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**BISHOP ALLEN DRIVE PUBLIC PARKING LOT
Residential with first floor commercial concept**

Richard Krushnic 6/2/2014
20 Oak Street, Cambridge

The first issue: Where will the current 81 parking spaces on the lot be relocated?

To examine the potential of the site, I did a concept plan with a good deal of open space, first floor commercial and between 50 and 80 units of affordable housing, depending on whether the building is five, six or seven stories.

The concept leaves an 8' green strip between the sidewalk and the building on the two streets, a 28 feet wide green/open space running next to the exterior mural from Bishop Allen to the back of the site, and an average 16' green/open strip along the back of the building for a total of around 10,150 square feet of open space.

The first floor of around 17,400 sf of usable commercial space would allow for something like:

Retail for 3-6 shops	7,300 sf
4 market stall spaces of 250 sf each that can open walls onto onto the 28' wide green/open space strip that runs from Bishop Allen in front of the mural.	1,000 sf
Community/Nonprofit	4,600 sf
Day care	4,500 sf

If the building were to be 5 stories tall, the 2nd through 5th stories would be mixed low, moderate and middle middle-income housing in roughly equal portions among the three income levels, providing 58 units of rental housing including 20 one-bedroom, 22 two-bedroom and 16 three-bedroom units. The first floor commercial and 4 floors of residential add up to a 93,000 sf building.

In this concept, the first, second and third floor walls are single vertical plains, but the 4th floor is set back 8' on both the Bishop Allen and mural sides. The 5th floor is set back another 8' on the same two sides. The Bishop Allen setbacks provide an interesting and more complex façade, with the setbacks offering an expansive and airy tone to the street. The setback on the other side from the mural of the 28' green/open space strip running from front to back of the site, draws more light into the open space strip, and gives it a much more expansive airy feel.

This concept provides a building with a 19,500 sf footprint, 10,150 of open space, on the roughly 29,600 sf site.

If a 6th floor were to be added, with another 8' setback on the same two sides, an additional 11 units could be added, bringing the building height (not including mechanicals) to 63', and the residential totals to 69 units: 23 one-bedroom, 27 two-bedroom, and 19 three-bedrdoom.

If a 7th floor were added, with no additional setback, height would be 73', and another 11 units would be added, making the totals: 80 units overall, of which 26 one-bedroom, 32 two-bedroom and 22 three-bedroom.

The concept includes a roof greenhouse and some additional green roof.

One level of underground parking beneath the building, but not beneath any of the open space, provides 49 parking spaces. The development eliminates the current 81 parking spaces, and the additional commercial spaces. If the building were to be the 6-story concept, with 69 residential units, and if only half the units came with a parking space, there would be 35 spaces for residents, and 14 spaces left over for owners and operators of the 1st floor commercial spaces.

The 49 spaces do not fully meet the parking needs of the new building. No parking is provided for shoppers or clients for commercial occupants. The overtaxed current parking for 81, has just been thrown into total max with the advent of H-Mart, so at the very least, these 81 parking spaces must be replaced elsewhere.

BISHOP ALLEN DRIVE

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SIDEWALK

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Floor	sf	Floor Height
1	19,444	13
2	19,464	18
3	19,464	10
4	17,220	18
5	17,624	10
53	93,236	

First Floor
 2,152
 378
 1,866
 1,232
 1,232
 7,312 retail

252
 252
 252
 252
 1,088 market stalls
 4,604 community/
 nonprofit

4,460 day care
 17,304 total net
 usable space

2,080 1st floor
 common space

2ND-5TH FLOORS	
RESIDENTIAL	20
1 bedroom	20
2 bedroom	22
3 bedroom	15
Total units	58

Building 39,464
 Footprint 10,152
 Open Space 29,616
 Total Site

If a 6th floor of residential
 were added (11 units),
 height would be 69', and
 units would be 69' and

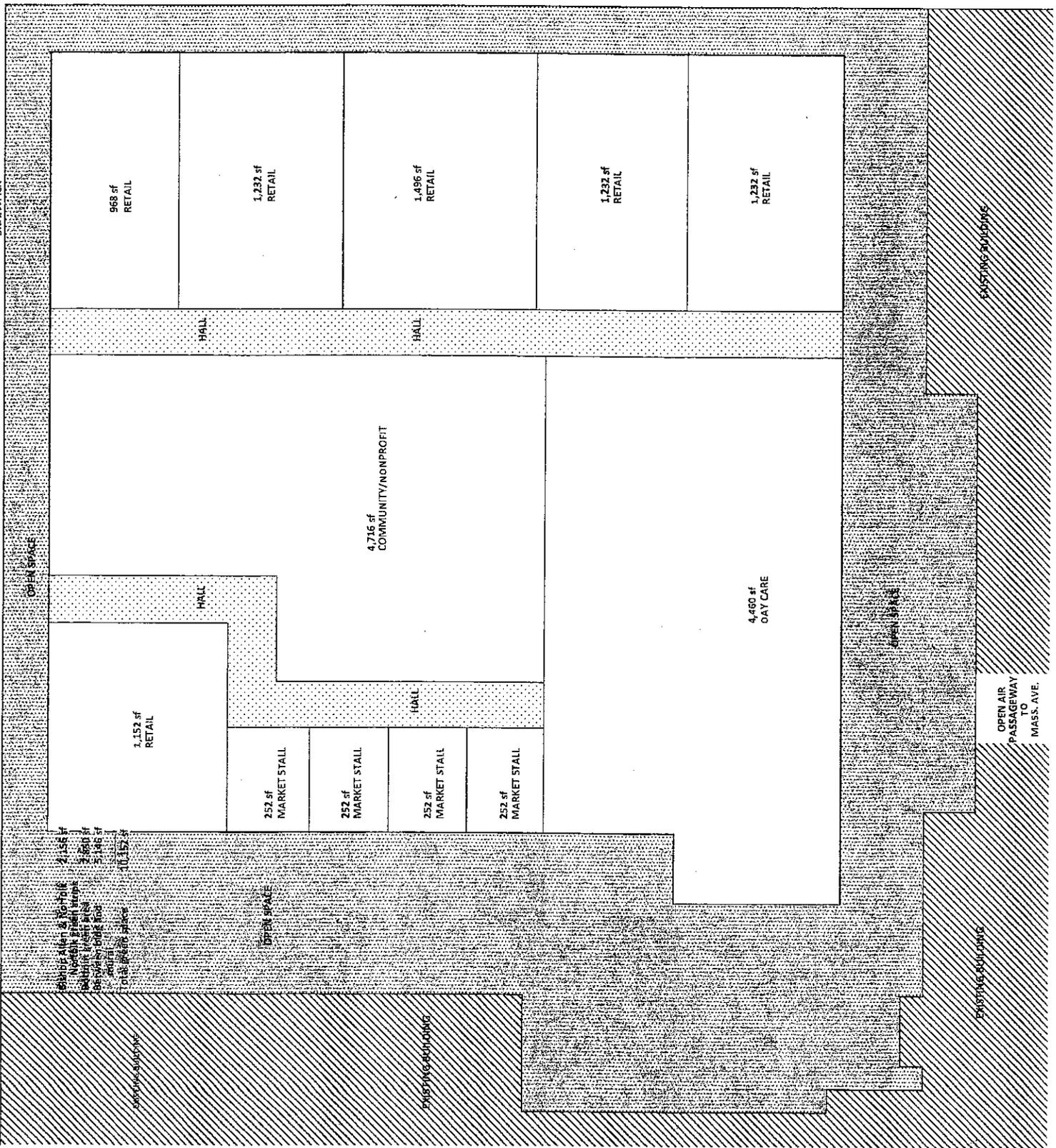
2ND-6TH FLOORS	
RESIDENTIAL	33
1 bedroom	33
2 bedroom	19
3 bedroom	19
Total units	69

If a 7th floor of residential
 were added (11 units),
 height would be 73', and
 units would be 73' and

2ND-7TH FLOORS	
RESIDENTIAL	46
1 bedroom	46
2 bedroom	34
3 bedroom	22
Total units	80

Roof greenhouse and
 mechanicals are
 additional height to
 the above

1 level underground
 parking: 49 spaces
 replaces current 81
 spaces. 32 must be
 replaced elsewhere.



EXISTING BUILDINGS

OPEN AIR
PASSAGEWAY
TO
MASS. AVE.

EXISTING BUILDINGS