

MODIFICATIONS OF APPROVED DESIGN REVIEW GRAPHIC MATERIALS

75 | 125 BINNEY STREET
ALEXANDRIA CENTER™ AT KENDALL SQUARE

Tuesday, August 20, 2013

ALEXANDRIA REAL ESTATE EQUITIES, INC.

PAYETTE

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DESIGN NARRATIVE

The November 7, 2011 Design Review application to the Cambridge Planning Board described the 75-125 Binney Street project as being comprised of two structures occupying the majority of the block bounded by Binney, Second, Rogers, and Third Streets. A residential building (270 Third Street) is planned to occupy the remaining parcel on the western edge of the block. ARIAD Pharmaceuticals, a tenant at the project, has requested that the design for the space between the two structures be modified to become an inviting, four-season winter garden, in order to create a lively and engaging indoor gathering space and pedestrian connection area and to better integrate and connect Binney Street to the south, Rogers Street Park to the north, and the buildings at 75 and 125 Binney Street to the east and west.

The winter garden is envisioned as a vibrant, open, day-lit space that serves as the primary gathering space for the two buildings, and that encourages public use and access during business hours. Its enclosure is proposed as a glass structure with a five-story glazed curtain wall on both the Binney Street and the Rogers Street sides, and a fully glazed skylight. The highly transparent enclosure and delicate structure retain the visual connection between Binney Street and Rogers Street Park, and will invite pedestrian activity as a connection and access point within the PUD.

The winter garden is envisioned to be a major hub of activity between the two structures and the new Rogers Street Park. The enclosure will also allow for the connector space to include features and amenities which were not contemplated in the original Design Review submission for the 75/125 Binney project, including a café area and restrooms, the latter of which shall be open and accessible to the public from 7:00 a.m. to dusk. The four formerly enclosed bridges between the two buildings have been modified to become open walkways with glass guardrails, increasing the transparency of the space and the buildings on both sides of it. The majority of meeting spaces in the 75 and 125 Binney buildings have been located adjacent to the winter garden, open to the 5-story space, enlivening it through active collaboration and interaction. The winter garden is planned to be a rich, exciting space that provides a variety of gathering opportunities for the occupants of both buildings and for the community generally.

The winter garden floor is paved with the same stone as the adjacent outdoor spaces to maintain the sense of being an “outdoor” environment, linking the outdoor spaces on Binney and Rogers Streets. Portions of the floor area are recessed planting beds landscaped with low plantings. A number of climbing vine structures are proposed to bring a sense of the landscape to the higher spaces, growing from the planting beds up structured cable-net tubes that are anchored between the floor and the roof structure.

The winter garden complements two landscaped outdoor spaces planned as part of the 75-125 Binney Street project: the plaza facing Rogers Street Park, and the through-block connector on its west side, between 270 Third Street and 125 Binney Street. The space offers the community a unique, year-round opportunity to utilize a beautiful, landscaped, urban space with ample tables and seating. The glass enclosed space has high-tech solar control and is conditioned with HVAC systems which will be very attractive to the community when the weather is not conducive to being outdoors. A café that will welcome the public is planned to occupy a prominent space adjacent to the winter garden, facing Rogers Street Park. In addition, as noted above, public restrooms have been located just across the winter garden from the café on the Rogers Street side, also facing the park. The restrooms can be accessed from both the winter garden and directly from the outside.

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Architect
PAYETTE

Landscape Architect
Michael Van Valkenburgh Associates, Inc.

Transportation
Vanasse Hangen Brustlin, Inc.

Infrastructure
Kleinfelder Northeast, Inc.

Structural Engineering
Odeh Engineers, Inc.

Mechanical, Electrical, Plumbing and Fire Protection Engineering
WSP

Acoustics
Cavanaugh Tocci Associates, Inc.

Code
Rolf Jensen & Associates, Inc.

Legal
Adams & Rafferty, P.C.

WilmerHale

TABLE OF CONTENTS

Updated Binney Street Project Master Plan	1
Perspective View - Between 75 125 from Binney Street, Looking North	2
Perspective View - Between 75 125 from Rogers Street, Looking South	3
Perspective View - Winter Garden with Skylight Section	4
Zoning Diagrams - Gross Floor Area	5
Zoning Diagrams - Setback + Building Heights	6
Landscape Plan - Overall Site	7
Landscape Plan - Between 75 125 Binney Street	8
Perspective View- Landscape Between Third Street 125 Street	9
Bicycle / Pedestrian Access Plan	10

UPDATED BINNEY STREET PROJECT MASTER PLAN

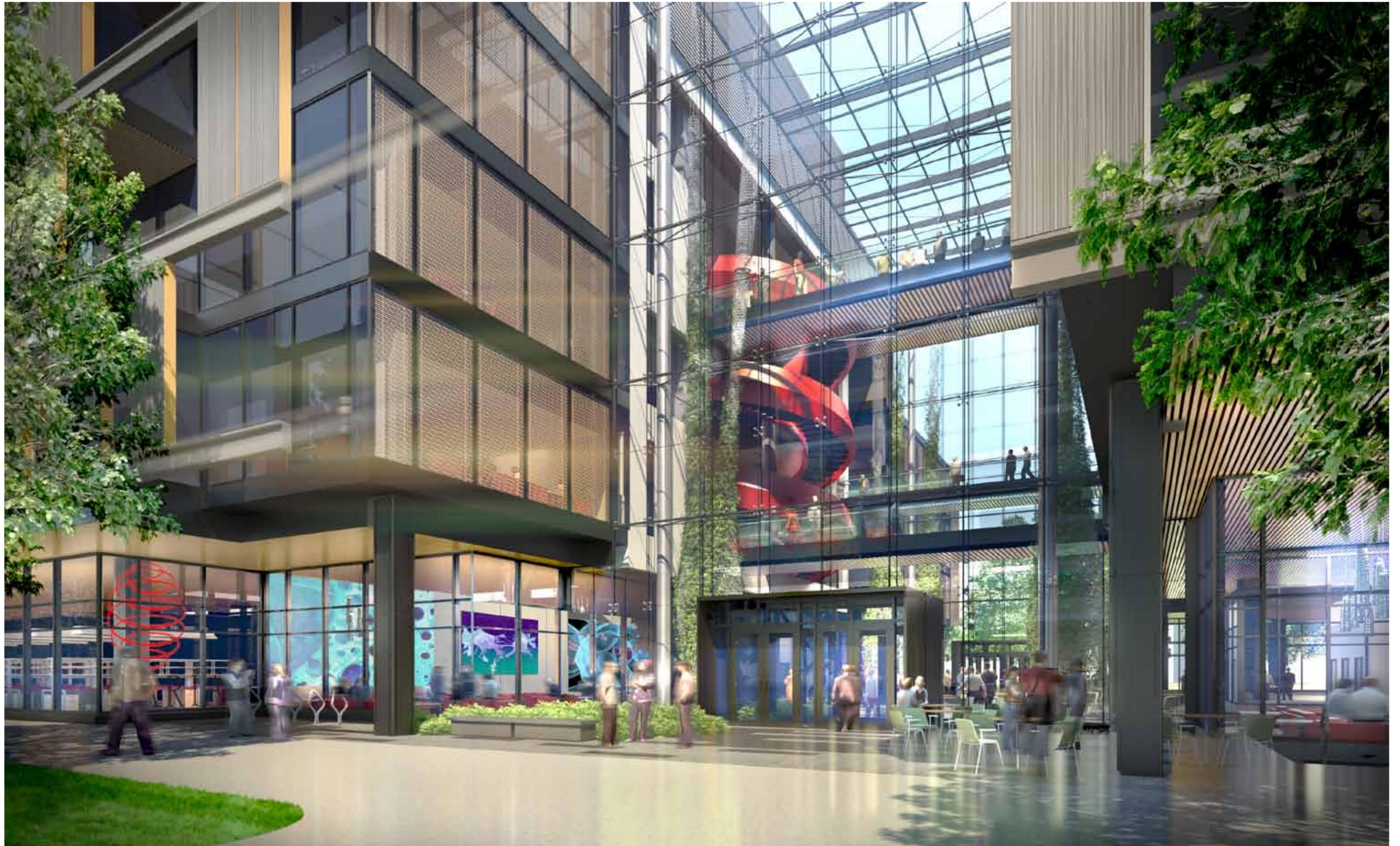
75 | 125 BINNEY STREET



PROPOSED MASSING - AERIAL VIEW FROM THE NORTHEAST



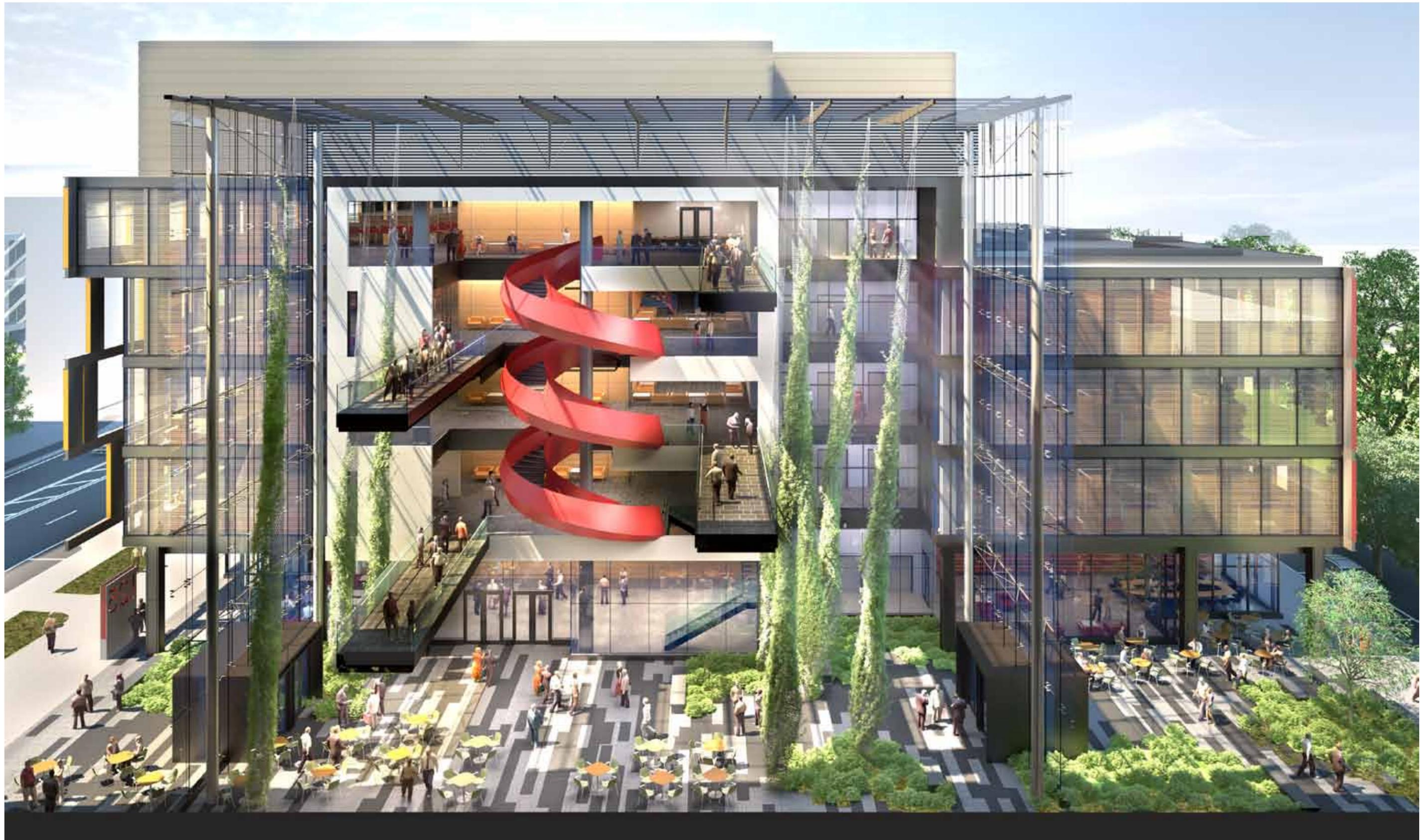
PERSPECTIVE VIEW
BETWEEN 75 | 125 FROM BINNEY STREET, LOOKING NORTH



PERSPECTIVE VIEW
BETWEEN 75 | 125 FROM ROGERS STREET, LOOKING SOUTH



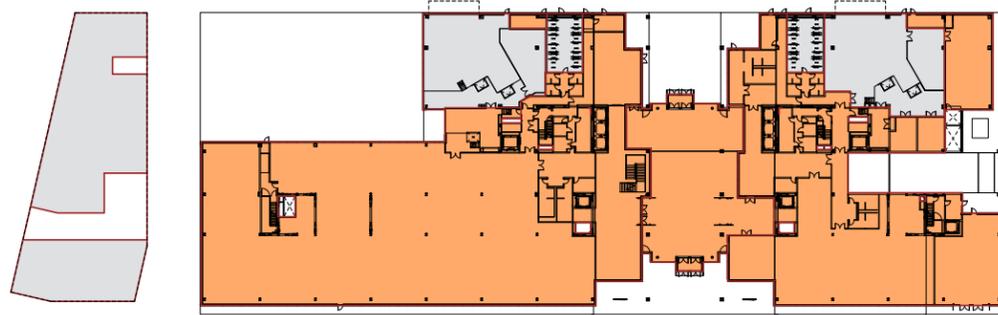
PERSPECTIVE VIEW
SECTION THROUGH WINTER GARDEN LOOKING WEST TOWARDS 125 BINNEY



**ZONING DIAGRAM
GROSS FLOOR AREA**

	125 Binney Street	75 Binney Street	75 125 Binney Street
LEVEL B2	Excluded	Excluded	Excluded
LEVEL B1	Excluded	Excluded	Excluded
LEVEL 1	36,222 SF	22,683 SF	58,905 SF
LEVEL 1 MEZZANINE	3,605 SF	5,547 SF	9,152 SF
LEVEL 2	40,406 SF	31,375 SF	71,781 SF
LEVEL 3	40,806 SF	31,508 SF	72,314 SF
LEVEL 4	40,708 SF	31,613 SF	72,321 SF
LEVEL 5	32,667 SF	21,942 SF	54,609
LEVEL M1	Excluded	Excluded	Excluded
TOTAL	194,414 SF	144,668 SF	339,082 SF

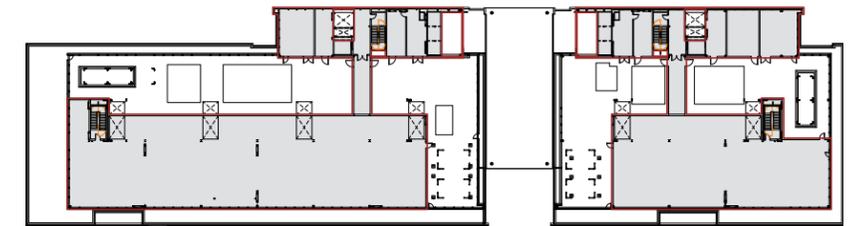
LEGEND



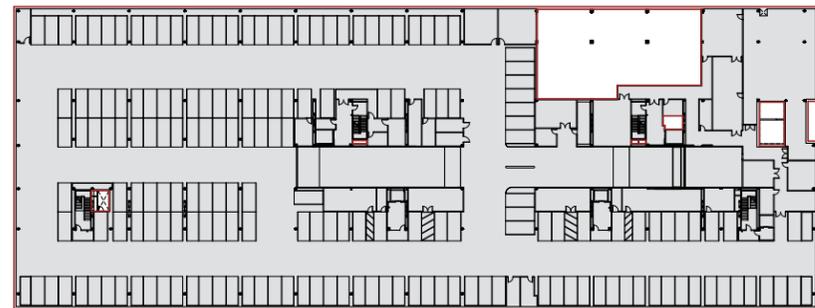
LEVEL 1



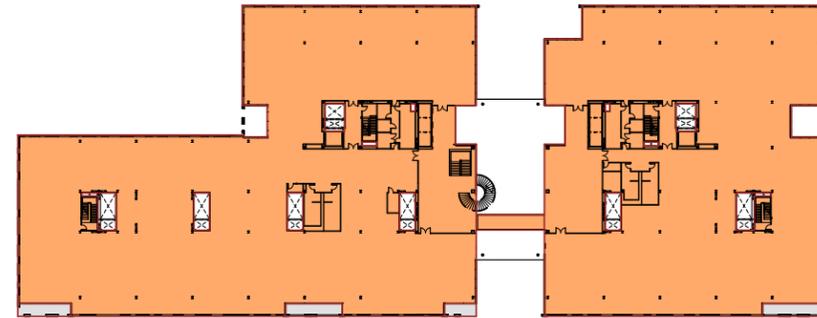
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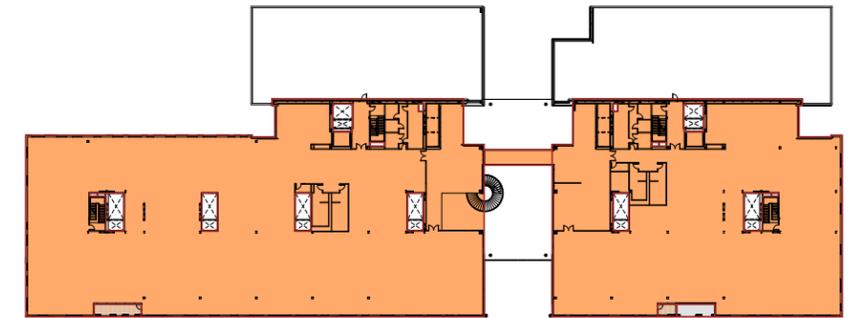
LEVEL M1



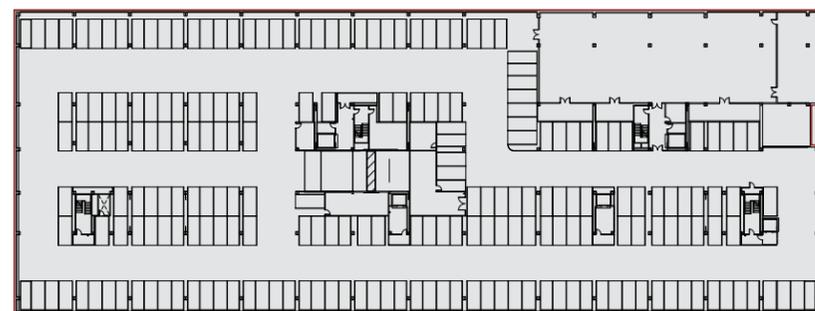
LEVEL B1



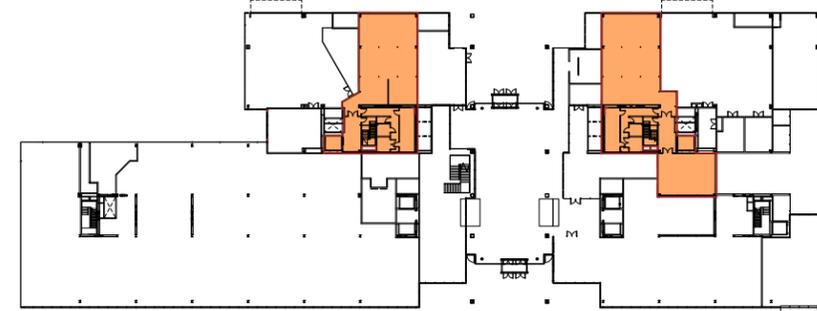
LEVEL 2



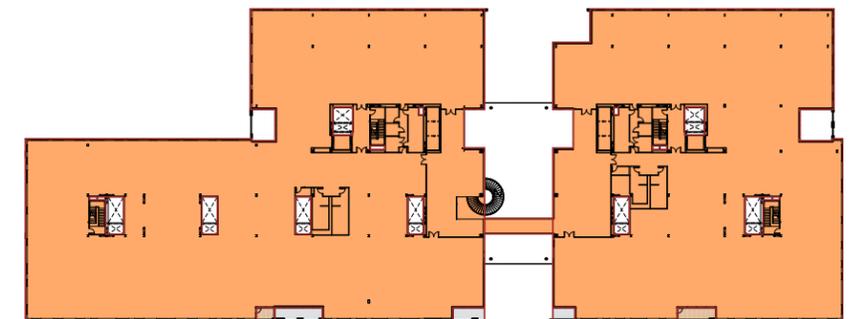
LEVEL 5



LEVEL B2



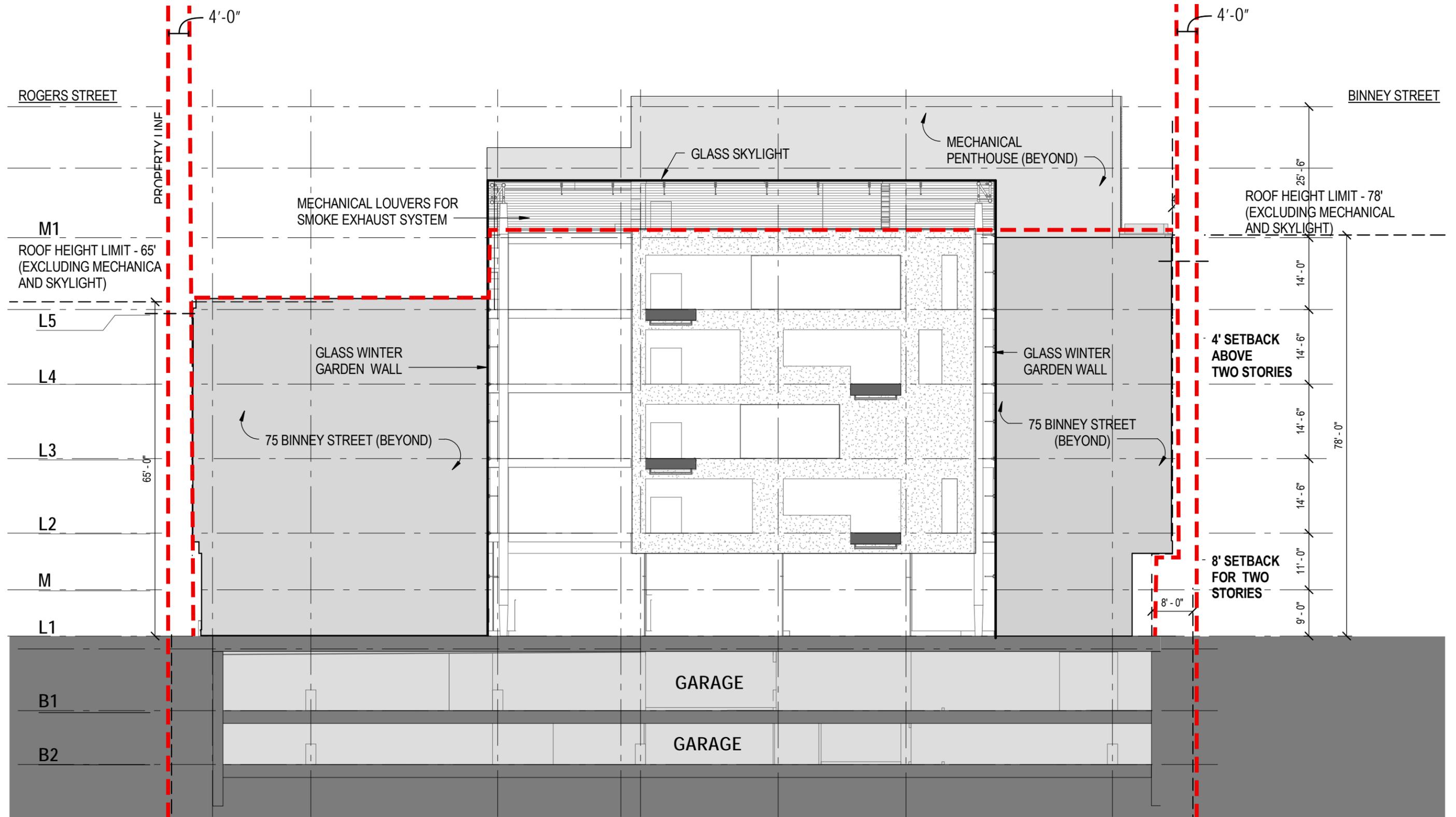
LEVEL 1 MEZZANINE



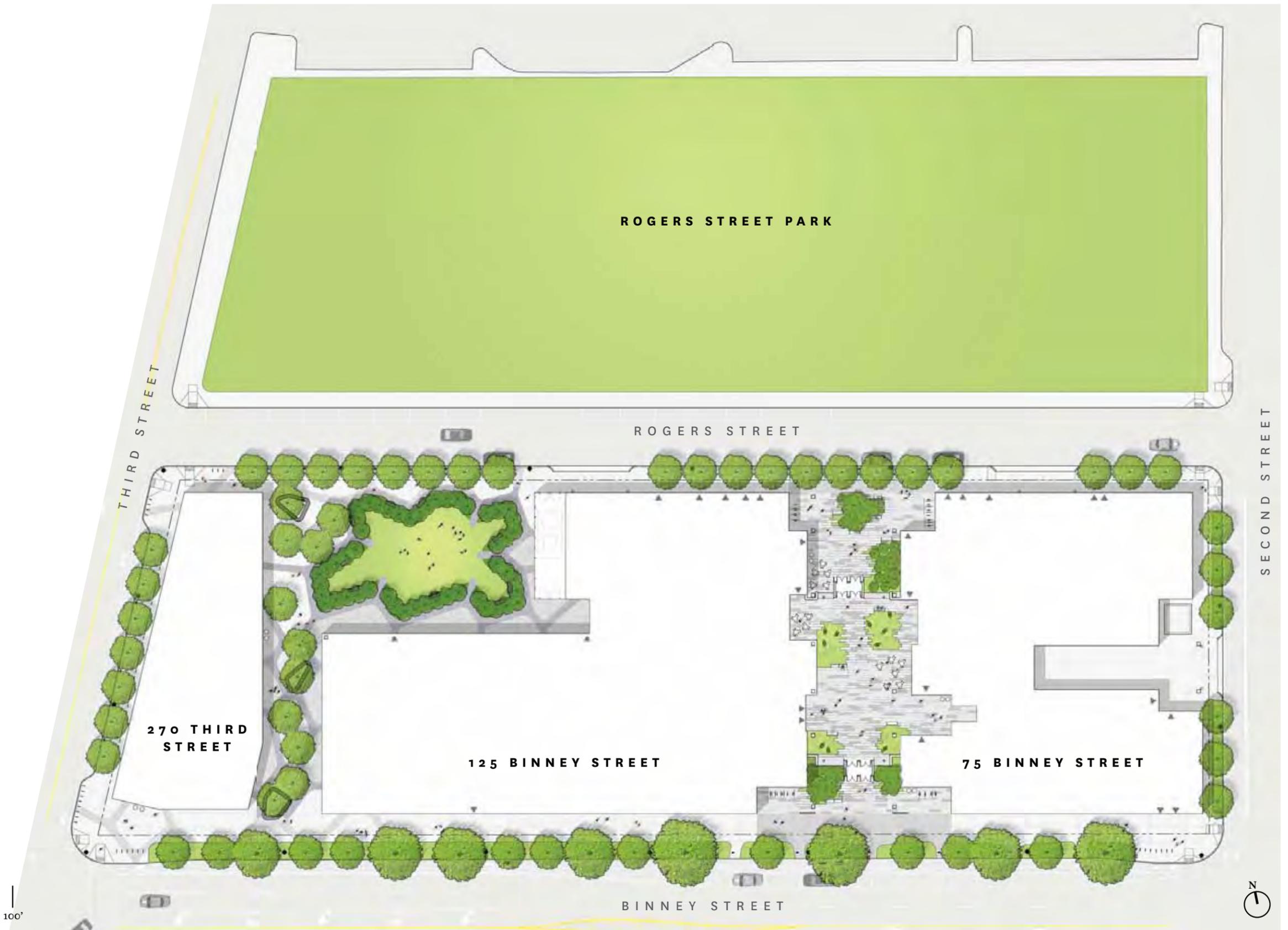
LEVEL 4

NOTE: Complies with Cambridge Zoning Ordinance #1340, Article 2.0 Definitions.

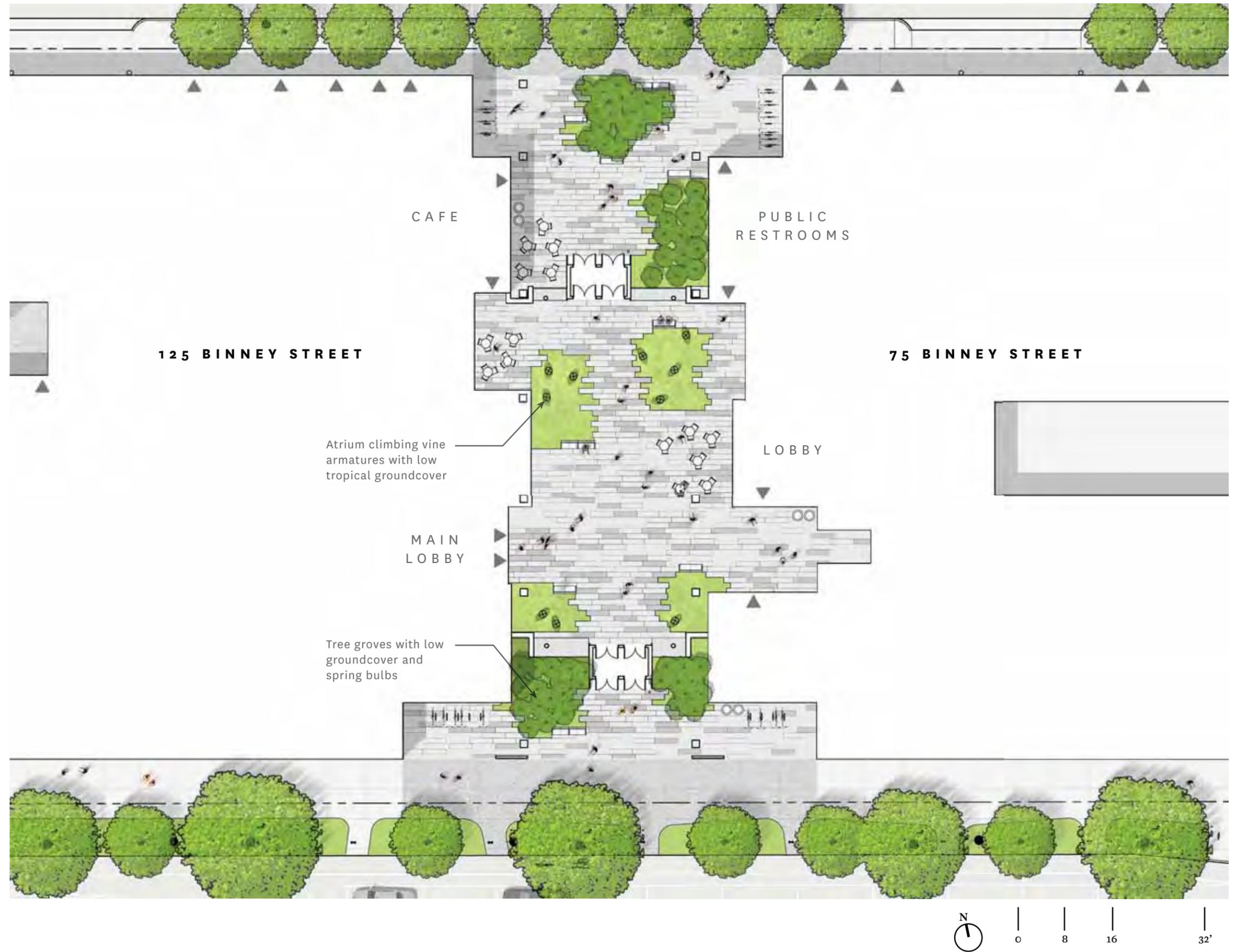
ZONING DIAGRAM
SETBACK + BUILDING HEIGHTS



LANDSCAPE PLAN
OVERALL SITE



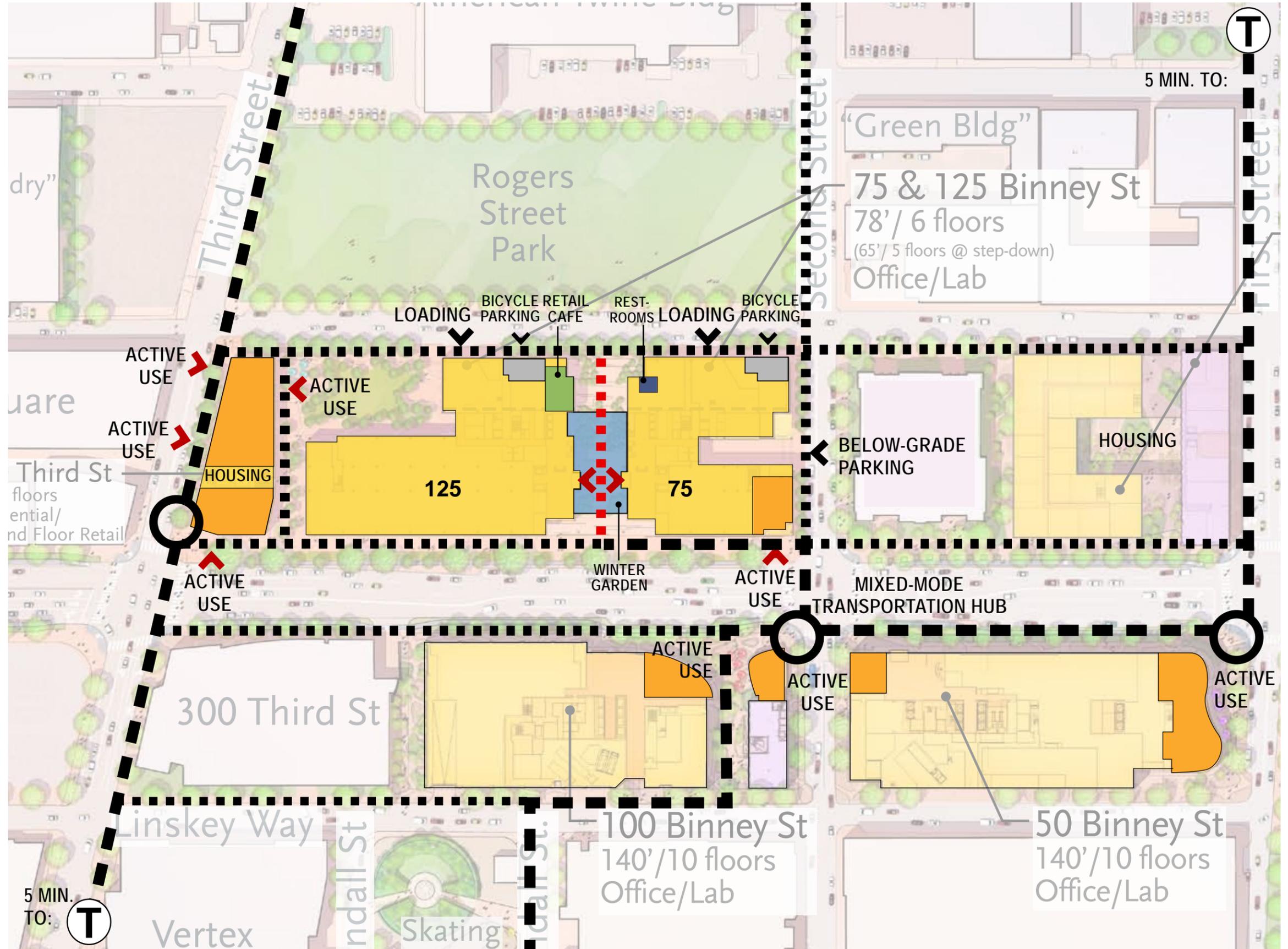
LANDSCAPE PLAN
BETWEEN 75 | 125 BINNEY STREET



PERSPECTIVE VIEW
THRU-BLOCK CONNECTOR BETWEEN 125 BINNEY AND 270 THIRD, VIEW FROM ROGERS STREET



SITE ACCESS
PEDESTRIAN ROUTES + BUILDING ACCESS



LEGEND

- Primary Destinations
- Building Access
- Loading Access
- Primary Pedestrian Route
- Secondary Pedestrian Route
- Pedestrian Access 7am to Dusk
- Bicycle Parking
- Active Use
- Alexandria Center Buildings
- Retail Cafe
- Restrooms
- Winter Garden

BUILDING SEPARATION

