

**CAMBRIDGE CITY HALL ANNEX  
LANDSCAPE ACCESSIBILITY IMPROVEMENTS**

Cambridge, Massachusetts

**Building Occupants Meeting**

11 April 2018

**ARUP**

GREGORY LOMBARDI DESIGN

*Landscape Architecture*

**E-ICON**  
ARCHITECTURE

# Motivation

Improve the Entry and Landscape **Accessibility**  
to Benefit People with the  
**Broadest Range of Abilities**

## Additional Improvements . . .

Bike Parking

Stormwater Management

Wayfinding

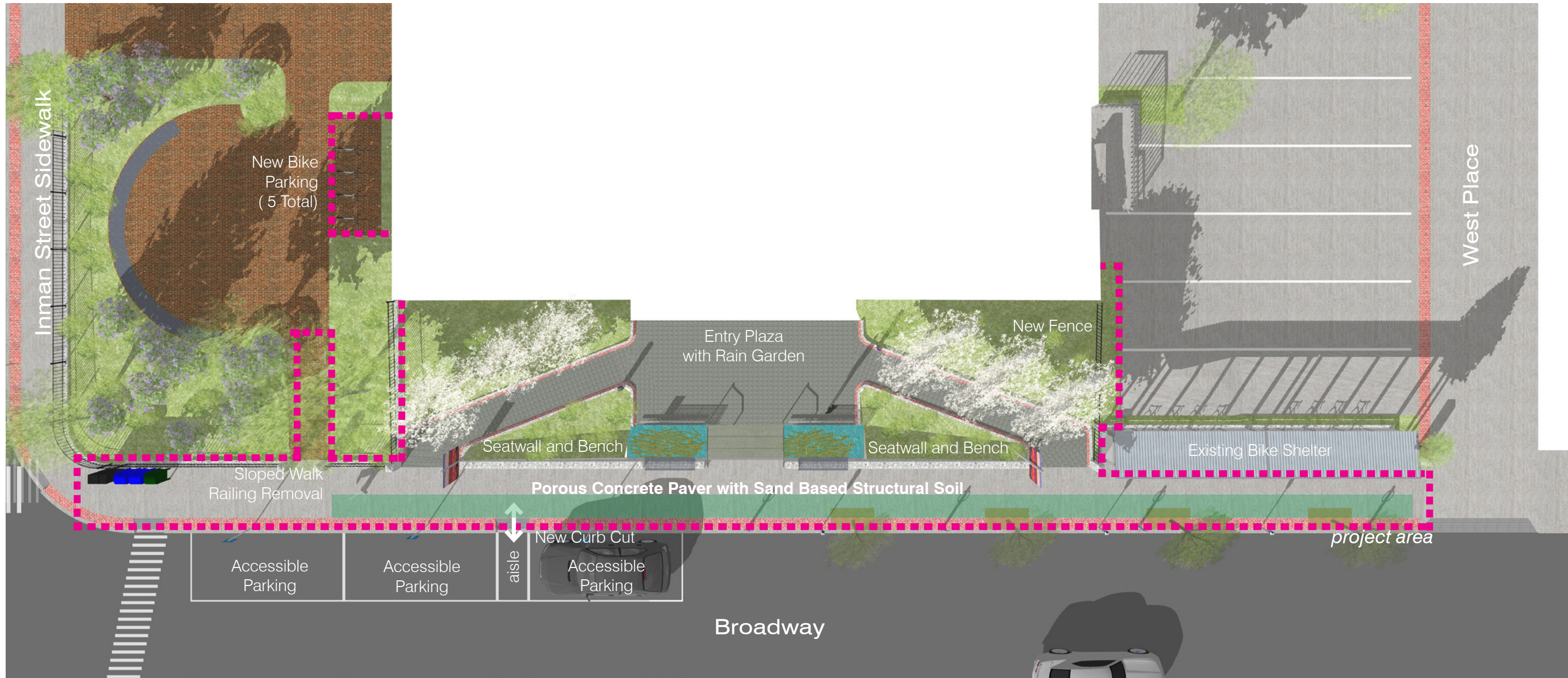
Pedestrian Safety

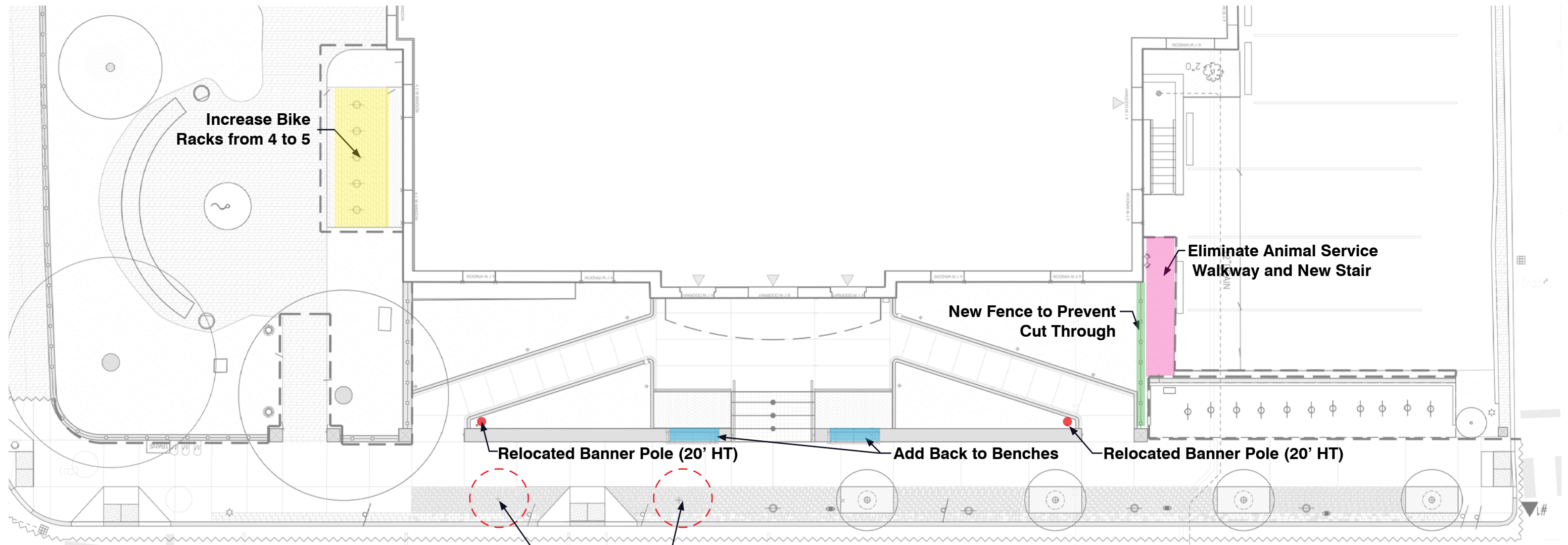
Visual Clarity

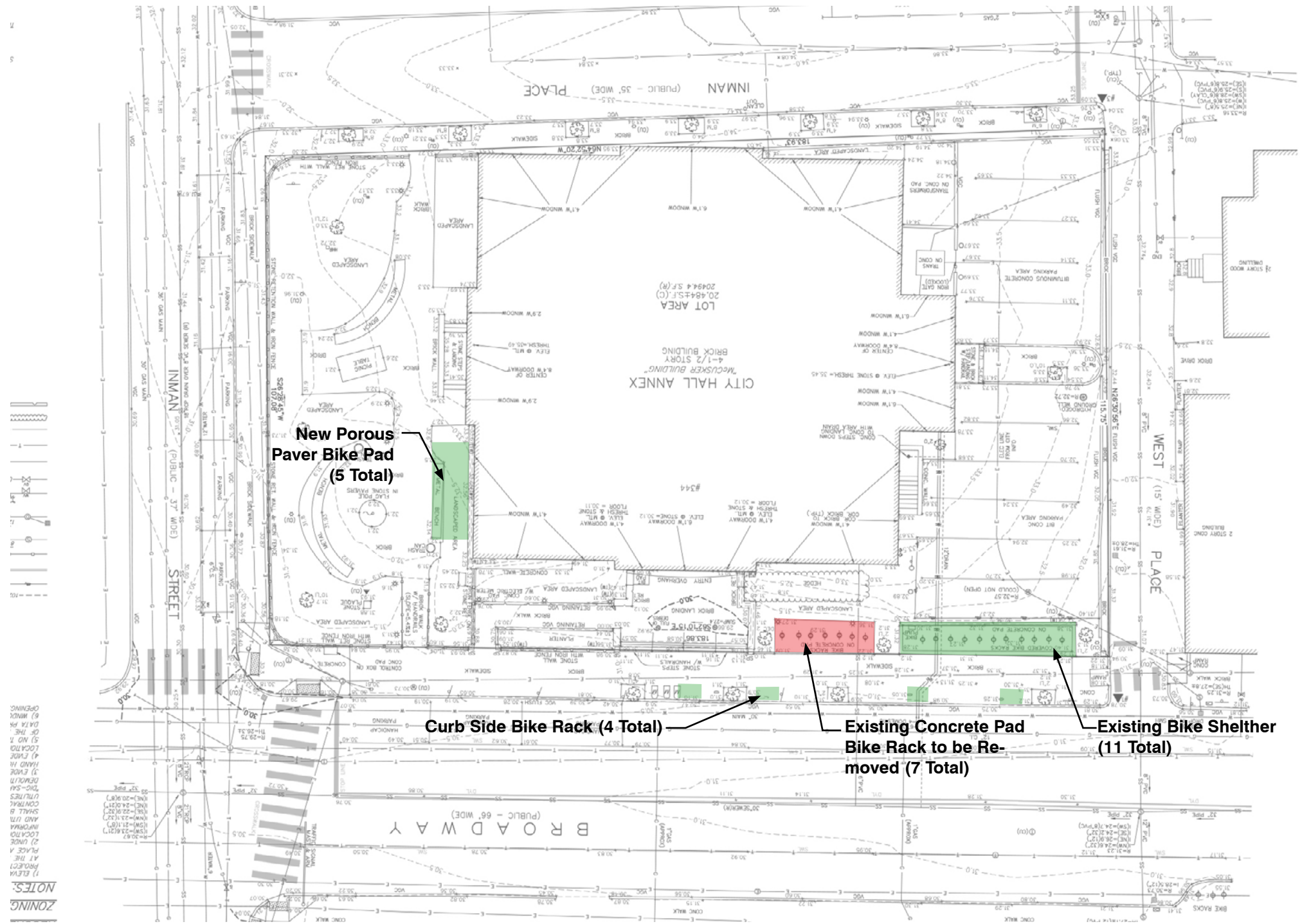
# Collaboration

## Community Meeting Design Comments:

- Eliminate Animal Service Walkway and New Stair.
- Add Backs to the Sidewalk Benches.
- Relocate Banners, In-board of the Sloped Walkways.
- Add Greenspace Behind the Existing Broadway Bike Shelter.
- Eliminate Bike Lockers along Inman Place and Substitute with Additional Planting.
- Eliminate Bike Parking in the Garden Area.







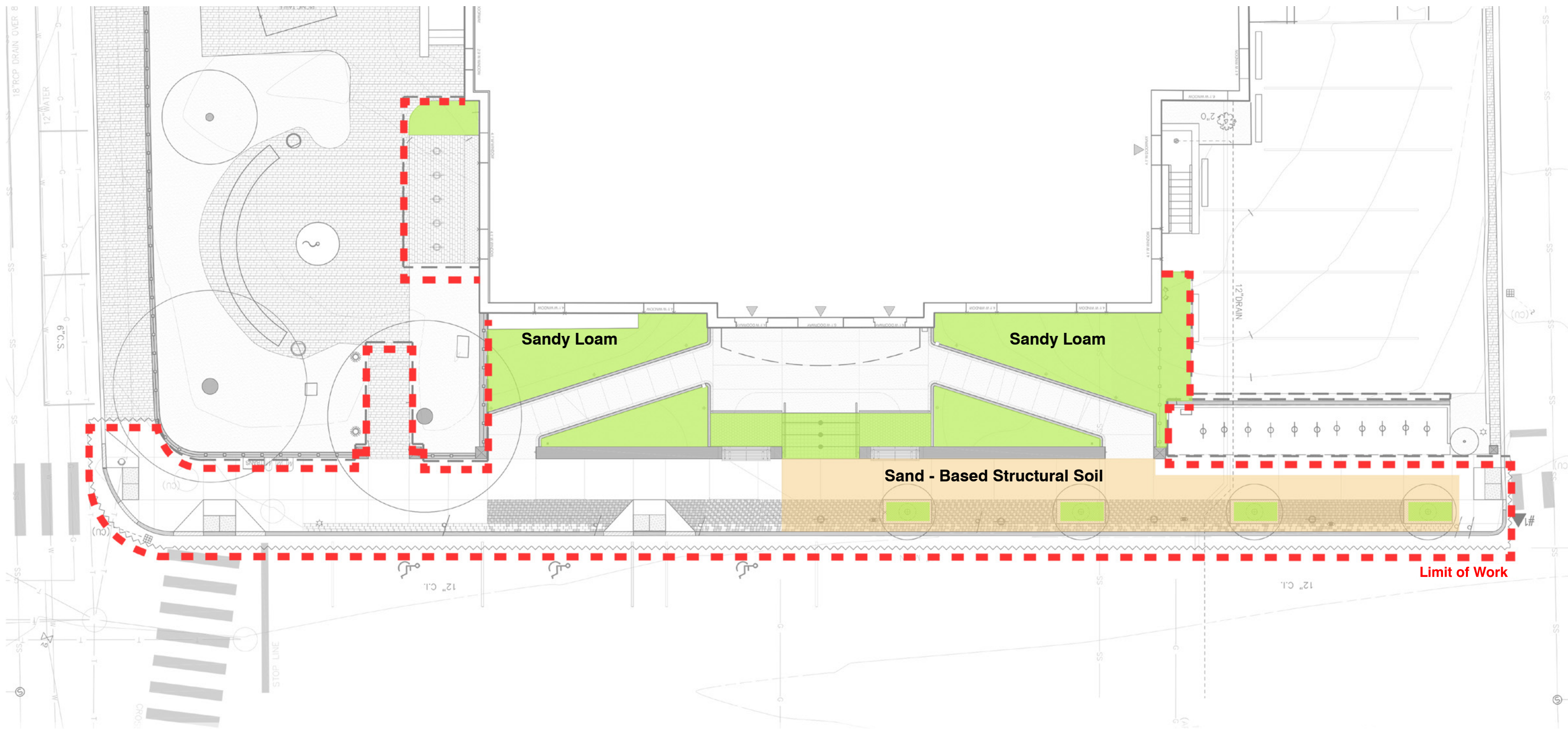
Existing Bike Rack

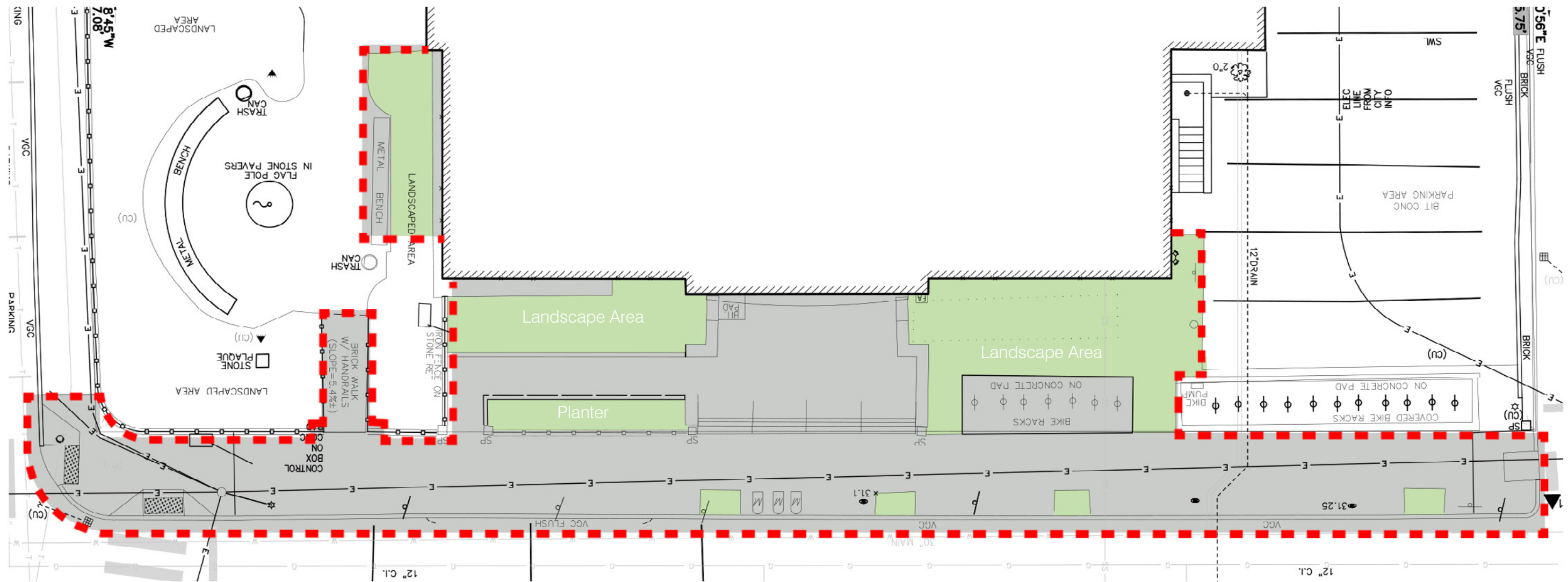
**Existing Bike Rack Distribution**

- Existing Bike Shelter - 11
- Existing Concrete Pad Bike Rack - 7
- Existing Total 18**

**New Bike Rack Distribution**

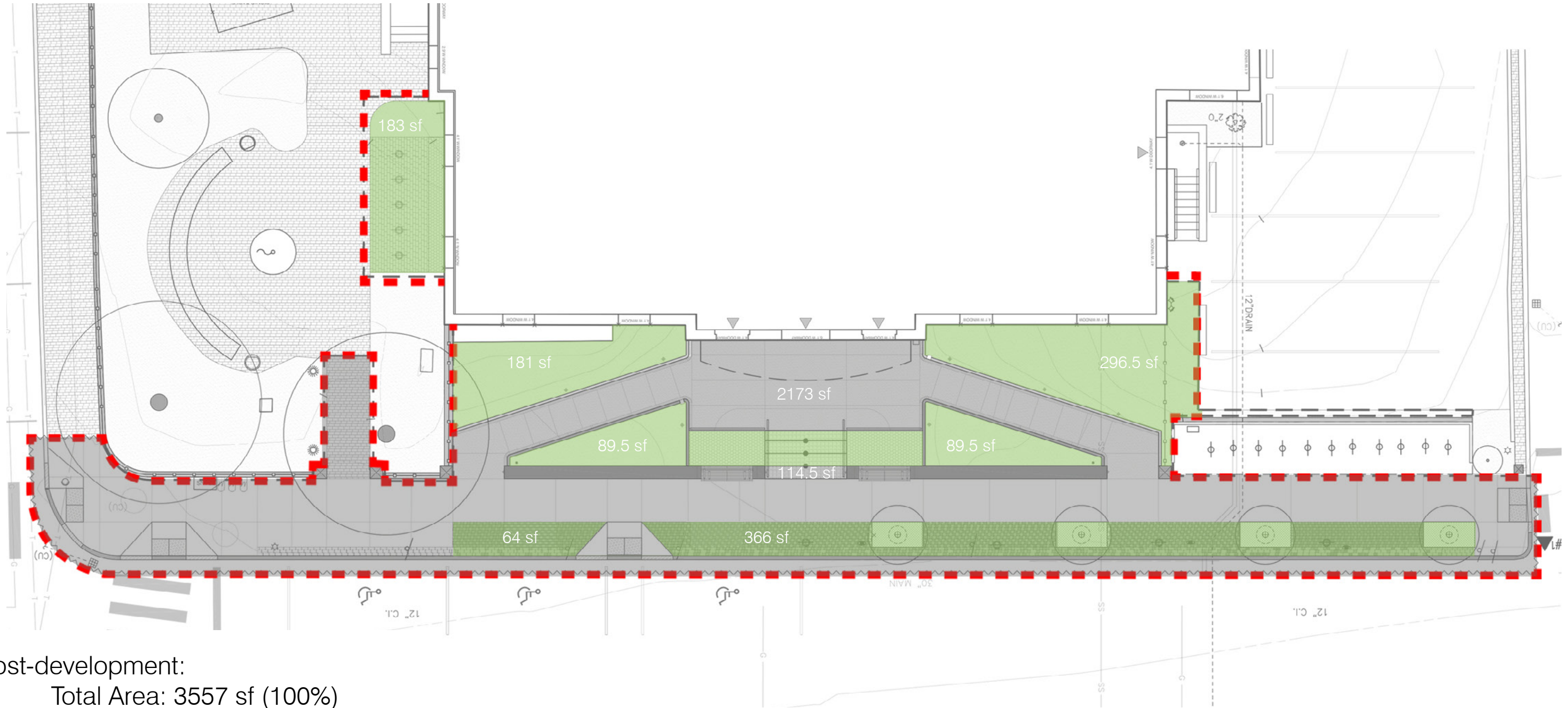
- Existing Bike Shelter (Broadway) - 11
- New Curb Side Racks (Broadway) - 4
- New Bike Pad (Inman Street) - 5
- New Total 20**





- Pre-development:
- Total Area: 3557 sf (100%)
  - Impervious Area: 2689 sf (76%)
  - Pervious Area: 868 sf (24%)





Post-development:

- Total Area: 3557 sf (100%)
- Impervious Area: 2173 sf (61%)
- Pervious Area: 1384 sf (39%)



GREGORY LOMBARDI DESIGN  
*Landscape Architecture*

**Street View**  
Cambridge City Hall Annex



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*Landscape Architecture*

**Street View**  
Cambridge City Hall Annex



GREGORY LOMBARDI DESIGN  
*Landscape Architecture*

**View From Door to Broadway  
Cambridge City Hall Annex**

Cambridge City Hall Annex

LEED™ Scorecard

**39** **29** **Total Project Score** Possible Points **69**

Certified 26 to 32 points Silver 33 to 38 points Gold 39 to 51 points Platinum 52 or more points

6			8			Sustainable Sites		Possible Points 14	
Y	?	N	Y	?	N				
Y						Prereq 1	<b>Erosion &amp; Sedimentation Control</b>		
1						Credit 1	<b>Site Selection</b>	1	
1						Credit 2	<b>Urban Redevelopment</b>	1	
					1	Credit 3	<b>Brownfield Redevelopment</b>	1	
1						Credit 4.1	<b>Alternative Transportation</b> , Public Transportation Access	1	
1						Credit 4.2	<b>Alternative Transportation</b> , Bicycle Storage & Changing Rooms	1	
					1	Credit 4.3	<b>Alternative Transportation</b> , Alternative Fuel Refueling Stations	1	
1						Credit 4.4	<b>Alternative Transportation</b> , Parking Capacity	1	
					1	Credit 5.1	<b>Reduced Site Disturbance</b> , Protect or Restore Open Space	1	
					1	Credit 5.2	<b>Reduced Site Disturbance</b> , Development Footprint	1	
					1	Credit 6.1	<b>Stormwater Management</b> , Rate and Quantity	1	
					1	Credit 6.2	<b>Stormwater Management</b> , Treatment	1	
					1	Credit 7.1	<b>Landscape &amp; Exterior Design to Reduce Heat Islands</b> Non-Roof	1	
1						Credit 7.2	<b>Landscape &amp; Exterior Design to Reduce Heat Islands</b> Roof	1	
					1	Credit 8	<b>Light Pollution Reduction</b>	1	

1			4			Water Efficiency		Possible Points 5	
Y	?	N	Y	?	N				
1						Credit 1.1	<b>Water Efficient Landscaping</b> , Reduce by 50%	1	
					1	Credit 1.2	<b>Water Efficient Landscaping</b> , No Potable Use or No Irrigation	1	
					1	Credit 2	<b>Innovative Wastewater Technologies</b>	1	
					1	Credit 3.1	<b>Water Use Reduction</b> , 20% Reduction	1	
					1	Credit 3.2	<b>Water Use Reduction</b> , 30% Reduction	1	

13			4			Energy & Atmosphere		Possible Points 17	
Y	?	N	Y	?	N				
Y						Prereq 1	<b>Fundamental Building Systems Commissioning</b>		
Y						Prereq 2	<b>Minimum Energy Performance</b>		
Y						Prereq 3	<b>CFC Reduction in HVAC&amp;R Equipment</b>		
2						Credit 1.1	<b>Optimize Energy Performance</b> , 20% New / 10% Existing	2	
2						Credit 1.2	<b>Optimize Energy Performance</b> , 30% New / 20% Existing	2	
2						Credit 1.3	<b>Optimize Energy Performance</b> , 40% New / 30% Existing	2	
2						Credit 1.4	<b>Optimize Energy Performance</b> , 50% New / 40% Existing	2	
2						Credit 1.5	<b>Optimize Energy Performance</b> , 60% New / 50% Existing	2	
1						Credit 2.1	<b>Renewable Energy</b> , 5%	1	
1						Credit 2.2	<b>Renewable Energy</b> , 10%	1	
					1	Credit 2.3	<b>Renewable Energy</b> , 20%	1	
					1	Credit 3	<b>Additional Commissioning</b>	1	
					1	Credit 4	<b>Ozone Depletion</b>	1	
					1	Credit 5	<b>Measurement &amp; Verification</b>	1	
1						Credit 6	<b>Green Power</b>	1	

7			6			Materials & Resources		Possible Points 13	
Y	?	N	Y	?	N				
Y						Prereq 1	<b>Storage &amp; Collection of Recyclables</b>		
1						Credit 1.1	<b>Building Reuse</b> , Maintain 75% of Existing Shell	1	
					1	Credit 1.2	<b>Building Reuse</b> , Maintain 100% of Existing Shell	1	
					1	Credit 1.3	<b>Building Reuse</b> , Maintain 100% Shell & 50% Non-Shell	1	
1						Credit 2.1	<b>Construction Waste Management</b> , Divert 50%	1	
1						Credit 2.2	<b>Construction Waste Management</b> , Divert 75%	1	
					1	Credit 3.1	<b>Resource Reuse</b> , Specify 5%	1	
					1	Credit 3.2	<b>Resource Reuse</b> , Specify 10%	1	
1						Credit 4.1	<b>Recycled Content</b> , Specify 25%	1	
					1	Credit 4.2	<b>Recycled Content</b> , Specify 50%	1	
1						Credit 5.1	<b>Local/Regional Materials</b> , 20% Manufactured Locally	1	
1						Credit 5.2	<b>Local/Regional Materials</b> , of 20% Above, 50% Harvested Locally	1	
					1	Credit 6	<b>Rapidly Renewable Materials</b>	1	
1						Credit 7	<b>Certified Wood</b>	1	

8			7			Indoor Environmental Quality		Possible Points 15	
Y	?	N	Y	?	N				
Y						Prereq 1	<b>Minimum IAQ Performance</b>		
Y						Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>		
					1	Credit 1	<b>Carbon Dioxide (CO<sub>2</sub>) Monitoring</b>	1	
					1	Credit 2	<b>Increase Ventilation Effectiveness</b>	1	
1						Credit 3.1	<b>Construction IAQ Management Plan</b> During Construction	1	
1						Credit 3.2	<b>Construction IAQ Management Plan</b> Before Occupancy	1	
1						Credit 4.1	<b>Low-Emitting Materials</b> , Adhesives & Sealants	1	
1						Credit 4.2	<b>Low-Emitting Materials</b> , Paints	1	
1						Credit 4.3	<b>Low-Emitting Materials</b> , Carpet	1	
					1	Credit 4.4	<b>Low-Emitting Materials</b> , Composite Wood	1	
					1	Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1	
1						Credit 6.1	<b>Controllability of Systems</b> , Perimeter	1	
					1	Credit 6.2	<b>Controllability of Systems</b> , Non-Perimeter	1	
					1	Credit 7.1	<b>Thermal Comfort</b> , Comply with ASHRAE 55-1992	1	
					1	Credit 7.2	<b>Thermal Comfort</b> , Permanent Monitoring System	1	
					1	Credit 8.1	<b>Daylight &amp; Views</b> , Daylight 75% of Spaces	1	
1						Credit 8.2	<b>Daylight &amp; Views</b> , Views for 90% of Spaces	1	

4			0			Innovation & Design Process		Possible Points 5	
Y	?	N	Y	?	N				
1						Credit 1.1	<b>Innovation in Design</b> : Educational Component	1	
1						Credit 1.2	<b>Innovation in Design</b> : Construction Waste Management Program	1	
1						Credit 1.3	<b>Innovation in Design</b> : Zip Car	1	
						Credit 1.4	<b>Innovation in Design</b> :	1	
1						Credit 2	<b>LEED™ Accredited Professional</b>	1	

Scorecard

LEED™ Calculator 2.0

# T I M E L I N E

## Anticipated Project Schedule:

- 4.17 | Drawing Submission to Cambridge Historic
- 5.7 | Historic Hearing
- 5.25 | 75% Technical Documentation Submission (3 weeks)
- 6.4 | City Page Turn Review
- 6.18 | 100% Technical Documentation Submission
- 8.1 | \*Project Bid/Award (expedited 7 - 8 weeks)
- 8.10 | Start Construction (3 month construction phase)
- 11.10 | Complete Construction