

Fifteen Wilson

(Aka 40 Smith Place / 45 & 55 Wilson Road)

Cambridge, MA

Volume 02: Special Permit Application

March 30, 2022

The Davis Companies

Jacobs



 BSC GROUP

ARUP



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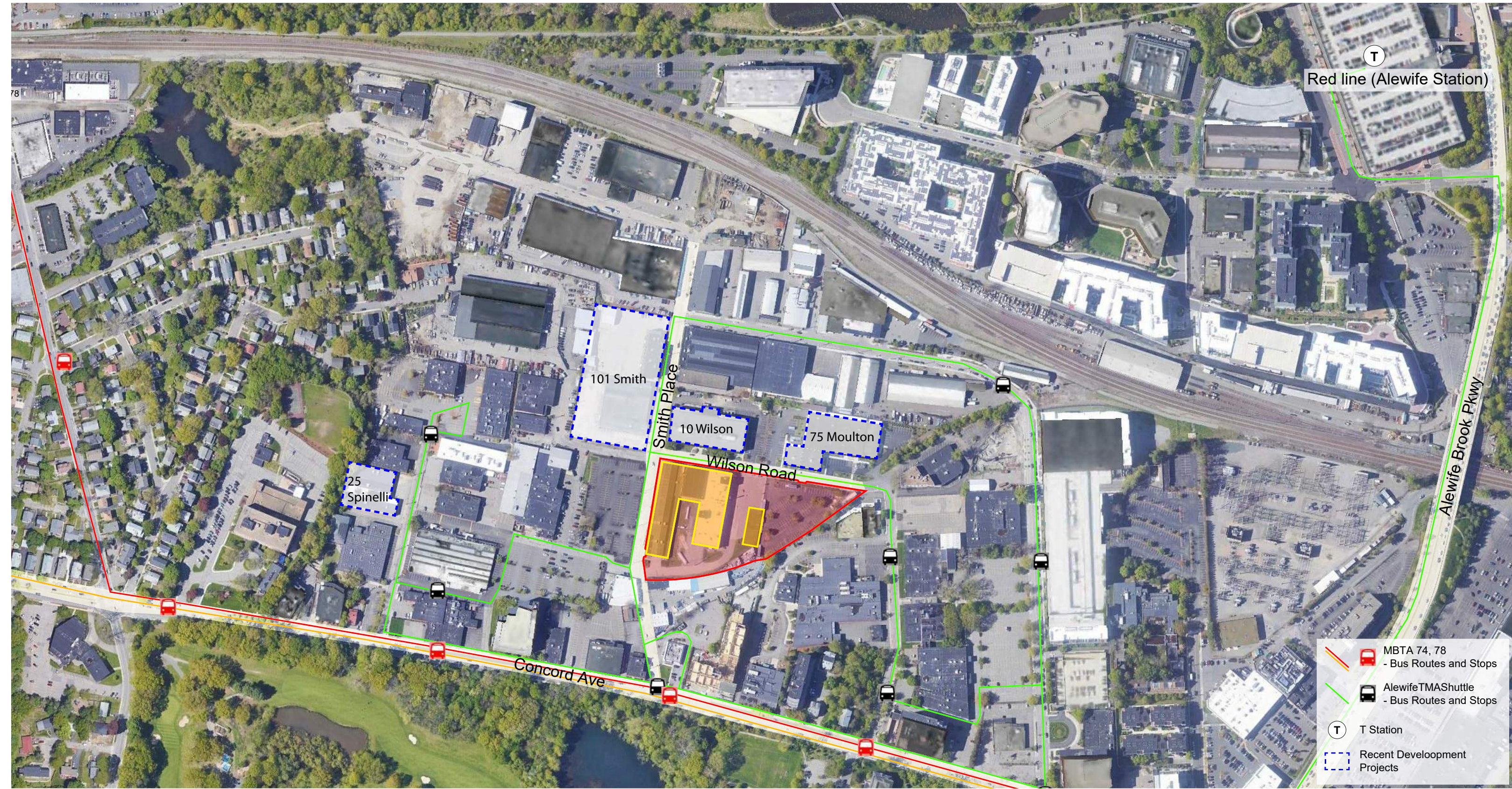
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T
Red line (Alewife Station)

- MBTA 74, 78 - Bus Routes and Stops
- Alewife TMA Shuttle - Bus Routes and Stops
- T Station
- Recent Development Projects



A
SOUTH EAST:
PHOTO FROM SMITH PLACE



B
NORTH WEST:
PHOTO FROM SMITH PLACE
AND WILSON



C
SOUTH EAST:
PHOTO FROM REAR OF SITE



10 WILSON RD., CAMBRIDGE

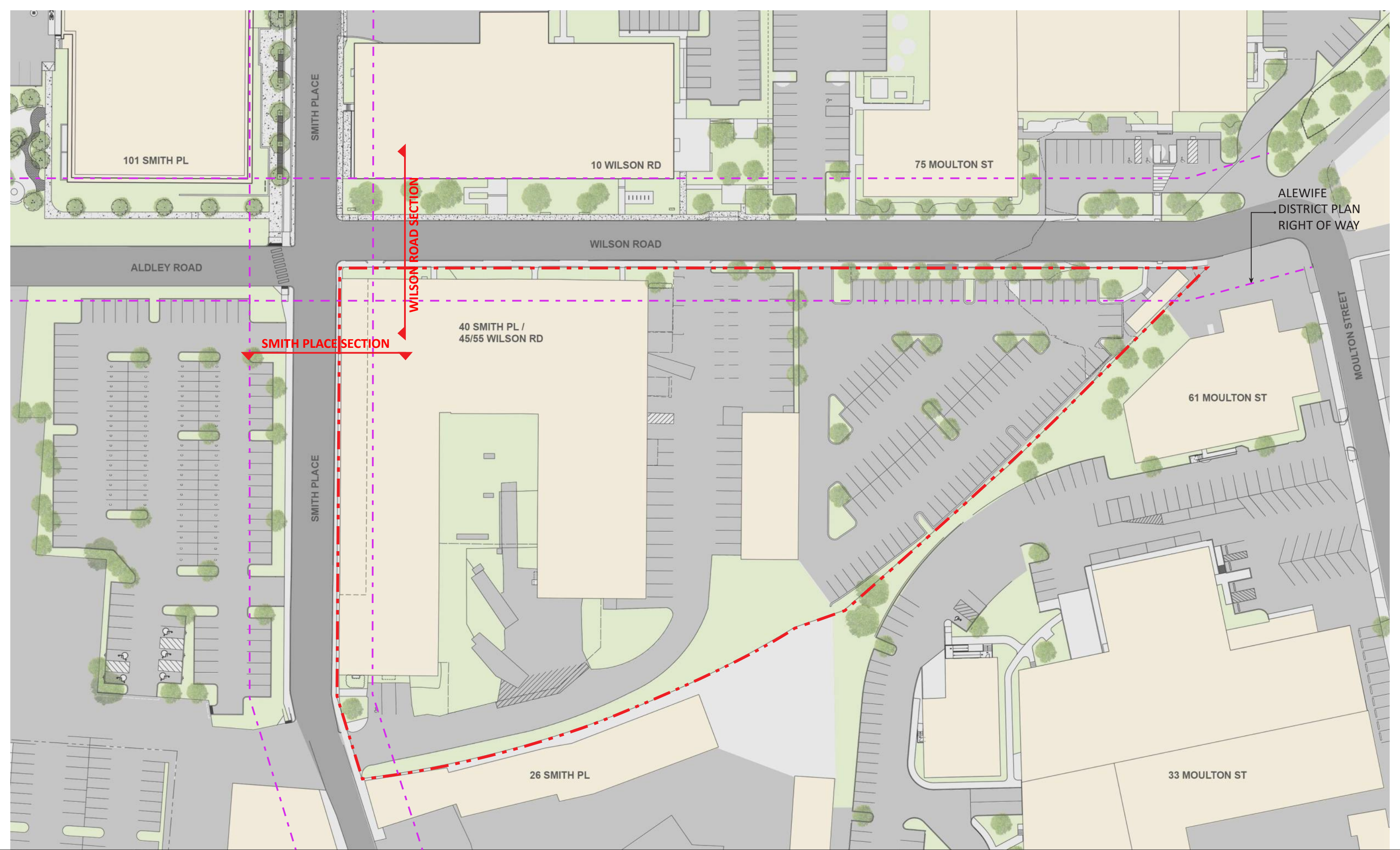
75 MOULTON ST. , CAMBRIDGE

15 WILSON ROAD
FRESH POND, CAMBRIDGE



ALEWIFE
DISTRICT PLAN
RIGHT OF WAY

15 WILSON ROAD
FRESH POND, CAMBRIDGE



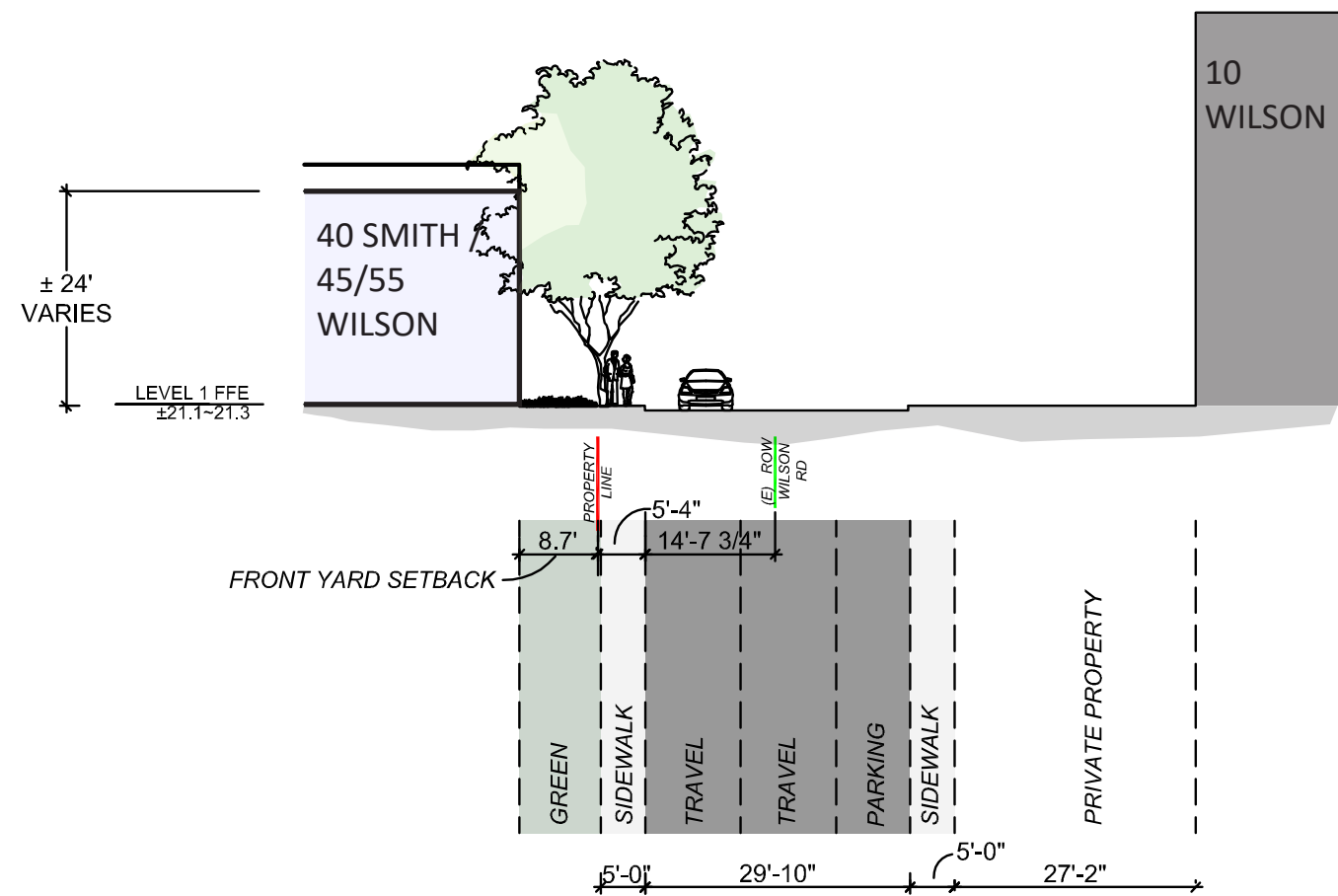
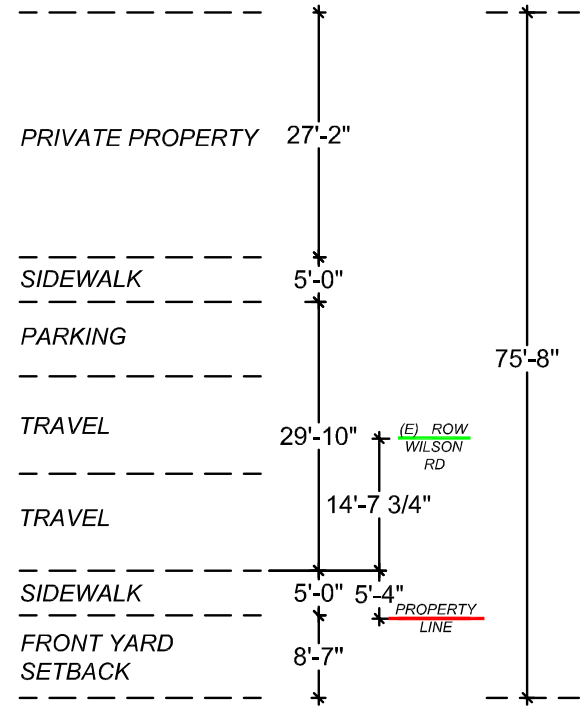
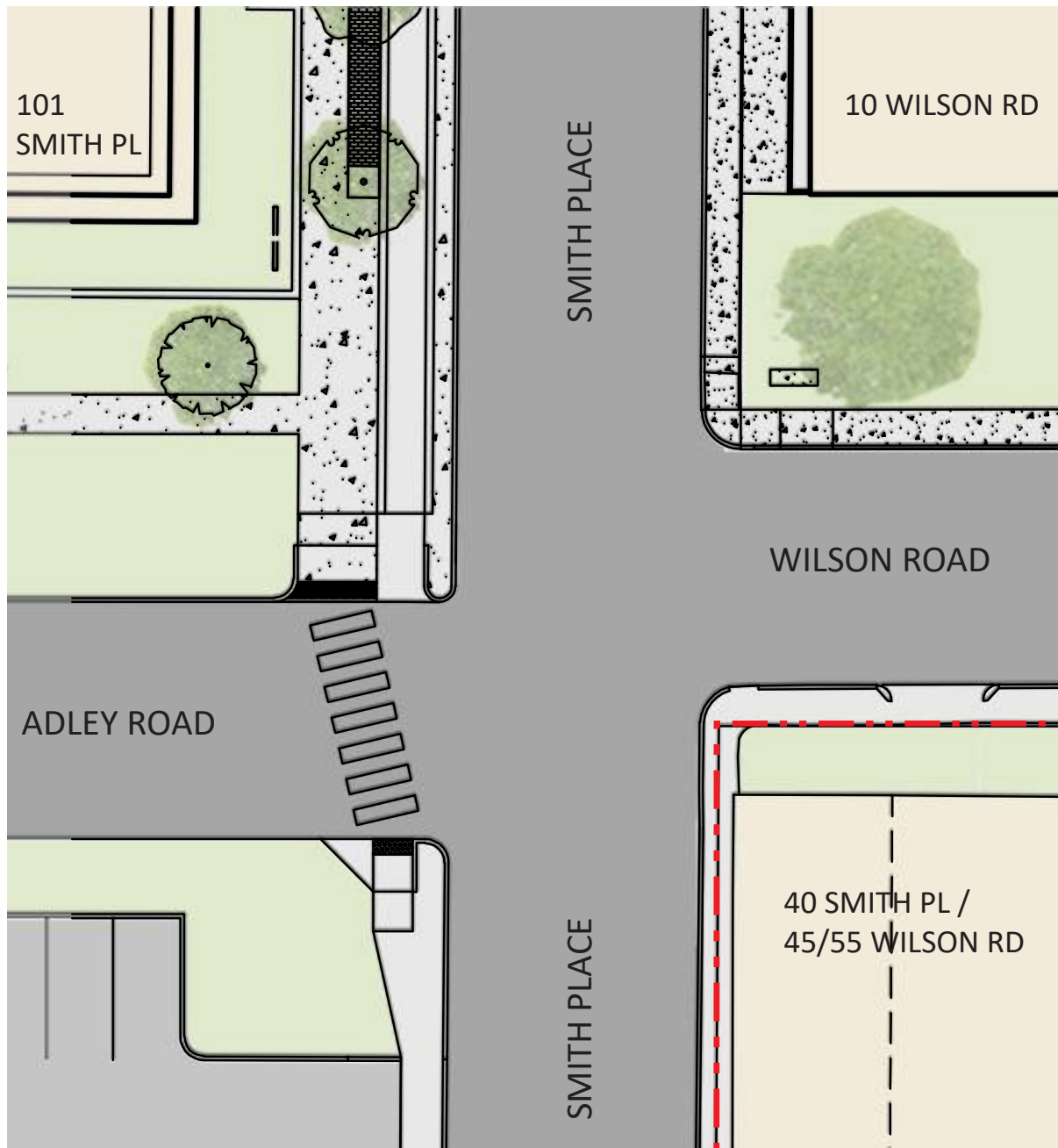
ALEWIFE
DISTRICT PLAN
RIGHT OF WAY

15 WILSON ROAD
FRESH POND, CAMBRIDGE

NORTH

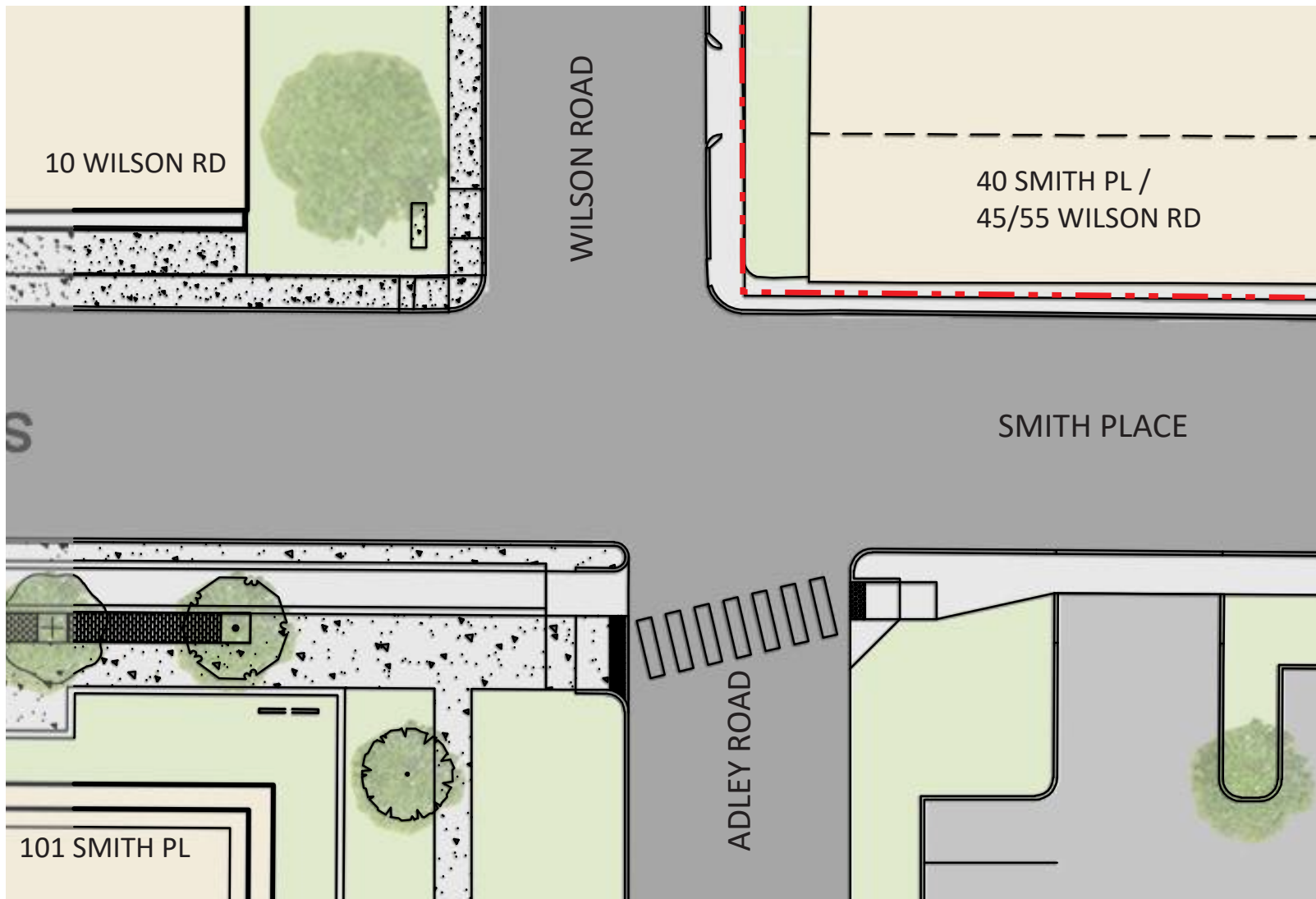


FUTURE PLANNED ALIGNMENTS
Special Permit Application - Vol 2

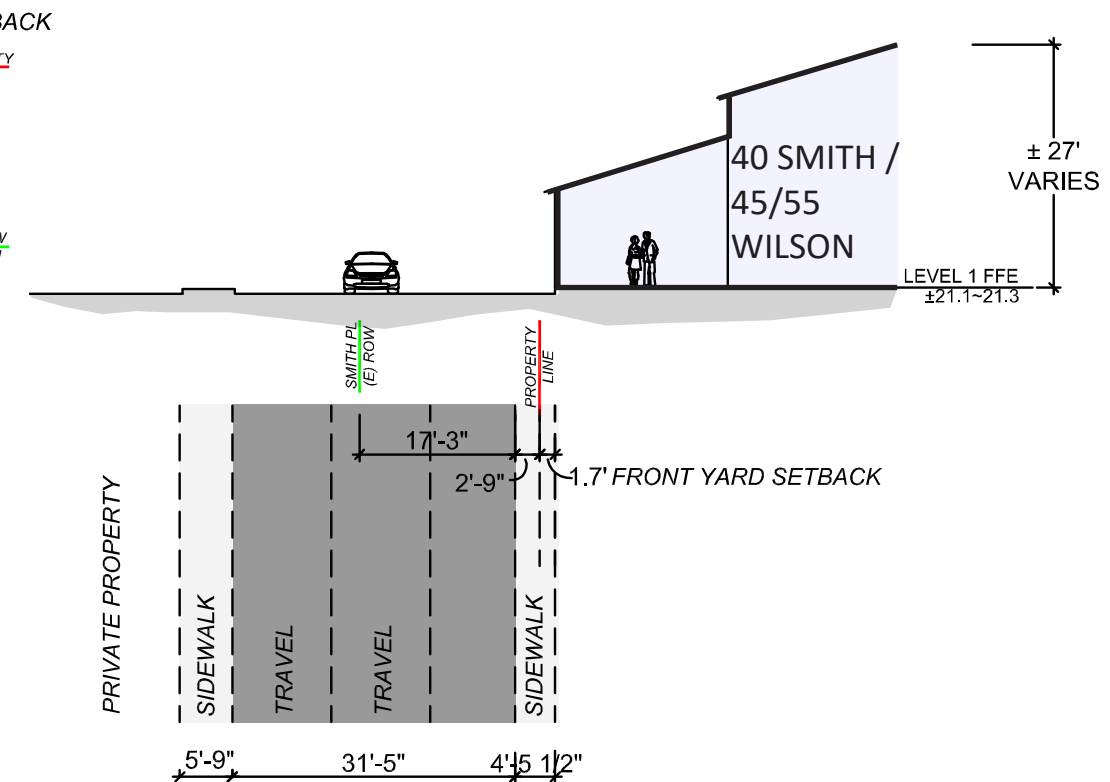


EXISTING WILSON ROAD
- ENLARGED PLAN

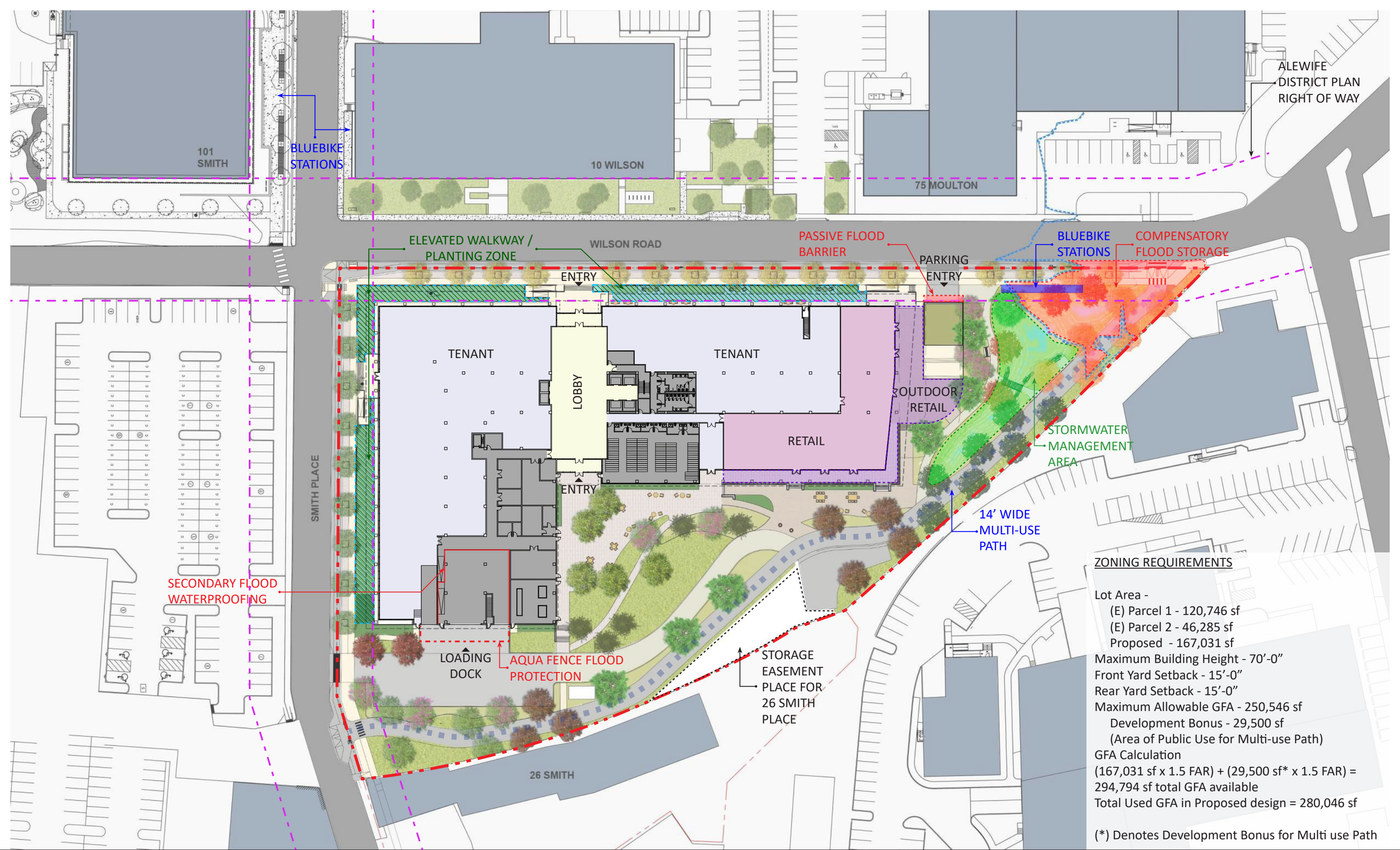
EXISTING WILSON ROAD
- ENLARGED SECTION



EXISTING SMITH PLACE
- ENLARGED PLAN



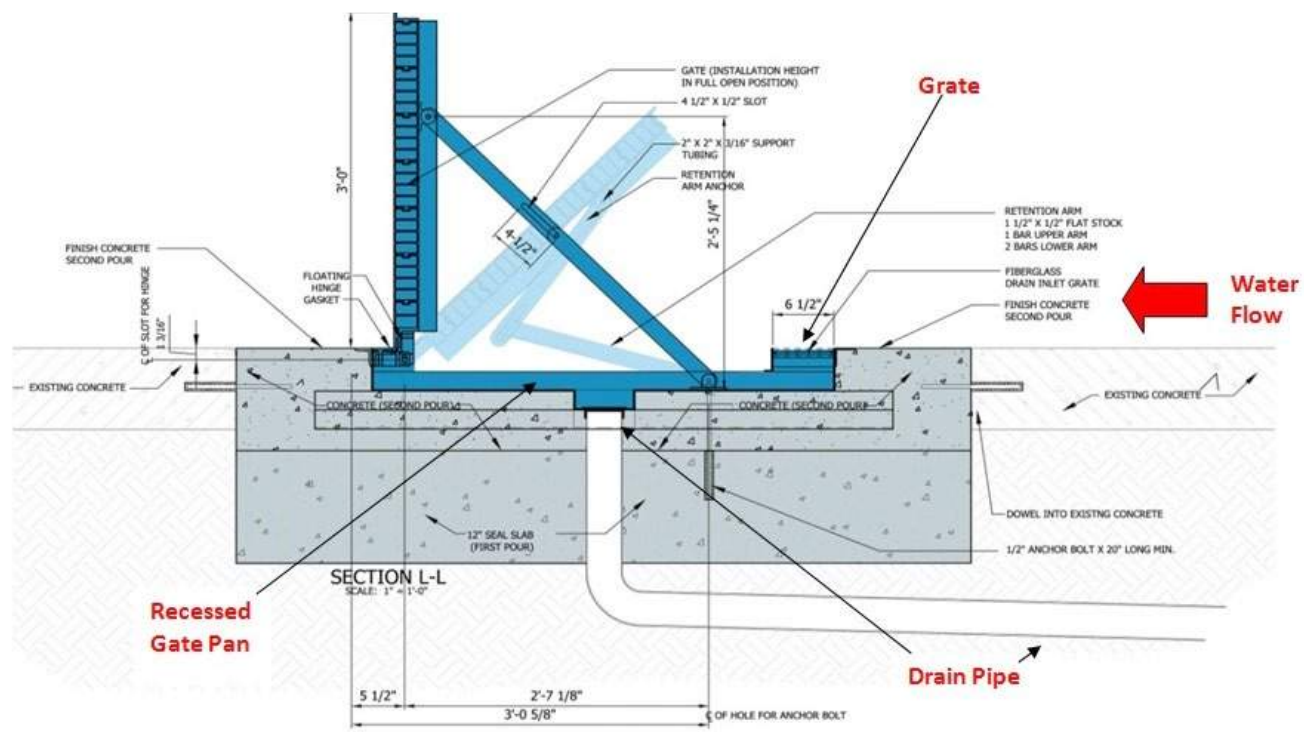
EXISTING SMITH PLACE
- ENLARGED SECTION



ZONING REQUIREMENTS

Lot Area -
 (E) Parcel 1 - 120,746 sf
 (E) Parcel 2 - 46,285 sf
 Proposed - 167,031 sf
 Maximum Building Height - 70'-0"
 Front Yard Setback - 15'-0"
 Rear Yard Setback - 15'-0"
 Maximum Allowable GFA - 250,546 sf
 Development Bonus - 29,500 sf
 (Area of Public Use for Multi-use Path)
 GFA Calculation
 $(167,031 \text{ sf} \times 1.5 \text{ FAR}) + (29,500 \text{ sf} \times 1.5 \text{ FAR}) = 294,794 \text{ sf total GFA available}$
 Total Used GFA in Proposed design = 280,046 sf
 (*) Denotes Development Bonus for Multi use Path



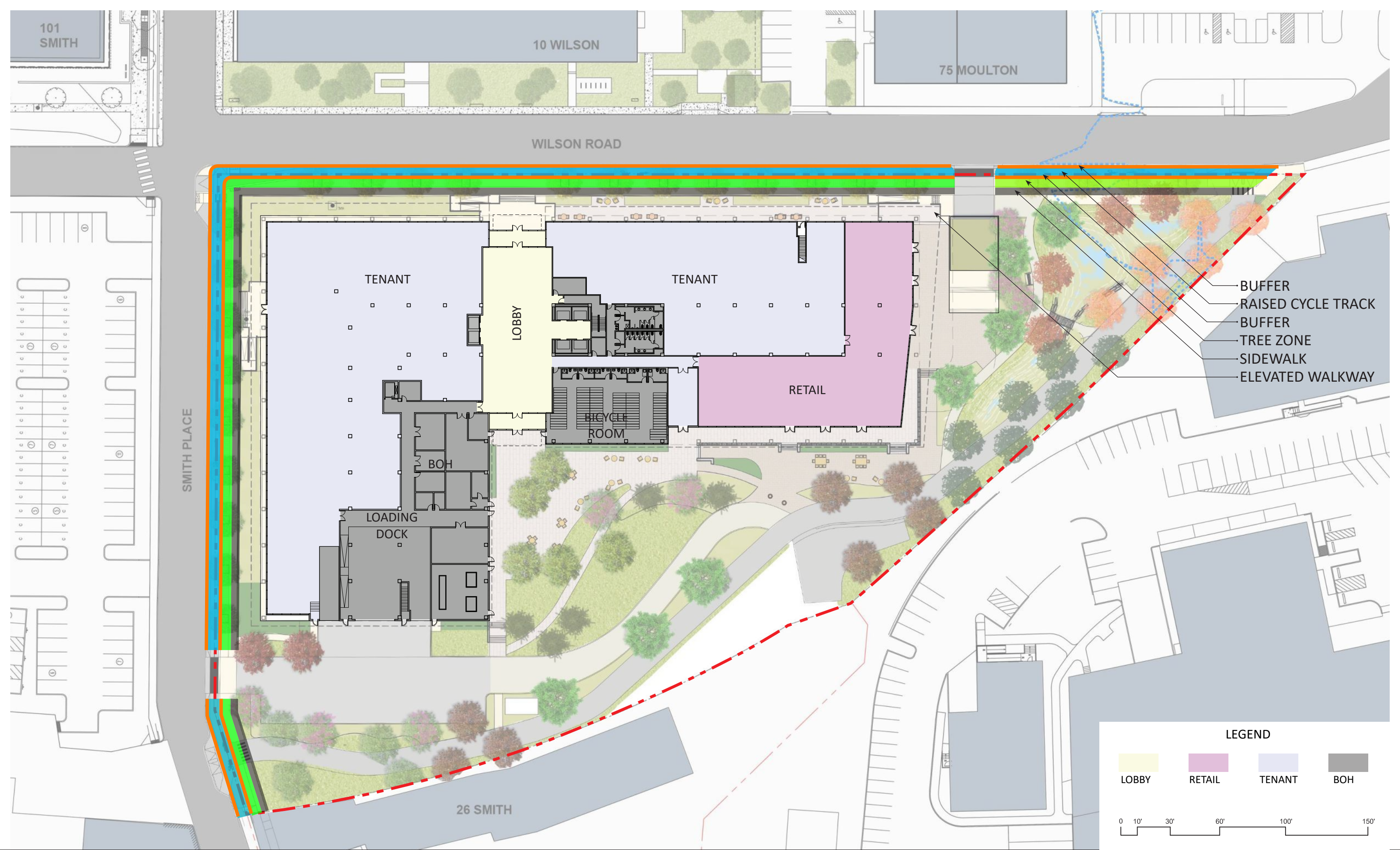


A FloodBreak barrier gate diagram

PASSIVE FLOOD BARRIER
AT POV GARAGE ENTRY



LOADING DOCK FLOOD BARRIER

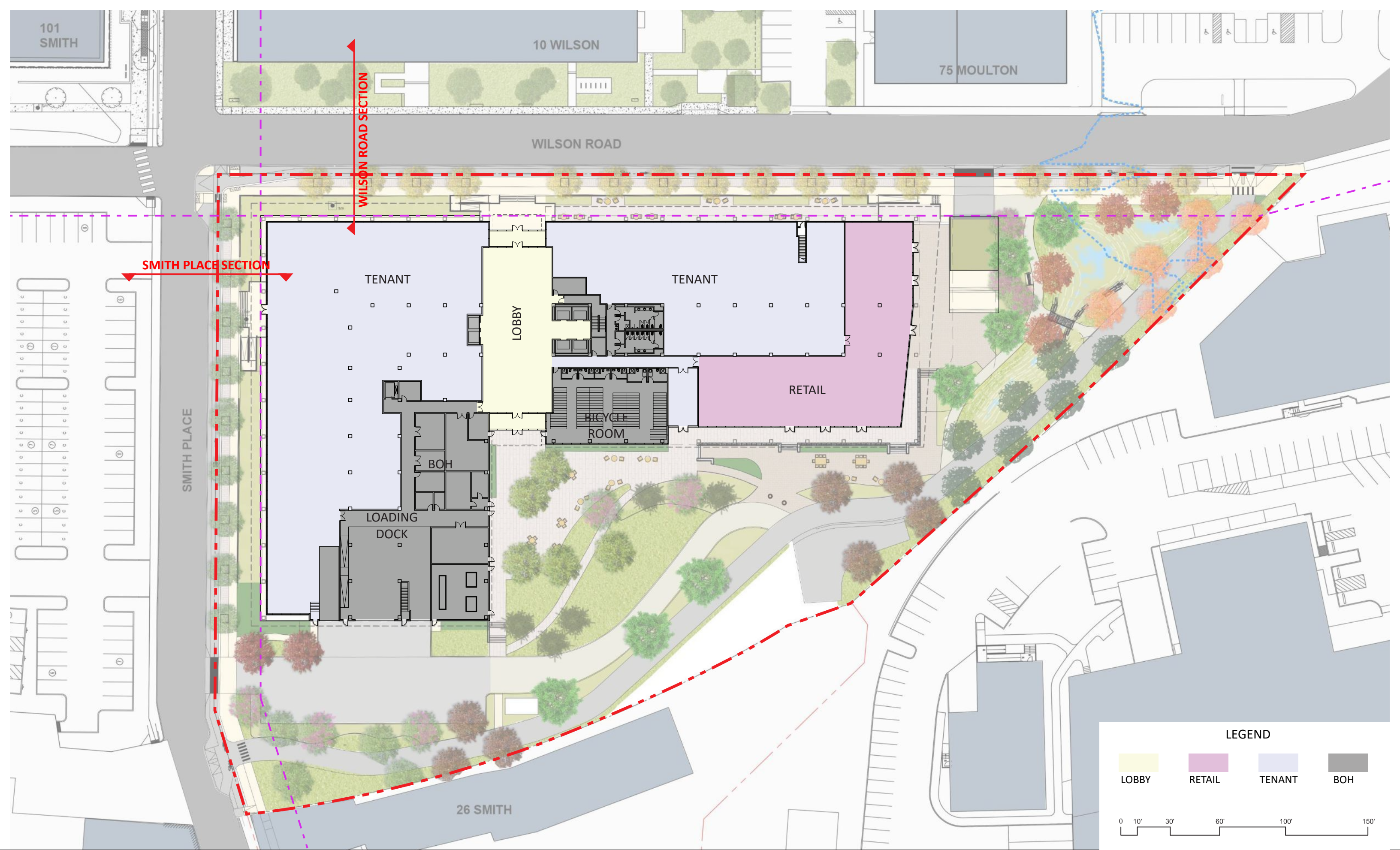


15 WILSON ROAD
FRESH POND, CAMBRIDGE

NORTH



FUTURE PLANNED ALIGNMENTS
 Special Permit Application - Vol 2

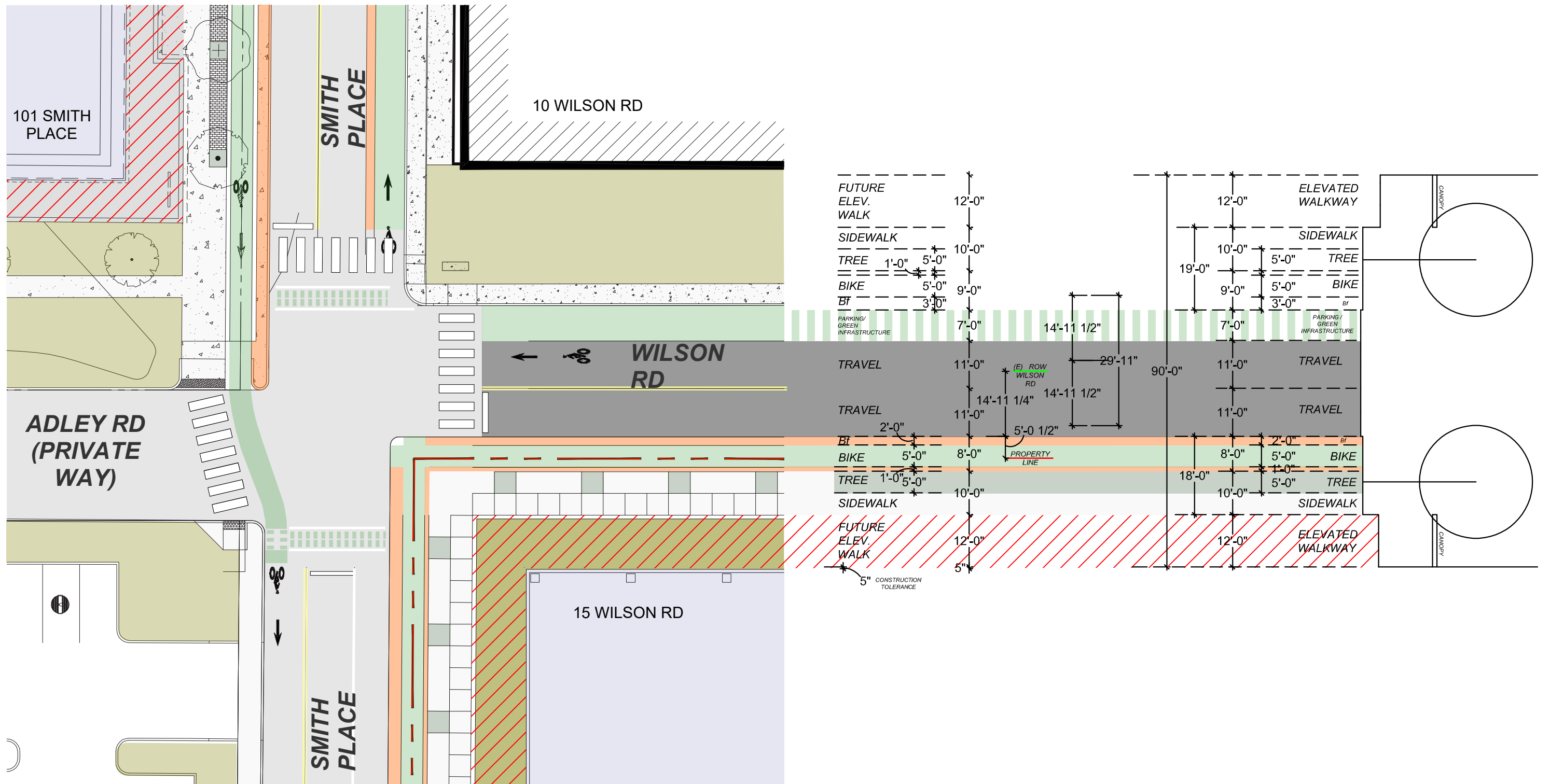


15 WILSON ROAD
FRESH POND, CAMBRIDGE

NORTH



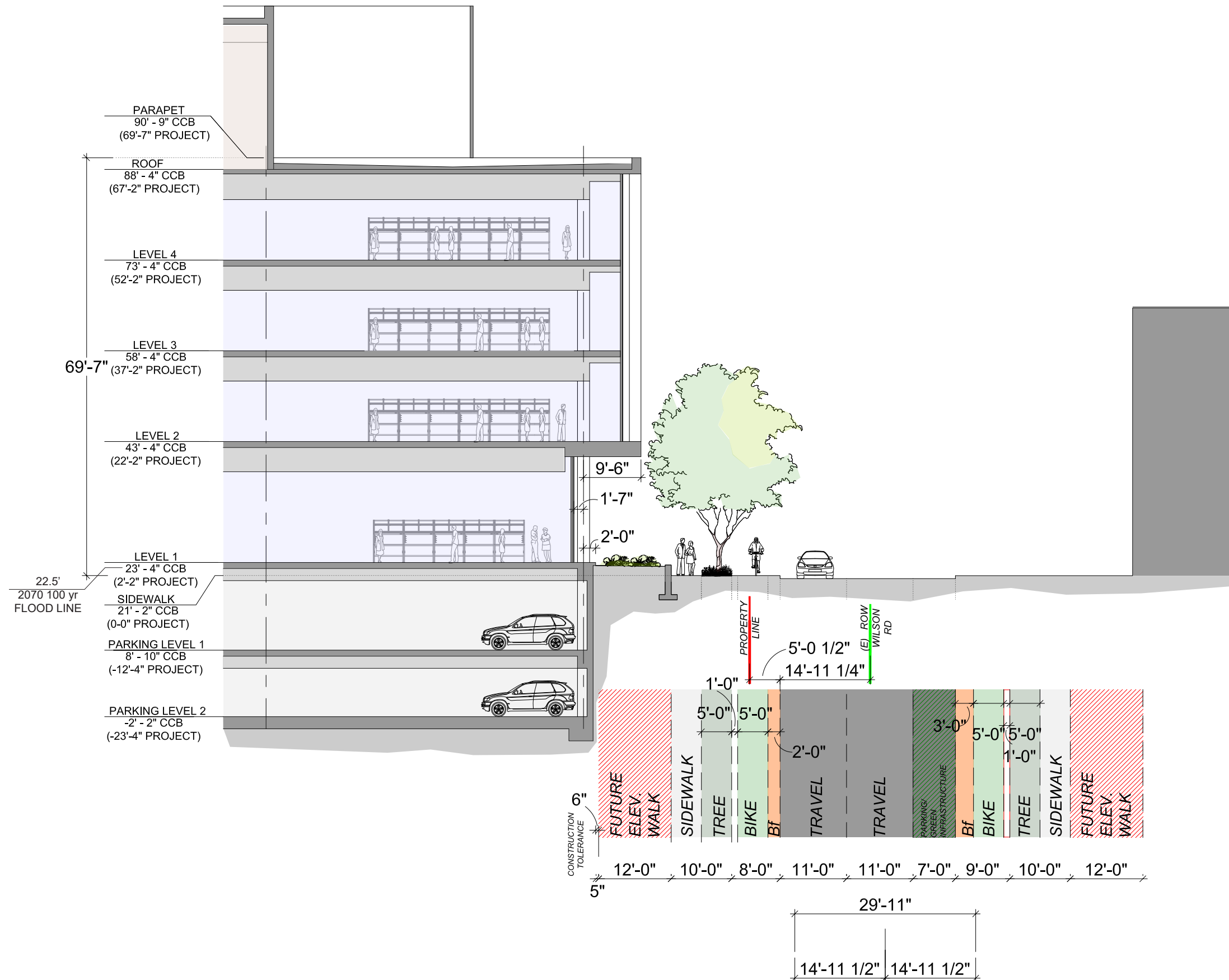
FUTURE PLANNED ALIGNMENTS
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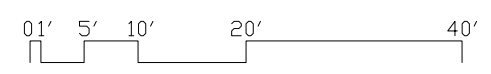
DAY ONE ENLARGED PLAN

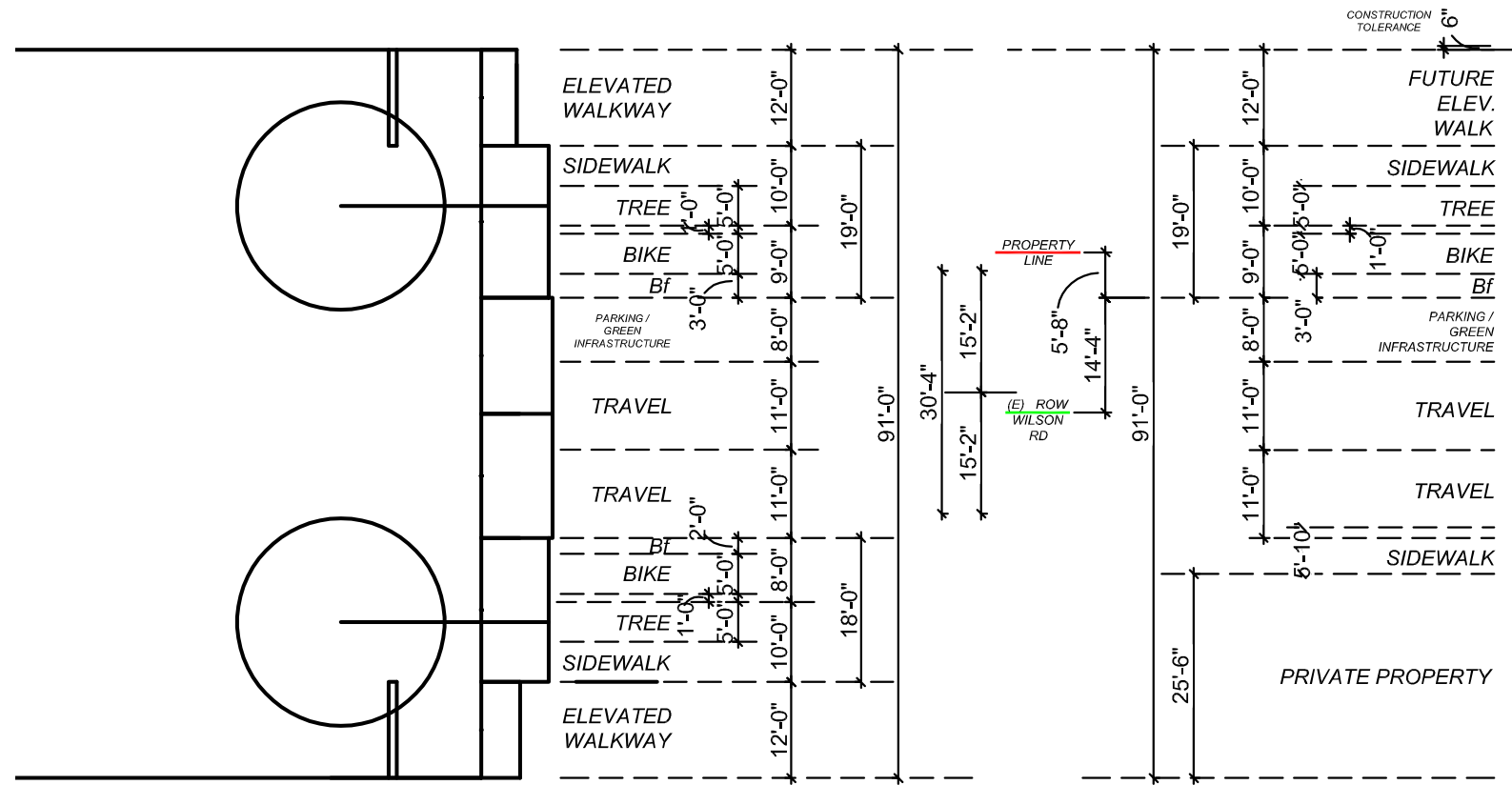
ALEWIFE DISTRICT PLAN SECTION

FOR REFERENCE

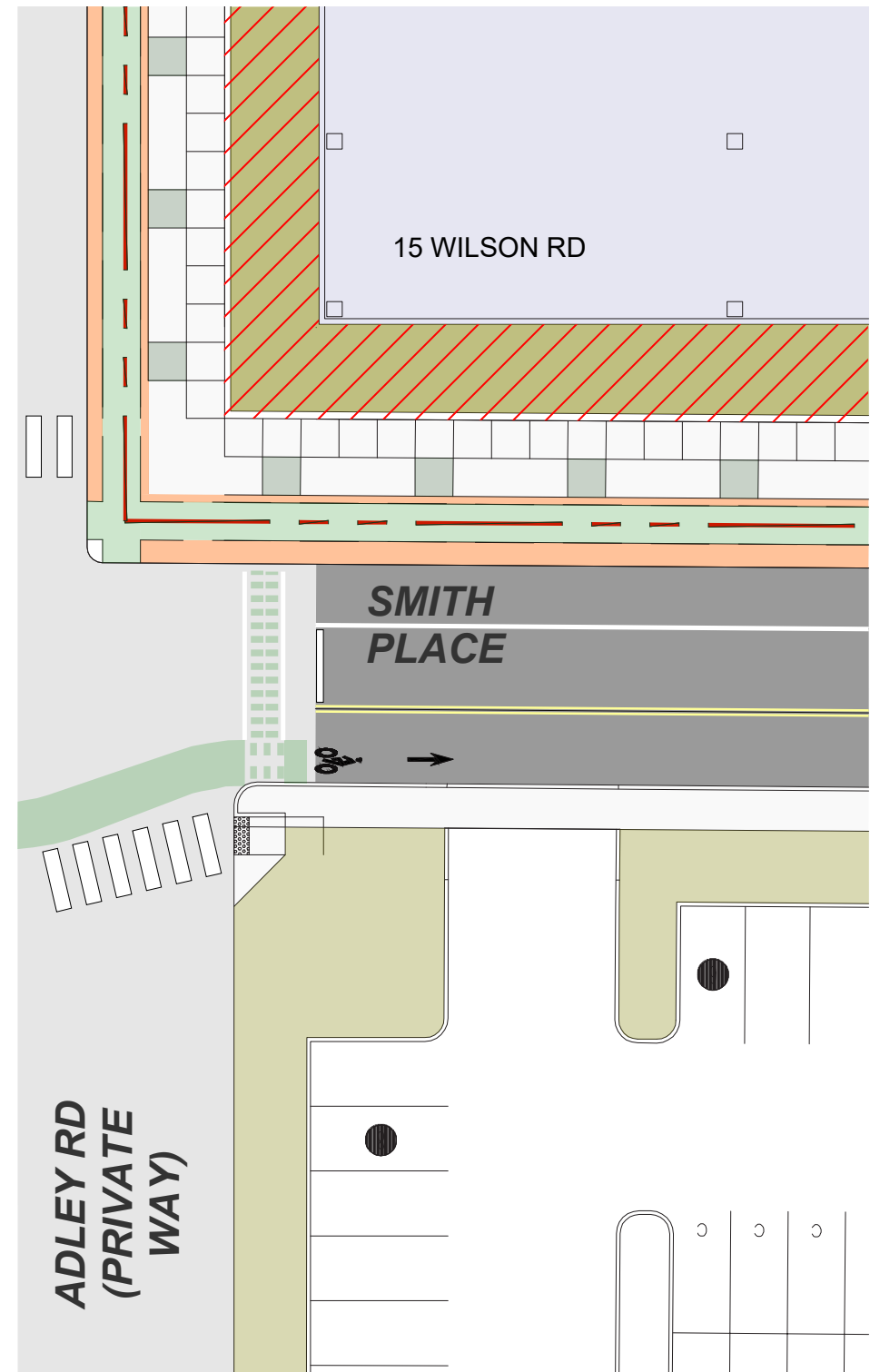


15 WILSON ROAD
 FRESH POND, CAMBRIDGE

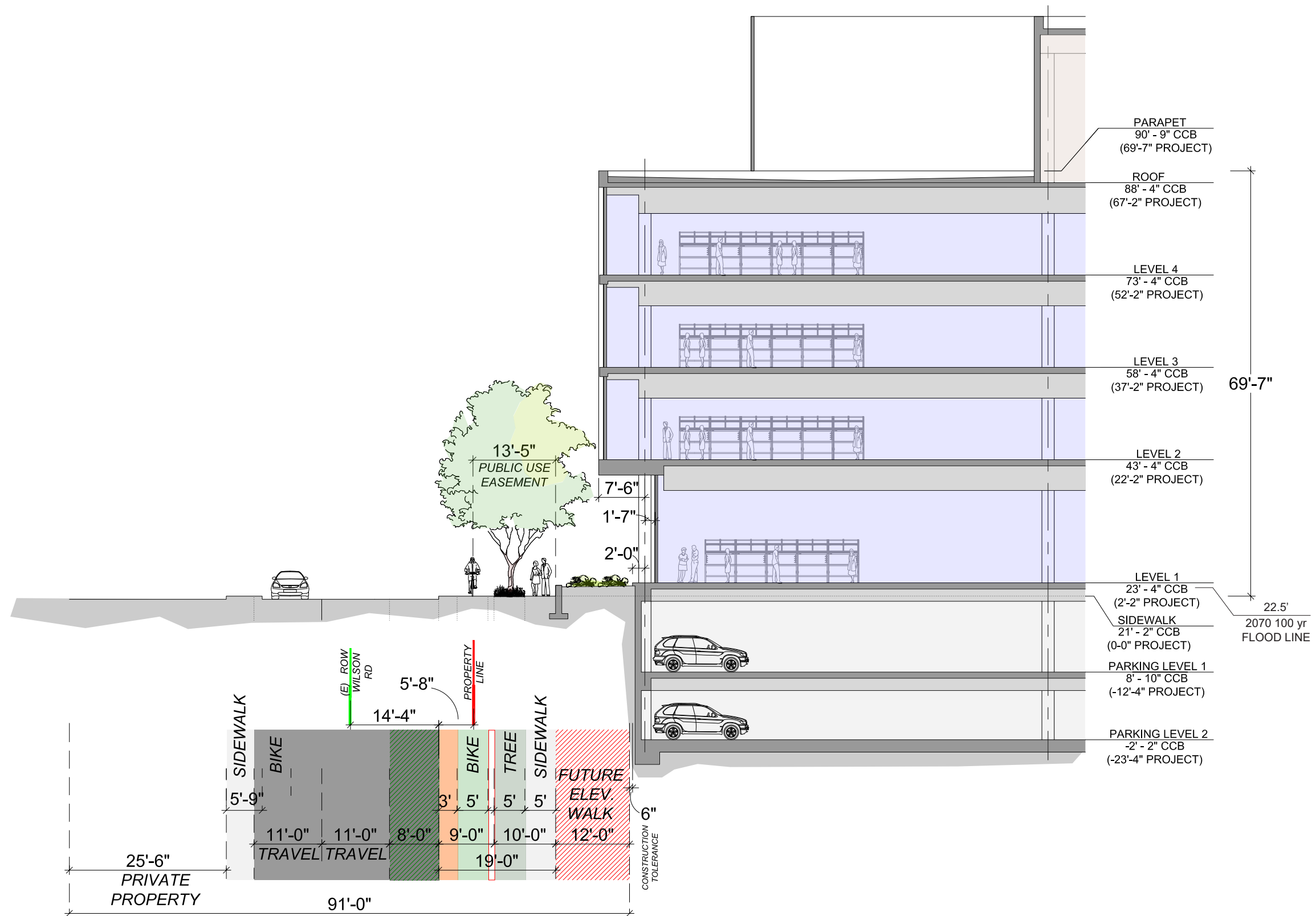




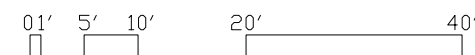
ALEWIFE DISTRICT PLAN SECTION
FOR REFERENCE



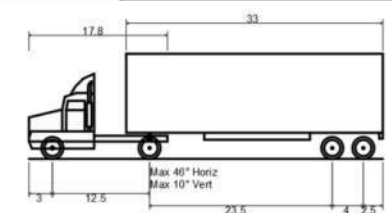
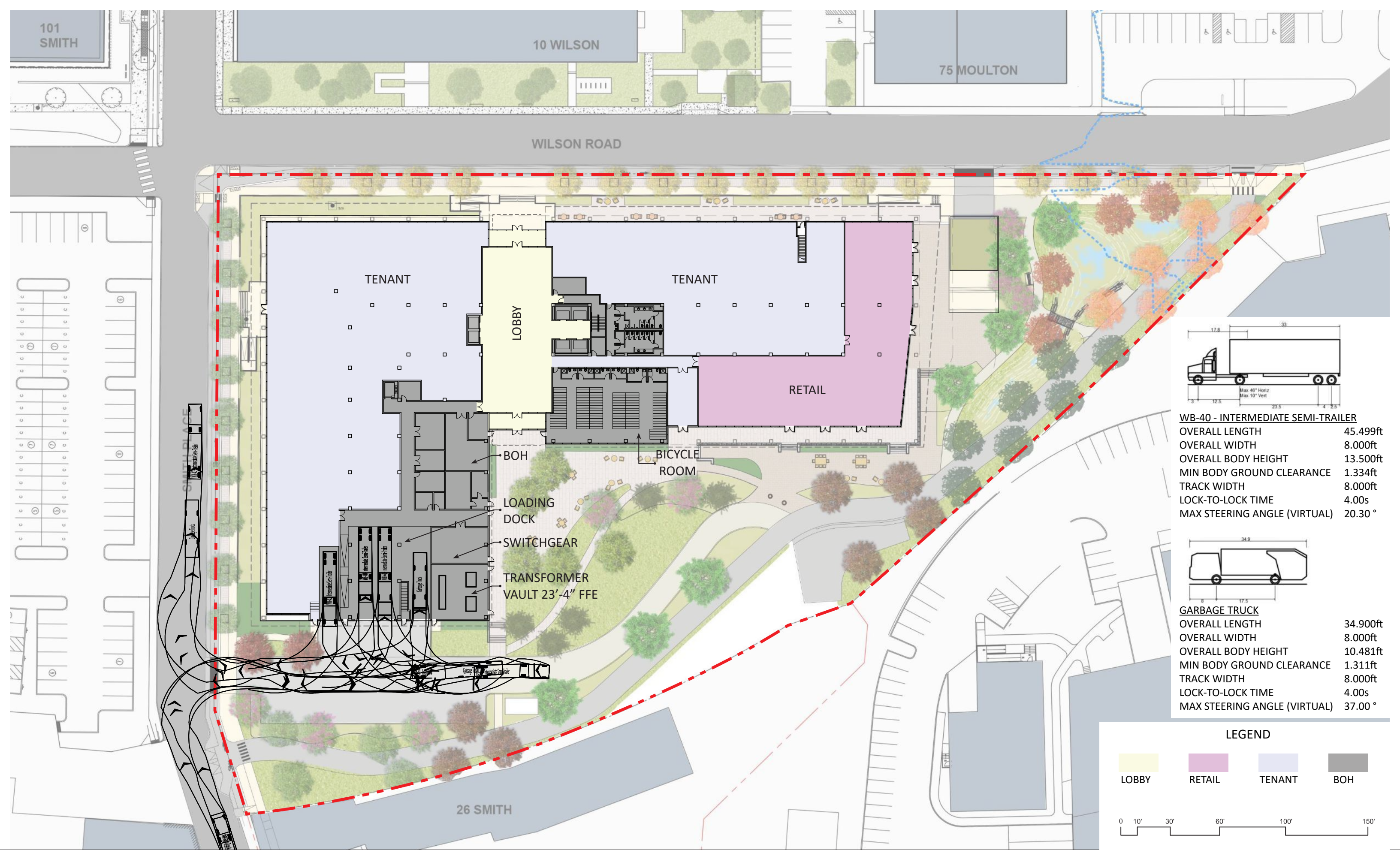
DAY ONE ENLARGED PLAN



15 WILSON ROAD
FRESH POND, CAMBRIDGE

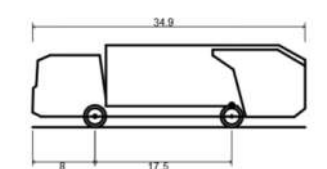


SMITH PLACE SECTION



WB-40 - INTERMEDIATE SEMI-TRAILER

OVERALL LENGTH	45.499ft
OVERALL WIDTH	8.000ft
OVERALL BODY HEIGHT	13.500ft
MIN BODY GROUND CLEARANCE	1.334ft
TRACK WIDTH	8.000ft
LOCK-TO-LOCK TIME	4.00s
MAX STEERING ANGLE (VIRTUAL)	20.30 °



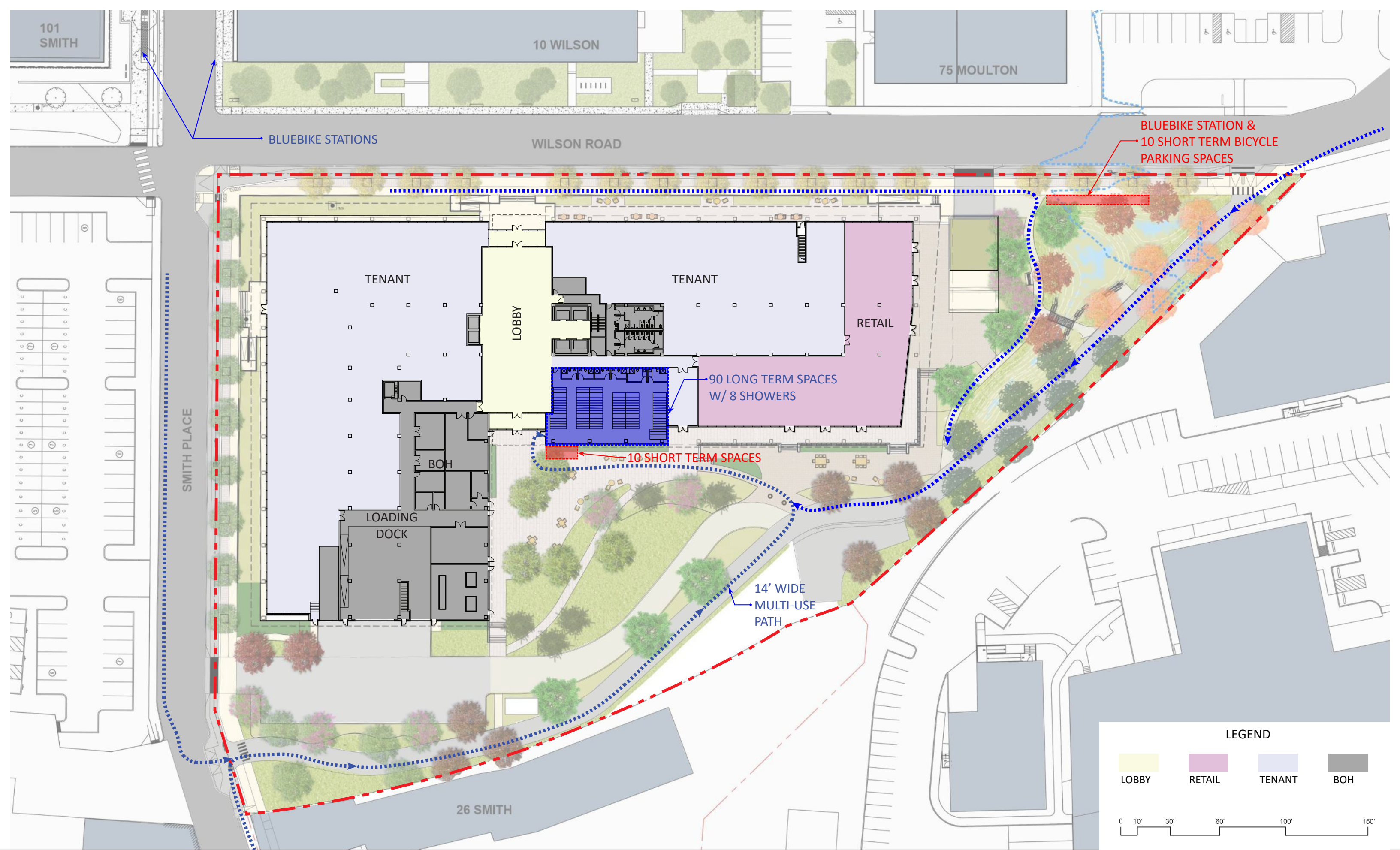
GARBAGE TRUCK

OVERALL LENGTH	34.900ft
OVERALL WIDTH	8.000ft
OVERALL BODY HEIGHT	10.481ft
MIN BODY GROUND CLEARANCE	1.311ft
TRACK WIDTH	8.000ft
LOCK-TO-LOCK TIME	4.00s
MAX STEERING ANGLE (VIRTUAL)	37.00 °

LEGEND

 LOBBY	 RETAIL	 TENANT	 BOH
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0 10' 30' 60' 100' 150'



15 WILSON ROAD
FRESH POND, CAMBRIDGE





NORTH



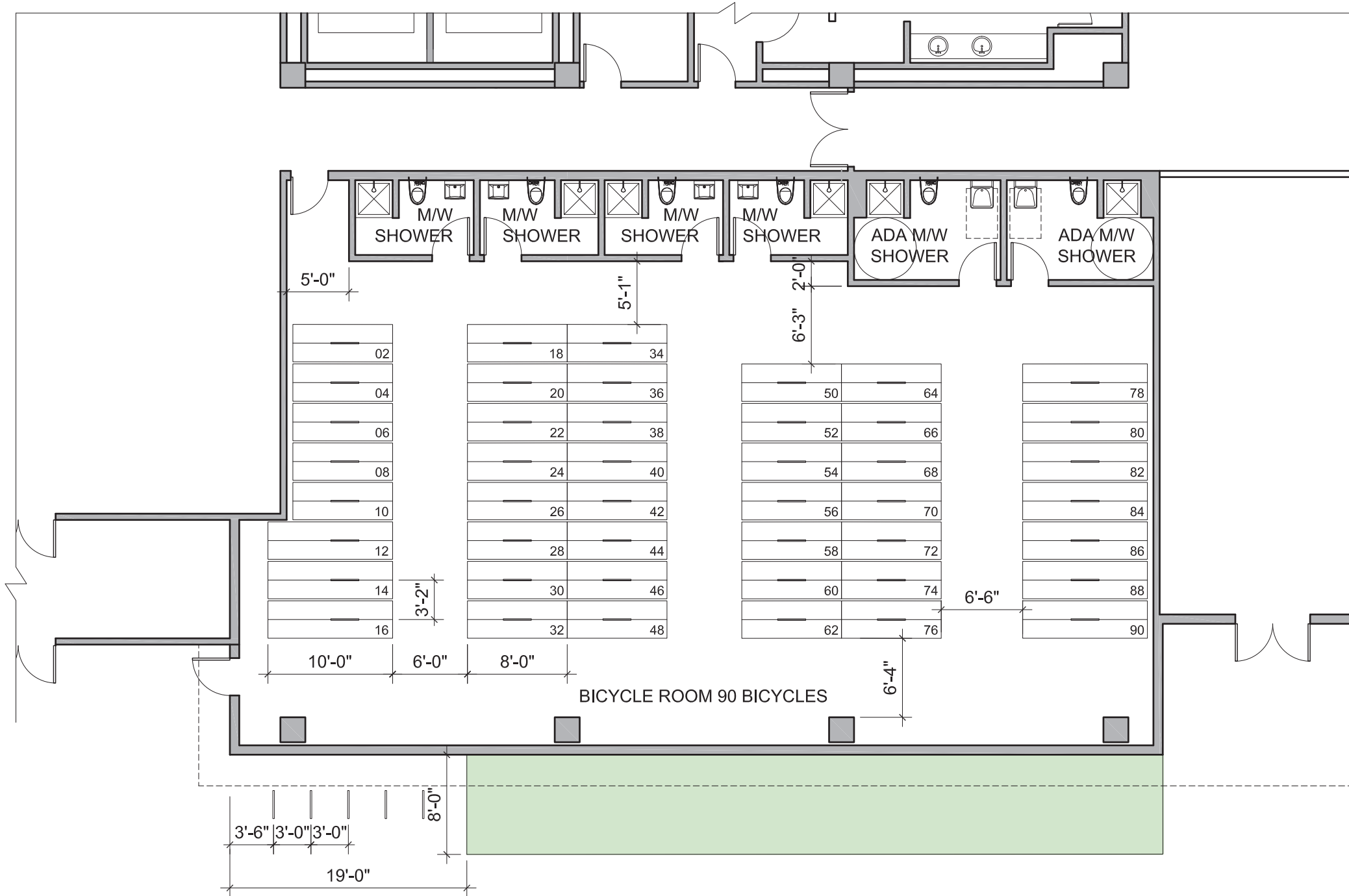
BICYCLE ACCESS DIAGRAM

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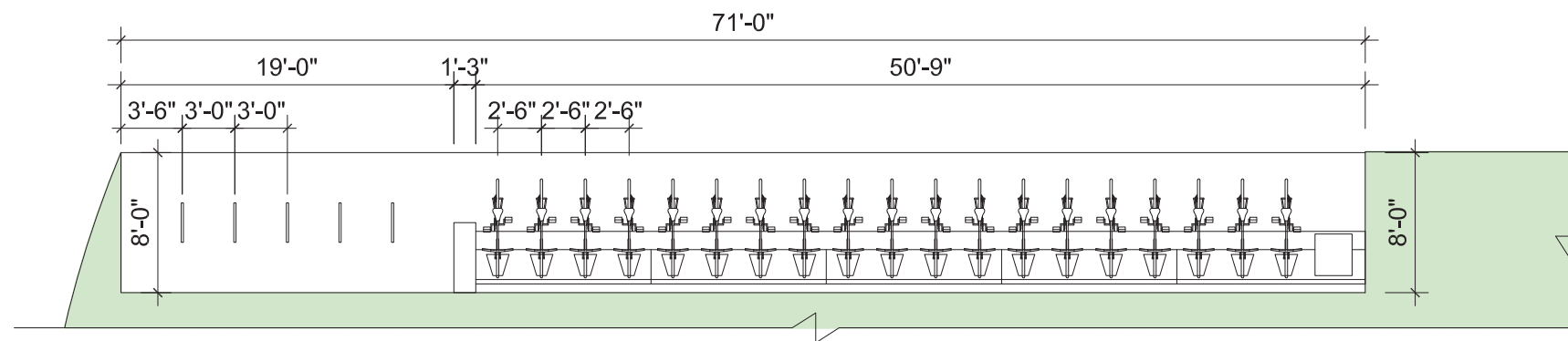
LEGEND

			
LOBBY	RETAIL	TENANT	BOH

0 10' 30' 60' 100' 150'



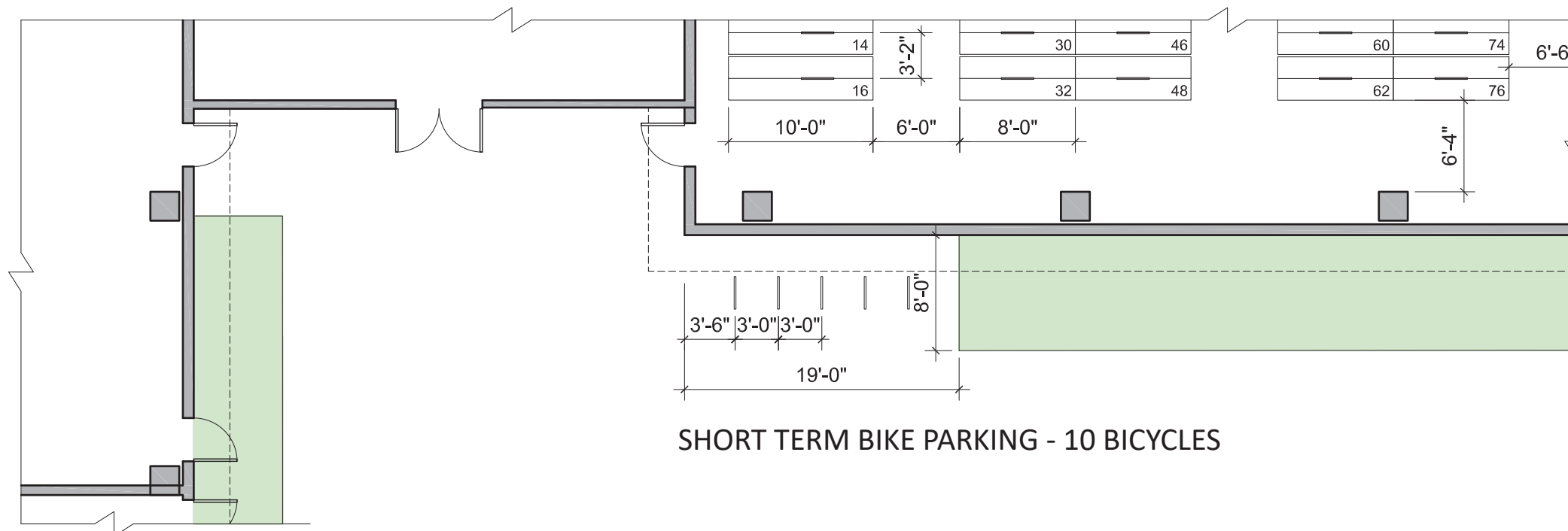
U BIKE RACK



SHORT TERM BIKE PARKING - 10 BICYCLES
& BLUE BIKE STATIONS



U BIKE RACK



SHORT TERM BIKE PARKING - 10 BICYCLES