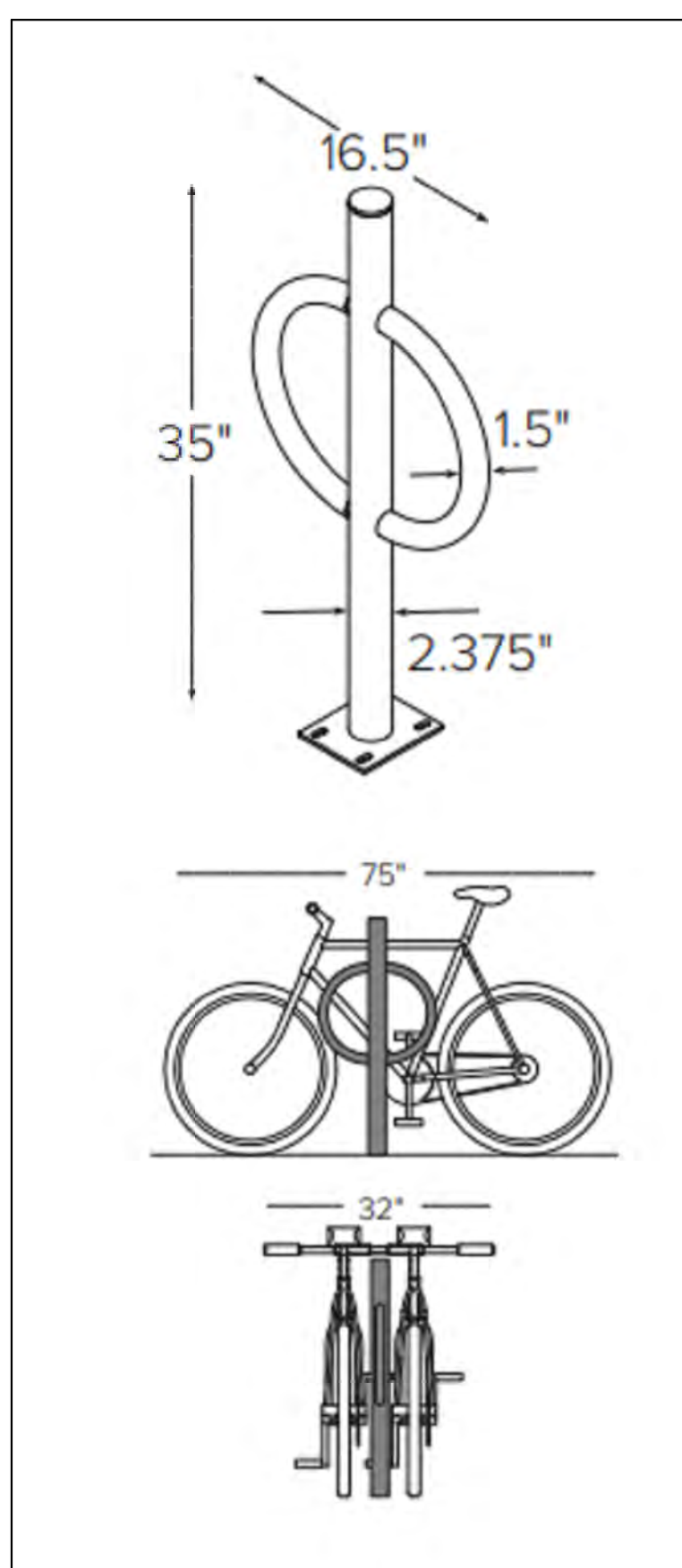
No.	Description	Date

Basement Floor
Plan

A-103
57 JFK STREET



1 Basement Floor Plan
3/8" = 1'-0"



PROPOSED EXTERIOR BIKE
HITCH RACK BY DERO



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Scale	3/8" = 1'-0"

REVISIONS

No.	Description	Date

**Enlarged
Basement Plan**

A-104
57 JFK STREET

PROJECT NAME

57 JFK STREET

PROJECT ADDRESS
57 JFK STREET,
CAMBRIDGE MA

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Blue Enterprises
HSMA, LLC

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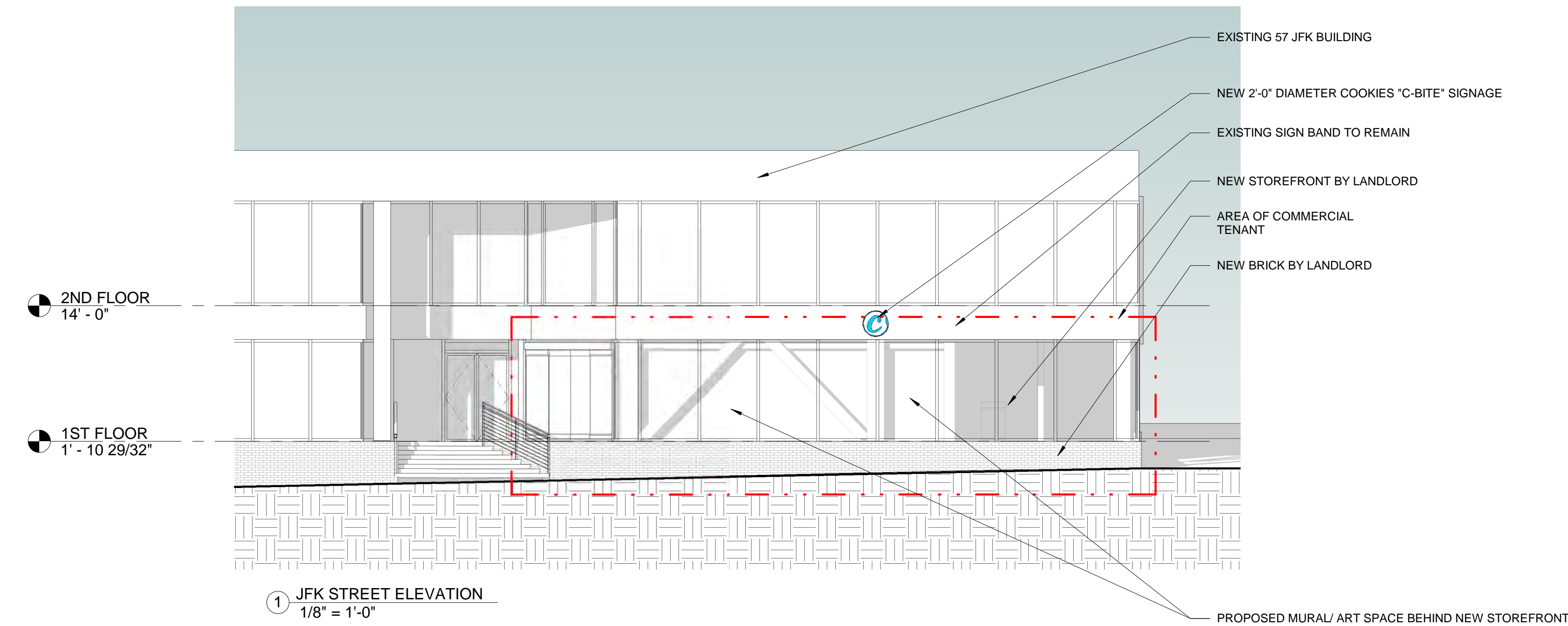
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No.	Description	Date

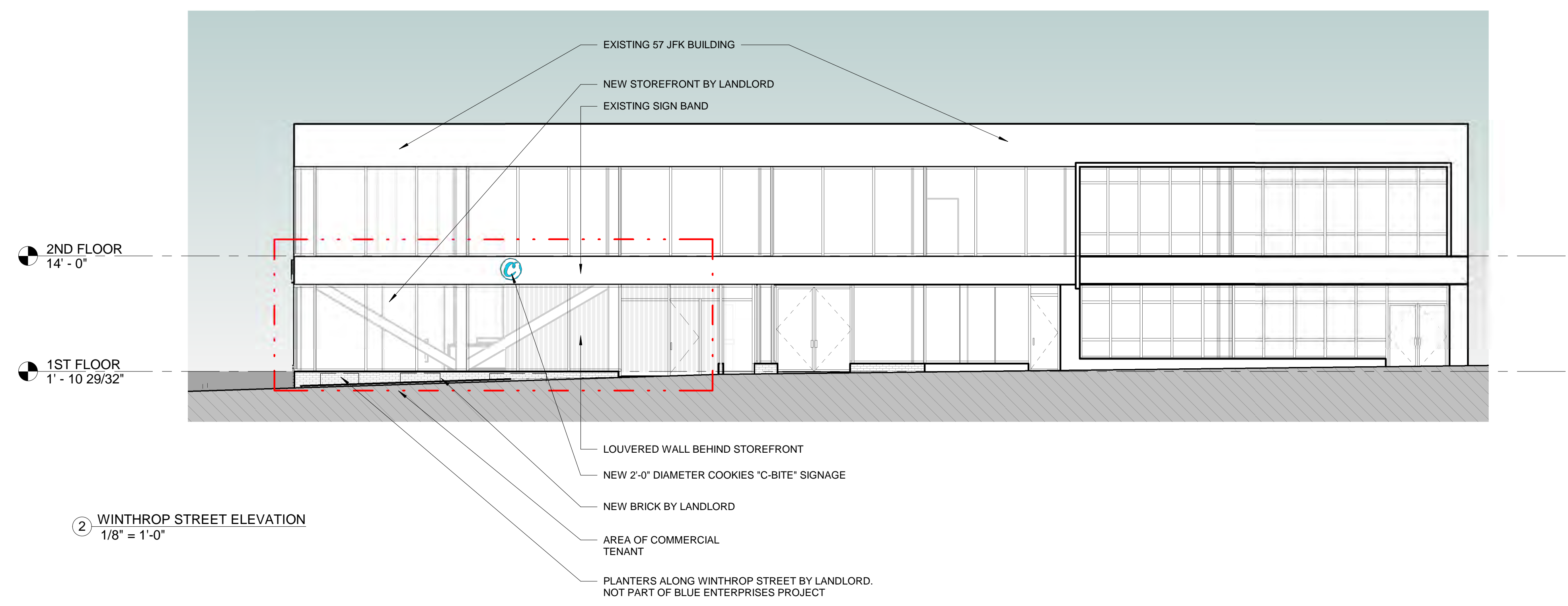
Exterior Elevations

A-300

57 JFK STREET



① JFK STREET ELEVATION
1/8" = 1'-0"



② WINTHROP STREET ELEVATION
1/8" = 1'-0"

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PROPOSED WINTHROP STREET RENDERING



PROPOSED JFK STREET RENDERING

PROJECT NAME

57 JFK STREET

PROJECT ADDRESS

57 JFK STREET,
CAMBRIDGE MA

CLIENT

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REVISIONS

No.	Description	Date

**Exterior
Renderings**

AV-1
57 JFK STREET

PROJECT NAME

57 JFK STREET

PROJECT ADDRESS
57 JFK STREET,
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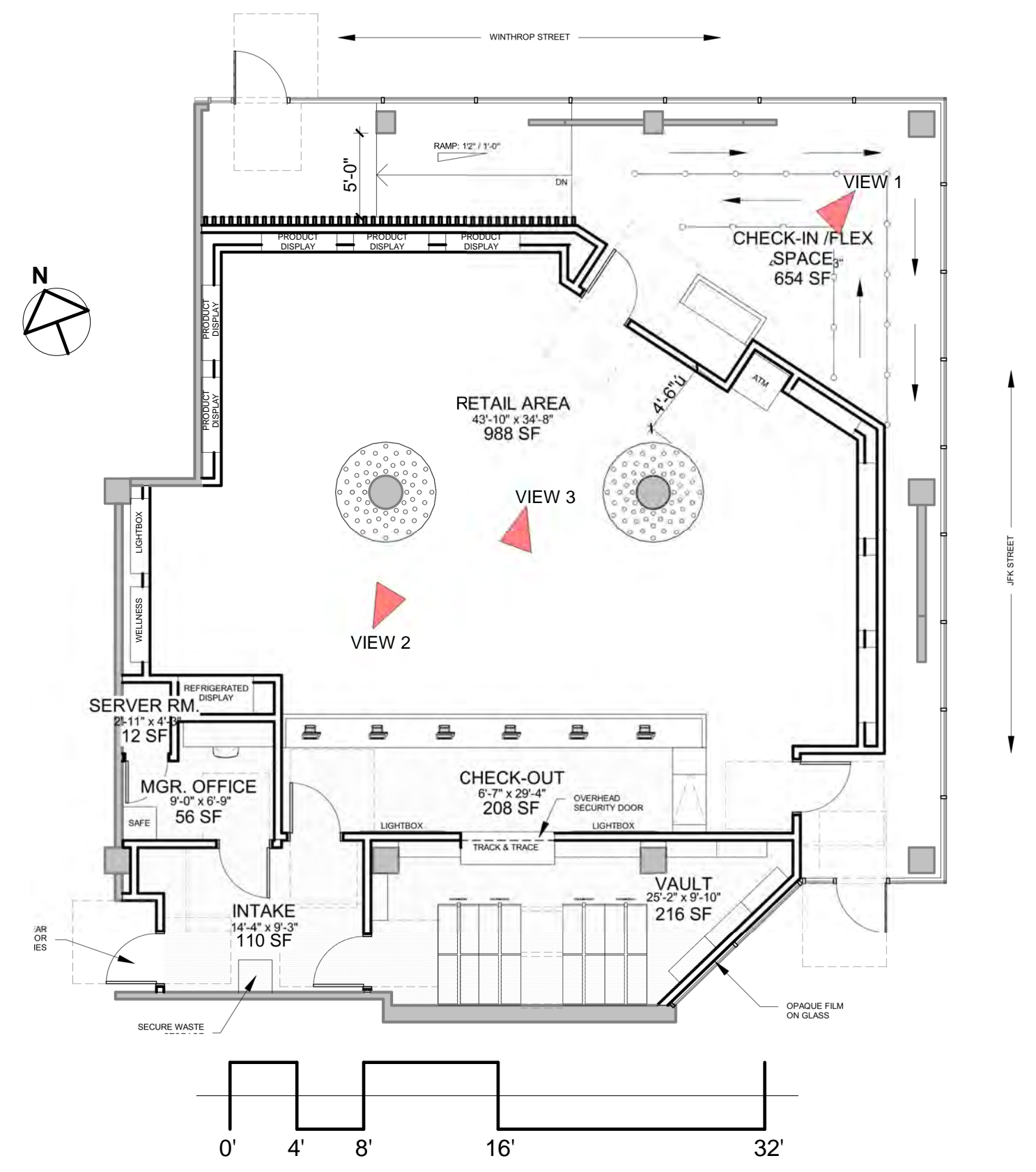
Project number 20024
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Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Interior
Renderings

AV-2
57 JFK STREET



1 Rendering Key Plan
1/8" = 1'-0"



**PROPOSED CHECK-IN AREA RENDERING
(VIEW 1)**



**PROPOSED SALES FLOOR RENDERING
(VIEW 3)**



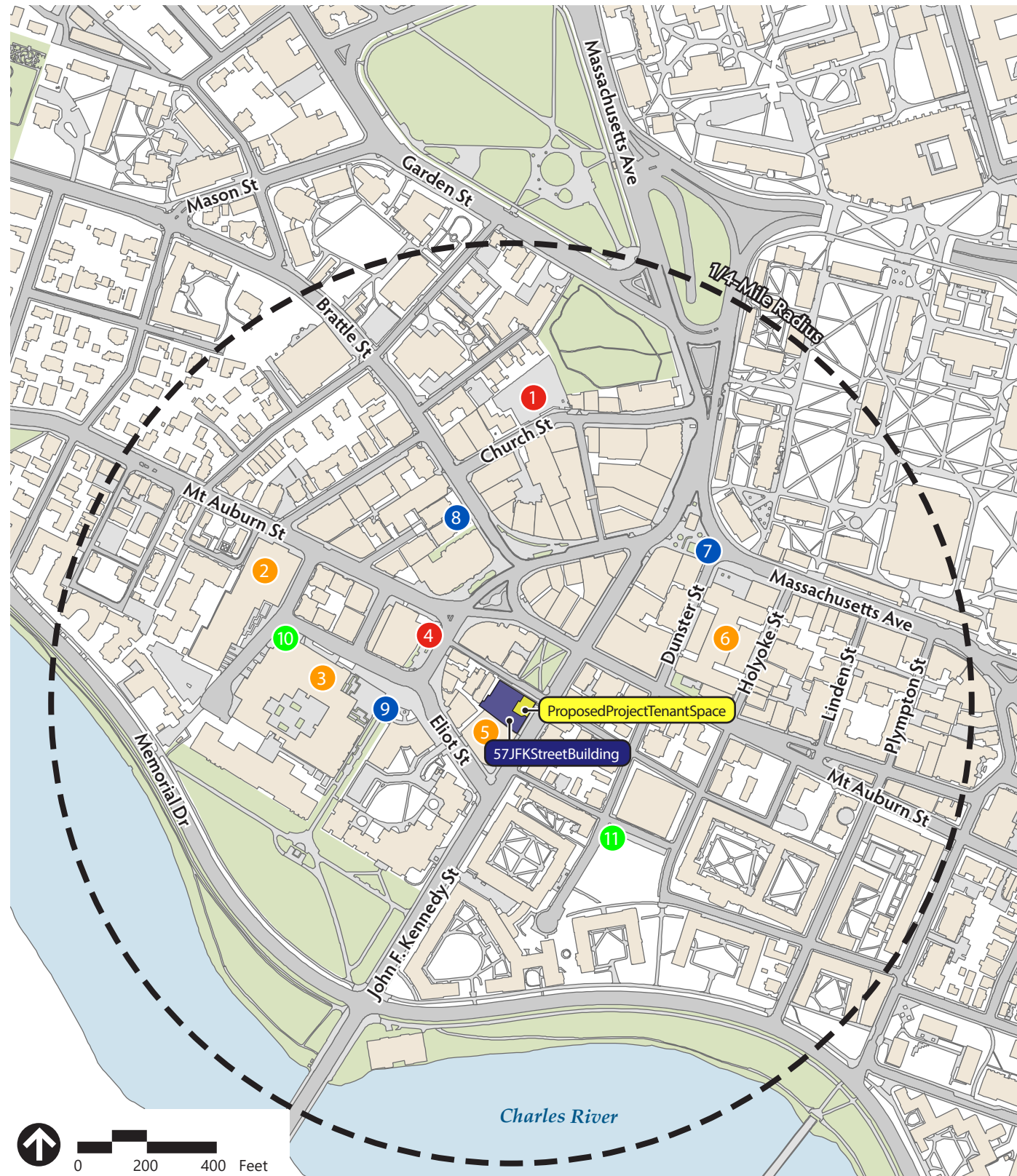
**PROPOSED SALES FLOOR RENDERING
(VIEW 2)**

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Volume II
Section 2

Blue Enterprises HSMA, LLC
57 John F. Kennedy Street
Cambridge, MA 02138

Special Permit Application



Source: City of Cambridge

- # Parking Garage
- # Surface Parking Lot
- # Blue Bike Station
- # Zipcar

Location ID	Station/Bus Stop Name	Distance and Walk Time (between station/bus stop and project site)	Capacity
Parking Facilities			
1	41 Church Street	0.2 miles; 5 minutes	122 parking spaces
2	124 Mount Auburn Street	0.2 miles; 5 minutes	145 parking spaces
3	14 University Road	0.2 miles; 5 minutes	600 parking spaces
4	110 Mount Auburn Street (Municipal Lot #2)	0.1 miles; 3 minutes	42 parking spaces
5	65 JFK Street	100 feet; 1 minute	265 parking spaces
6	17 Holyoke Street	0.2 miles; 5 minutes	109 parking spaces
Blue Bikes Stations			
7	Harvard Square at Mass Ave/Dunster	0.1 miles; 3 minutes	19 docks
8	Harvard Square at Brattle Street/Eliot Street	0.1 miles; 3 minutes	15 docks
9	Harvard Kennedy School at Bennett Street/Eliot Street	0.1 miles; 3 minutes	23 docks
Zipcar Locations			
10	1 Bennett Street	0.2 miles; 5 minutes	2 parking spaces
11	15 South Street	0.1 miles; 3 minutes	3 parking spaces



Figure 5
Existing Bike, Car Sharing,
and Public Parking

Blue Enterprises HSMA, LLC
57 JFK Street
Transportation Logistics Plan
Cambridge, Massachusetts

57 JFK/Cookies - Trip Generation

Customer Person Trip Rate (per register) 0.957507082 0.941176471
 Employee Person Trip Rate (per register)
 Customer Person Trips
 Employee Person Trips
TOTAL

Evening Peak Hour			Saturday		
Enter	Exit	Total	Enter	Exit	Total
16.9	16.9	33.8	13	13	26
0.875	0.625	1.5	1.5	0.125	1.625
101	101	204	78	78	156
5	4	10	9	1	10
107	105	214	87	79	166

Source(s):

VAI Counts, Brookline NETA (June 2019), Used on Sira Naturals
 Sira Naturals 2018 PTDM Survey
 received from Cookies - Daily customer trips (CUSTOMERS *2)
 80% of total # of employees

700
20

3.037	ksf
6	registers
13	employees

		Customers only					
SOV	44%	45	45	90	34	34	69
HOV	15%	8	8	15	6	6	12
Transit	16%	16	16	33	12	12	25
Walk	19%	19	19	39	15	15	30
Bike	6%	6	6	12	5	5	9
Other	0%	0	0	0	0	0	0
100%		94	94	189	72	72	145

DAILY

308
105
112
133
42
0

		Employees only					
SOV	44%	2	2	4	4	0	4
HOV	11%	0	0	1	0	0	1
Transit	10%	1	0	1	1	0	1
Walk	13%	1	0	1	1	0	1
Bike	6%	0	0	1	1	0	1
Other	16%	1	1	2	1	0	2
100%		5	3	10	8	0	10

9
2
2
3
1
3

		TOTAL Project-Generated Trips					
SOV		47	47	94	38	34	73
HOV		8	8	16	6	6	13
Transit		17	16	34	13	12	26
Walk		20	19	40	16	15	31
Bike		6	6	13	6	5	10
Other		1	1	2	1	0	2
TOTAL		99	97	199	80	72	155