Alexandria Real Estate Equities, Inc.

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URBAN DESIGN CONNECTIONS

- 41 Linskey
- Transportation Center / Mobility Hub
- ACKS campus
- retail / active use
- bicycle parking / through block

Through block connections
Pedestrian pathways
Binney street cycle track

- 41 Linskey
- 125 binney street
- 75 binney street
- 60 binney street
- 50 binney street
- 100 binney street
- 675 west kendall
- 650 east kendall
- athenaeum building
- athenaeum street

To MBTA green line Lechmere station
To MBTA red line Kendall MIT station
To Charles river triangle park

- 300 third street
- 270 third street
- 161 first street
- 75 binney street
- 125 binney street
- 00 binney street
- 50 binney street
- 125 binney street
- 270 third street

ACKS campus
Transportation Center / Mobility Hub
Retail / active use
Bicycle parking / through block

- 41 Linskey
- Jul Y 05, 2017
- Planning Board Case 243
NORTHWEST VIEW FROM BINNEY STREET
NORTHWEST VIEW OF TRANSPORTATION CENTER / MOBILITY HUB
NORTHEAST VIEW FROM BINNEY STREET
ELEVATION WEST

- weathered wood
- curtain wall
- blackened steel rail
- board-formed concrete
- enamel panel
- weathered wood louvers
- existing brick / granite / steel
- corten
- honed granite
ELEVATION NORTH AND SOUTH

NORTH ELEVATION
- Enamel panel
- Curtain wall
- Blackened steel rail
- Weathered wood louvers
- Corten
- Curtain wall
- Granite

SOUTH ELEVATION
- Weathered wood
- Curtain wall
- Enamel panel
- Existing brick / granite / steel
- Granite
ELEVATION EAST

- enamel panel
- curtain wall
- weathered wood louvers
- existing brick / granite / steel
- corten
- granite
SHADOW STUDY SUMMER SOLSTICE | JUNE 21

9:00 AM

11:00 AM

1:00 PM

3:00 PM
SHADOW STUDY FALL EQUINOX | SEPTEMBER 22
SHADOW STUDY WINTER SOLSTICE | DECEMBER 21

9:00 AM

11:00 AM

1:00 PM

3:00 PM
SUSTAINABLE FEATURES CONCEPTS AND STRATEGIES

Rooftop Stormwater Management
A rooftop stormwater detention system, capable of retaining several inches of water, will control the flow of rainwater drainage from the roof. This system will reduce peak runoff to the sewer infrastructure.

Daylight and Views
Abundant high-performance low-e glazing on the north facade will maximize daylight and views without solar glare.

Development Density
The high density of construction on the site will support greater levels of mass transit use and will support increased neighborhood amenities.

Alternative Transportation Access
41 Linskey will be a model for alternative transportation by reducing single-occupancy vehicles, encourage cycling and the use of mass transportation.

High Efficiency Mechanical Systems
To ensure all HVAC systems and associated controls, lighting and domestic hot water function correctly, this project will be commissioned. This project will meet or exceed the requirements of the energy code to improve the efficiency of the facility.

Water Efficient Landscaping
Reduces potable water consumption.

Reducing Heat-Island Effect
The designed hardscape will include gray concrete, light pavers and exposed aggregate to satisfy SRI requirements.

Construction Waste Management
The project has set a goal to divert 75% or more of site generated waste from landfills. Materials will be recycled, or where feasible, re-used on site.
BICYCLE FACILITY PLAN
TOTAL: 90 BICYCLE SPACES

NOTE: BICYCLE RACKS COMPLY WITH CAMBRIDGE ZONING ORDINANCE ARTICLE 6.100
LANDSCAPE MATERIALS

Stone Setts Pavement
Exposed Aggregate Concrete Pavement
Concrete Pavement
Decomposed Granite

Corten Steel Tree Grate
Corten Steel Tree Gate
Bike Rack
Landscape Bench
LANDSCAPE PLANTINGS

- Ginko biloba | Ginko
- Gleditsia triacanthos var. inermis | Honey Locust
- Buxus microphylla | Boxwood Hedge
- Dryopteris Marginalis | Leatherwood Fern

- Hosta Royal Standard | Plantain Lily
- Hosta plantaginea | Hosta
- Hemerocallis Joan Senior | Daylily
- Hemerocallis Fragrant Returns | Daylily