AGENDA

Monday, December 9th
• Overview
• Land Plan & Preservation
• Site Development
• Wastewater Treatment
• Conservation Commission
• Civil & Stormwater
• Land Site Professional
• Elliston Road Easement

Tuesday, December 10th
• Traffic
• Landscape Architecture
• Architecture
• Historic Preservation
LOCATION – 751 & 761 BOSTON POST ROAD
DEVELOPMENT OVERVIEW

180 TOTAL APARTMENT HOMES
1 Bedroom, 2 Bedroom, & 3 Bedroom Homes
Clubhouse, fitness center, heated outdoor pool, & other outdoor amenities

48 ACRES (76%) PRESERVED
3 HISTORIC BUILDINGS PRESERVED
Uplands Adjacent to Rail Trail and Town Forest Preserved
No Wetlands Crossing
No Direct Impact to Wetlands
Re-Use of 3 Historic Buildings
- Leasing & Service Center
- Work-from-Home Offices
- Resident Guest Suite

10 TOWNHOME & 2 ELEVATOR APARTMENT BUILDINGS
2 Stories Facing BPR
Townhomes in Front
Historic Buildings Elevated Along Boston Post Road
ORIGINAL SITE LAYOUT
APPLICATION & CURRENT COMPARISON

- Expanded and improved historic preservation
- Dramatically reduced site grades and visual impacts
- Changed site entrance configuration
- Changed landscaping approach
- Relocated all structures to outside 25’ NDZ Policy
- Reduced the size of townhome buildings
- Reduced the size and impacts of midrise buildings
  - 2-Stories on south edge, reduced reach toward wetlands and trails
- Relocated outdoor amenities
CURRENT SITE LAYOUT
EARTHWORK

Estimated Approximately
160,000 Cubic Yards of Export
WASTEWATER TREATMENT

DECEMBER 9, 2019
Meetings:
Oct. 15, 2019
Nov. 19, 2019
Site Visit:
Nov. 5, 2019

Implementation of compost filter sock at site perimeter
All permanent structures relocated out of 25’ no disturbance zone policy
Restorative plantings for construction activities within 25’ no disturbance zone policy

January 2020
Silt fence & compost filter sock along construction boundary

25’ no disturbance zone policy

All permanent structures outside 25’ no disturbance zone policy area

BVW cleaned and restored
CAMBRIDGE WATER DISTRICT

Meetings:
Nov. 4, 2019
Nov. 15, 2019

Stormwater management
Best Management Practices (BMPs) in O&M Manual

De-icing protocols
Pool water disposal protocol
Fertilizer, herbicide, pesticide protocols

CAMBRIDGE WATER DISTRICT
CWD ISSUED
COMMENTS OCT. 15, 2019

IMPLEMENTED CWD REQUESTED CHANGES

CWD ACCEPTANCE
Nov. 19, 2019
Rate of peak flows to adjacent properties and wetlands reduced

Designed for 2-, 10-, 25-, and 100-year storm events

Added Infiltration Basins
Designed for 2-, 10-, 25-, and 100-year storm events

Redundant Treatment Mechanisms
Robust O&M Plan
APPLICATION DESIGN

CHERRY BROOK

775 BOSTON POST ROAD

22” RCP

SOUTHEASTERLY DEPRESSION

6 ELLISTON ROAD

CREATING MEANINGFUL RELATIONSHIPS AND EXTRODINARY PLACES | 23
WATER QUALITY TREATMENT
Stormwater Management will be Better after Project
Reduced Drainage Catchment Area
Treatment of Roadway Runoff
Reduction in Peak Flows and Volume of Runoff

Reduced Drainage Area to Depression Off Elliston Rd
Emergency Access Drains Away from Elliston Rd
Reduction in Peak Flow, Volume, and Max Water Level in Depression

Reduced Peak Flows and Runoff Volumes
Base Flows Maintained
HISTORIC ORCHARD

1938
ENVIRONMENTAL ASSESSMENTS

2019 GZA

2013 Norfolk Ram
RESPONSE TO LSP REVIEW

ADDITIONAL ASSESSMENT

Early additional soil sampling to definitively assess extent of material
Area delineated before disturbance during construction

SOIL MANAGEMENT PLAN DURING CONSTRUCTION

Dust control/monitoring
Health and Safety Plan
Soil Management Plan

POST-CONSTRUCTION CONDITIONS

Remaining impacted soil placed beneath pavement or landscaping
Post-construction risk assessment
ELLISTON ROAD EASEMENT
DECEMBER 9, 2019

CREATING MEANINGFUL RELATIONSHIPS AND EXTRAORDINARY PLACES
ELLISTON ROAD EASEMENT

Access Easement

Turnaround Easement

Public Way