

**CAMBRIDGE CITY HALL ANNEX
LANDSCAPE ACCESSIBILITY IMPROVEMENTS**

Cambridge, Massachusetts

Community Meeting

27 February 2018

Motivation

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

Additional Improvements . . .

Bike Parking

Stormwater Management

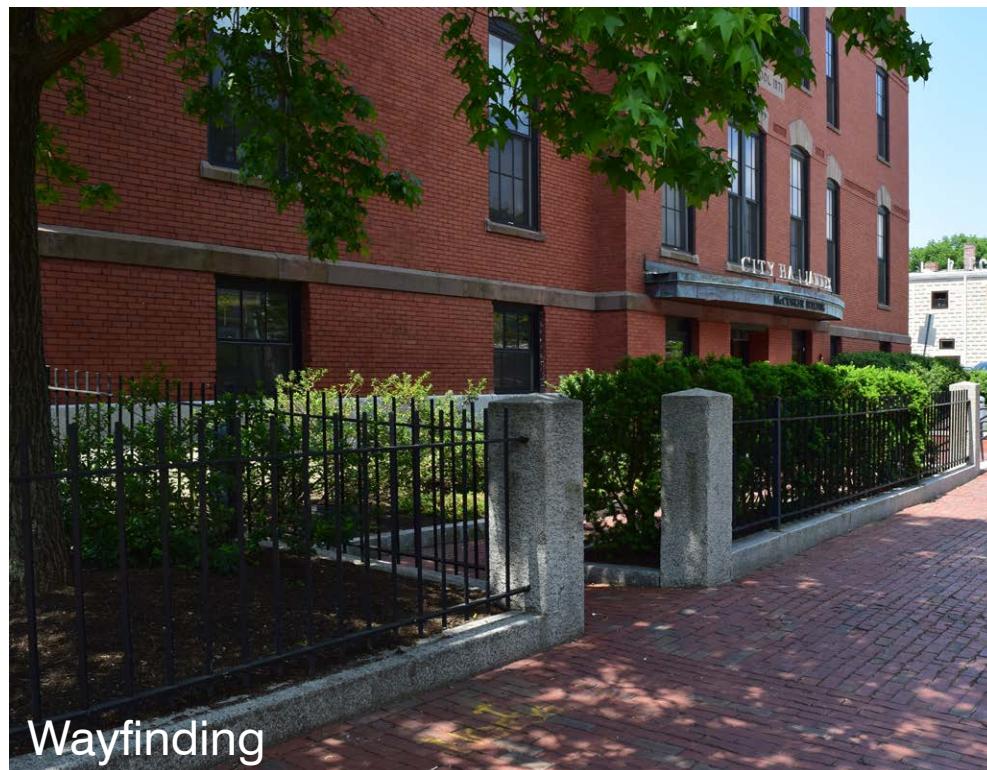
Wayfinding

Pedestrian Safety

Visual Clarity

Site

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



Wayfinding



Uneven Walking Surfaces



Stormwater Management

Collaboration

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

Stakeholders . . .

Traffic, Parking and Transportation

Community Development

Arts Council

Municipal Facilities Improvement Plan (Capital Plan)

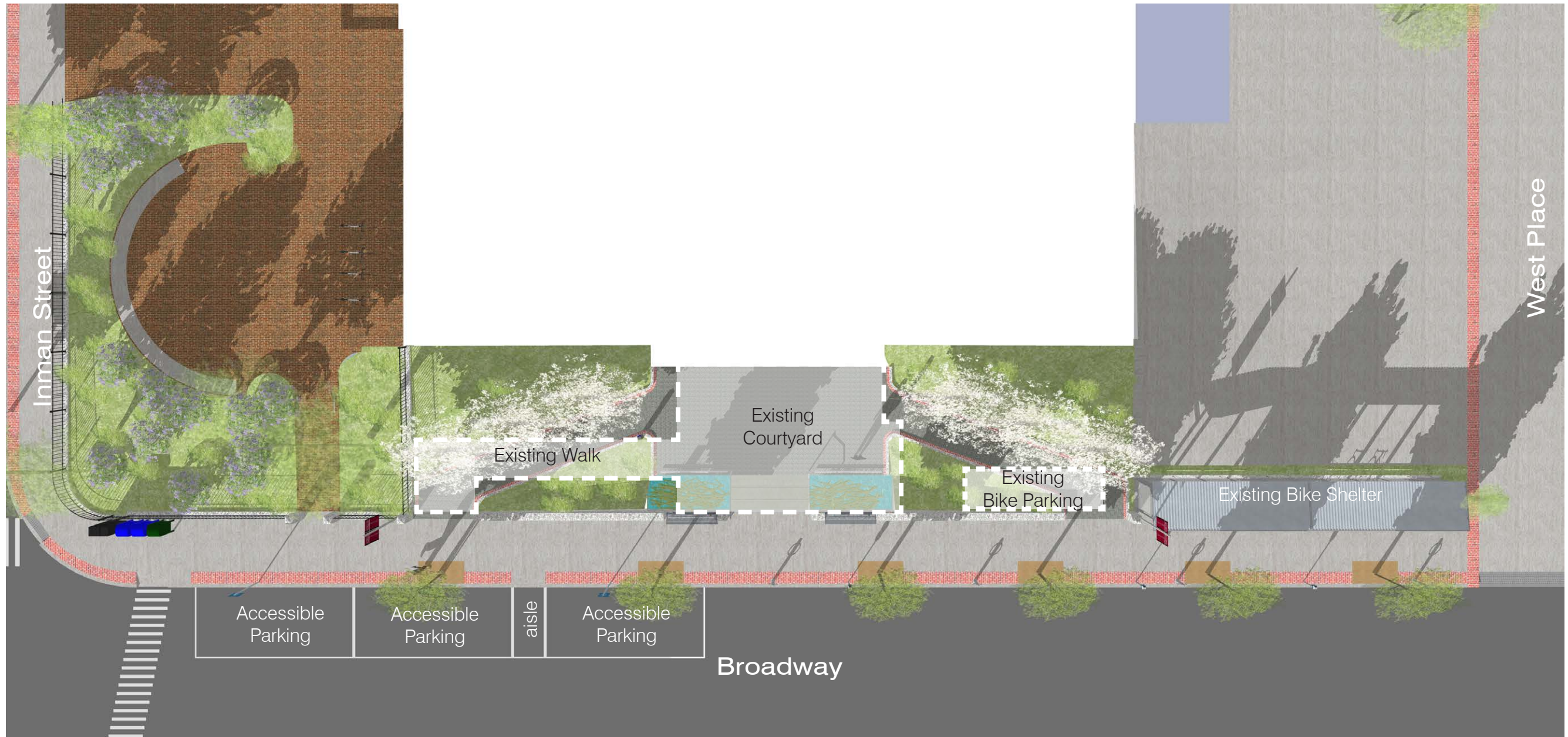
Cambridge Commission for Persons with Disabilities (CCPD)

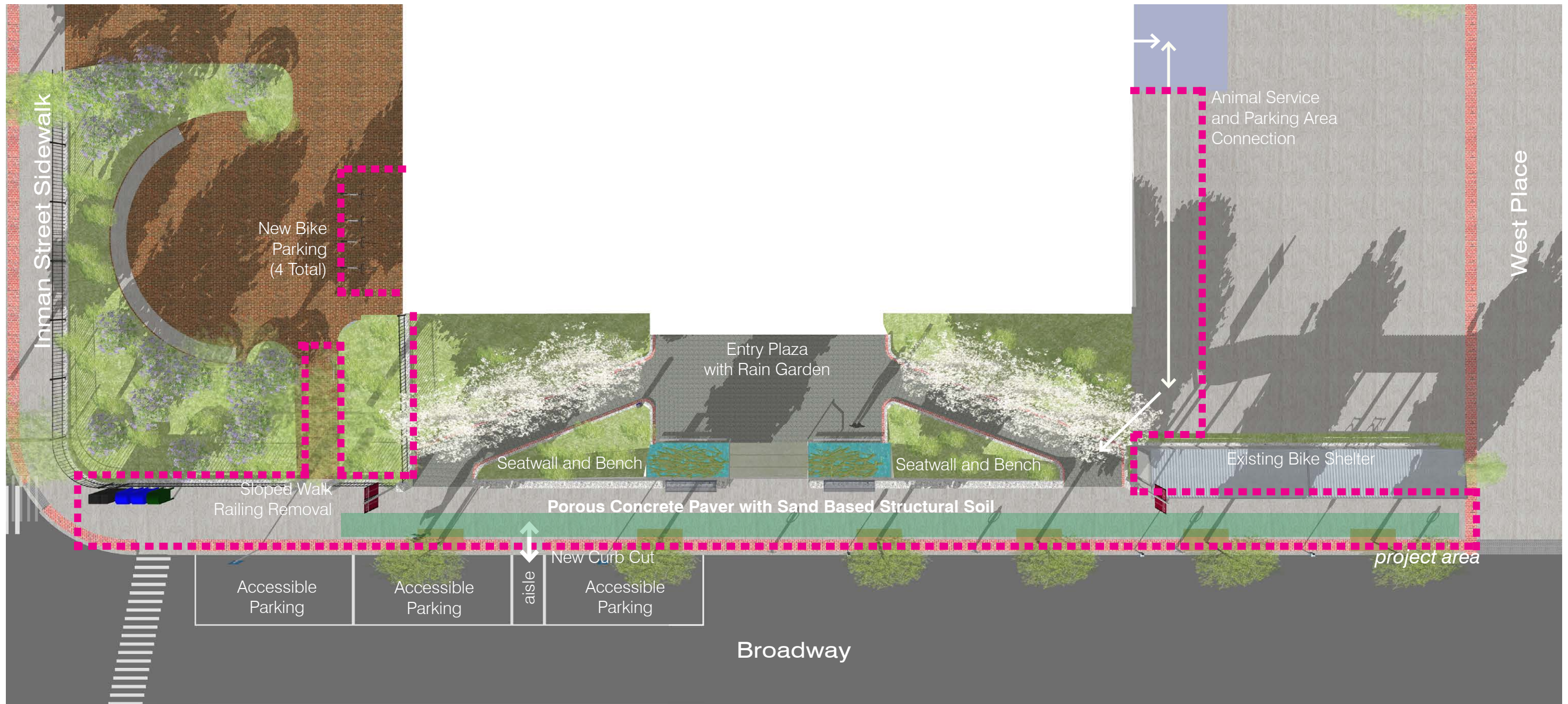
Institute for Human Centered Design

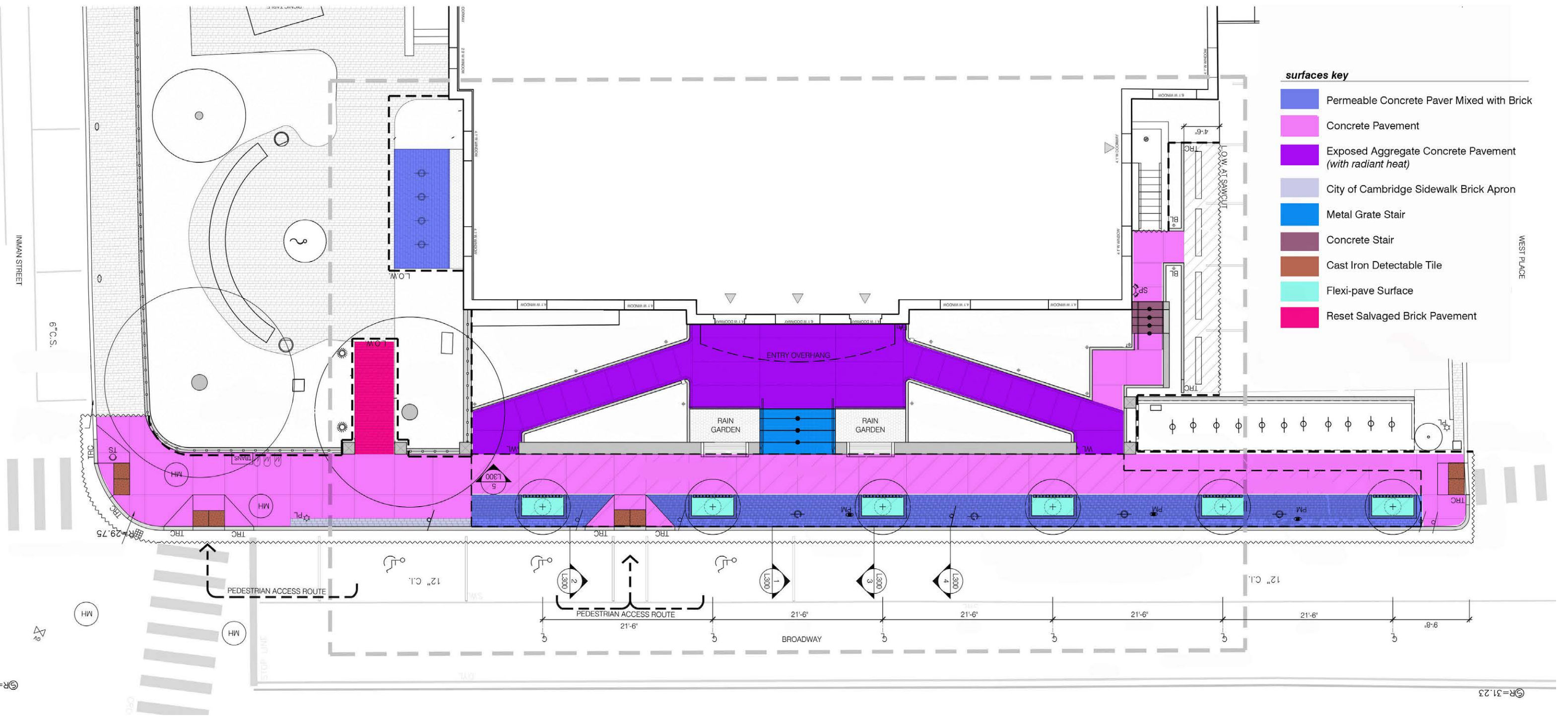
Neighbors and Abutters

Committee on Public Planting

Mid-Cambridge Neighborhood District

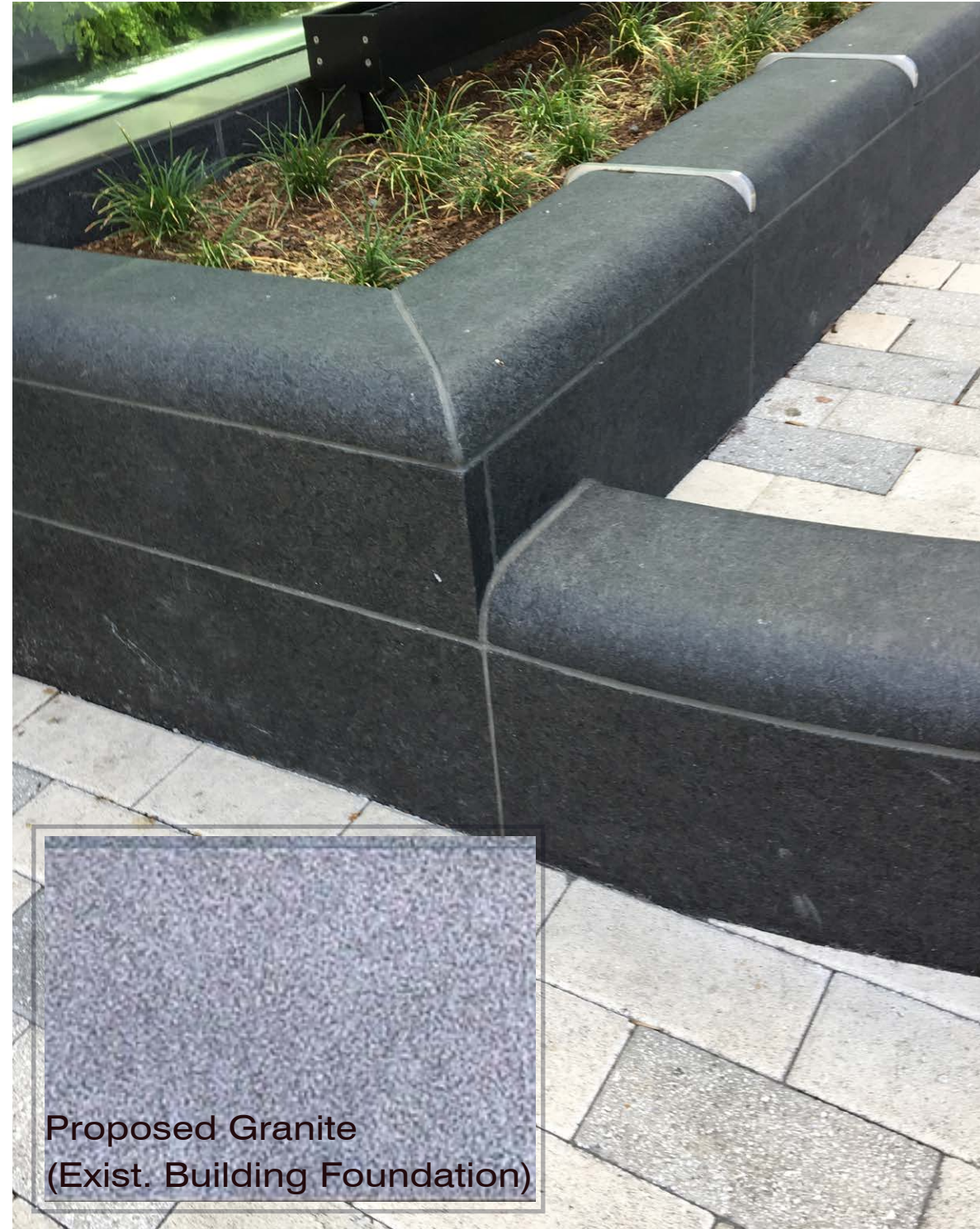








Exposed Aggregate Concrete



Proposed Granite
(Exist. Building Foundation)

Eased/Radial Cheek Wall Edge Condition

Cobble Units



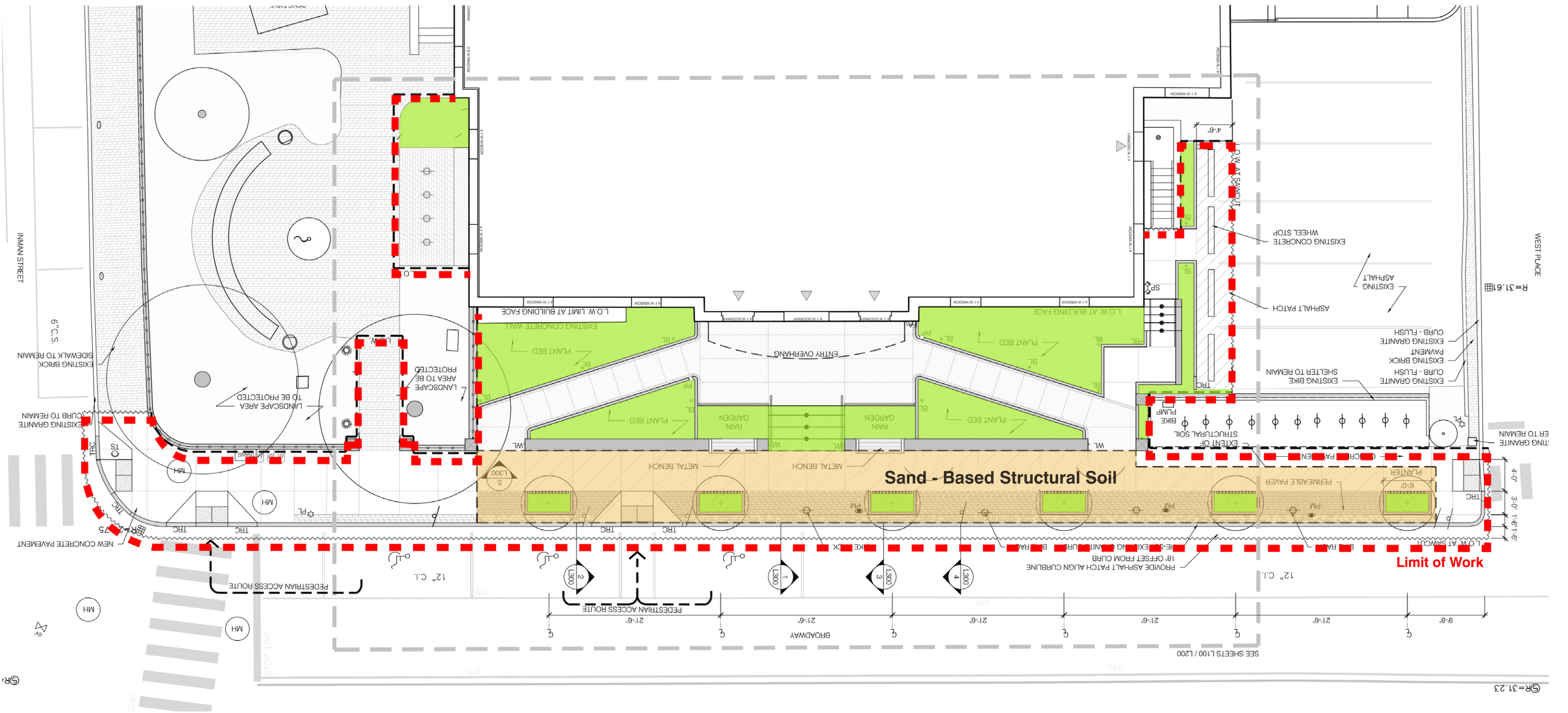
Interlocked Units

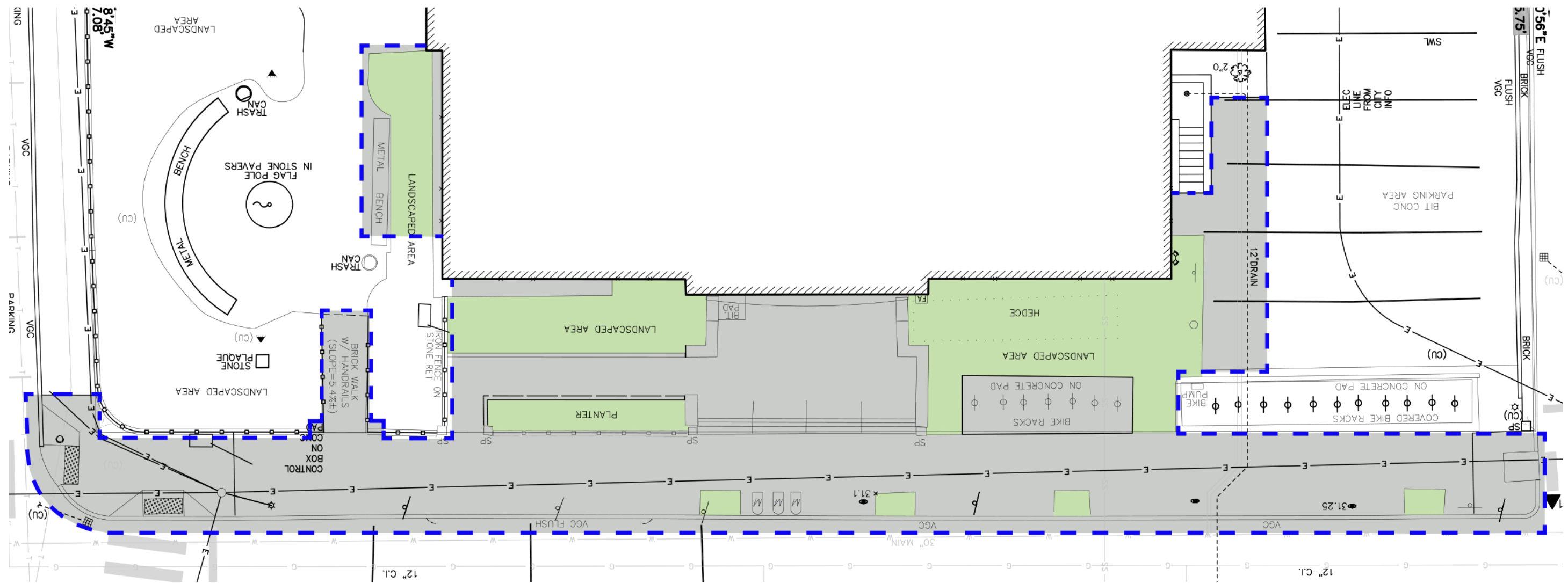


Square Units



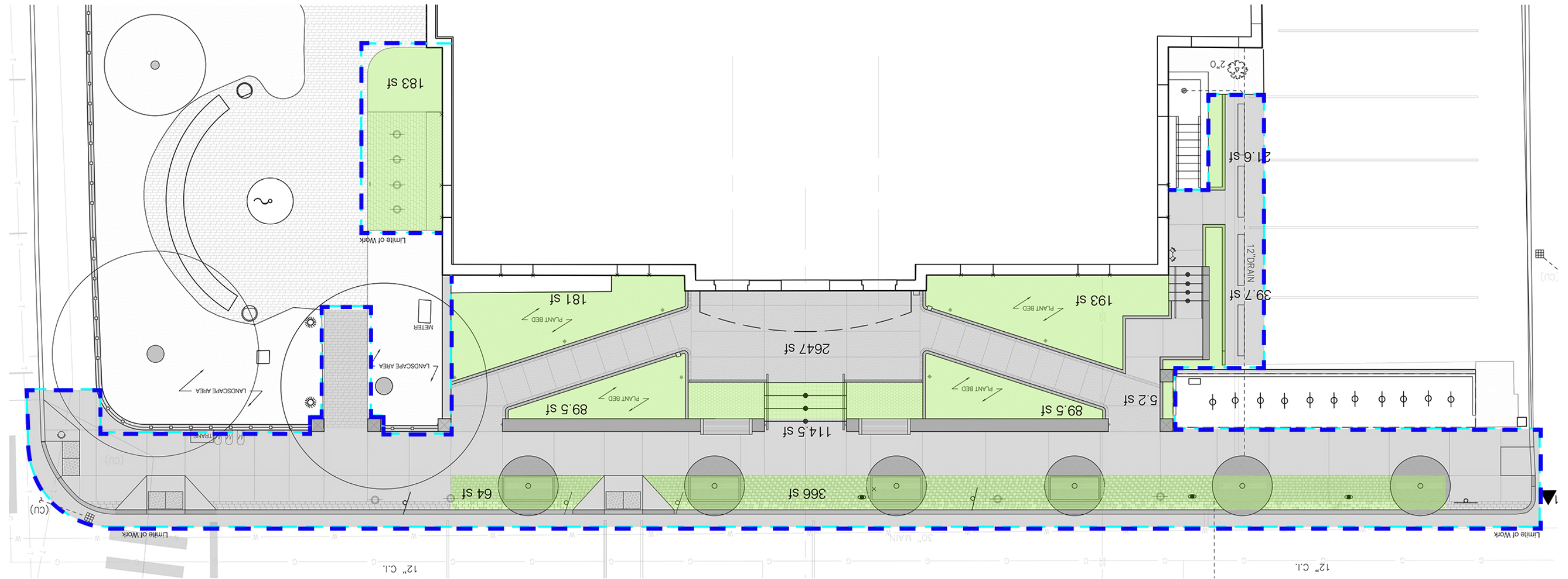
Permeable Conc Paver
(Sand-based Structural Soil)





Pre-development:

- Total Area: 3990 sf (100%)
- Impervious Area: 3074 sf (77.1%)
- Pervious Area: 916 sf (22.9%)



Post-development:

- Total Area: 3990 sf (100%)
- Impervious Area: 2643 sf (66.2%)
- Pervious Area: 1347 sf (33.8%)



GREGORY LOMBARDI DESIGN
Landscape Architecture

Elevation
Cambridge City Hall Annex



GREGORY LOMBARDI DESIGN
Landscape Architecture

Street View
Cambridge City Hall Annex





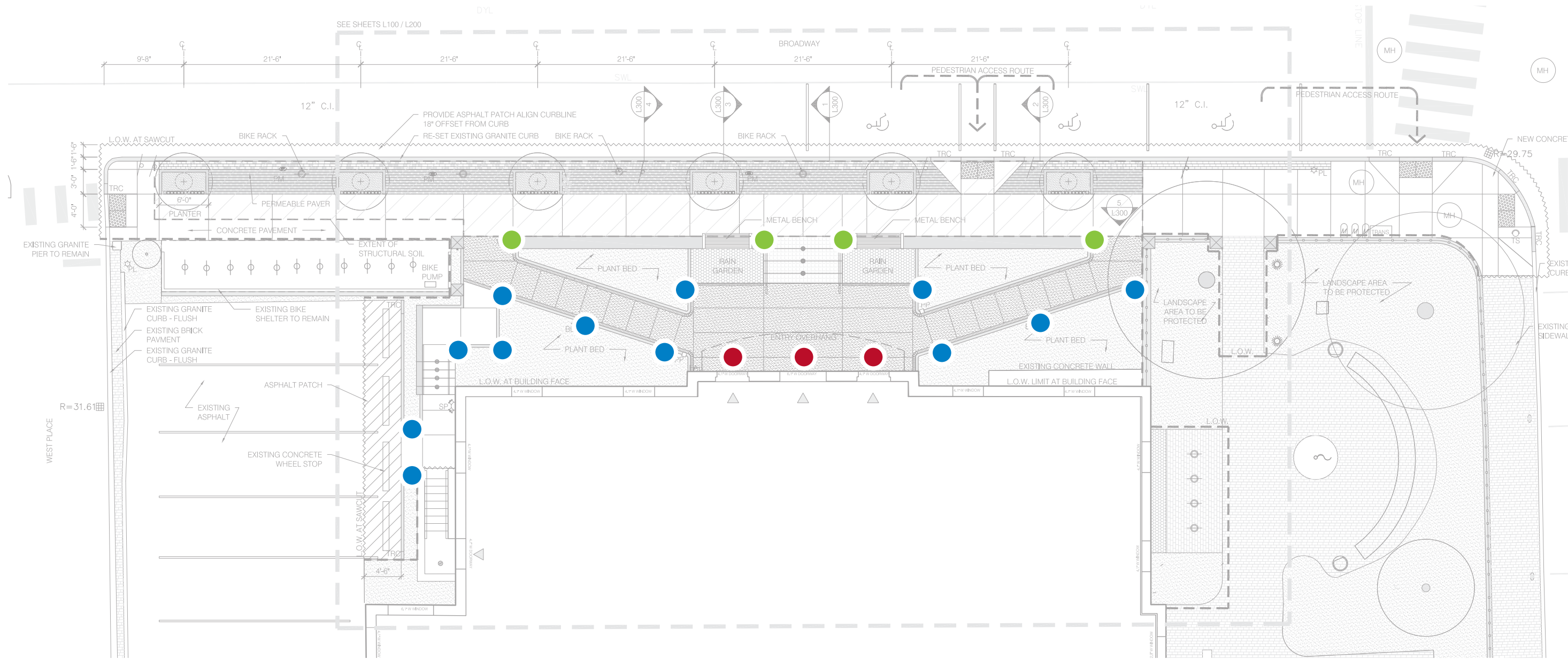
GREGORY LOMBARDI DESIGN
Landscape Architecture

Sloped Walk Entry View
Cambridge City Hall Annex



GREGORY LOMBARDI DESIGN
Landscape Architecture

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



key

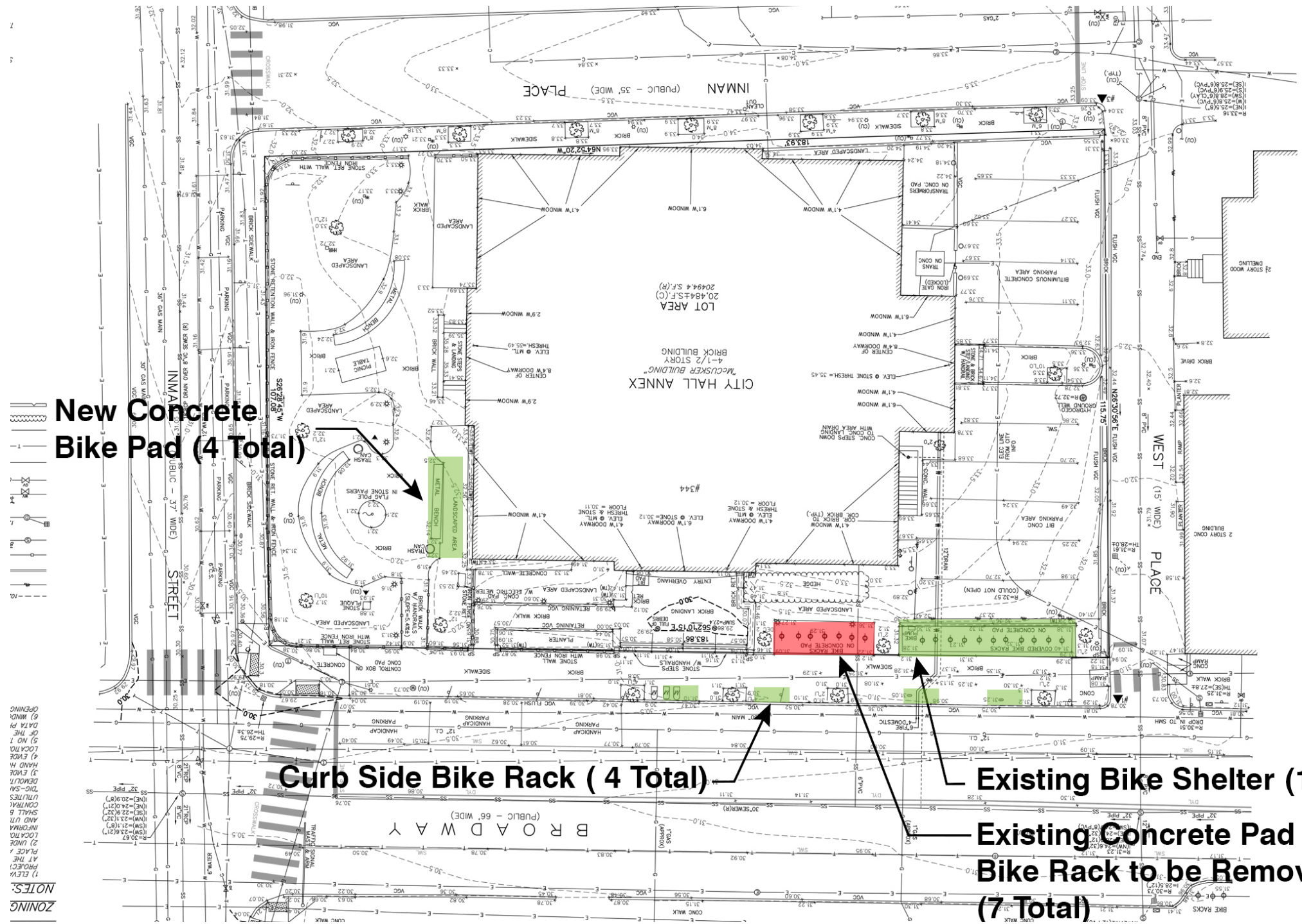
- Wall Light** ●
- Path Light** ●
- Canopy Light** ●



LED - 4" Wall Light



LED - 28" Path Light



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 Garden Bike Pad (Inman Place) - 4
- New Total 19**



Plan View



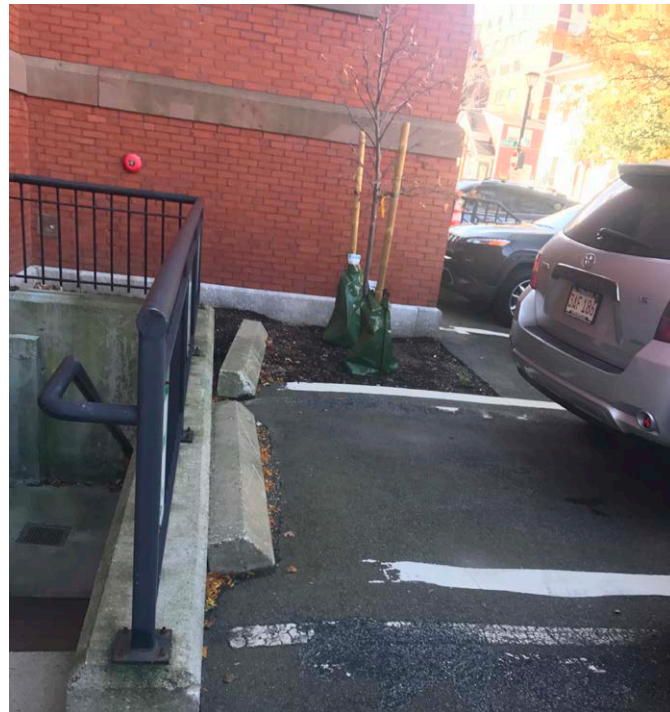
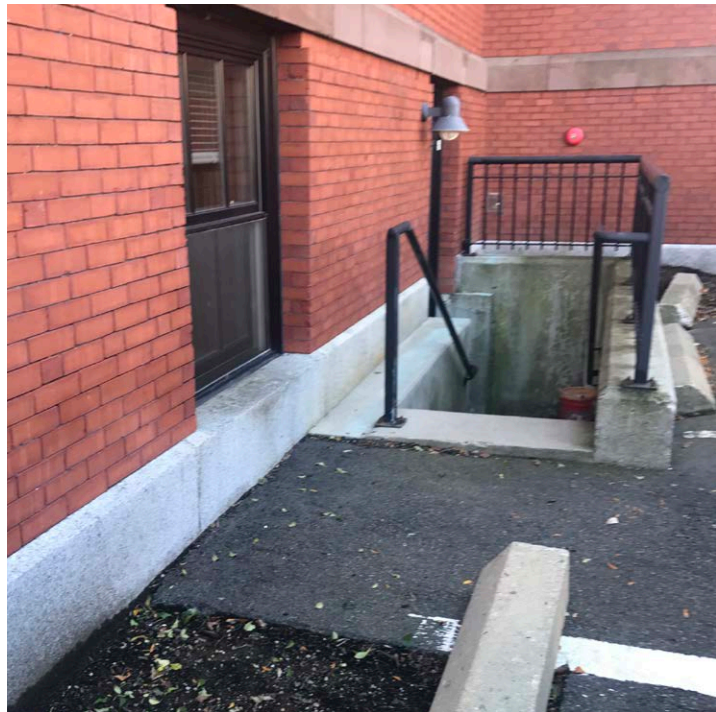
View from Broadway

Design Opportunities:

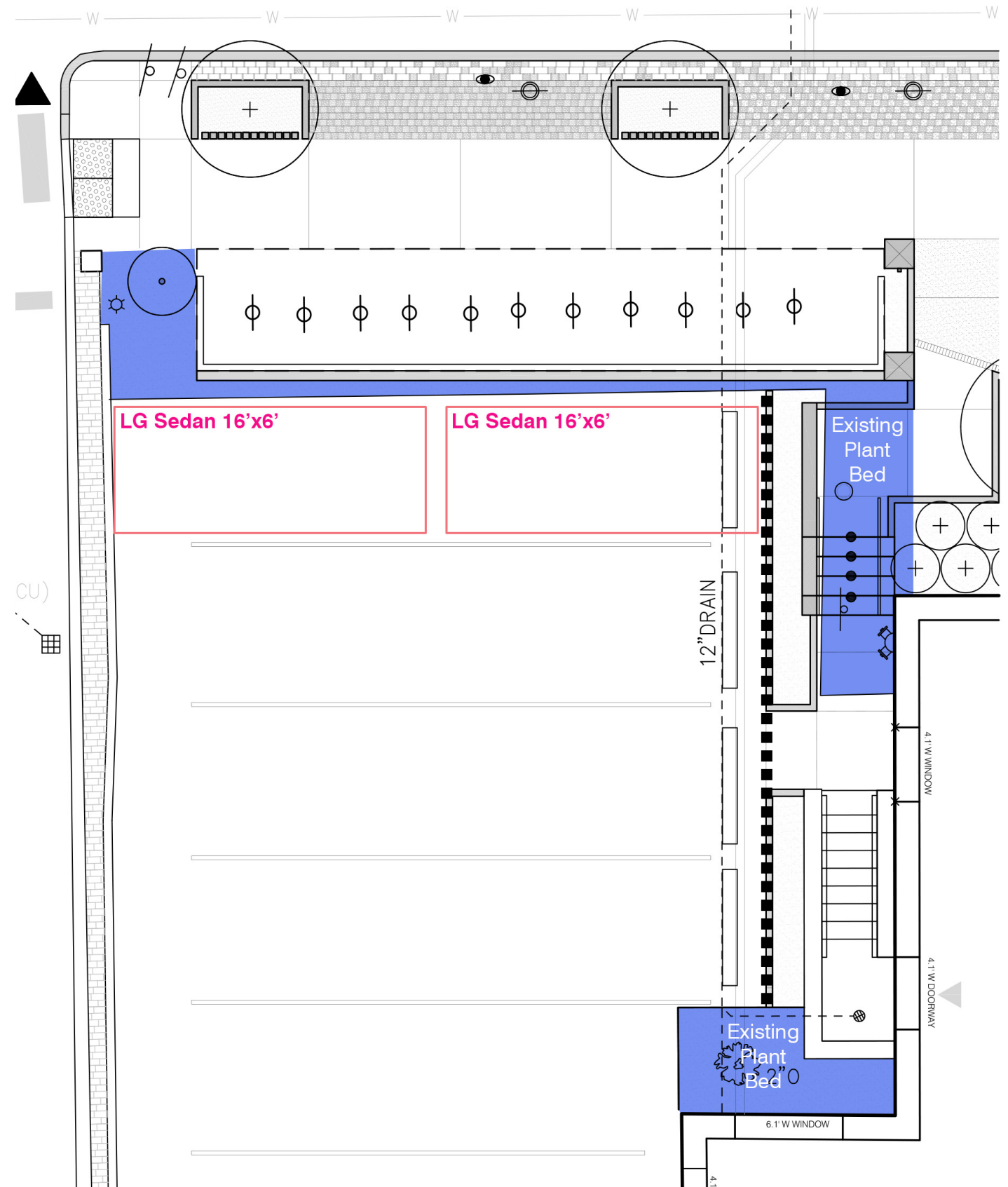
- (1) Additional Green Space in Parking Area (2' wide plant bed).
- (2) Pedestrian Circulation Connection from Parking and Animal Service Egress.
- (3) No Loss of Existing Parking



View from Existing Parking Lot



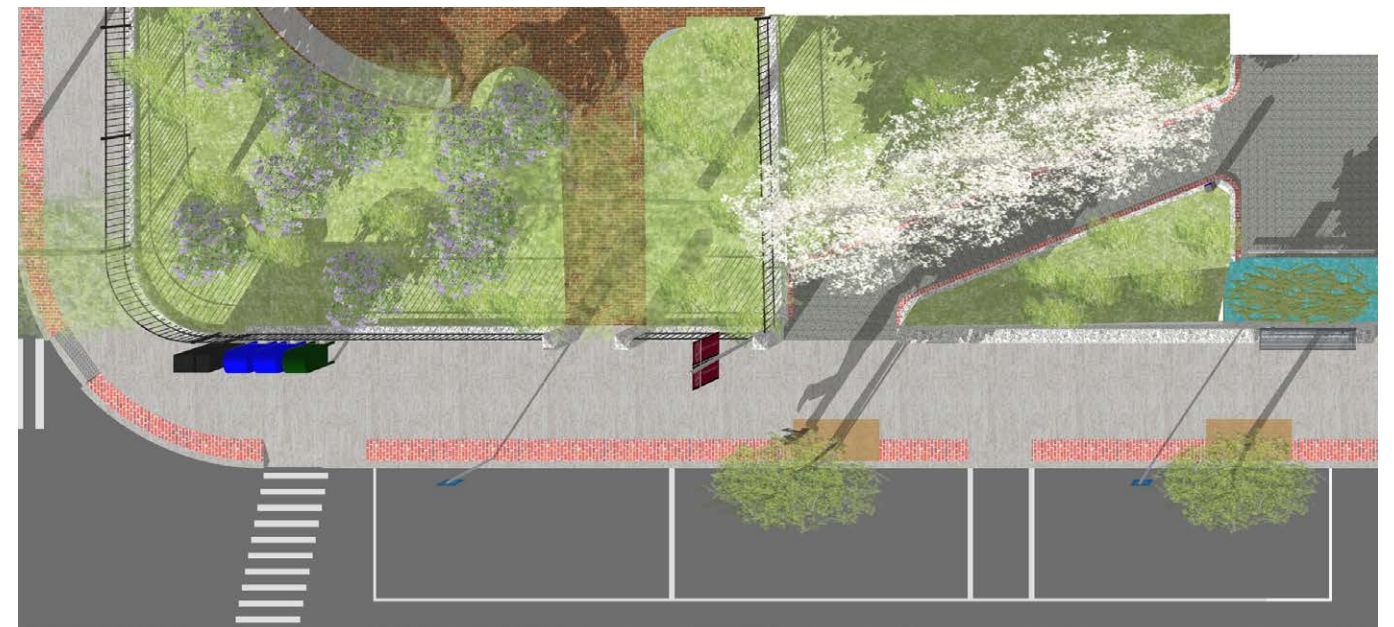
Existing Parking Lot Offsets



Comparison Diagram



Illustration of Proposed Garden Walk with Salvaged Piers

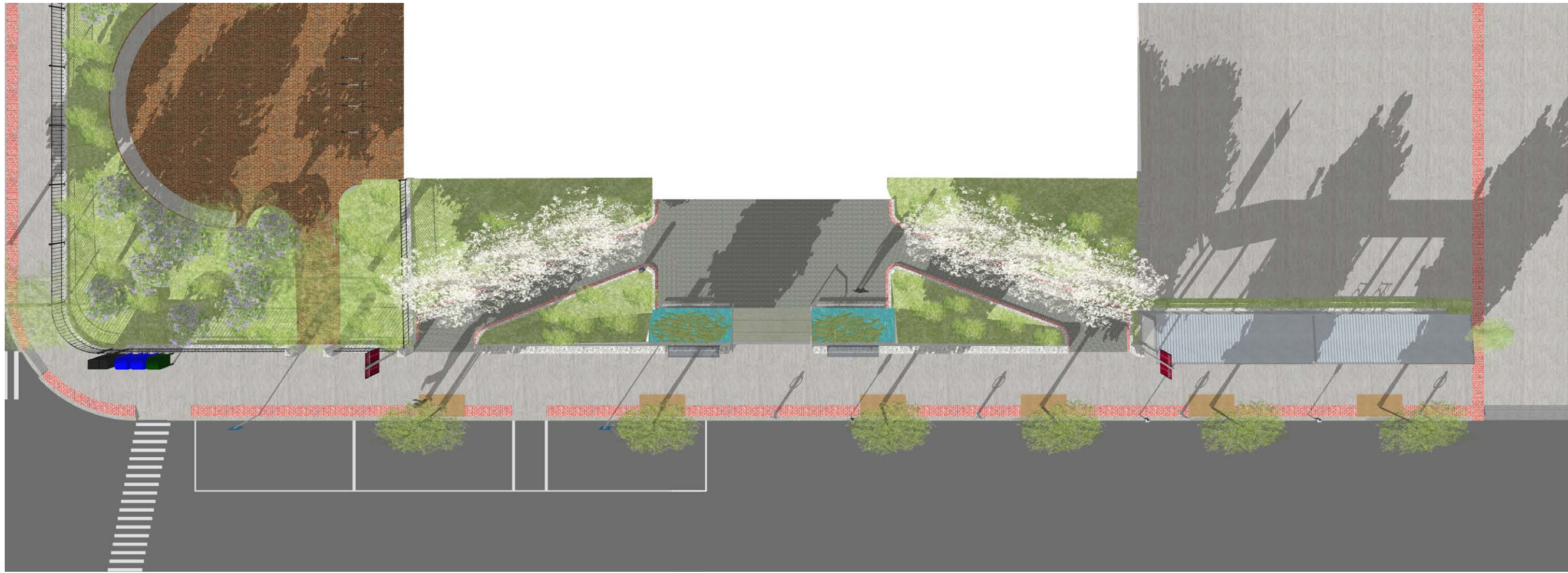


Design Opportunities:

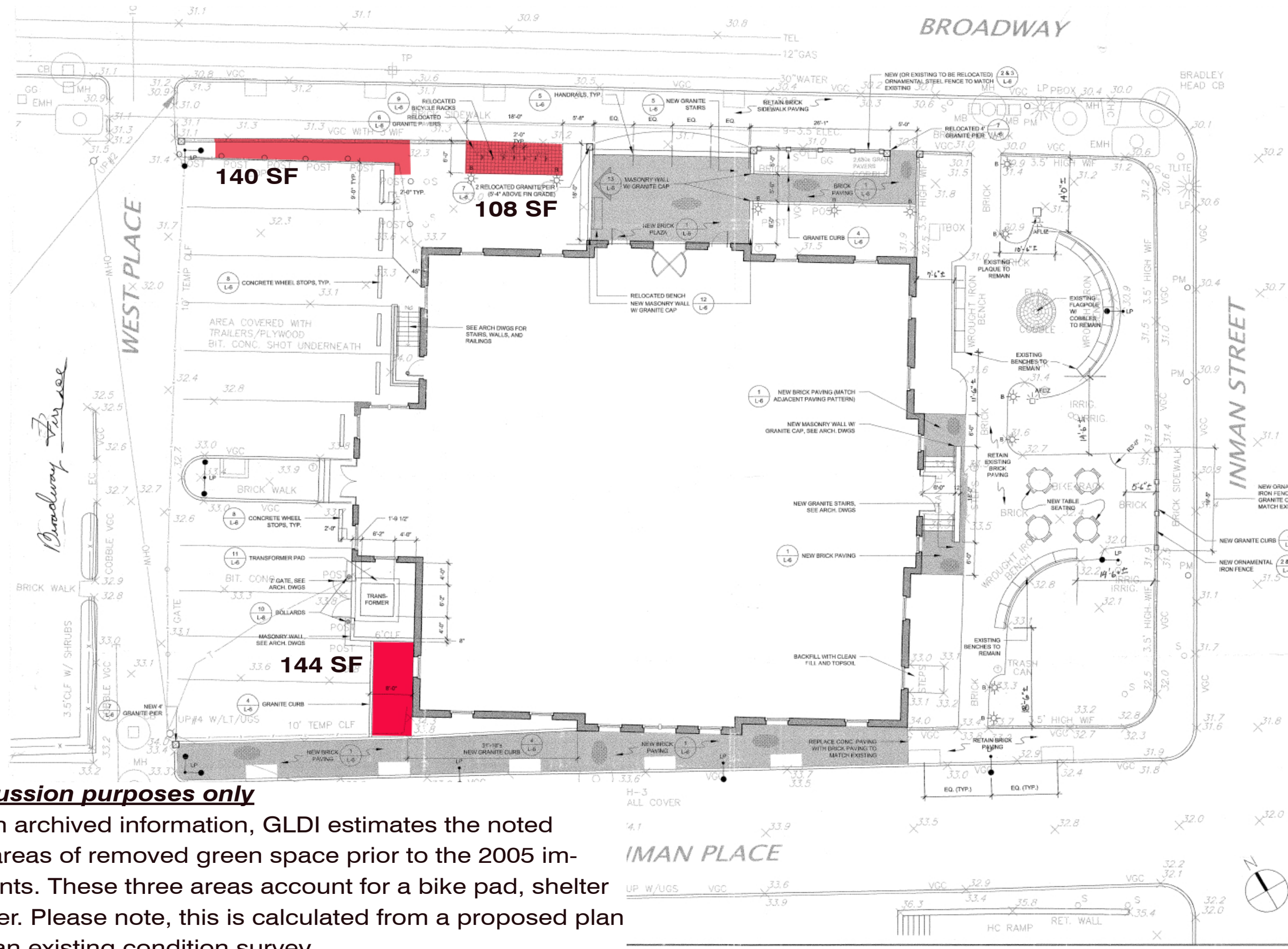
- (1) Highlights the planting in the garden with the elimination of the fence and handrails
- (2) Maintains the exist sloped walk - slope does not exceed 5%.
- (3) Provides an additional 6-9" walkway width and an overall perceived width.



Existing Garden 'Ramp' with Handrails and Metal Posts



1. Concrete sidewalks with brick edging.
2. Improved wayfinding and building identification.
3. Equal accessibility from east and west.
4. ADA push pad bollards at entrances on either side of revolving door.
5. Improved entry walkway lighting.
6. Tactile surface changes and shorelining.
7. Improved plaza storm water drainage and snow melt.



FIFTY-SEVEN
INMAN STREET

CITY HALL ANNEX
57 INMAN STREET
CAMBRIDGE, MASS.

Construction Documents by:
Architect of Record
DAVID PERRY ARCHITECTS
Cambridge, Massachusetts

Construction Administration by:
HKT
HKT Architects Inc.
30 Bedford Street
Cambridge, MA 02143
(617) 778-6545

HAMMER DESIGN
LANDSCAPE ARCHITECTURE
388 Congress Street, 2nd Floor
Boston, MA 02210-1094 USA
Tel: (617) 338-8388
Fax: (617) 451-6788

Stamp

Key Plan

General Notes

Date	By	No.	Description

Drawing Title
LAYOUT & MATERIALS PLAN

Scale: 1/8" = 1'-0"
Date: 06-24-02
Drawn: DDP
Designed: NRH
Checked: NRH
Job No.: 0207

Sheet No.
L-2

For discussion purposes only

Based on archived information, GLDI estimates the noted surface areas of removed green space prior to the 2005 improvements. These three areas account for a bike pad, shelter and locker. Please note, this is calculated from a proposed plan and not an existing condition survey.

Cambridge City Hall Annex

LEED™ Scorecard of 4/26/2005

43	25	Total Project Score	Possible Points 69
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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		Prereq 1 Erosion & Sedimentation Control	
1		Credit 1 Site Selection	1
1		Credit 2 Urban Redevelopment	1
	1	Credit 3 Brownfield Redevelopment	1
1		Credit 4.1 Alternative Transportation, Public Transportation Access	1
1		Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	1
	1	Credit 4.3 Alternative Transportation, Alternative Fuel Refueling Stations	1
1		Credit 4.4 Alternative Transportation, Parking Capacity	1
	1	Credit 5.1 Reduced Site Disturbance, Protect or Restore Open Space	1
	1	Credit 5.2 Reduced Site Disturbance, Development Footprint	1
	1	Credit 6.1 Stormwater Management, Rate and Quantity	1
	1	Credit 6.2 Stormwater Management, Treatment	1
	1	Credit 7.1 Landscape & Exterior Design to Reduce Heat Islands, Non-Roof	1
1		Credit 7.2 Landscape & Exterior Design to Reduce Heat Islands, Roof	1
	1	Credit 8 Light Pollution Reduction	1

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

14	3	Energy & Atmosphere	Possible Points 17
Y	?	N	
Y		Prereq 1 Fundamental Building Systems Commissioning	
Y		Prereq 2 Minimum Energy Performance	
Y		Prereq 3 CFC Reduction in HVAC&R Equipment	
2		Credit 1.1 Optimize Energy Performance, 20% New / 10% Existing	2
2		Credit 1.2 Optimize Energy Performance, 30% New / 20% Existing	2
2		Credit 1.3 Optimize Energy Performance, 40% New / 30% Existing	2
2		Credit 1.4 Optimize Energy Performance, 50% New / 40% Existing	2
2		Credit 1.5 Optimize Energy Performance, 60% New / 50% Existing	2
	1	Credit 2.1 Renewable Energy, 5%	1
	1	Credit 2.2 Renewable Energy, 10%	1
	1	Credit 2.3 Renewable Energy, 20%	1
	1	Credit 3 Additional Commissioning	1
	1	Credit 4 Ozone Depletion	1
1		Credit 5 Measurement & Verification	1
1		Credit 6 Green Power	1

7	6	Materials & Resources	Possible Points 16
Y	?	N	
Y		Prereq 1 Storage & Collection of Recyclables	
1		Credit 1.1 Building Reuse, Maintain 75% of Existing Shell	1
	1	Credit 1.2 Building Reuse, Maintain 100% of Existing Shell	1
	1	Credit 1.3 Building Reuse, Maintain 100% Shell & 50% Non-Shell	1
1		Credit 2.1 Construction Waste Management, Divert 50%	1
1		Credit 2.2 Construction Waste Management, Divert 75%	1
	1	Credit 3.1 Resource Reuse, Specify 5%	1
	1	Credit 3.2 Resource Reuse, Specify 10%	1
1		Credit 4.1 Recycled Content, Specify 25%	1
	1	Credit 4.2 Recycled Content, Specify 50%	1
1		Credit 5.1 Local/Regional Materials, 20% Manufactured Locally	1
1		Credit 5.2 Local/Regional Materials, of 20% Above, 50% Harvested Locally	1
	1	Credit 6 Rapidly Renewable Materials	1
1		Credit 7 Certified Wood	1

11	4	Indoor Environmental Quality	Possible Points 15
Y	?	N	
Y		Prereq 1 Minimum IAQ Performance	
Y		Prereq 2 Environmental Tobacco Smoke (ETS) Control	
1		Credit 1 Carbon Dioxide (CO2) Monitoring	1
	1	Credit 2 Increase Ventilation Effectiveness	1
1		Credit 3.1 Construction IAQ Management Plan, During Construction	1
1		Credit 3.2 Construction IAQ Management Plan, Before Occupancy	1
1		Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	1
1		Credit 4.2 Low-Emitting Materials, Paints	1
1		Credit 4.3 Low-Emitting Materials, Carpet	1
1		Credit 4.4 Low-Emitting Materials, Composite Wood	1
	1	Credit 5 Indoor Chemical & Pollutant Source Control	1
1		Credit 6.1 Controllability of Systems, Perimeter	1
	1	Credit 6.2 Controllability of Systems, Non-Perimeter	1
1		Credit 7.1 Thermal Comfort, Comply with ASHRAE 55-1992	1
	1	Credit 7.2 Thermal Comfort, Permanent Monitoring System	1
1		Credit 8.1 Daylight & Views, Daylight 75% of Spaces	1
1		Credit 8.2 Daylight & Views, Views for 90% of Spaces	1

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

Scorecard

LEED™ Calculator 2.0