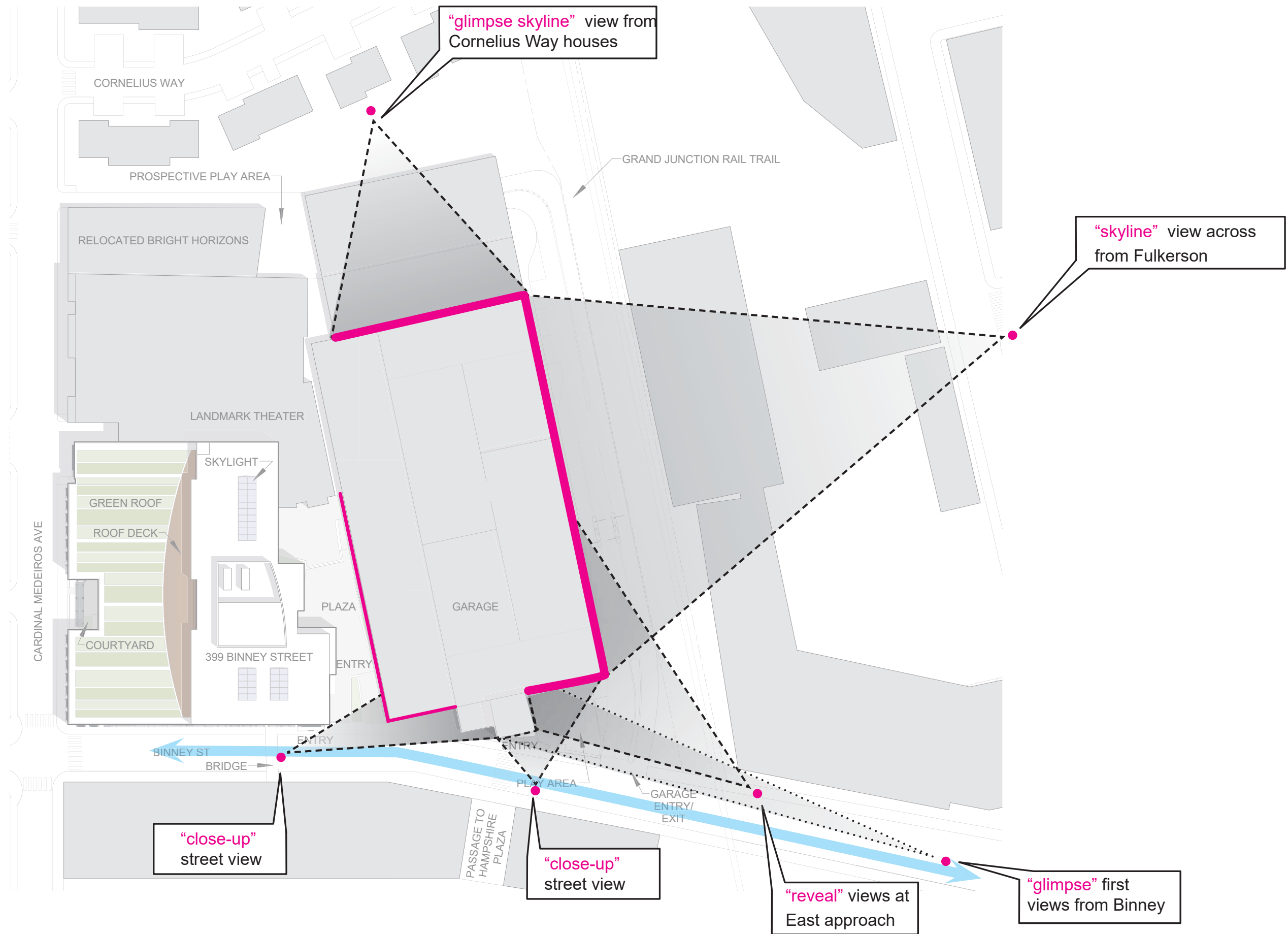


One Kendall Square Garage
Cambridge, MA

GARAGE SCREEN DESIGN DEVELOPMENT

16 August, 2016



One Kendall Garage Screens
PHASE 1 SUMMARY:

SITE CONTEXT

In studying the site, we have identified four types of views and given them shortened names for ease of conversation and coordination:

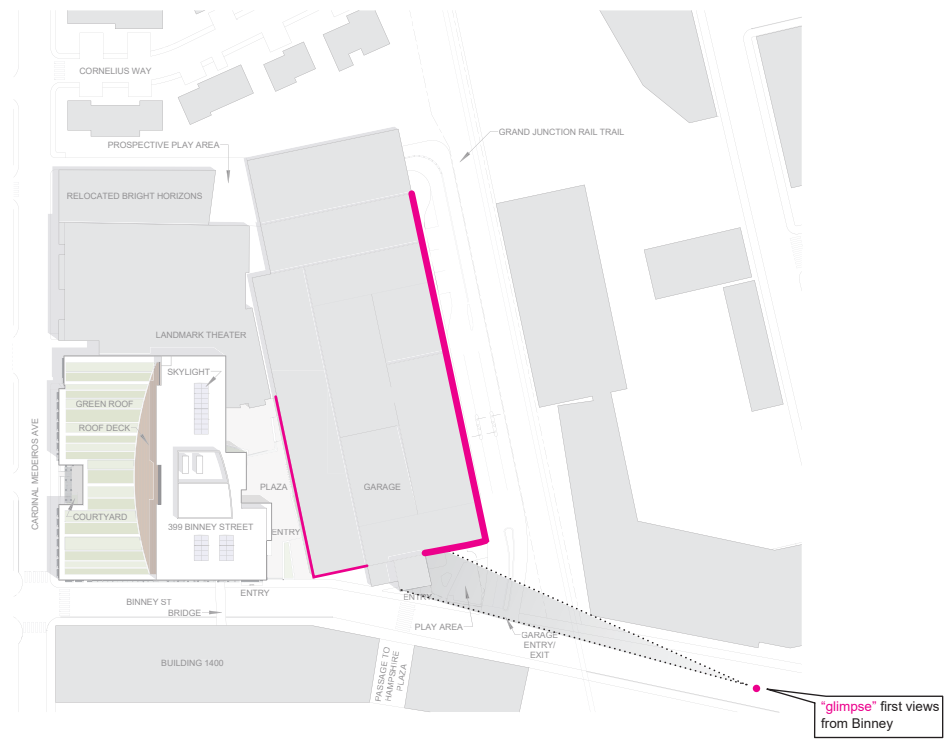
The Glimpse - first moment the garage is seen walking or driving east on Binney



The Reveal - impact moment of East and South side of garage fully revealed as viewer moves east on Binney

The Close-up - walking or driving along Binney adjacent to garage OR from neighboring buildings (existing and proposed)

The Skyline - Large swaths of views from Fulkerson



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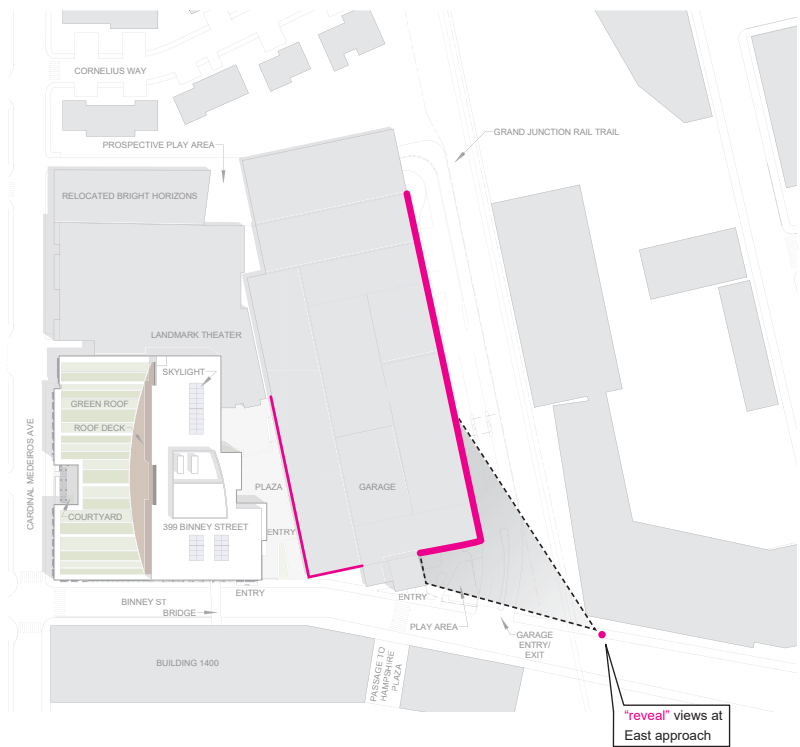
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One Kendall Garage Screens
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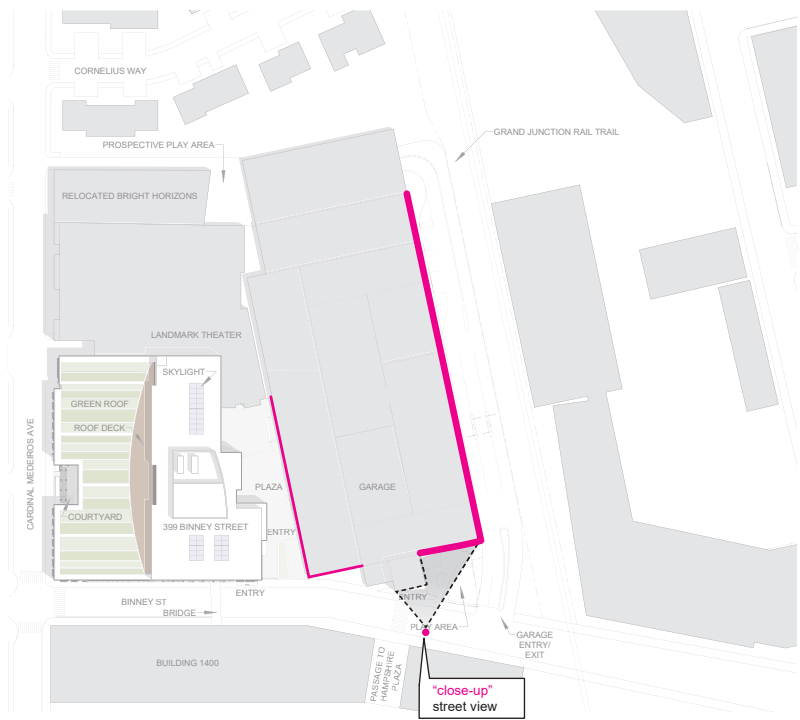
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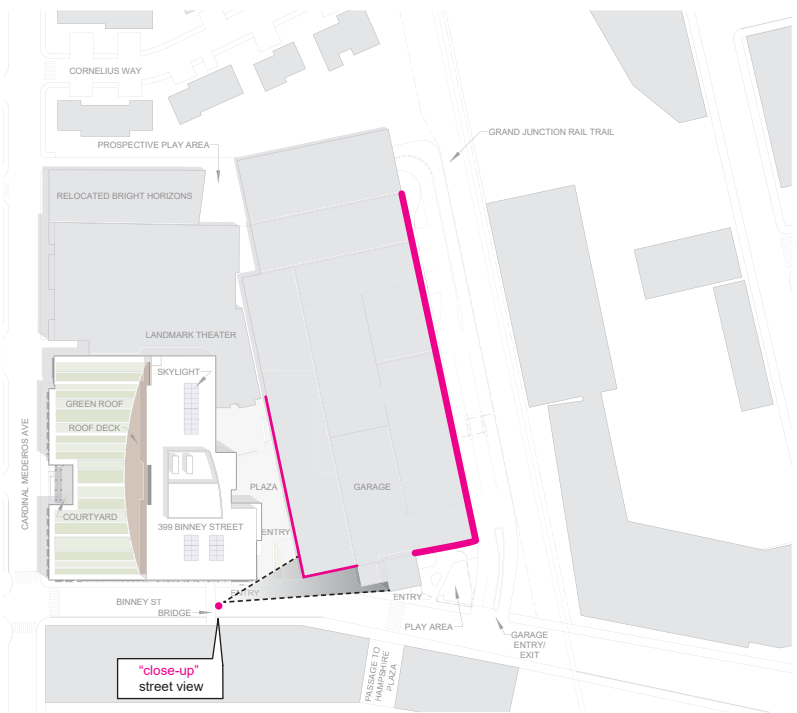
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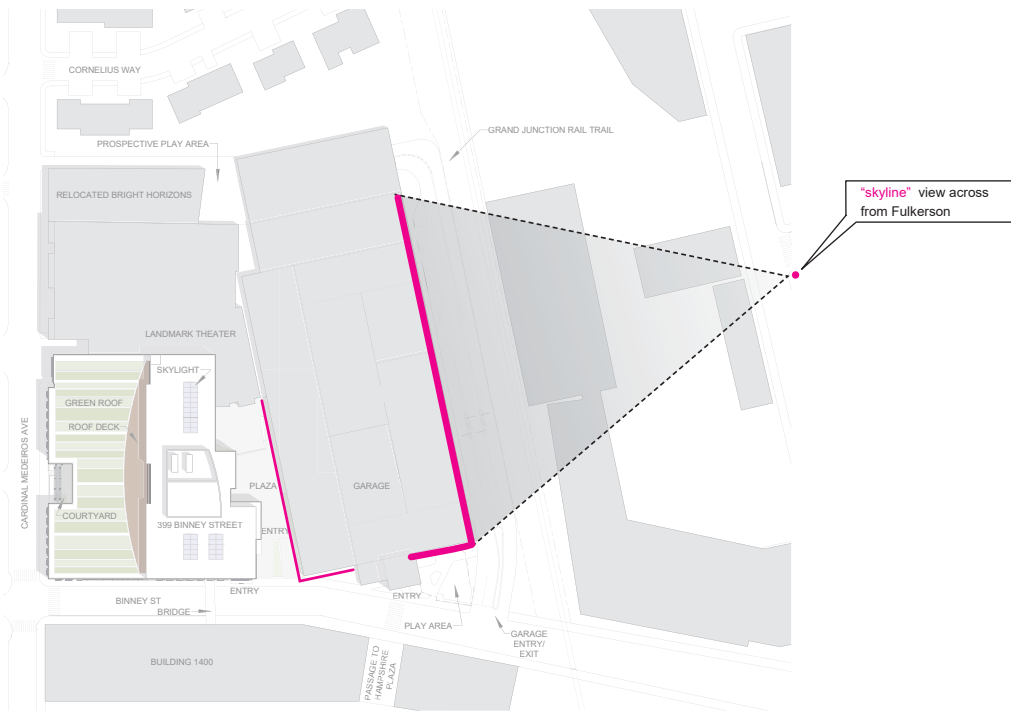
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INSPIRATION

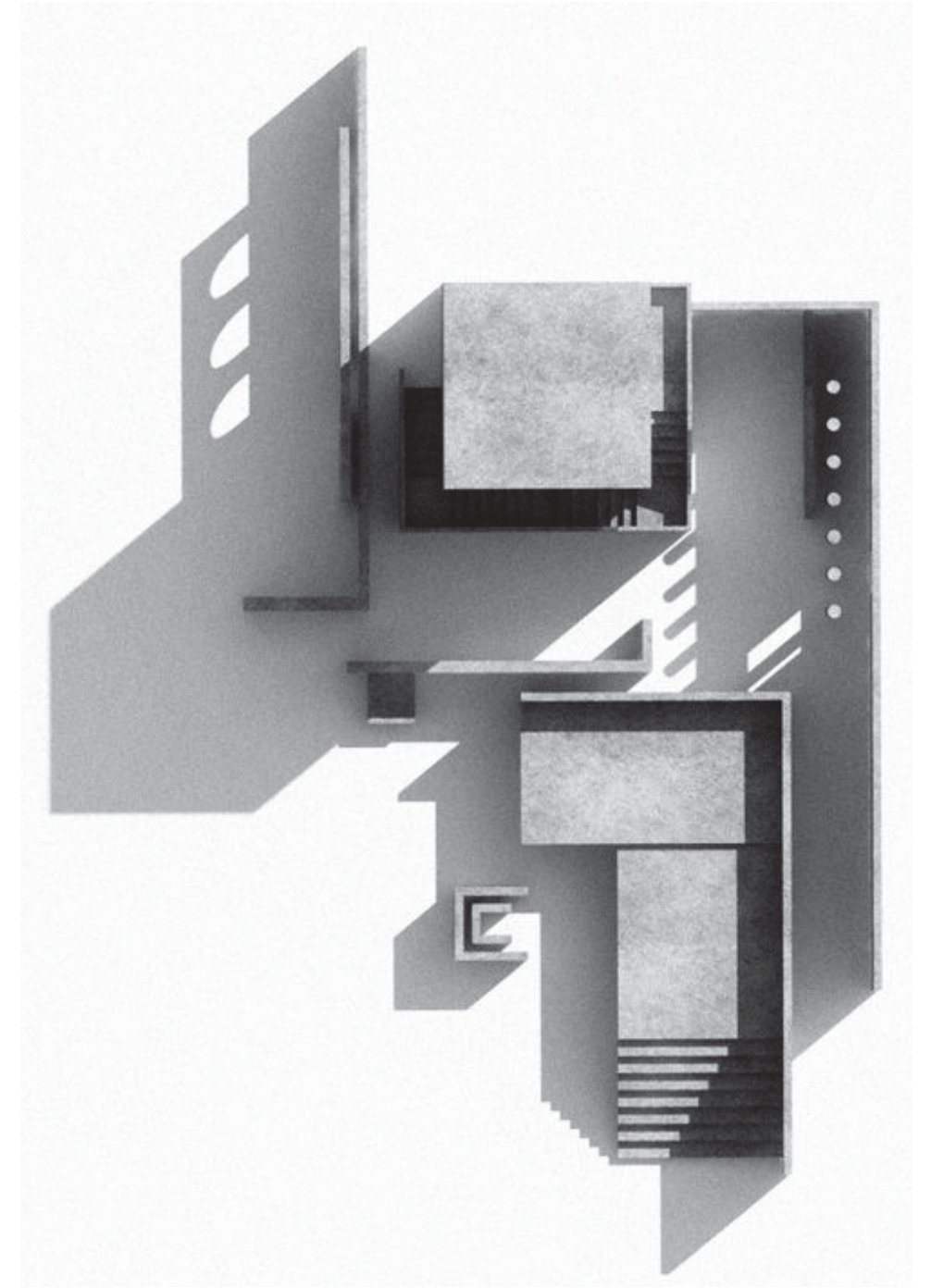
SHADOW STUDIES AND FACADE DETAIL



AESTHETICSWARFARE.TUMBLR.COM

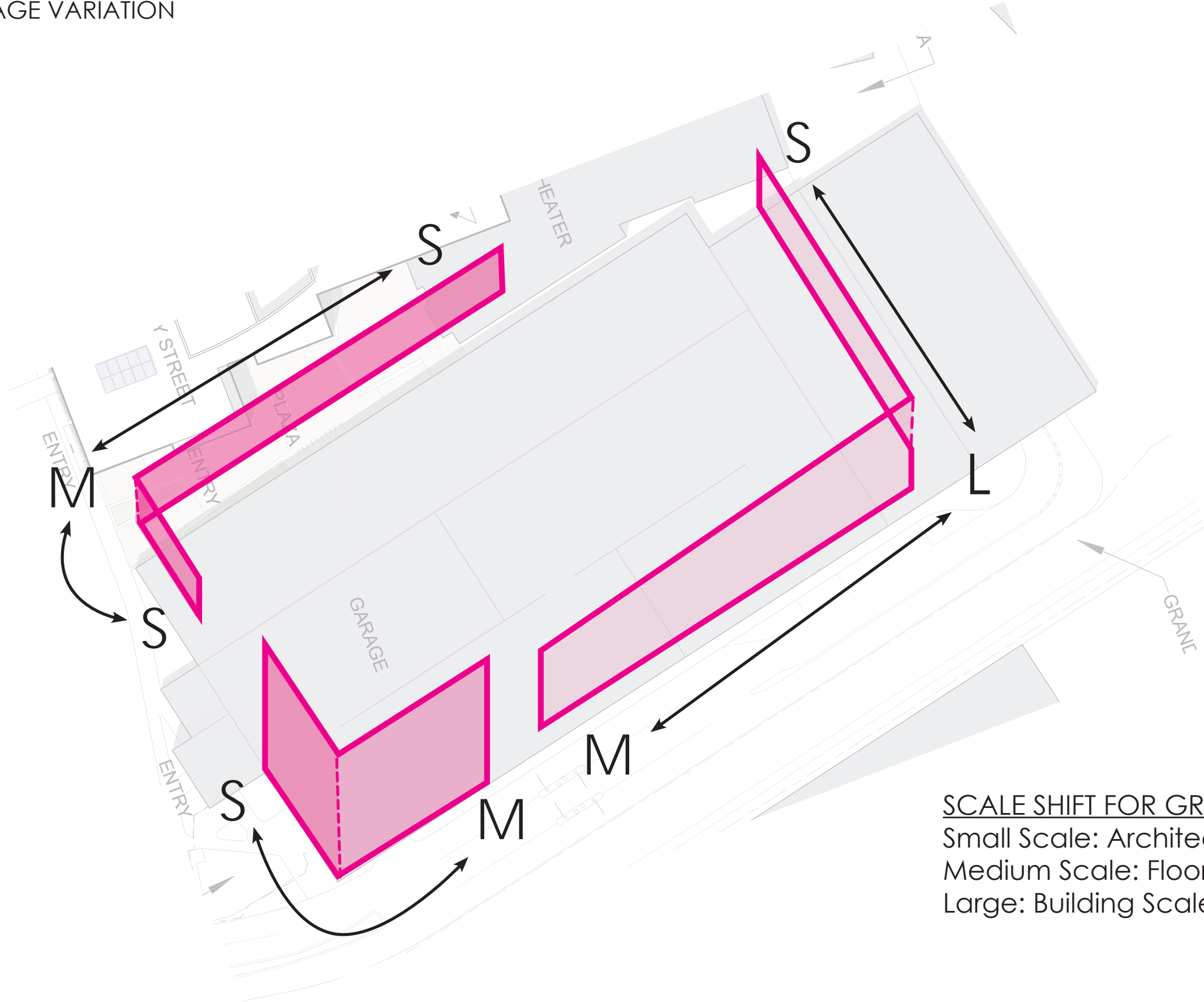


INT'L SPACE STATION IMAGE



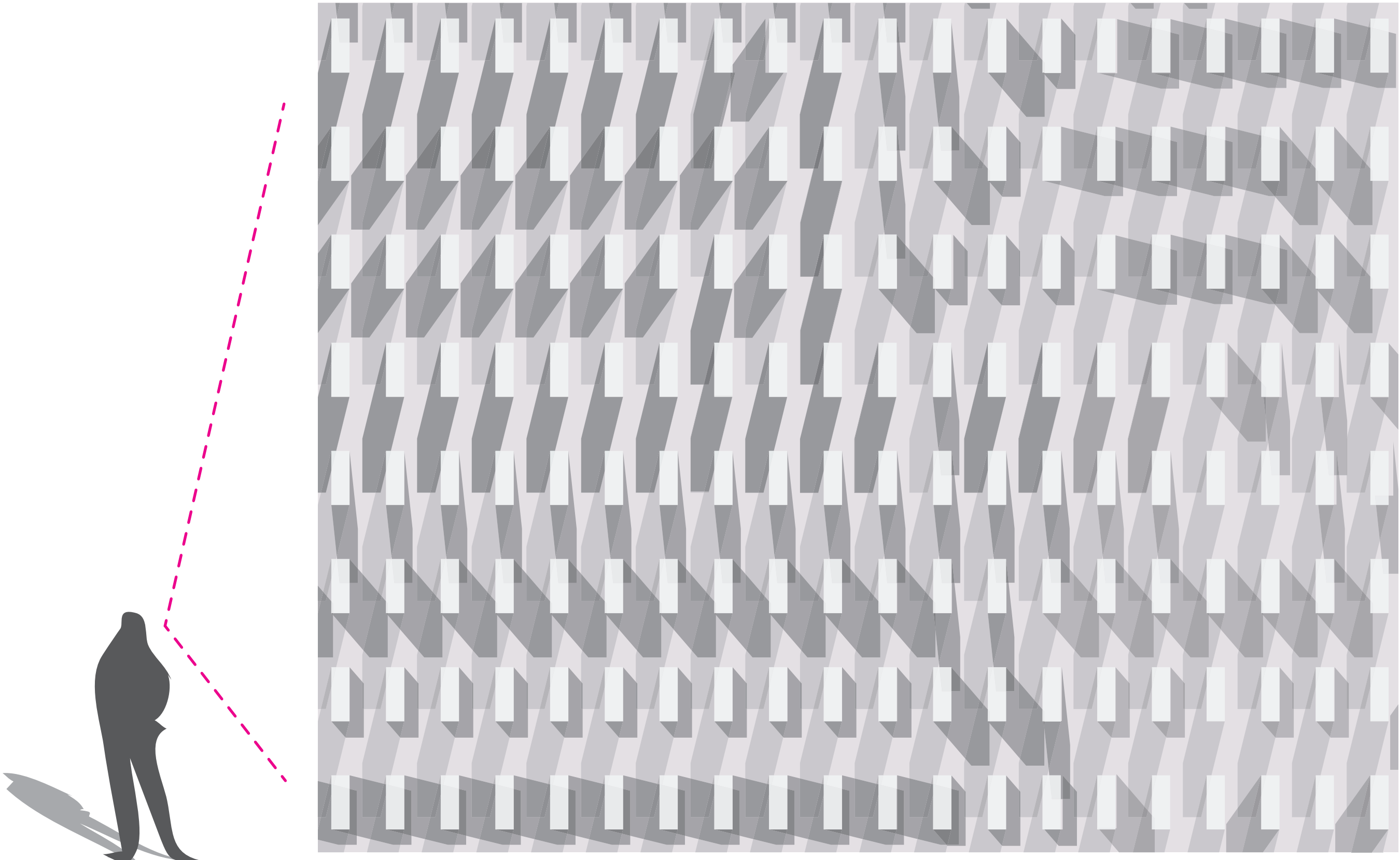
DOUGLAS RAMOS

SMALL, MEDIUM, LARGE
SCALE SHIFTS AND IMAGE VARIATION



SCALE SHIFT FOR GRAPHICS
Small Scale: Architectural Detail or Window
Medium Scale: Floor to Floor
Large: Building Scale

SMALL SCALE
SCALE SHIFTS AND IMAGE VARIATION



MEDIUM SCALE
SCALE SHIFTS AND IMAGE VARIATION



LARGE SCALE

SCALE SHIFTS AND IMAGE VARIATION





New Screen Wall @ First Floor on Binney Street, removeable for glass cleaning

399 Binney Street Entry

Cinema Entry

Bike Entry

Garage Entry
 Tower color to match 399 Binney Trespa Panel
 New canopy over Garage Entry
 New storefront windows @ Garage Entry
 Wood Screen



Garage Entry

Garage Entry

relocated Bright Horizons daycare,
short term: 4 spaces

long	1,000's/SF	/1,000 SF	spaces
Bright Horizons/N1	8	0.30	2.4
retail/N4	2	0.10	0.2
office/N2	171	0.22	37.6
theater/N4	32	0.10	3.2
			43.4
short			
Bright Horizons/N5	8	0.06	0.5
retail/N1	2	1.00	2.0
office/N5	171	0.06	10.3
theater/N1	32	1.00	32.0
			44.7

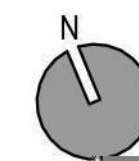


short term: 45 spaces
long term: 45 spaces
total: 90 spaces

BINNEY STREET

BRIDGE ABOVE

0 4 8 16 32'



REVISIONS

1	February 19, 2016	
2		
3		
4		
5		

DRAWING TITLE
Bicycle Parking Plan

DRAWING INFORMATION

December 21, 2015	DATE OF ISSUE
Special Permit	DESCRIPTION
1/16" = 1'-0"	SCALE
RU	DRAWN BY
3236	PROJECT #
A2_bicycle-planR2.pdf	FILE NAME

DRAWING NUMBER

A2