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.
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 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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ARCHITECTS AND ENGINEERS

Architect
PAYETTE

Landscape Architect
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Transportation
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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
UPDATED BINNEY STREET PROJECT MASTER PLAN
75 | 125 BINNEY STREET
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
LANDSCAPE PLAN
OVERALL SITE
LANDSCAPE PLAN
BETWEEN 75 | 125 BINNEY STREET

- Atrium climbing vine armatures with low tropical groundcover
- Tree groves with low groundcover and spring bulbs

PUBLIC RESTROOMS
CAFÉ
MAIN LOBBY
PERSPECTIVE VIEW
THRU-BLOCK CONNECTOR BETWEEN 125 BINNEY AND 270 THIRD, VIEW FROM ROGERS STREET