Streetwall Types
1. South Side of Binney Street
2. North Side of Binney Street
3. Residential
4. Park Facades

Storefront Design
Two-Story Retail Podium
Single Story Retail Base
Retail Pavilion

Service Access Design

Urban Design Opportunities
- Cycle track, both sides
- Wide median removed to accommodate on street parking
- Potential green roof
- On street parking, both sides
- Street trees and stormwater planters / rain garden
- Wide sidewalks
- Mixed-mode Transportation Hub/ Future Urban Ring stop
- Pedestrian bulb-outs at intersections
- Signalized intersections
  For pedestrian safety
  (2nd Street and Binney shown)
Streetwall Types

Type 1: South Side of Binney Street
Type 2: North Side of Binney Street
Type 3: Residential
Type 4: Park Facades
Streetwall Type 1: South Side of Binney Street

- **Mechanical Penthouse and Screened Area:** To shield equipment, noise & view.
- **Maximum Building Height:** Exclusive of mechanical penthouse.
- **Partial Building Elevation:** Base Facade.
- **Ten-Story Setback:** From street line, to reinforce Binney Street datum.
- **Two Story Expression:** Of retail podium, see storefront design: two story retail podium.
- **One Story Retail Alternate:** See storefront design: single story building base.
- **Abundant Glazing:** On north-facing facades.
- **Articulation of Penthouse Elements:**
- **Transparent Retail Podium:** Extends to second floor R&D use.
- **Transparent Penthouse Podium:**
- **Expression of Structural Bay/Rhythm:** Demonstrates consistency with the Eastern Cambridge design guidelines for variety in scale and massing.
- **Articulation of Penthouse Elements:**
- **Additive Elements Concept:**
- **Landscape Elements:**
- **Canopy/Awning Projects:** Over pedestrian passage.
- **Energy Positive Roof:** Potential for green roof/ stormwater detention.
- **Masonry Elements:** Incorporated into middle, for variety in scale and massing.
- **Example:** Fritted glass equipment screen delineates edge between building & sky.
- **Section:**
- **Partial Building Elevation:** Fenestration Pattern Concept.
- **Partial Building Elevation:** Additive Elements Concept.

BINNEY STREET PROJECT  Alexandria Real Estate Equities Inc. Elkus Manfredi Architects
Alexandria Real Estate Equities Inc.

Elkus Manfredi Architects

BINNEY STREET PROJECT
Streetwall Type 2: North Side of Binney Street

Partial Facade: Base Facade
- Mechanical penthouse and screening to shield neighbors and park from equipment noise & view
- Maximum building height, exclusive of mechanical penthouse
- 4' projection over 8' setback

Partial Elevation: Fenestration Pattern/Concept
- Ample transparency at the ground floor enlivens the pedestrian experience

Partial Elevation: Additive Elements/Concept
- Demonstrate consistency with the Eastern Cambridge design guidelines for variety in scale and massing. Opportunities include:
  - Articulation of penthouse for variety in roof line
  - Articulation of penthouse for variety in roof line
  - Daylighting and solar control strategies
  - Articulation of upper floors, or sections of upper floors to project over wide sidewalks below
  - One story corner expression of retail on Binney. See storefront design: single story building base
  - Mechanical penthouse and screening to shield neighbors and park from equipment noise & view

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170’ 105’ 60’
**Streetwall Type 3: Residential**

**Partial Building Elevation:**
- Base Facade
- Fenestration Pattern/ Concept
- Additive Elements/ Concept

**Section:**
- Partial Facade Corner Condition
- Partial Building Elevation: Base Facade
- Partial Building Elevation: Fenestration Pattern/ Concept
- Partial Building Elevation: Additive Elements/ Concept

**Notes:**
- Maximum building height, exclusive of mechanical penthouse
- One story corner expression of retail on third; see storefront design: single story building base
- Ample transparency at the ground floor enlivens the pedestrian experience
- Incorporate masonry elements or other opaque materials to minimize solar gain on west-facing facade
- Demonstrate consistency with the Eastern Cambridge Design Guidelines for variety in scale and massing. Opportunities include:
  - Articulation of penthouse for variety in rooflines
  - Juliet balconies, where applicable, contribute to a residential character
  - Structural bay is articulated
  - Canopies provide scale and enhance pedestrian comfort
  - Retail and residential entries along facade
  - Section canopies provide scale and enhance pedestrian comfort
Streetwall Type 4: Park Facades

SECTION

Partial Building Elevation: Base Facade

Partial Building Elevation: Fenestration Pattern

Partial Building Elevation: Additive Elements

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For storefronts on the south side of Binney Street, at 50 Binney and 100 Binney, a two-story expression may be desirable. These are the two largest and tallest of the Binney Street buildings; retail located at the base of these buildings may benefit from a two-story appearance that will be of sufficient scale to command a visual presence. Sections of this two-story expression may be especially effective if articulated either as a projection - a building podium - or as a recess. While R&D uses are anticipated for the second floor, the building envelope for the second floor will be comprised of a complimentary treatment to the ground floor retail.

Right: Precedent Photos
Below: Partial building elevation/ concept

CHANGE OF PLANE, CHANGE OF MATERIAL EXPRESSION, OR SHADOW LINE AT TOP OF PODIUM
SECOND FLOOR FACADE TREATMENT COMPLIMENTS RETAIL BELOW; RESEARCH AND DEVELOPMENT USES ANTICIPATED
SIGN BANDS: THREE-DIMENSIONAL GRAPHIC & HIGH QUALITY GRAPHIC EXPRESSION ENCOURAGED
BLADE SIGN: THREE-DIMENSIONAL GRAPHICS OR CUT-OUTS RECOMMENDED
TWO-STORY PODIUM
10' HIGH DATUM RECOMMENDED FOR CANOPIES
EXPRESSION OF STRUCTURAL BAY WIDTH ENCOURAGED
GLASS BROUGHT TO SIDEWALK ELEVATION WHERE FEASIBLE TO MAXIMIZE TRANSPARENCY

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For storefronts other than those at 50 Binney and 100 Binney, a single-story building base may be most appropriate. This approach may be combined with the two-story retail podium approach for variety, or to mark a particularly important location – such as at a building corner condition facing an intersection. To give adequate presence to the retail, consideration should be given to extending the retail base material or articulation above the second floor elevation (see diagram).
The master plan for Binney Street calls for a building addition to the former Maple Sugar Factory or separate retail structure at the southwestern corner of Binney Street and Second Street. The potential for a pavilion-type building addition here or elsewhere offers the opportunity for the building design as a whole to be marked by a retail identity, creating variety and interest to the street.

Storefront Design: Retail Pavilion

- Building beyond, existing maple sugar factory shown
- Glass parapet conceals rooftop equipment/elevator overrides from view
- External lighting for signage desirable
- Blade sign: three-dimensional graphics or cut-outs recommended
- 10’ high datum recommended for canopies
- Glass brought to sidewalk elevation where feasible to maximize transparency
Service Access Design

CONCEPTUAL PLAN OF ENCLOSED LOADING AREA

- **INTEGRATE LOADING DOORS, LOUVERS, AND OTHER SERVICE SIDE COMPONENTS INTO OVERALL FACADE DESIGN**
- **LOADING BAY DOORS**
- **POTENTIAL ADDITIONAL BAY OR BAYS FOR LARGER BUILDINGS**

PARTIAL CONCEPTUAL ELEVATION AT ENCLOSED LOADING AREA

- **COMPACT FORM OF DOCK MAY ALLOW FOR A STAGGERED BAY**
- **(TRASH COMPACTOR SHOWN)**

- **STREETSCAPE CONTINUITY TO EXTENT FEASIBLE, SUCH AS IN CONTINUITY OF SIDEWALK MATERIAL/PATTERN**
- **STREETSCAPE TYPE, AS OCCURS**

- **COMPACT CONFIGURATION - WHERE FEASIBLE - LIMITS STREET FRONTAGE**

- **ADDITIONAL SERVICE BAY OR BAYS FOR LARGER BUILDINGS**

- **TO POTENTIAL RETAIL**
- **TO SERVICE ELEVATOR**

- **8' 10' 0' 0' 0' 16' +/- 1'-0"
MIN**

- **Elkus Manfredi Architects**
- **Alexandria Real Estate Equities Inc.**
- **BINNEY STREET PROJECT**
50 Binney Street
Conceptual Massing

Articulated massing along the length of street frontage breaks down the building scale

Potential stepped volumes and setbacks to respond to new Triangle Park and angle of Land Boulevard

Penthouse volume setback

10’ setback from the streetline above a point between 78’ and 85’ above grade

Maximum Height: 140’

Retail at corner

Massing in Context

50 Binney Street

Property line ~400’

Property line ~160’

Misting in Context

Conceptual Plan

Conceptual Massing

First Street

Binney Street

Existing-Preserved

R&D / Office

Penthouse

Residential

Retail

BINNEY STREET PROJECT
Alexandria Real Estate Equities Inc.
Elkus Manfredi Architects
Existing Maple Sugar Factory Building

Building steps down to respond to context

Penthouse volume setback

Maximum height = 140'

10' setback between 78' and 83' above grade

100 Binney Street

Conceptual Massing

Conceptual Plan

Massing in Context

Figure 45

100 Binney Street Conceptual Massing

Potential Retail at corner

Building addition or separate structure for retail to support the Mixed Mode Transportation Hub

PROPERTY LINE ~400'

0' 40' 80' 160'

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BINNEY STREET PROJECT
75 and 125 Binney Street and 270 Third Street
Conceptual Massing
Potential active uses at street level 4' Projection above the second floor

Third Street 270 Third Street 125 Binney Street 75 Binney Street

Potential ground floor retail

4' setback at lower two floors provides a wider sidewalk

Maximum Height: 85'

Building steps down to a maximum height of 65' at park-facing edge

Maximum Height: 78'

Potential through-block connector

Potential bridge connection

Building steps down to a maximum height of 65' at park-facing edge

8' setback provides wider sidewalks/on-street parking

Potential through-block connector location

Potential retail at corner

8' setback provides wider sidewalks/on-street parking

R&D / OFFICE PENTHOUSE RESIDENTIAL RETAIL EXISTING/PRESERVED

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BINNEY STREET PROJECT
161 First Street
Conceptual Massing

Maximum height: 65'

Interior courtyard

Existing building to be converted to residential use

Property line ~200'

Property line ~250'

161 First Street

Conceptual Massing

Massing in Context

161 First Street

Conceptual Plan

Second Street

BINNEY STREET

Existing building to be converted to residential use

Church of the Latter Day Saints Meeting House

Maximum height: 65'

Interior courtyard

Conceptual Plan

Massing in Context

161 First Street

Conceptual Massing
225 Binney Street
Conceptual Massing

Articulation of volume to respond to existing context
Penthouse volume setback
Maximum Height: 75'
Existing building to remain

Conceptual Plan

PROPERTY LINE ~200'
PROPERTY LINE ~400'
0' 40' 80' 160'

Massing in Context
Figure 50
Parking and Loading Access

Conceptual Plan
Pedestrian Routes and Destinations

NOTES:
1. Potential through-block connections and locations
Existing Public Realm and Adjacent Open Space
Proposed Public Realm and Adjacent Open Space
A Landscape of Diverse Elements
Materials Palette

Rich Paving Material
Flower Beds
Cafe Terrace
Planting Beds
Streetscape Types
Sections

1

2

3

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Alexandria Real Estate Equities Inc.
Michael Van Valkenburgh Associates Inc. Landscape Architects
Existing Water Infrastructure

LEGEND

6" EXISTING WATER LINE AND PIPE SIZE
Existing Sewer Infrastructure

LEGEND

12”  EXISTING SEWER LINE AND PIPE SIZE

DIRECTION OF FLOW
Proposed Sewer Modifications

LEGEND

- 12" EXISTING SEWER LINE AND PIPE SIZE
- PROPOSED SEWER SERVICE LINE
- DIRECTION OF FLOW

BUILDING KEY

1. 100 BINNEY STREET
2. 75 BINNEY STREET
3. 125 BINNEY STREET
4. 270 THIRD STREET
5. 50 BINNEY STREET
6. 161 FIRST STREET
7. 225 BINNEY STREET

SCALE: 1"=200'

SEA Consultants, Inc. Alexandria Real Estate Equities Inc. BINNEY STREET PROJECT
Existing Stormwater Infrastructure

LEGEND

12" EXISTING DRAIN LINE AND PIPE SIZE
96' x 100' EXISTING COMBINED LINE AND PIPE SIZE

CAMBRIDGE MARGINAL CONDUIT
CAM 017 DIVERSION STRUCTURE
TO PRISON POINT TREATMENT FACILITY
OUTLET TO CHARLES RIVER

BINNEY STREET PROJECT Alexandria Real Estate Equities Inc. SEA Consultants, Inc.