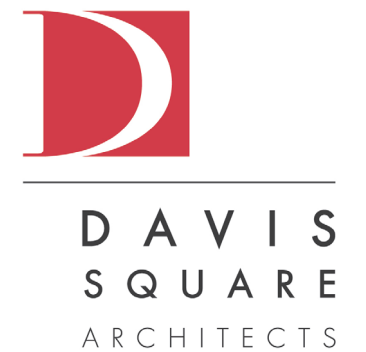




# 35 Cherry Street | Cambridge, MA

February 3, 2025



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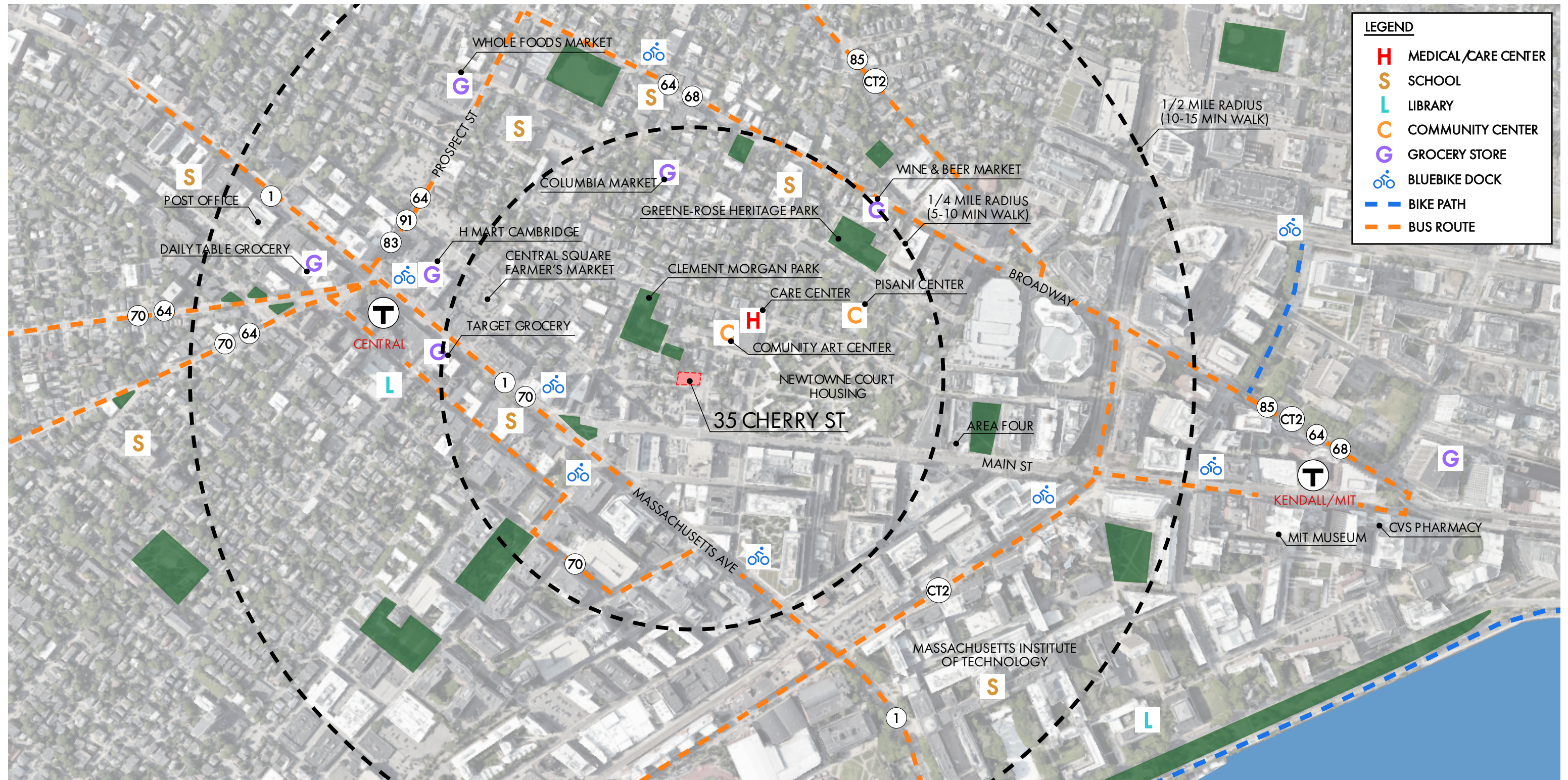
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**LEGEND**

- H** MEDICAL/CARE CENTER
- S** SCHOOL
- L** LIBRARY
- C** COMMUNITY CENTER
- G** GROCERY STORE
- BLUEBIKE DOCK
- BIKE PATH
- BUS ROUTE



## CONTEXT ANALYSIS

The design of the proposed development at 35 Cherry Street takes inspiration from the surrounding neighborhood and incorporates building elements, massing, & materiality from nearby buildings in The Port. The project specifically picks up on the general scale and articulated facades with bumped out window bays to break up the massing.



73-75 SCHOOL ST

- articulated window bays
- entry stoop, balcony, roof deck
- window style
- horizontal clapboards



70-72 SCHOOL ST

- entry stoop
- material variety
- horizontal clapboards

The design references various local building elements such as entry stoops, porches, balconies, and covered entries. Around the neighborhood, the materiality varies in color and texture, with an emphasis on horizontal clapboards of different colors. The proposed design utilizes alternating clapboard colors at varying intervals to relate to the material variety found in the area.



86 SCHOOL ST

- window style
- articulated window bays
- horizontal clapboards



50 BISHOP ALLEN DR

- articulated facade
- material variety
- window style
- horizontal clapboards in multiple colors
- covered entryway



821-825 MAIN ST

- articulated massing and facade
- balconies and porches
- covered entryway
- horizontal clapboards



784-796 MAIN ST

- articulated window bays
- material variety



VIEW NORTH ON CHERRY STREET



VIEW WEST ON SCHOOL STREET



VIEW SOUTH ON CHERRY STREET



VIEW EAST ON SCHOOL STREET





## DESIGN NARRATIVE

The proposed condominiums at 35 Cherry St extend the vibrant Port neighborhood to a long-vacant and underutilized site. The overall design modernizes the familiar scale of the classic triple decker home found throughout Cambridge, creating 10 new affordable homeownership flats and townhouses for growing families. The units are spread across 3 buildings, each with its own color palette, articulation and window style meant to distinguish each building while still relating to the project as a whole.

Situated within the Long Term Flood Elevation (LTFE) zone, the first floor level is raised 5' above grade to provide passive flood resilience. This 5' space at grade houses trash enclosures and 20 secure resident bike lockers, maximizing the amount of green space on site.

The project is located in an architecturally diverse area with a contextually eclectic palette to draw inspiration from. The design incorporates common local elements such as colorful horizontal clapboards, covered porches, and residential scale windows. The entry stairs continue a rhythm of existing stoops that line the street and maintain the scale of the neighborhood.

The buildings push and pull the façade along the street edge with bumped out bays, relating to the existing articulation found throughout the area. The siding varies in length, height, and color to break down the façade and give visual interest.

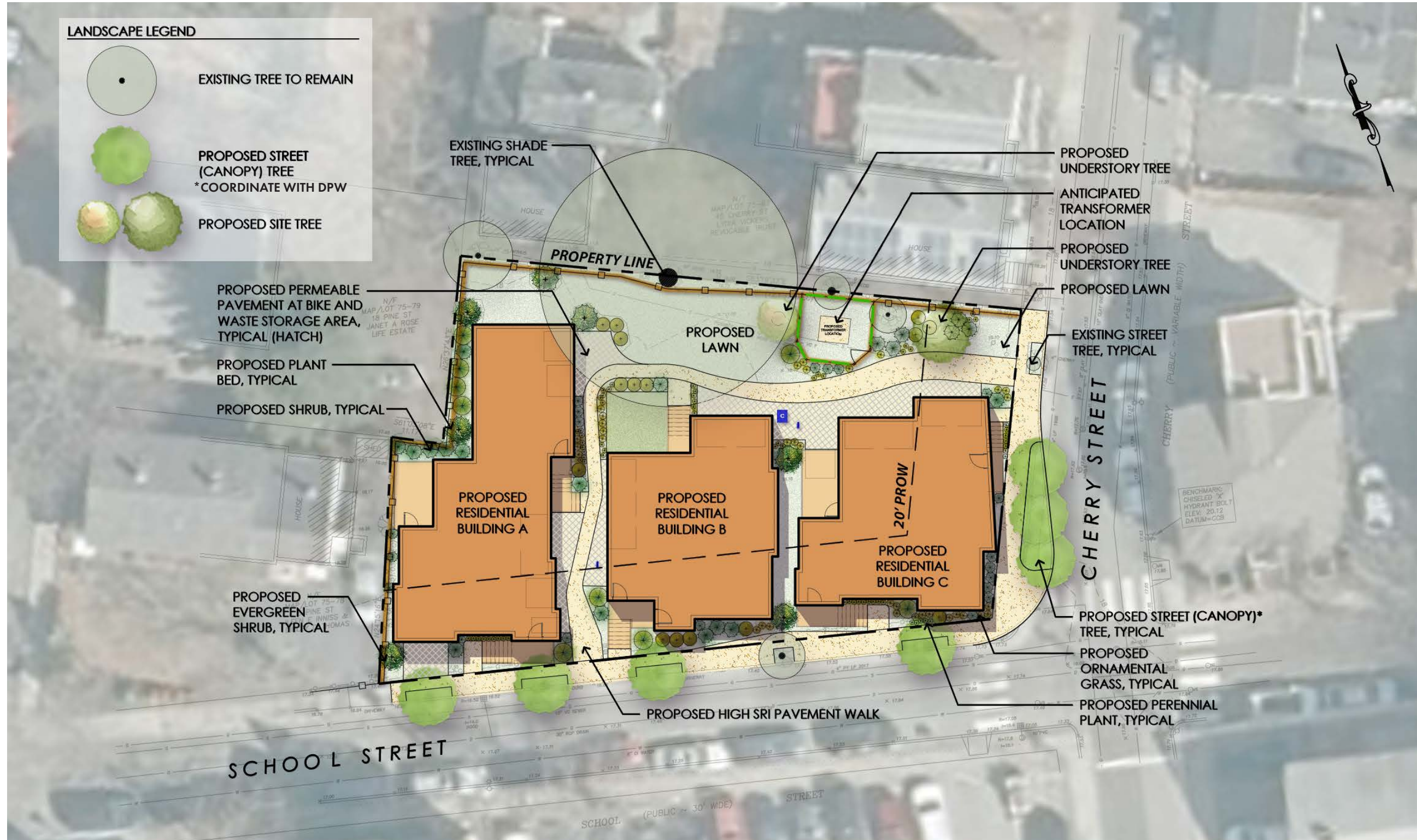
Each condo has its own private dedicated outdoor space, whether that be a ground floor patio, balcony, or roof deck. All of the buildings are pulled closer to School Street to allow for a sizable common yard that provides flexible open space and acts as a landscape buffer to the neighboring homes. All of the condos are designed to the Cambridge Homeownership Livability Standards and are laid out with growing and changing families in mind.

The design maintains all existing street trees and prominent site trees, prioritizing green space and vegetation. Currently a vacant parking lot, the proposal increases the amount of permeable ground cover to 35% of the total lot area by utilizing plantings and permeable pavers. All roof and

ground cover materials are high SRI materials to minimize heat island effect. The Project also aligns with the Department of Public Works' planned Port Infrastructure Project which includes improvements to Cherry and School Streets. DPW plans to upgrade stormwater management and to turn Cherry Street into a shared street that prioritizes cyclists and pedestrians. The project will coordinate with DPW on design and timeline of improvements to the public right of way abutting the site, and anticipates that this scope of work will ultimately be the responsibility of DPW and the City of Cambridge.

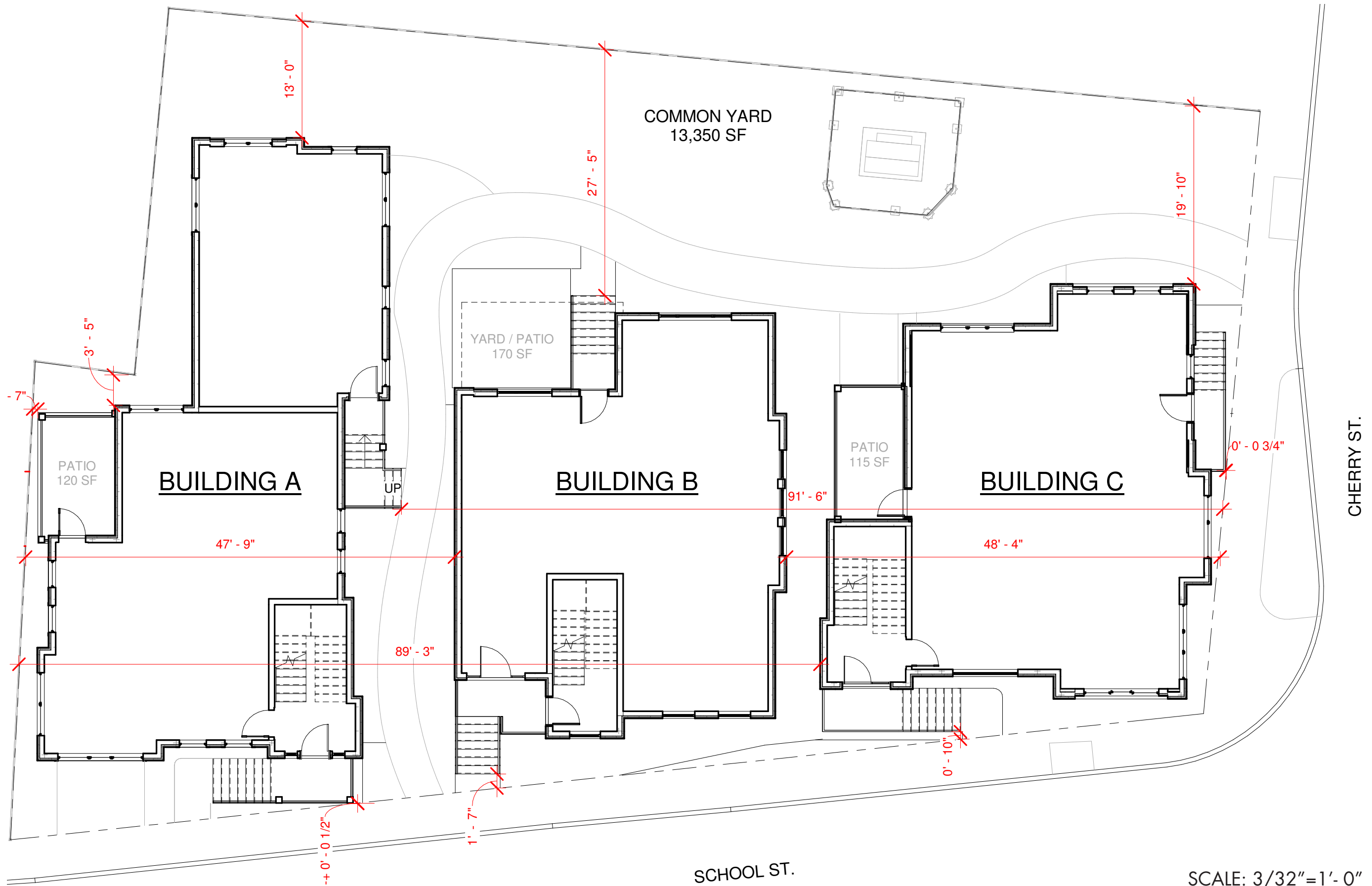
The proposed design fits in with the surrounding context and enhances the streetscape by referencing local features, maintaining the residential scale, and using vibrant colors and façade articulation to provide visual interest. It emphasizes green space, deprioritizes cars, and exemplifies sustainability and flood resilience. The project sets an important precedent for future developments in The Port neighborhood to be thoughtfully designed homes that homeowners can feel proud to own and raise their families in.



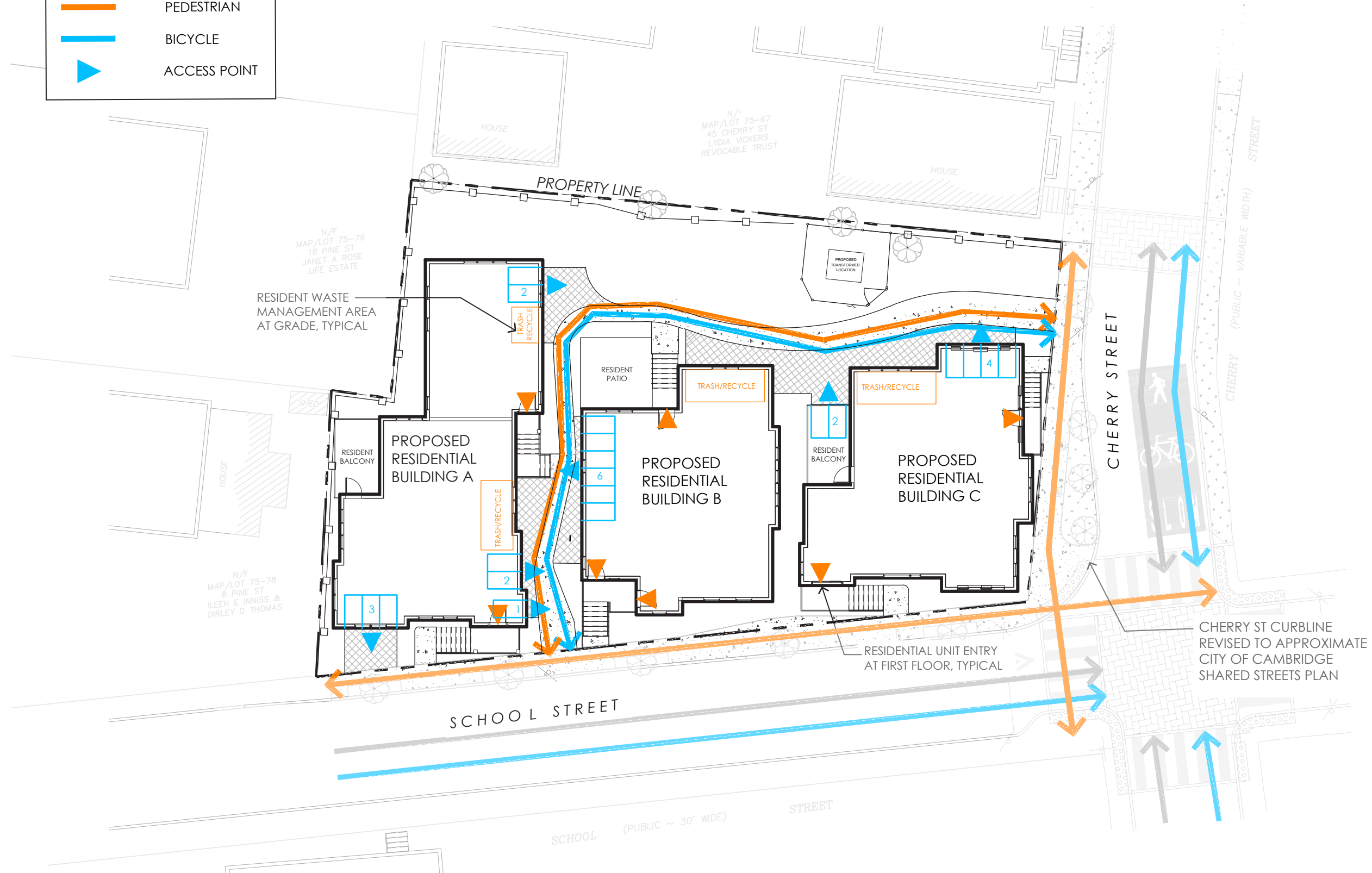


\*PROPOSED STREETScape IMPROVEMENTS ARE NOT INCLUDED IN COOL SCORE CALCULATIONS





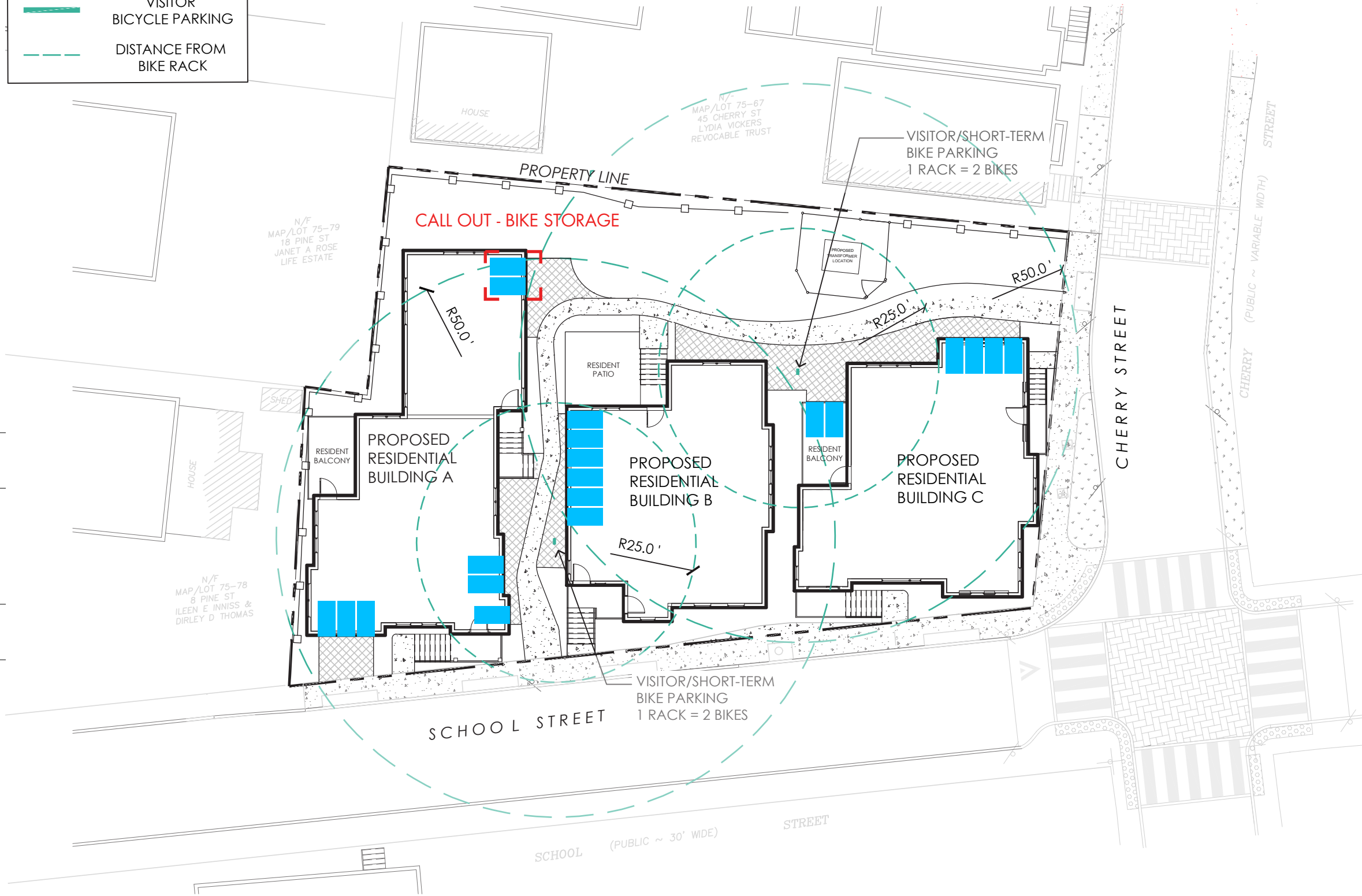
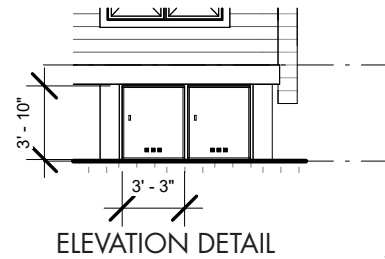
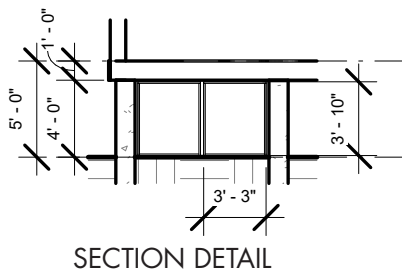
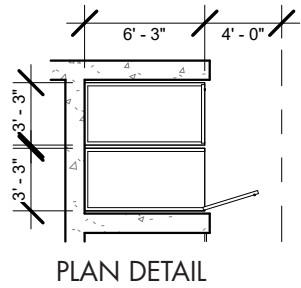
LEGEND	
	VEHICULAR
	PEDESTRIAN
	BICYCLE
	ACCESS POINT

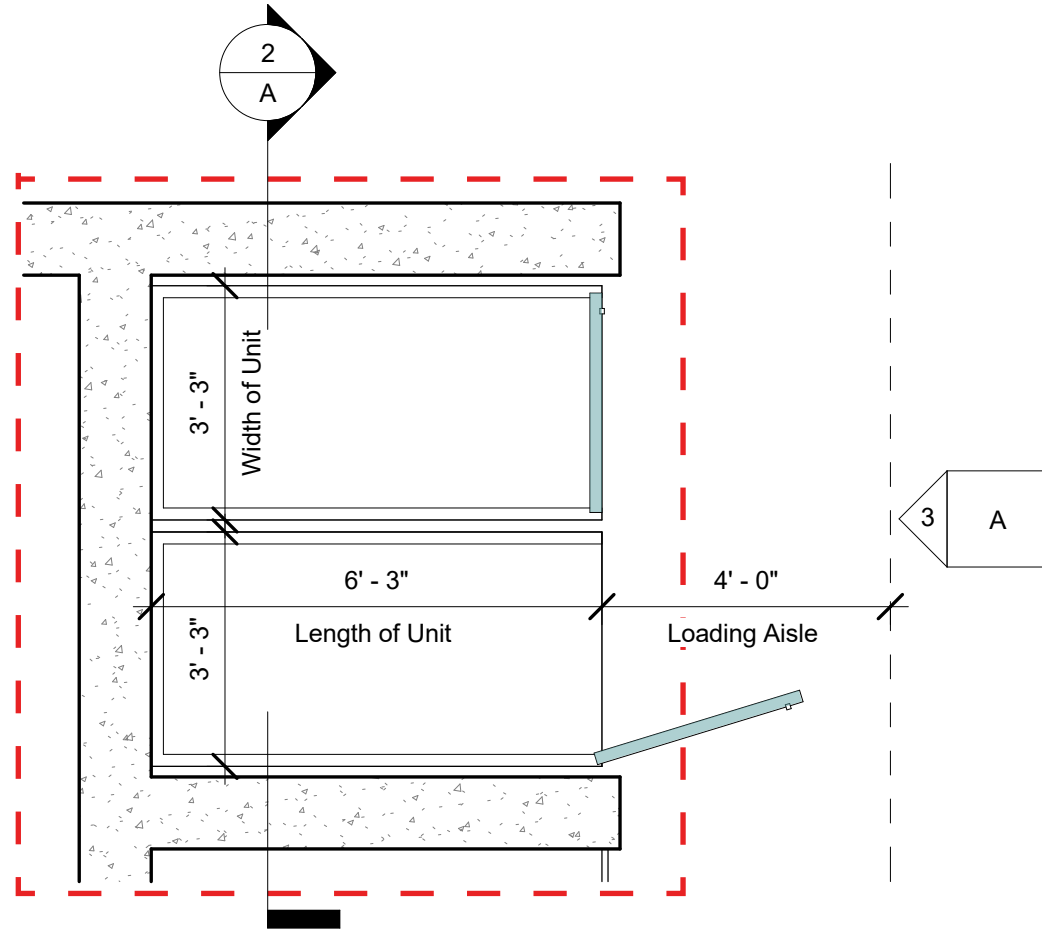


**LEGEND**

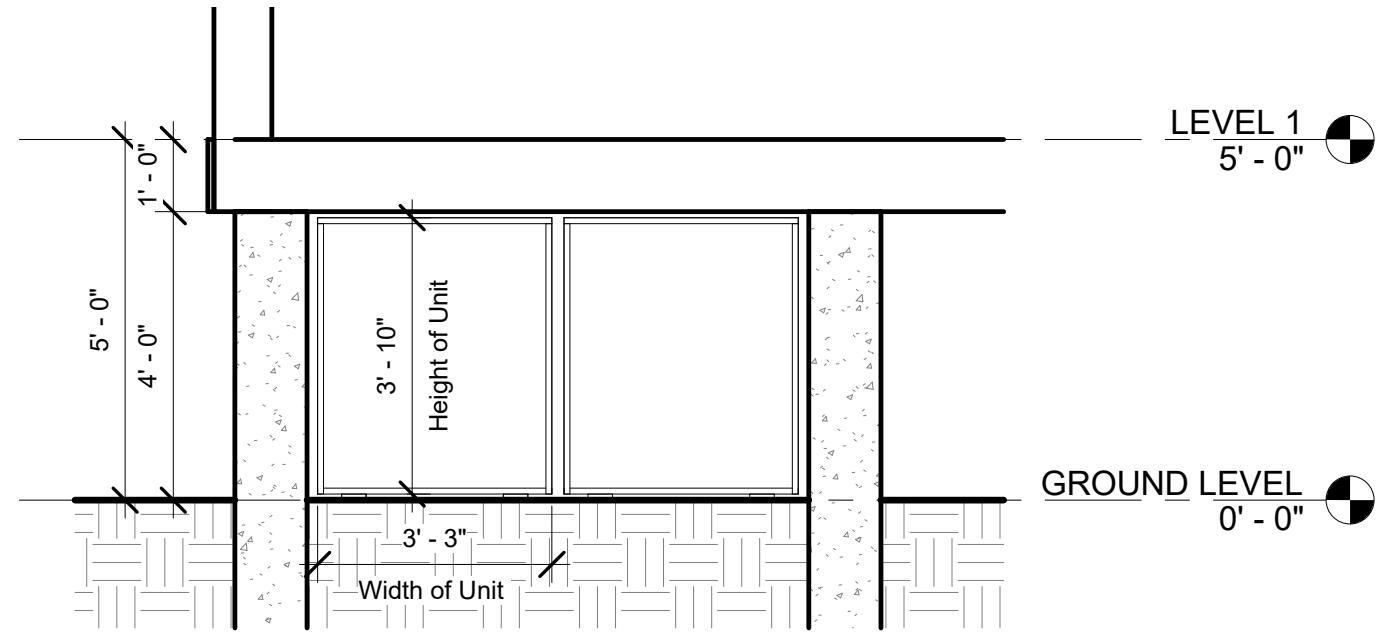
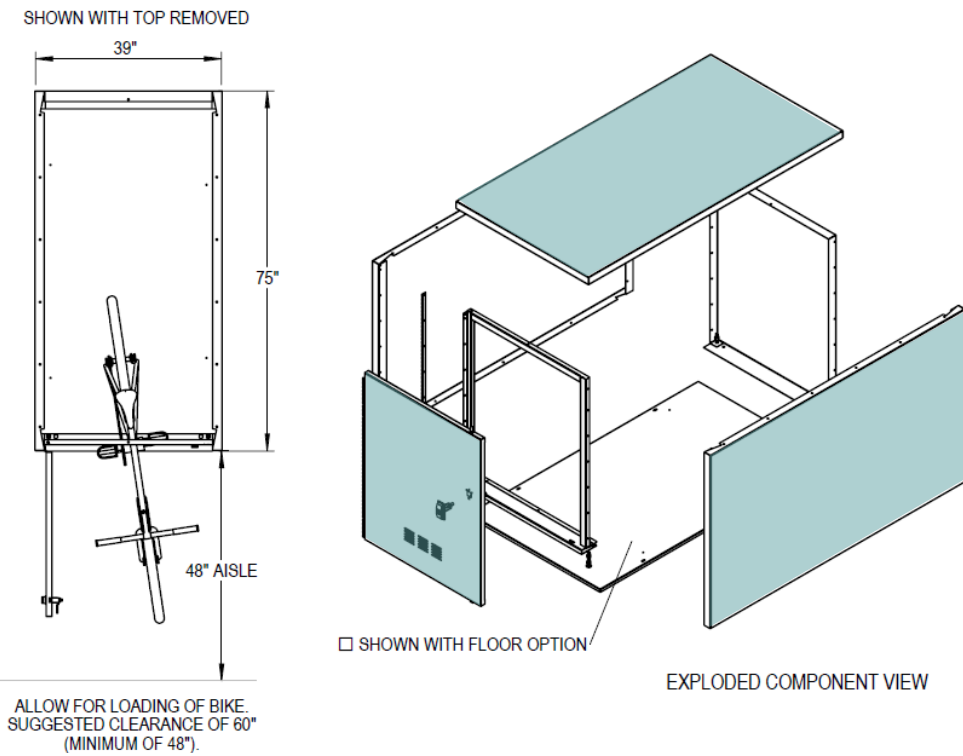
- RESIDENT BICYCLE LOCKER
- VISITOR BICYCLE PARKING
- DISTANCE FROM BIKE RACK

BIKE STORAGE  
SCALE: 1" = 10'-0"

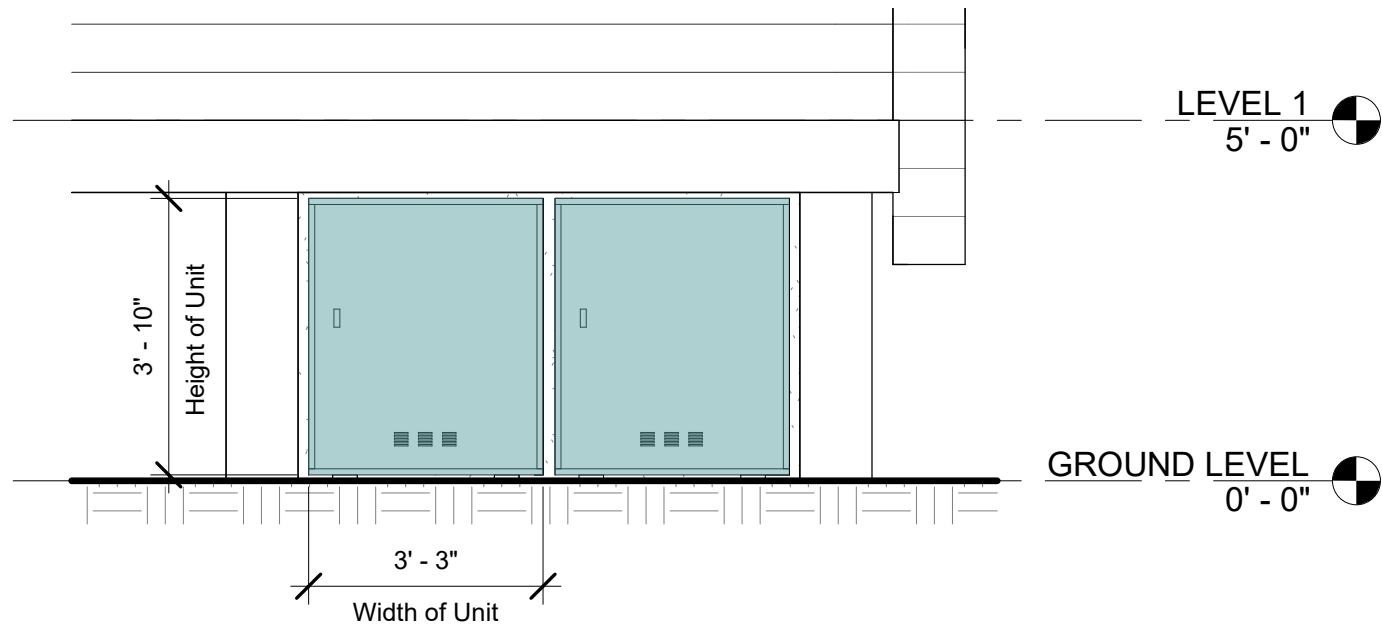




1 CALL OUT- BIKE STORAGE  
3/8" = 1'-0"



2 SECTION DETAIL-BIKE STORAGE  
3/8" = 1'-0"



3 ELEVATION-BIKE STORAGE  
3/8" = 1'-0"

TOTAL LOT AREA: 10,271 SF  
 PERMEABLE OPEN SPACE: 4,715 SF (46%)

**LEGEND**

**PERMEABLE**

- LAWN
- PLANTING BEDS
- PERMEABLE WALKWAY (HIGH SRI) (BIKE & WASTE STORAGE AREA)

**IMPERMEABLE**

- CONCRETE WALKWAY (HIGH SRI)

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>STREET TREES - PENDING CITY OF CAMBRIDGE DPW REVIEW</b>		
+	<i>Carpinus caroliniana</i>	American Hornbeam
	<i>Cercis canadensis</i>	Eastern Redbud
	<i>Ostrya virginiana</i>	Hophornbeam
	<i>Prunus virginiana</i> 'Shubert'	Shubert Chokeberry
	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge American Elm
<b>ON SITE PLANTINGS</b>		
+	<i>Acer campestre</i>	Hedge Maple
	<i>Hamamelis virginiana</i>	Common Witchhazel
+	<i>Ilex x meserveae</i> 'Blue Prince'	Male Holly Pollinator
	<i>Ilex x</i> 'Red Beauty' Rutzan	Red Beauty Holly - Female
	<i>Juniperus virginiana</i> 'Emerald Sentinel'	Columnar Eastern Redcedar
	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae
	<i>Panicum virgatum</i> 'Dallas Blues'	Dallas Blues Switchgrass
	<i>Yucca filamentosa</i>	Adam's Needle
	<i>Juniperus communis</i> 'Repanda'	Repanda Juniper
	<i>Kalmia latifolia</i>	Mountain Laurel
	<i>Leucothoe fontenesiana</i>	Doghobble
	<i>Ilex crenata</i> 'Sky Pencil'	Sky Pencil Holly
+	<i>Polystichum acrostichoides</i>	Christmas Fern
	<i>Clethra alnifolia</i> 'Sixteen Candles'	Sweet Pepperbush
	<i>Hydrangea arborescens</i>	Smooth Hydrangea
	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
	<i>Physocarpus opulifolius</i>	Common Ninebark
	<i>Rhododendron periclymenoides</i>	Pinksterbloom Azalea
	<i>Sorghastrum nutans</i> 'Golden Sunset'	Golden Sunset Indiangrass
	<i>Arctostaphylos uva-ursi</i>	Bearberry
	<i>Carex plantaginea</i>	Plantain-leaf sedge
	<i>Phlox divaricata</i>	Woodland Blue Phlox
* Underplant Throughout All Beds	<i>Phlox stolonifera</i>	Creeping Phlox
	<i>Phlox subulata</i>	Moss Pink Phlox





		Outside 20' of PROW	Value Factor	+	Within 20' of PROW	Value Factor	Contributing Area
<b>Trees</b> Enter the number of trees in each category. Count each tree only once on this form.	<b>Preserved Existing Trees</b>						
	A1 Understory tree currently <10' canopy spread		0.80	+		1.60	-
	A2 Understory tree currently >10' canopy spread	1	1.00	+		2.00	150
	A3 Canopy tree currently <15' canopy spread		0.80	+	1	1.60	1,120
	A4 Canopy tree currently between 15' and 25' canopy spread	1	1.00	+		2.00	700
	A5 Canopy tree currently >25' canopy spread	1	1.20	+	1	2.40	2,520
	<b>New or Transplanted Trees</b>						
A6 Understory tree	1	0.60	+	1	1.20	270	
A7 Canopy tree		0.70	+		1.40	-	
<b>Planting Areas</b> Enter area in square feet of each component in the box provided	B1 Lawn	1190	0.30	+	120	0.60	429
	B2 Low Planting	190	0.40	+	255	0.80	280
	B3 Planting	640	0.50	+	425	1.00	745
<b>Green Roofs &amp; Facades</b> For definitions, see reference document.	C1 Green Façade		0.10	+		0.20	-
	C2 Living Wall		0.30	+		0.60	-
	C3 Green Roof		0.30	+		0.60	-
	C4 Short Intensive Green Roof		0.50	+		1.00	-
	C5 Intensive Green Roof		0.60	+		1.20	-
<b>Paving &amp; Structures</b>	D1 High-SRI Roof	Required	N/A				
	D2 High-SRI Paving	2090	0.1				209
	D3 High-SRI Shade Structure		0.2	+		0.40	-
<b>Project Summary</b>	Portion of lot area utilizing green strategies		61%		Total Contributing Area		6,423
	Portion of score from green strategies		97%		Total Area Goal		3,081
	Portion of score from trees		74%		COOL FACTOR SCORE		2.08
	Portion of score contributing to public realm cooling		57%				

OPEN SPACE CALCULATION

TOTAL LOT AREA:	10,271 SF
LANDSCAPE OPEN SPACE:	4,015 SF (39%)
B1 LAWN AREA	1,310 SF
B2 LOW PLANTING AREA	445 SF
B3 PLANTING AREA	1065 SF



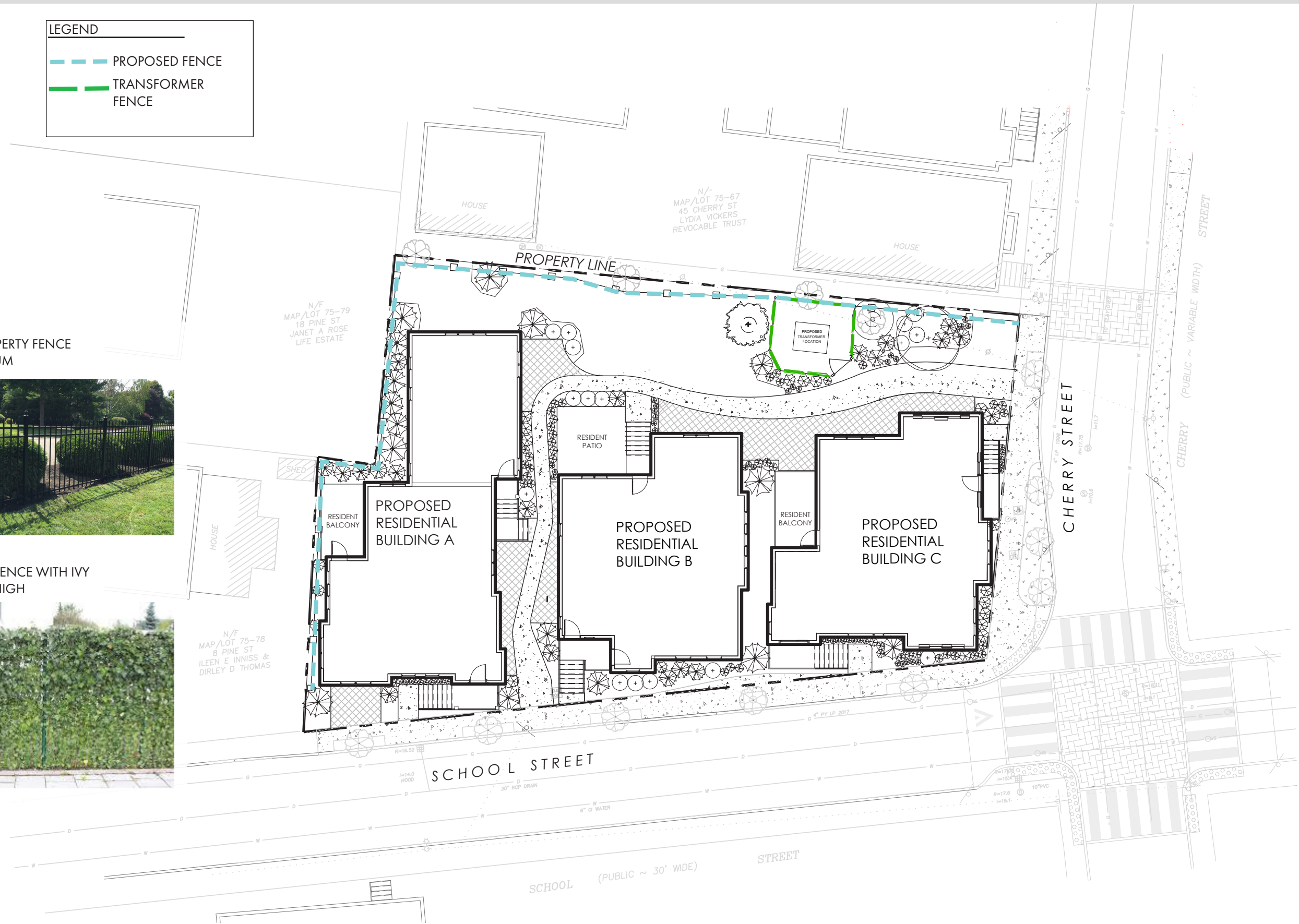
**LEGEND**

-  PROPOSED FENCE
-  TRANSFORMER FENCE

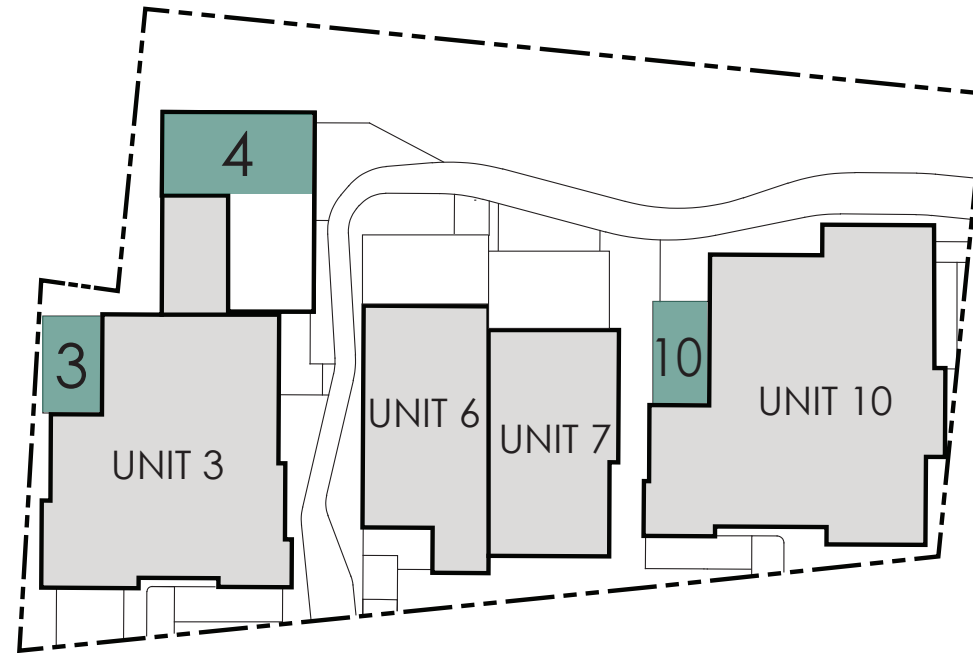
PROPOSED PROPERTY FENCE  
BLACK ALUMINUM



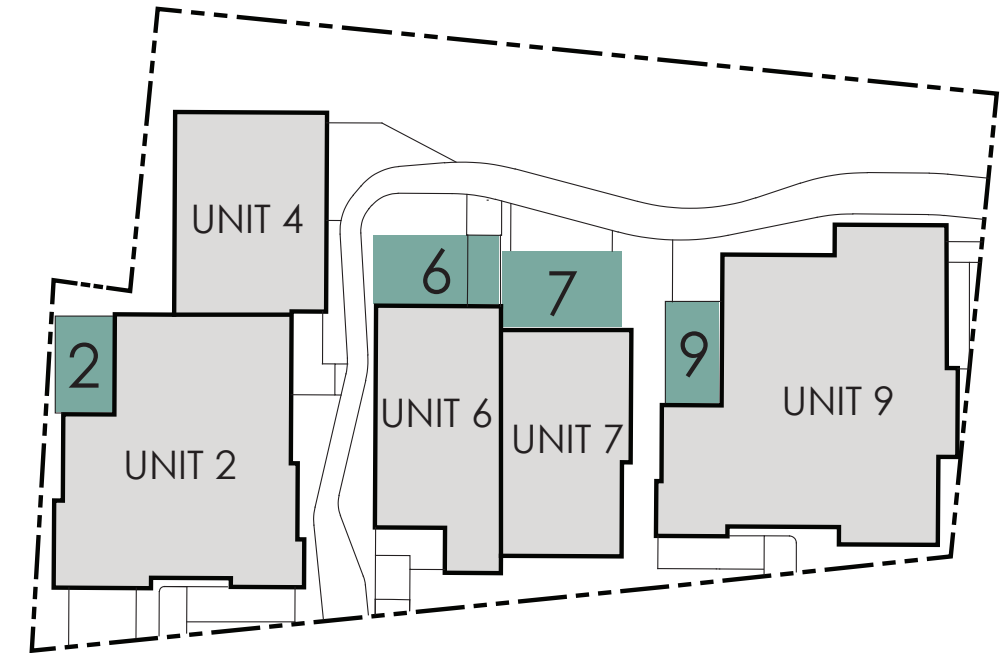
TRANSFORMER FENCE WITH IVY  
APPROX. 9' - 6" HIGH



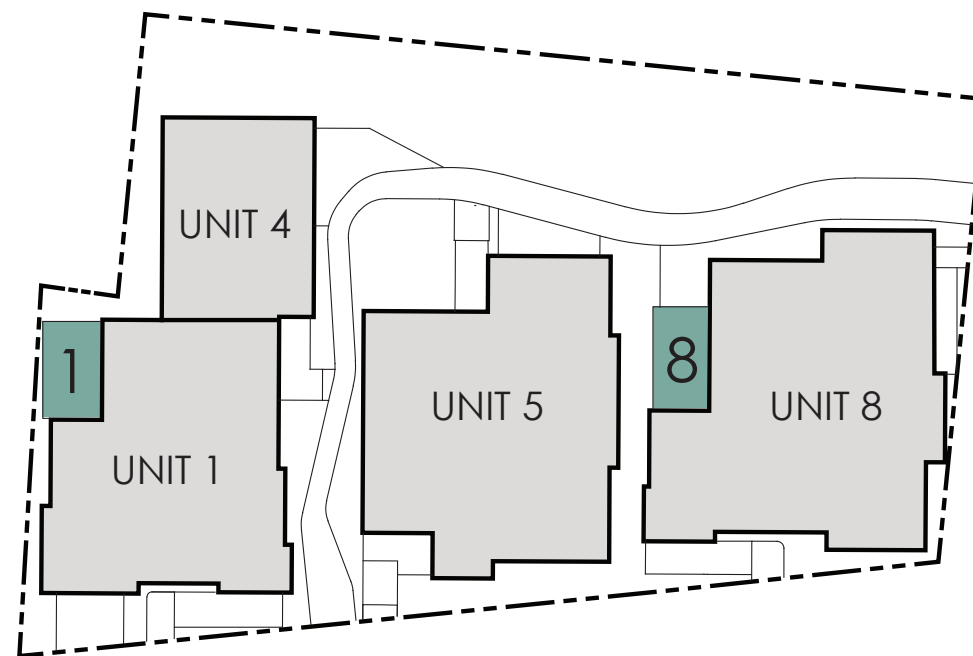
SHARED OPEN SPACE  
 PRIVATE OPEN SPACE  
 TOTAL LOT AREA: 10,271 SF  
 TOTAL OPEN SPACE: 6,469 SF



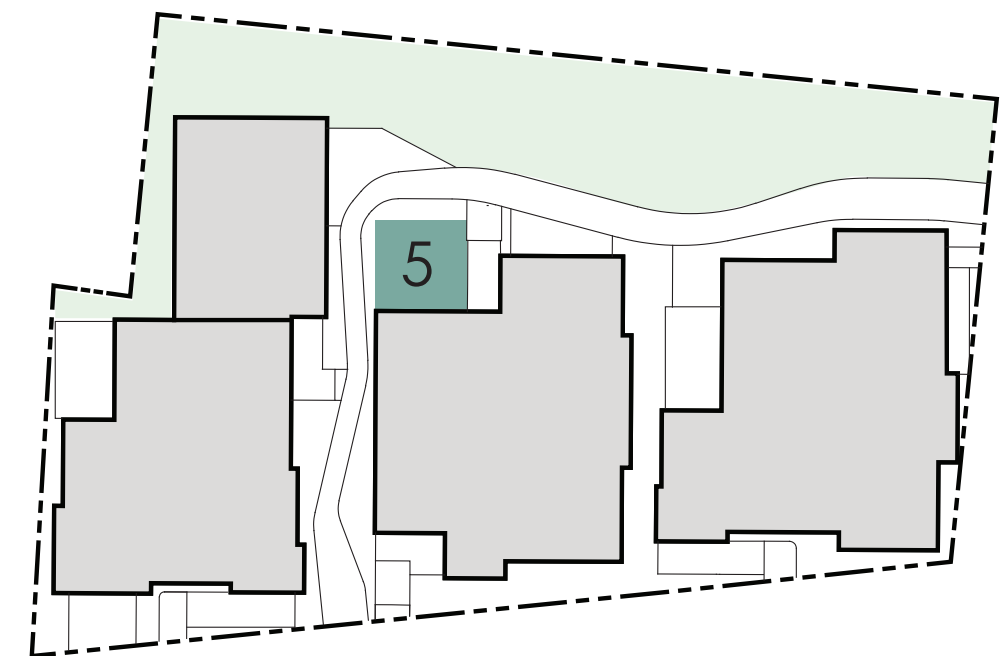
LEVEL 3



LEVEL 2



LEVEL 1

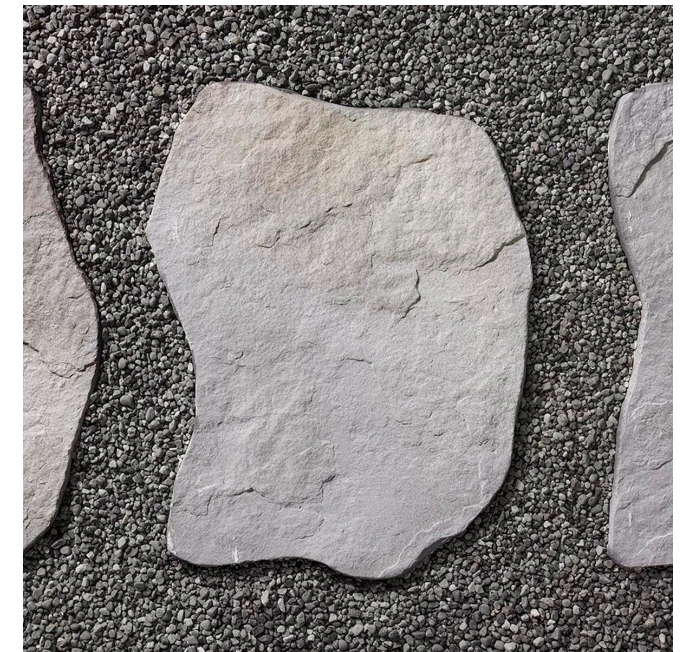
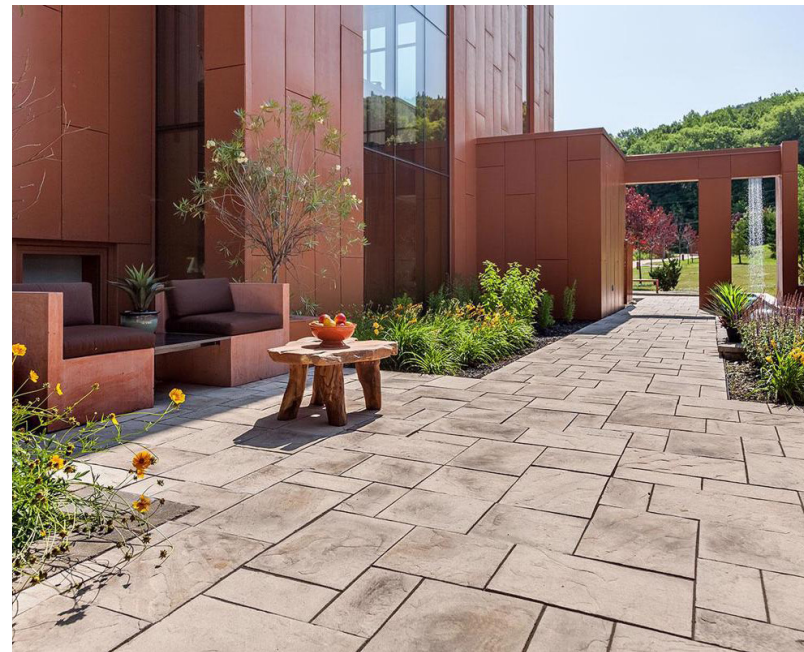
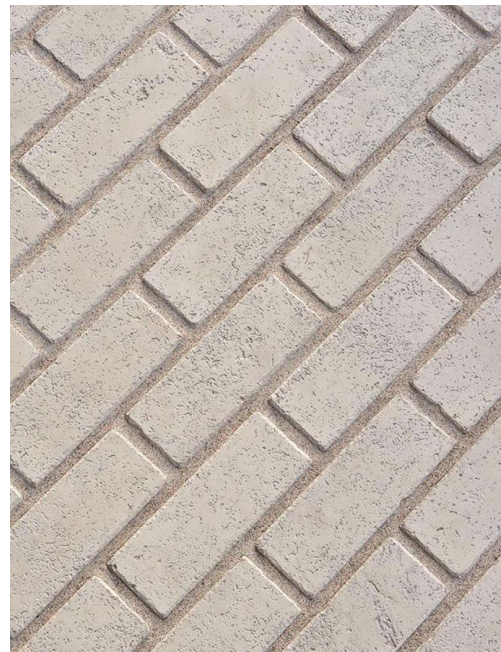


GROUND LEVEL

HIGH SRI CONCRETE WALKWAY



HIGH SRI PERMEABLE PAVEMENT



LANDSCAPE MATERIALS PALETTE

PROPOSED STREET TREES - PENDING DPW REVIEW



AMERICAN HORNBEAM



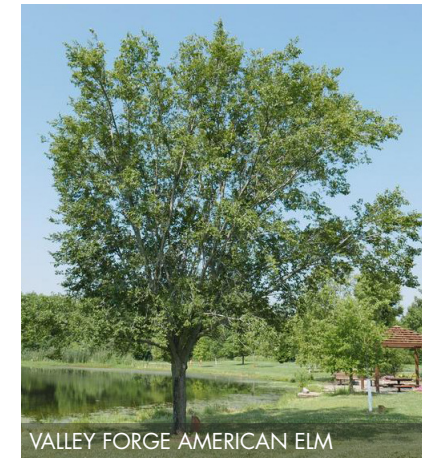
EASTERN REDBUD



HOPHORNBEAM



SHUBERT CHOKEBERRY



VALLEY FORGE AMERICAN ELM

ON SITE TREES AND SHRUBS



HEDGE MAPLE



SWEET PEPPERBUSH



SMOOTH HYDRANGEA



OAKLEAF HYDRANGEA



GOLDEN CUP ST. JOHN'S WORT



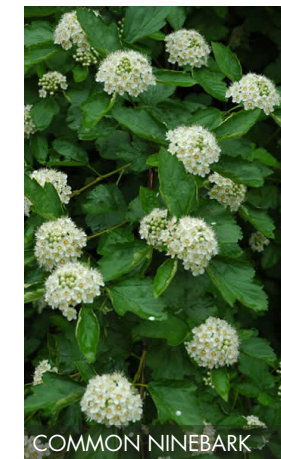
SKY PENCIL HOLLY



BLUE HOLLY



ROSEBAY RHODODENDRON



COMMON NINEBARK



ARROWWOOD



HENRY'S GARNET SWEETSPIRE



INKBERRY



REPANDA JUNIPER



CREeping JUNIPER



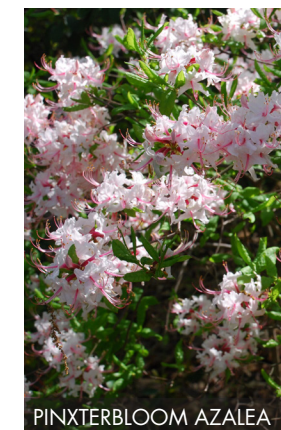
EASTERN REDCEDAR



MOUNTAIN LAUREL



DOGHOBBLE



PINXTERBLOOM AZALEA



EMERALD ARBORVITAE



MAPLELEAF VIBURNUM

GRASSES, PERENNIALS, AND GROUNDCOVER



BEARBERRY



WILD GINGER



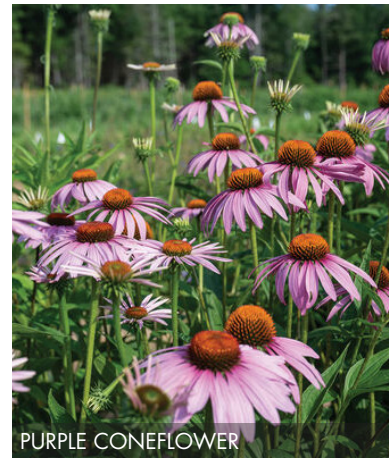
GOLDEN SUNSET



PLANTAIN-LEAF SEDGE



WOOD FERN



PURPLE CONEFLOWER



WINTERGREEN



GARNET AMERICAN ALUMROOT



WILD LUPINE



SCARLET BEEBALM



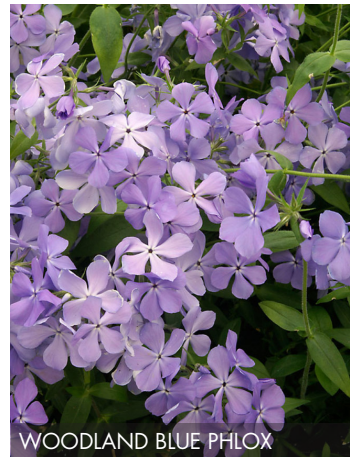
SWITCHGRASS



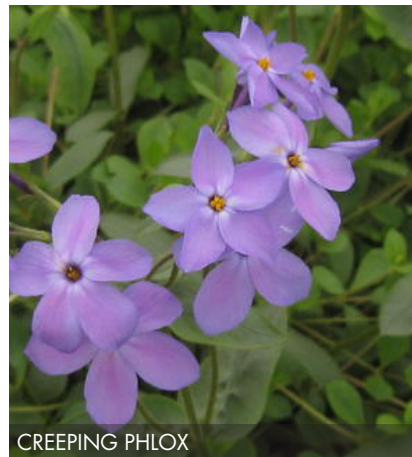
DALLAS BLUE SWITCHGRASS



RUBY RIBBONS SWITCHGRASS



WOODLAND BLUE PHLOX



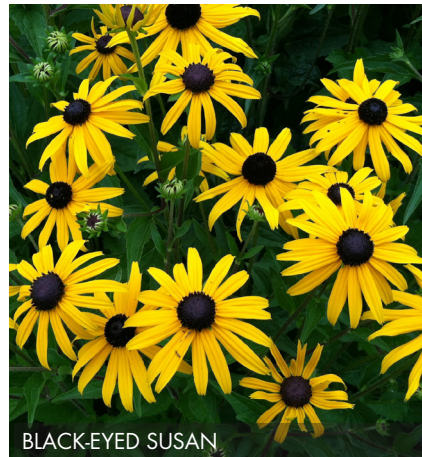
CREeping PHLOX



MOSS PINK PHLOX



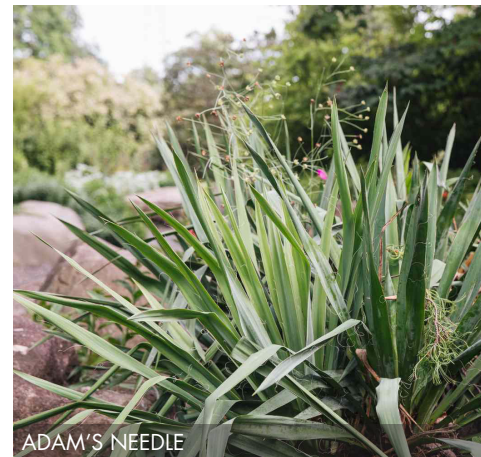
CHRISTMAS FERN



BLACK-EYED SUSAN

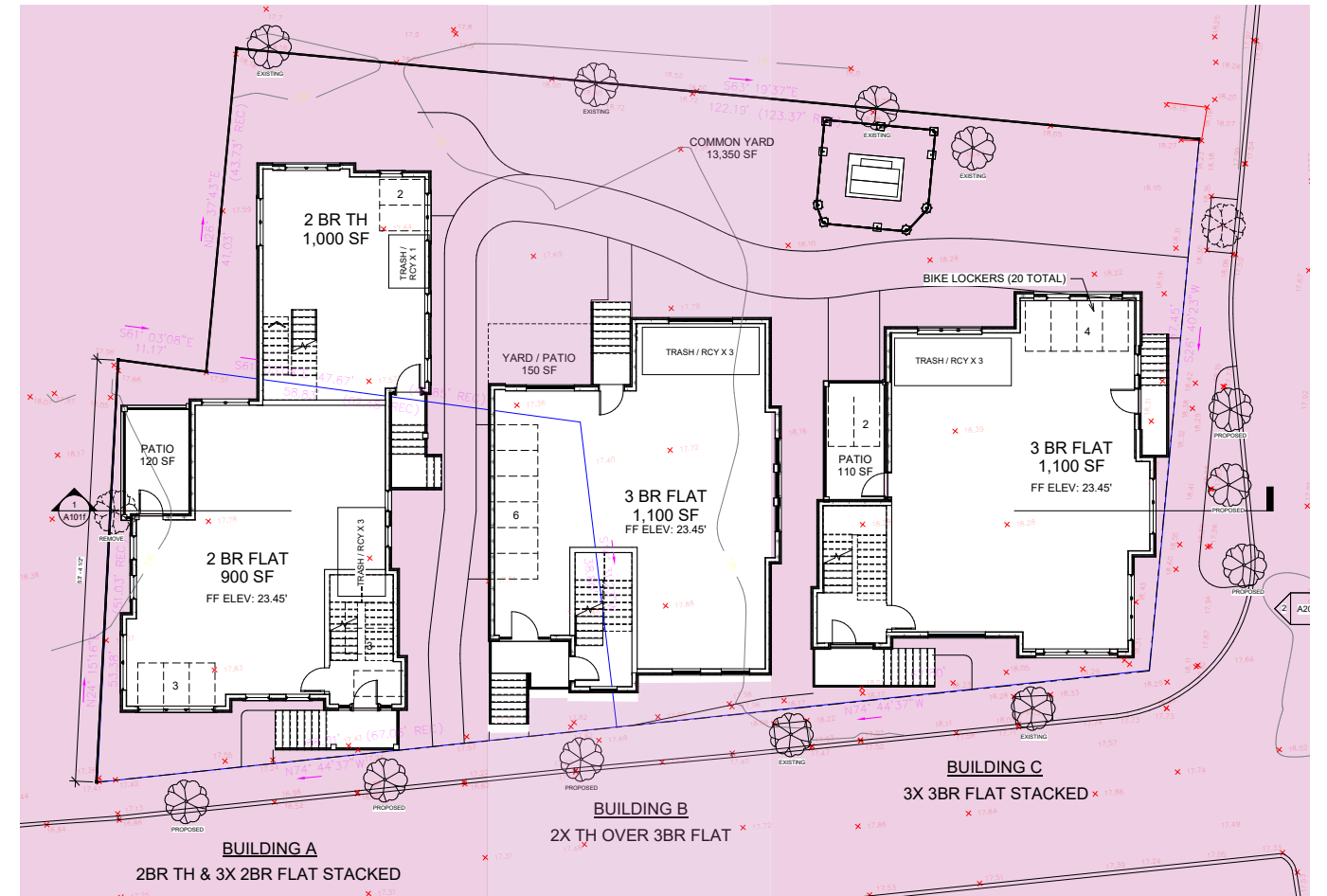
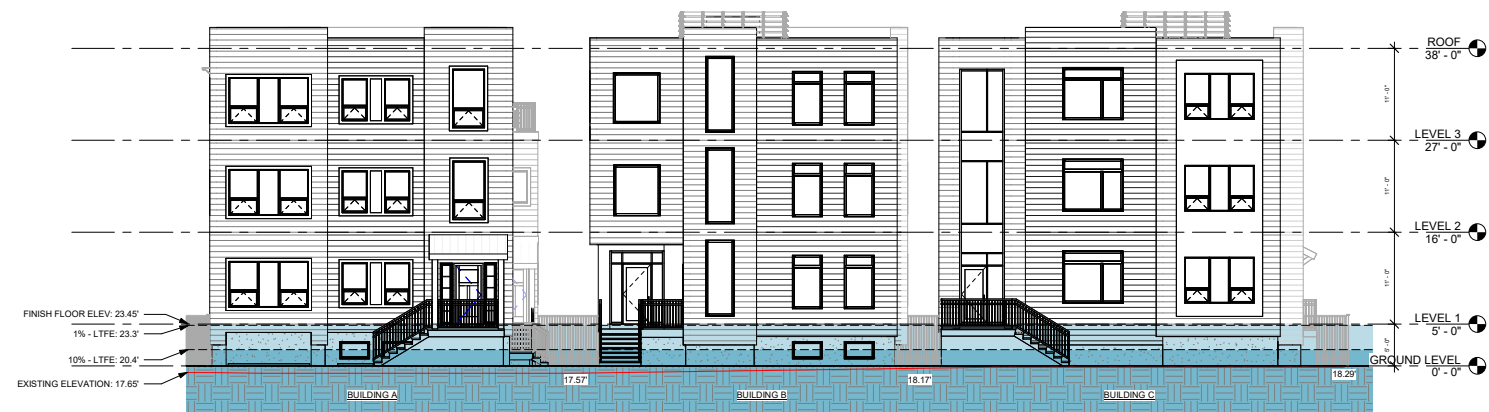
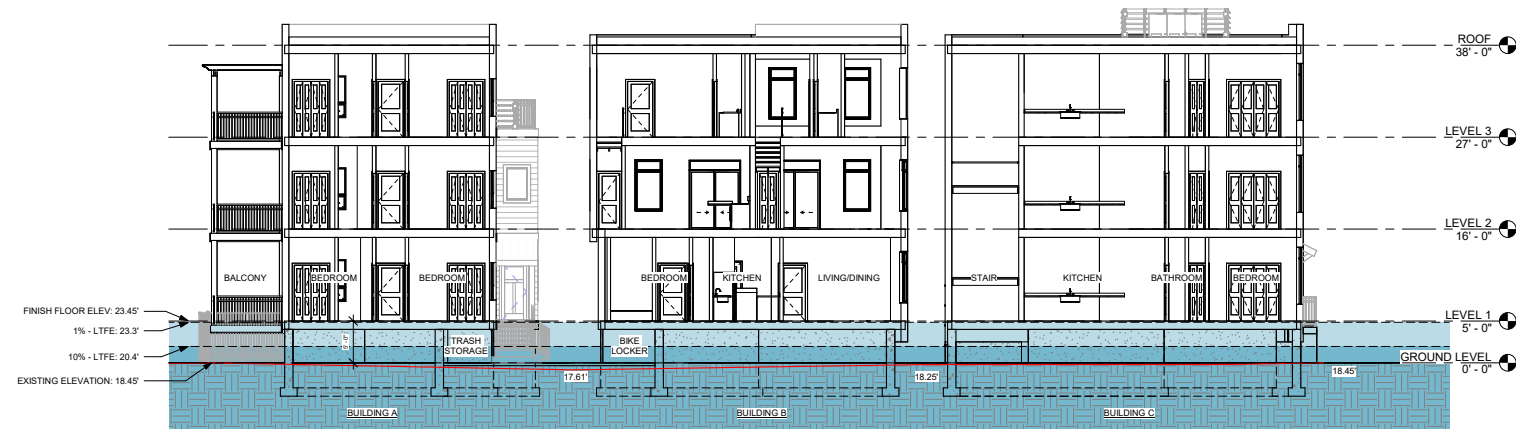


BLOODROOT



ADAM'S NEEDLE

# RESILIENCY DIAGRAM

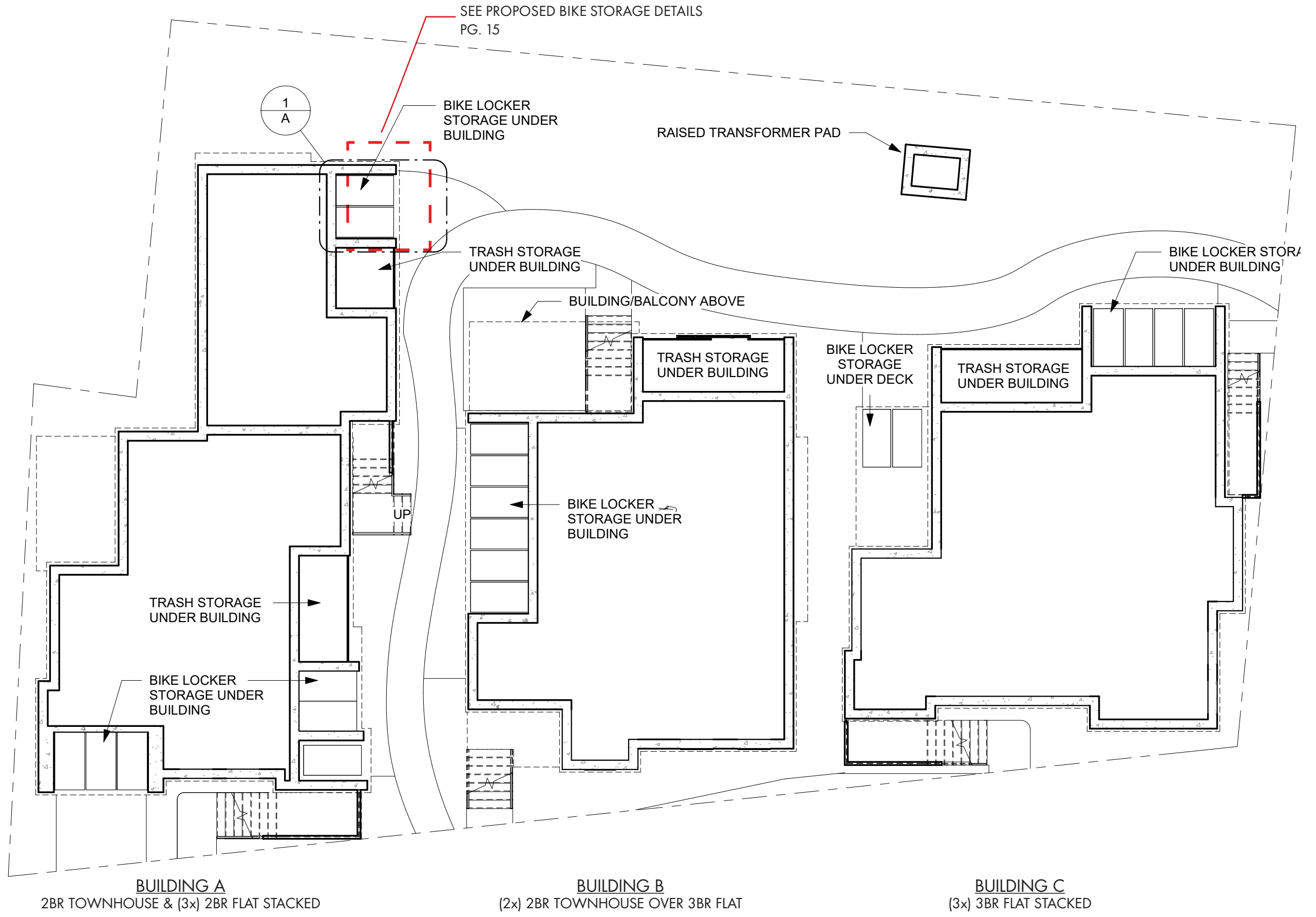


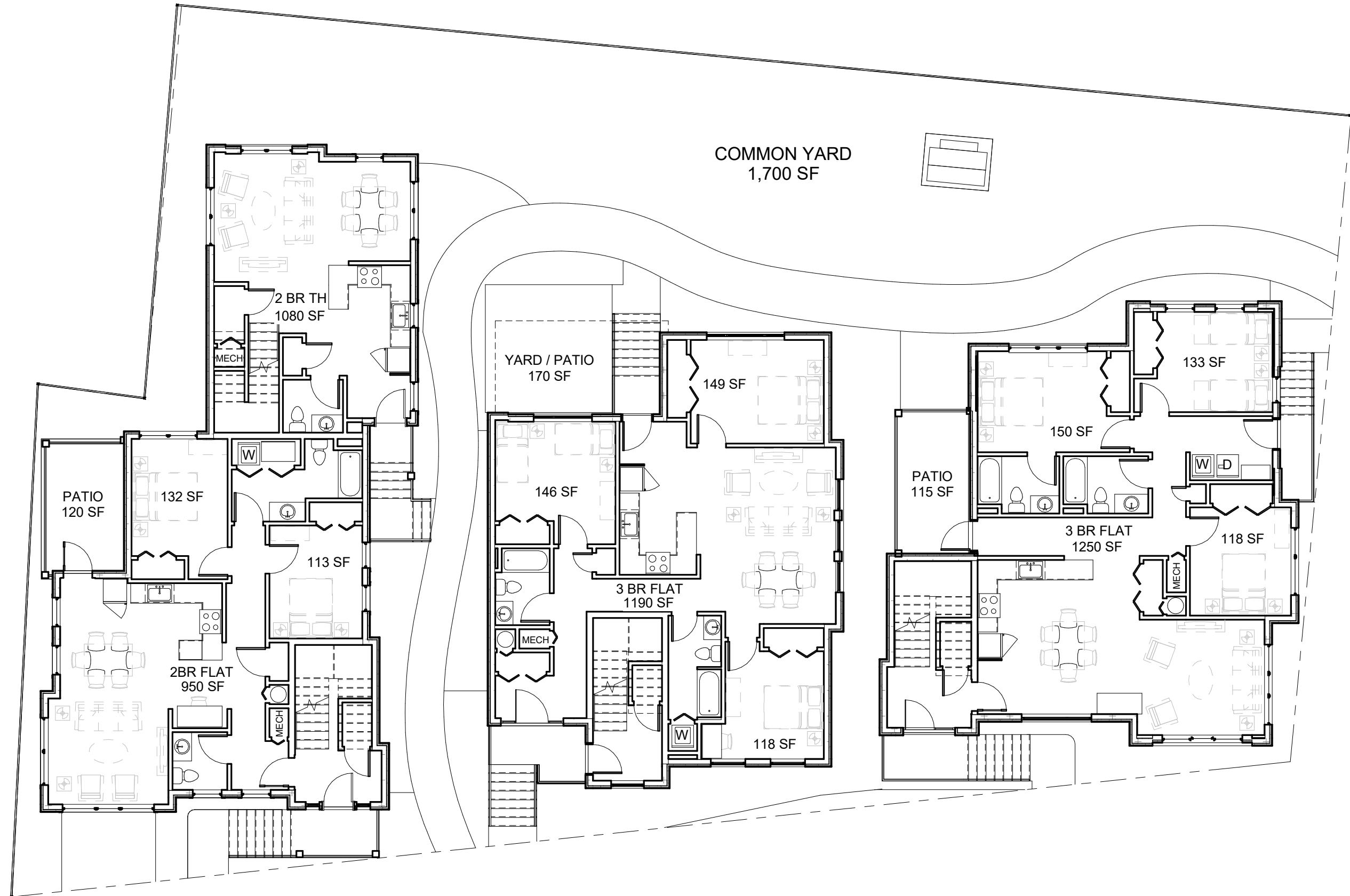
Entire site is in the Sea Level Rise/Storm Surge 2070 10%

Address: 35 Cherry St

Ground Elevation Min:	16.7 ft-CCB
Ground Elevation Max:	18.6 ft-CCB
2070 - 1% - SLR/SS	23.3
2070 - 1% - Precip	22.1
2070 - 10% - SLR/SS	20
2070 - 10% - Precip	20.4
2030 - 1% - Precip	21.8
2030 - 10% - Precip	19.8
Present Day - 1% - Precip	21.4
Present Day - 10% - Precip	18.7
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	23.3
10% - LTFE	20.4

Selected Map-Lot: 75-118  
Selected Address: 35 Cherry St

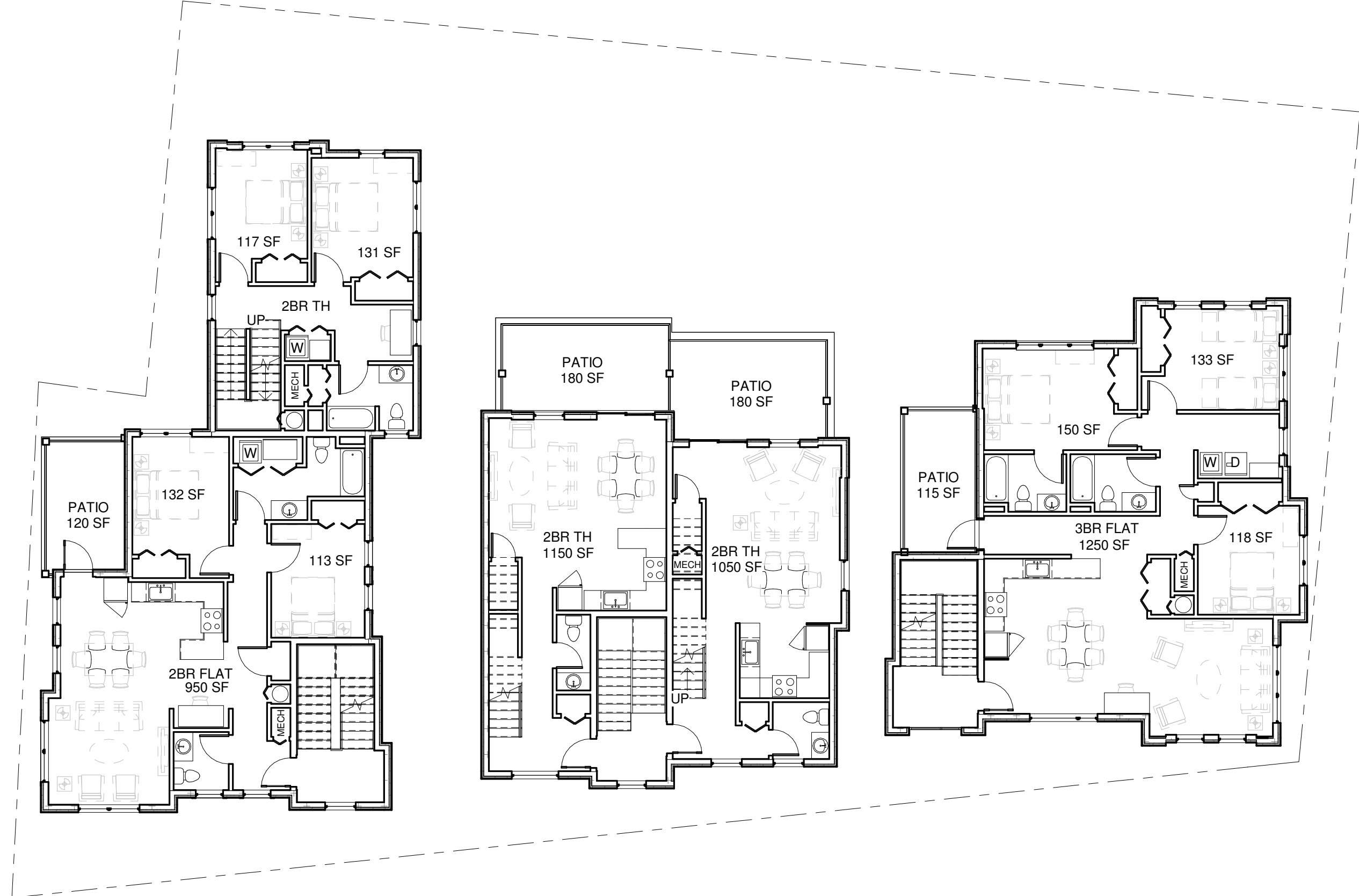




**BUILDING A**  
2BR TOWNHOUSE & (3x) 2BR FLAT STACKED

**BUILDING B**  
(2x) 2BR TOWNHOUSE OVER 3BR FLAT

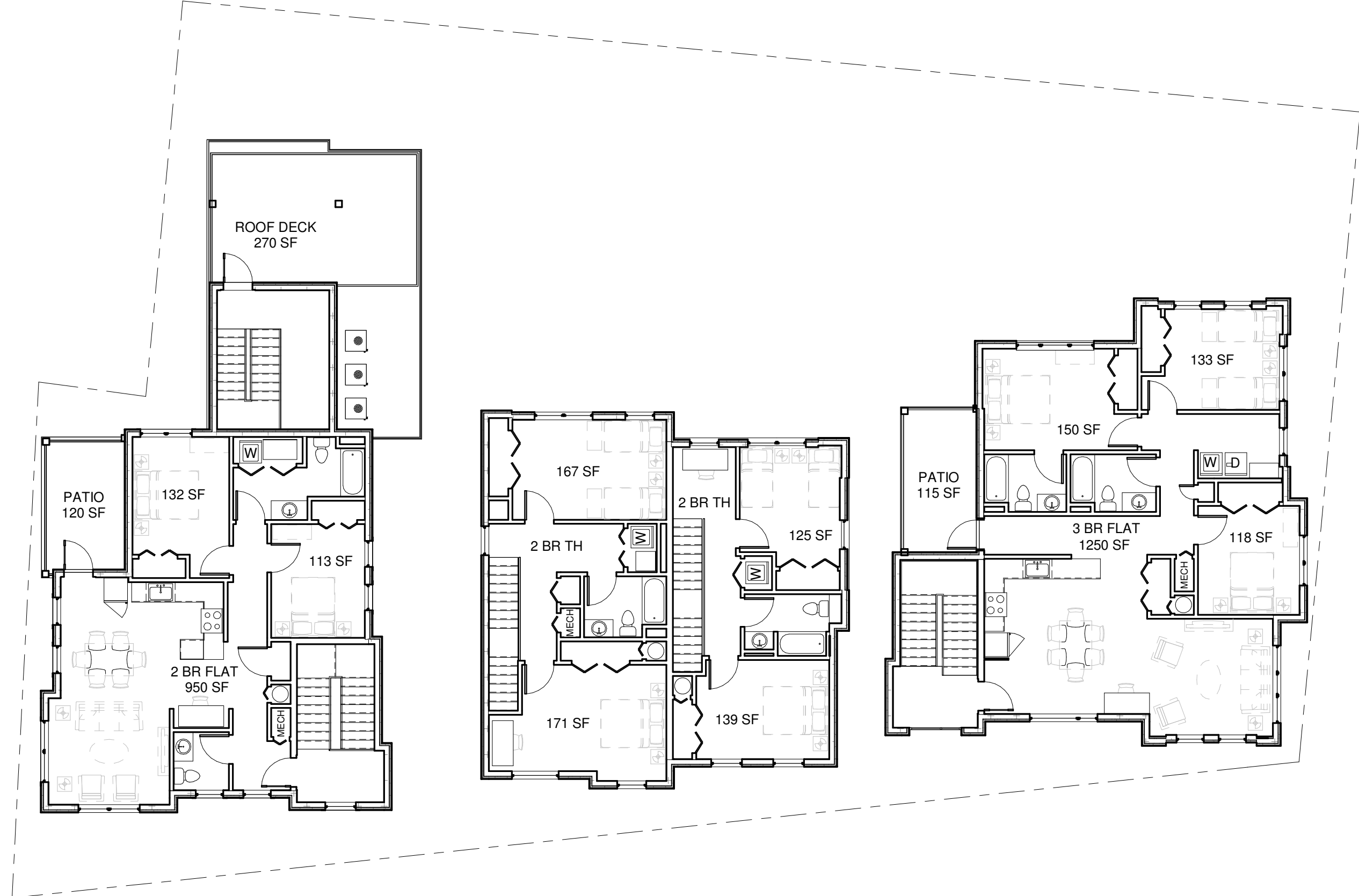
**BUILDING C**  
(3x) 3BR FLAT STACKED



**BUILDING A**  
2BR TOWNHOUSE & (3x) 2BR FLAT STACKED

**BUILDING B**  
(2x) 2BR TOWNHOUSE OVER 3BR FLAT

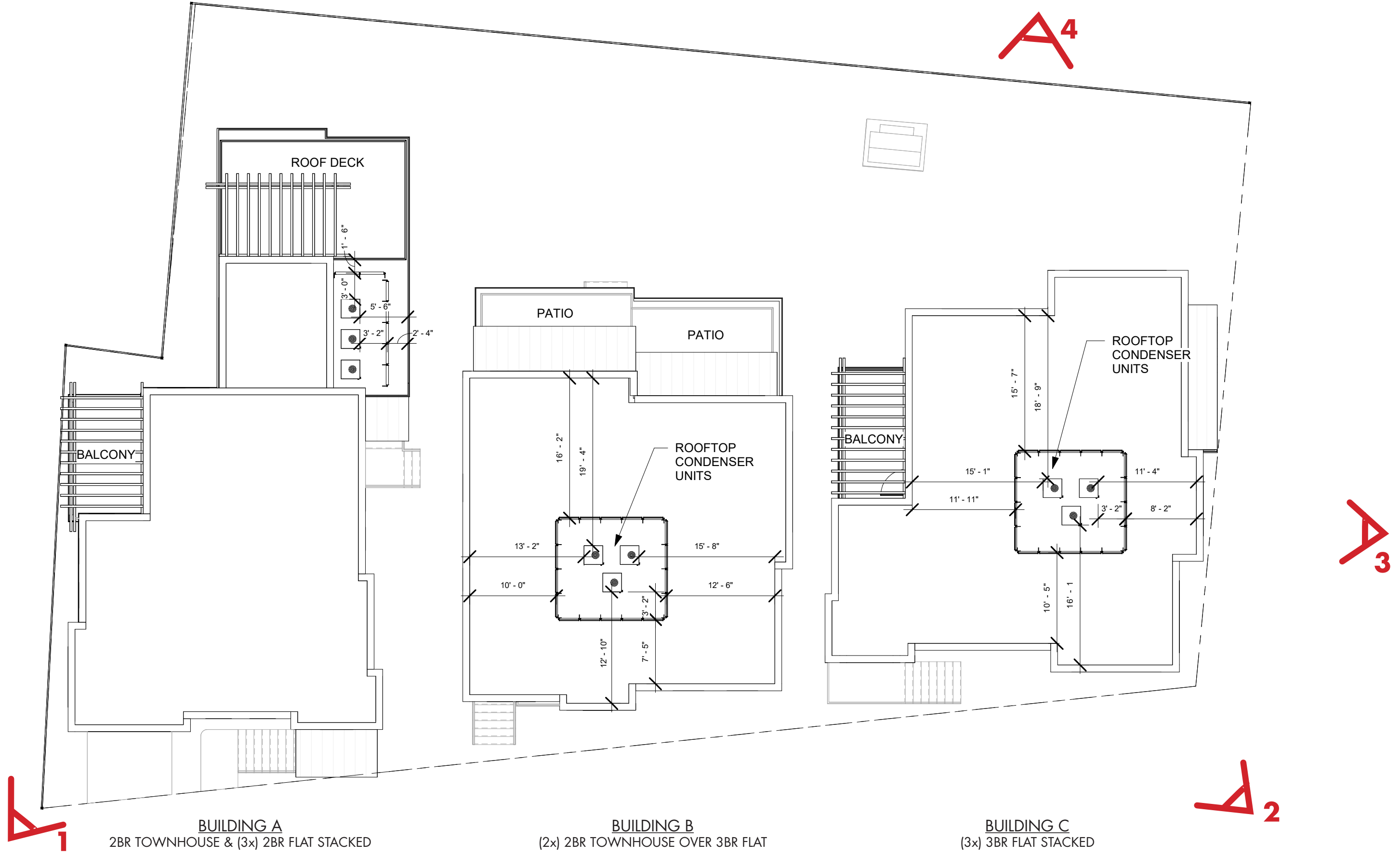
**BUILDING C**  
(3x) 3BR FLAT STACKED



**BUILDING A**  
2BR TOWNHOUSE & (3x) 2BR FLAT STACKED

**BUILDING B**  
(2x) 2BR TOWNHOUSE OVER 3BR FLAT

**BUILDING C**  
(3x) 3BR FLAT STACKED





**VIEW-1**  
View from School St close to Pine St



**VIEW-3** View from 2nd floor of the building in 70 School St and Cherry St



**VIEW-2**  
View from corner of School St and Cherry St



**VIEW-4** View from 3rd floor from back of the building







**WINDOW SIZES**

- A: 116" x 66"
- B: 36" x 60"
- C: 46" x 84"
- D: 66" x 72"
- E: 40" x 108"
- F: 42" x 76"
- G: 64" x 90"
- H: 86" x 74"
- I: 100" x 66"
- J: 42" x 24"



SOUTH ELEVATION | FACING SCHOOL STREET - **VIEW 1**



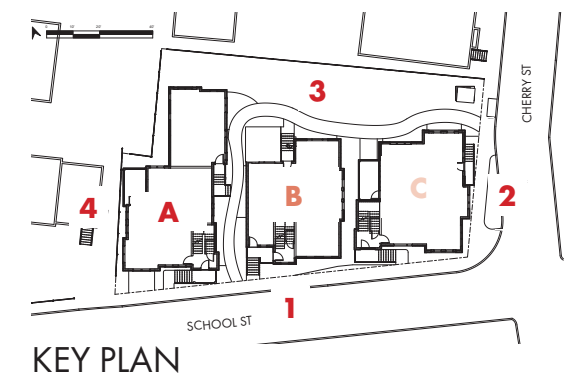
EAST ELEVATION | FACING CHERRY STREET - **VIEW 2**



NORTH ELEVATION - **VIEW 4**



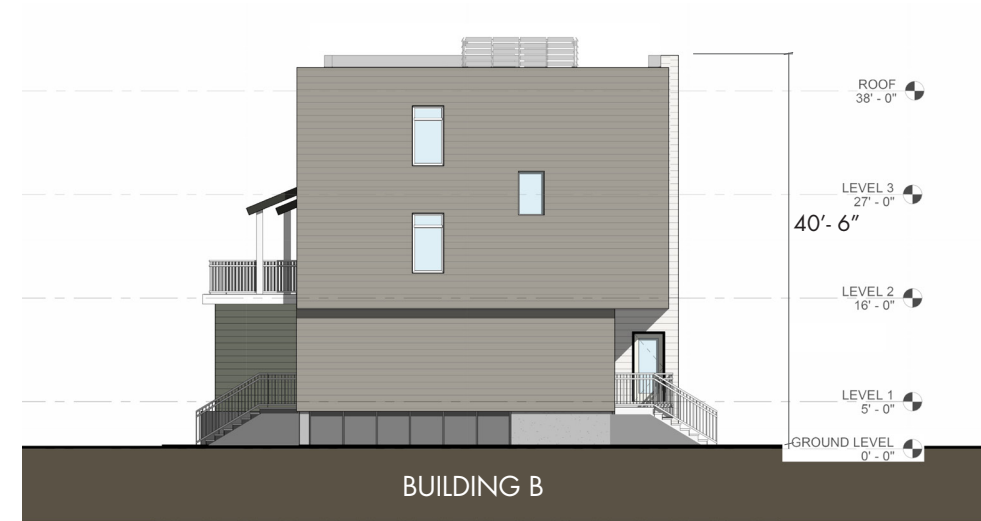
WEST ELEVATION - **VIEW 3**



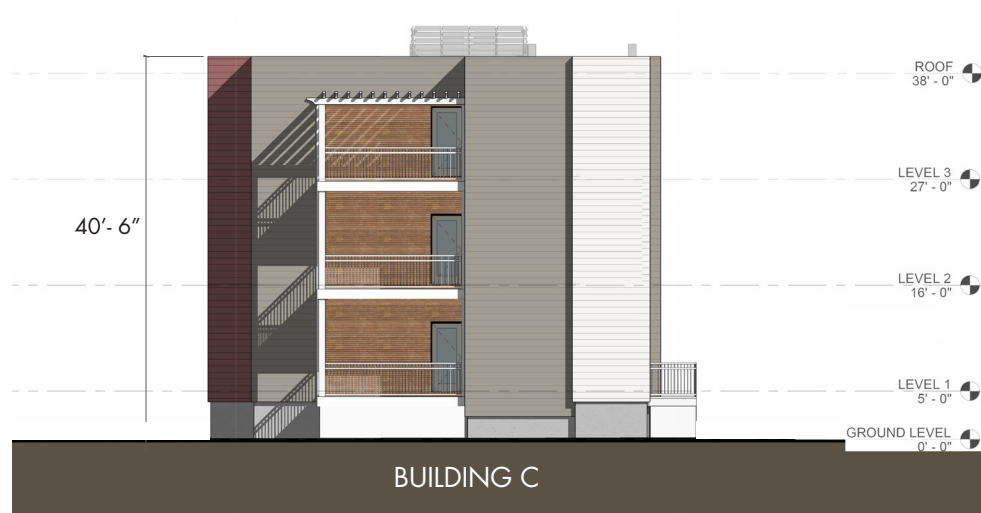
KEY PLAN



**BUILDING A | EAST ELEVATION - VIEW 5**



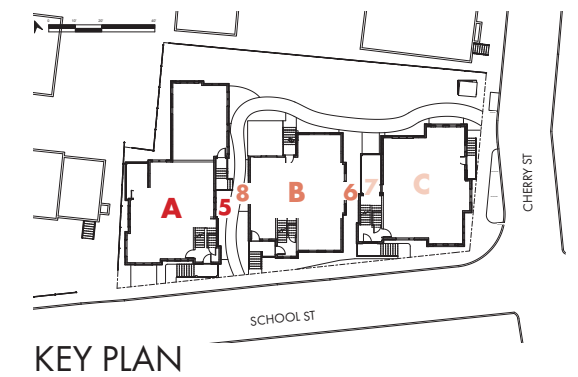
**BUILDING B | WEST ELEVATION - VIEW 6**



**BUILDING C | WEST ELEVATION - VIEW 7**



**BUILDING B | EAST ELEVATION - VIEW 8**



**KEY PLAN**

BUILDING CHARACTER & MATERIALITY



WARM WOOD ACCENTS  
FROST TERRACE APARTMENTS - CAMBRIDGE



HORIZONTAL FIBER CEMENT SIDING



PRIVATE BALCONIES AND  
ROOF DECKS



STAIRS & UNDER DECK SCREENING  
WHITE TIMBER STAIRS, WHITE PVC PANELS



RAILINGS & STAIRS  
WESTERN RED CEDAR VERTICAL RAILINGS and STAIRS

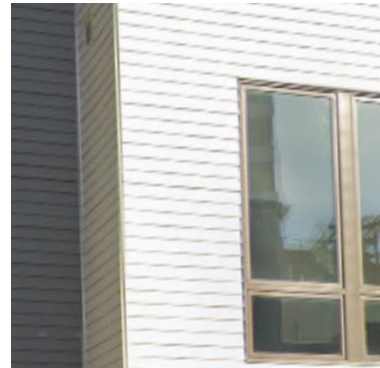


PRIVATE BIKE LOCKERS

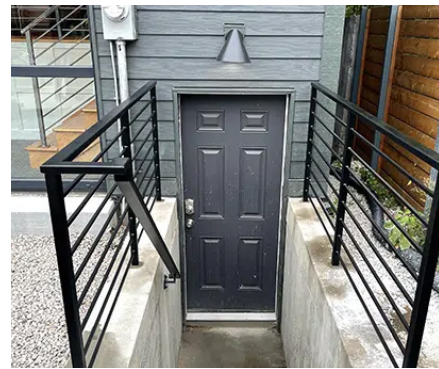


WOOD TRASH ENCLOSURE DOORS





**CORNER TRIMS**  
FRY REGLET-SLEEK OUTSIDE CORNER LAP - OC23



**RAILINGS**  
HORIZONTAL ALUMINUM BLACK RAILINGS



**GROUND WINDOWS**  
CLEAR GLASS BLOCK



**MECHANICAL SCREEN WALL**  
ANODIZED ALUMINUM SCREEN WALL WITH SLIDE-OUT-EASY  
PANELS FITTED WITH SINGLE AND DOUBLE OPENING GATES

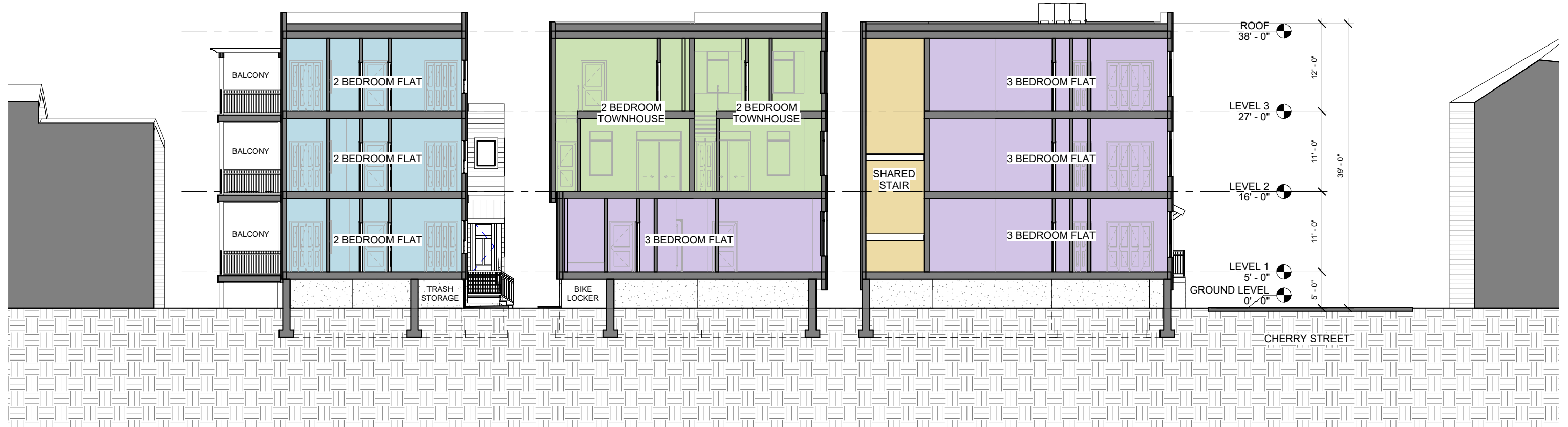
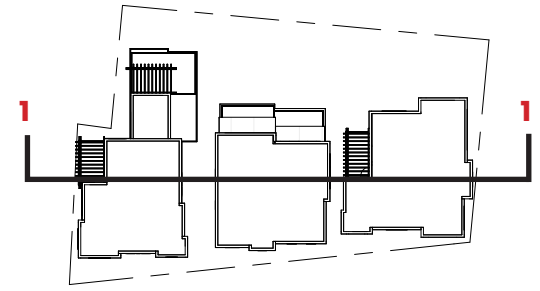


**CANOPY**  
STANDING SEAM METAL AWNING

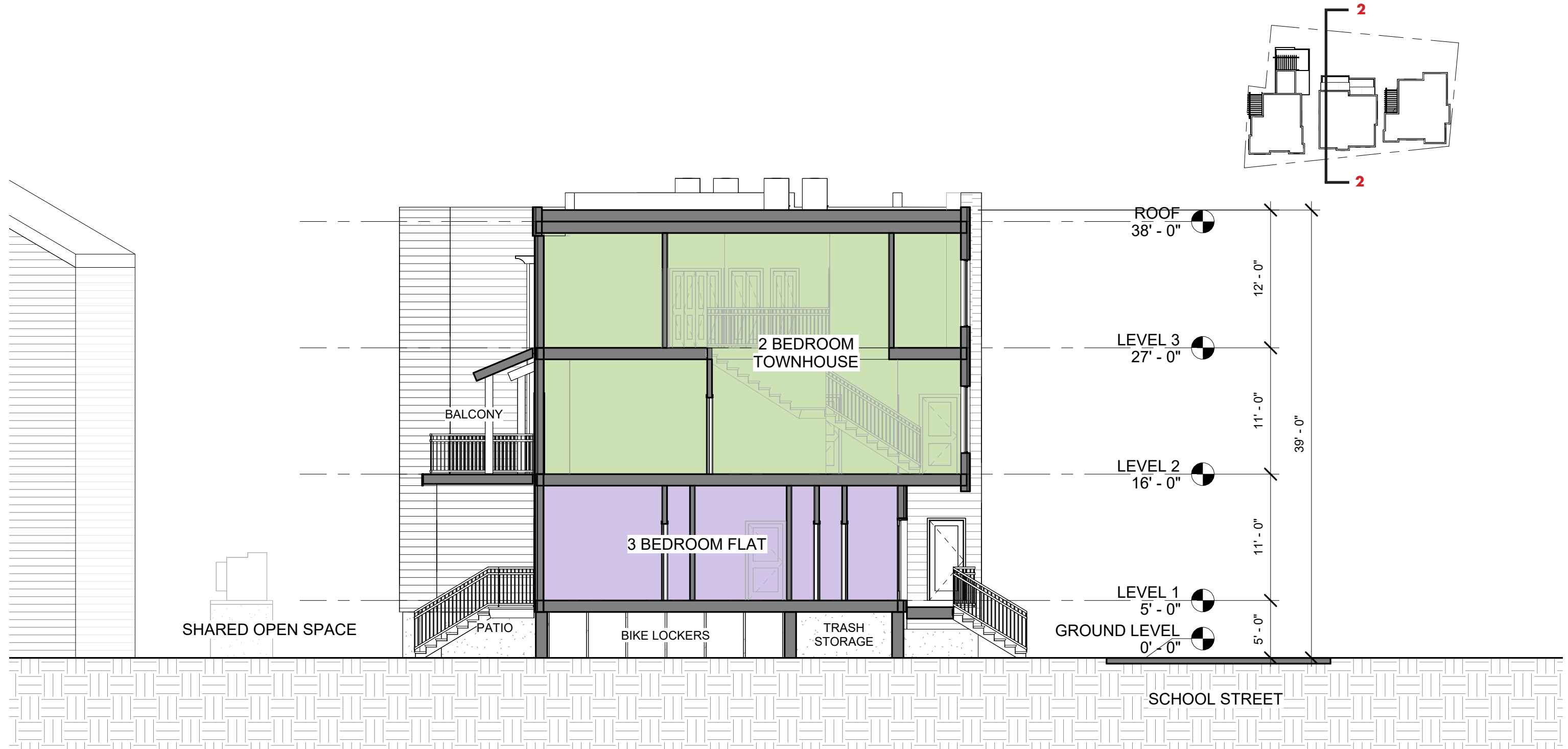
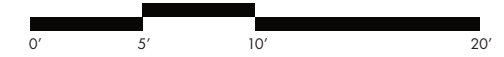


**TRANSFORMER FENCE WITH IVY**

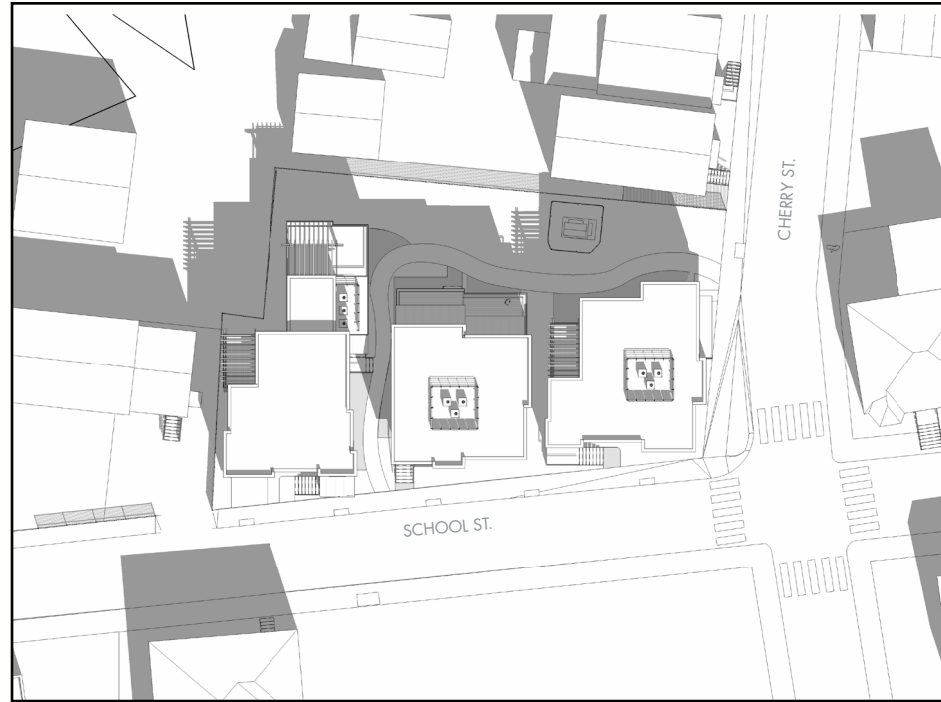




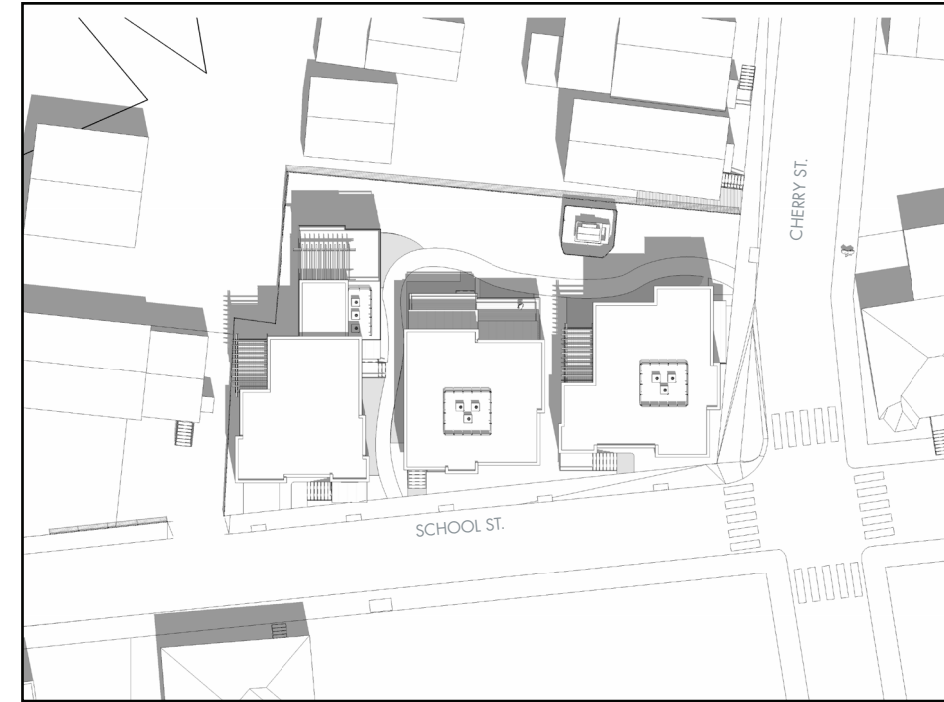
CROSS SECTION 1



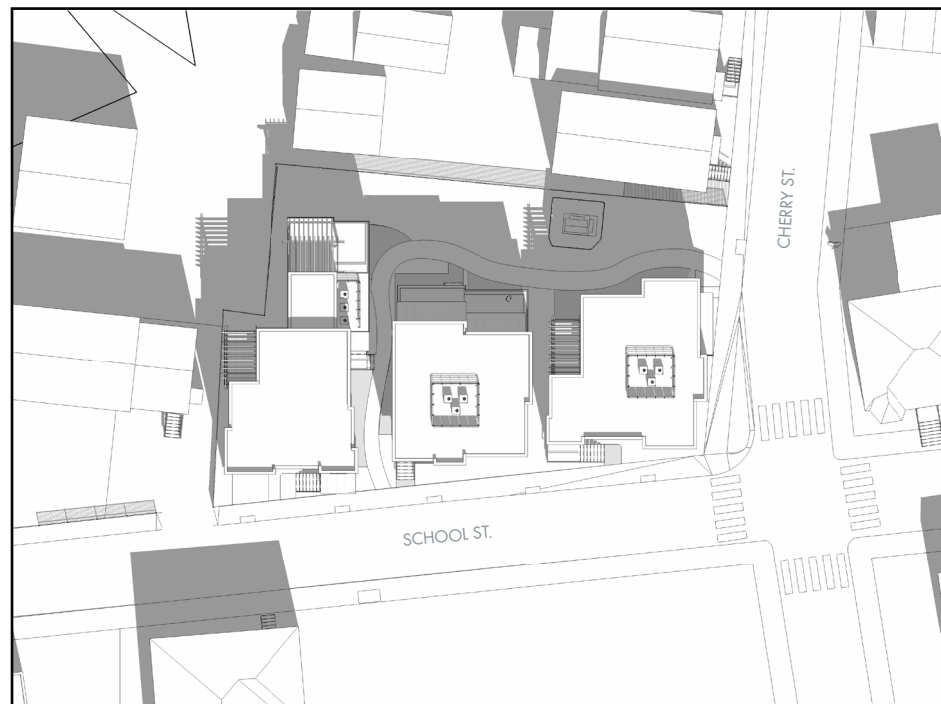
CROSS SECTION 2



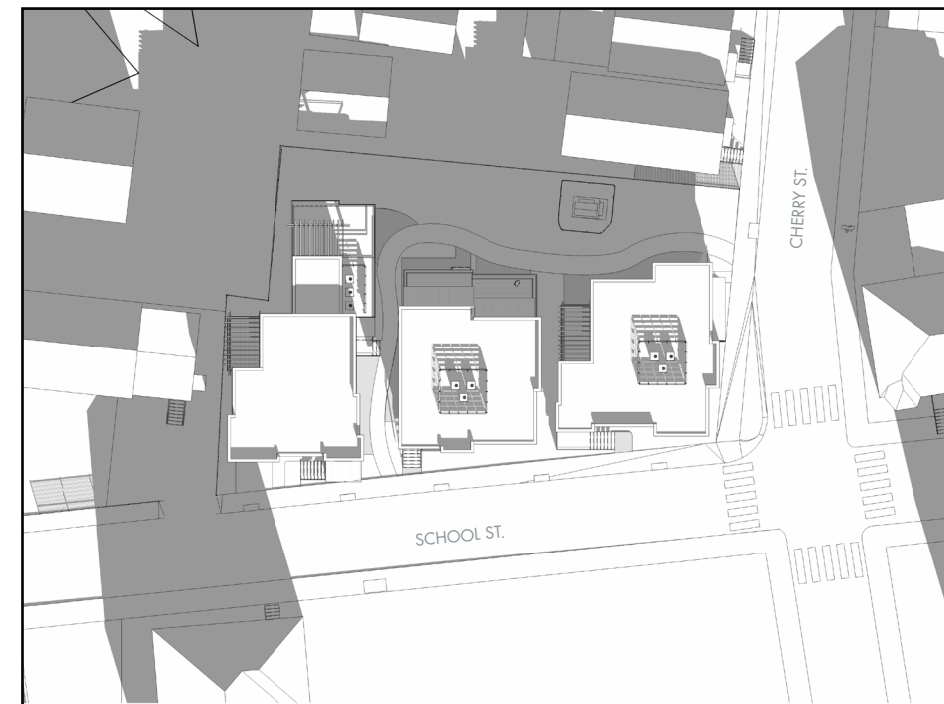
SPRING EQUINOX | 12pm



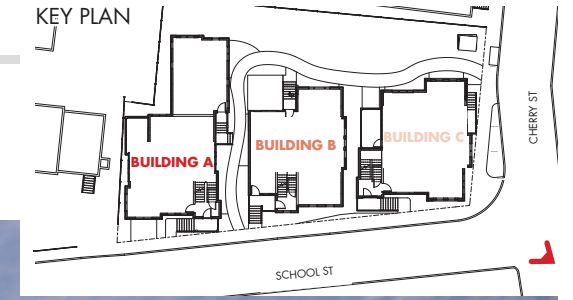
SUMMER SOLSTICE | 12pm

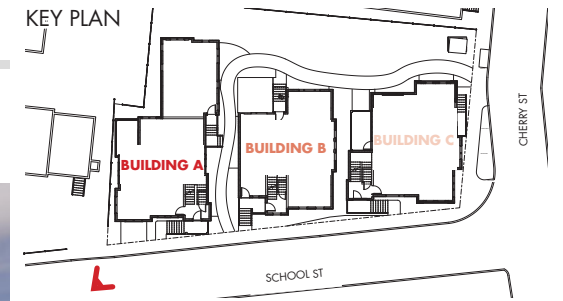


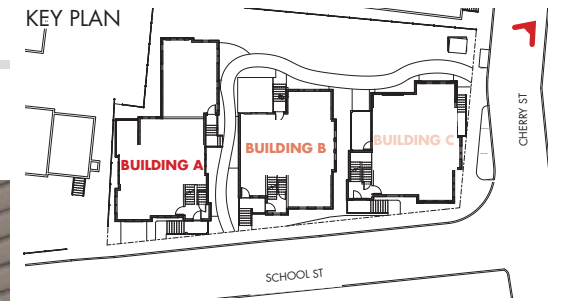
FALL EQUINOX | 12pm

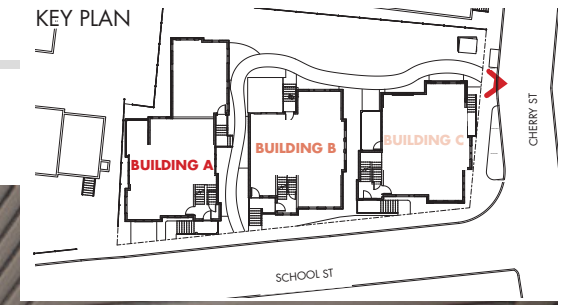


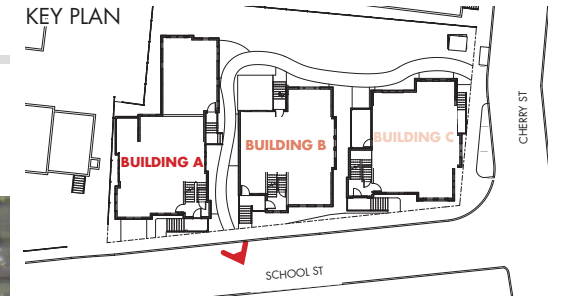
WINTER SOLSTICE | 12pm

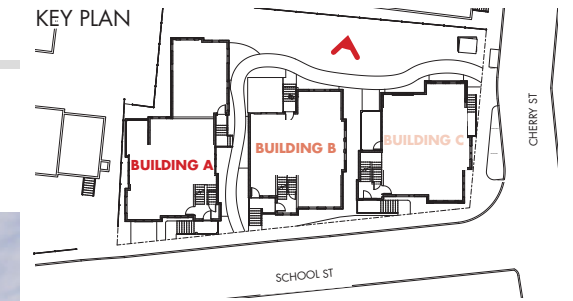


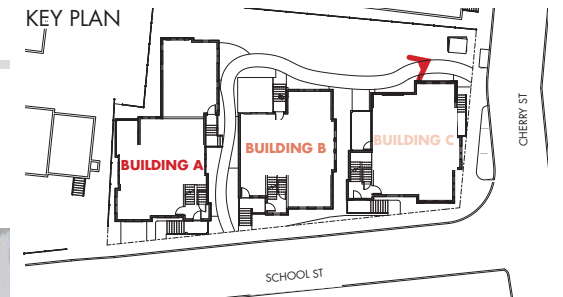


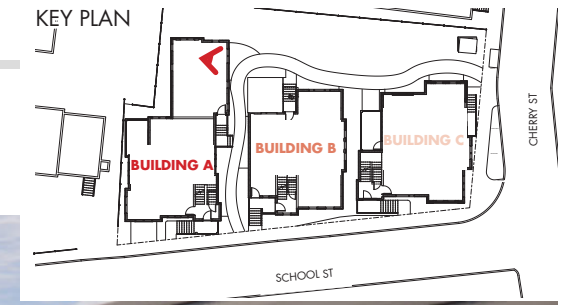












# 35 Cherry Street | Cambridge, MA

February 3, 2025



THANK YOU