



250 BINNEY STREET COMMERCIAL BUILDING D

Cambridge, Massachusetts

Design Review Resubmission
Issued March 15, 2022

PICKARD CHILTON

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1. CORE & SHELL

1.1 PROJECT OVERVIEW

290 & 250 BINNEY STREET

PROJECT SUMMARY

Located within the Concept Plan area, the projects at 290 Binney Street (“Commercial Building C” or “13 Cambridge Center”) and 250 Binney Street (“Commercial Building D” or “14 Cambridge Center”) are proposed to be a commercial lab and office building meeting the requirements of the amendments to Article 14 in the Zoning Ordinance. 290 Binney Street will replace the existing six-story parking garage (Blue Garage) located on the Site which occupies a site beyond the parcel to be utilized for the future Project as bounded by Binney Street to the North, Broadway to the South and existing service drives to the East and West. The Blue Garage contains 0 SF of existing gross floor area (“GFA”). Commercial Building C will have a total GFA of approximately 424,565 SF and be up to sixteen floors plus two levels of mechanical penthouse and seven levels of below grade parking. The total height will be up to 250’-0” to the roof of the last occupied floor, as defined under zoning. 250 Binney Street will replace the existing two-story masonry commercial office and lab building located on the Site contains approximately 62,576 SF of existing gross floor area (“GFA”). Commercial Building D will have a total GFA of approximately 432,740 SF and be up to sixteen floors plus two levels of mechanical penthouse and eight levels of below grade parking. The total height will be up to 250’-0” to the roof of the last occupied floor, as defined under zoning. 290 Binney and 250 Binney will integrate themselves into the larger MXD masterplan resiliency and flood-preparedness plan. Each building has undertaken a grading and ground floor study to accommodate the 100 year flood level.

290 Binney Street will significantly enhance and enliven the public realm in multiple ways, including a redesigned ground plane and active use and bike parking along building’s South façade, directly abutting the new Central Plaza, thus enhancing the pedestrian experience at the street level and further enlivening the new Central Plaza. Both buildings with focus on activating the new Central Plaza and Sith Street connector access to the South with a modern valet bike parking system and vibrant active use retail and services spaces. Each building will seek to create an activated lobby along Binney street through programming and space planning intended to visually activate the public realm. Back-of-house and services spaces are focused along the East and West facades of the buildings, away from more pedestrian-activated spaces on the site. 250 Binney Street will significantly enhance and enliven the public realm in multiple ways, including a redesigned ground plane and active use and bike parking along building’s South and East façades, directly abutting the existing 6th Street Connector, thus enhancing the pedestrian experience at the street level and further enlivening the 6th Street Connector. In addition, the Project will enhance the public realm by creating a new connection from the active 6th Street Connector (Loughrey Walkway) to the new central park and lining this corridor with public-facing programmatic elements. Further, the 290 and 250 Binney Street project will provide enhanced access from Binney Street to Broadway as well as from Galileo Galilei Way to the planned Volpe development site through tactful carving of the building massing’s and increasing connection and access through the neighborhood and greater site as a whole. Spaces around the groundplane seek to advocate for improved pedestrian walkways, activated spaces with bike parking and seating, and visual improvement over the current Blue Garage and existing 250 Binney Street.

290 and 250 Binney Street will be served by new, dedicated off-street loading facilities for both deliveries and waste management that will be dedicated to each building but accessible from the shared East Plaza Drive (formerly East Service Drive). The loading dock activities will be managed so that service and loading operations do not adversely impact traffic circulation on the adjacent local roadways. Each building’s loading dock will have two dedicated loading bays for truck access and one for waste management. Parking for 290 and 250 Binney Street will be provided through the associated below grade parking facilities to be constructed concurrently with Commercial C and D respectively. This garage will contain a total of one-thousand, five hundred and eighty-four (1,584) parking spaces with approximately seven-hundred and ninety-two (792) parking spaces beneath each building. Additionally, 290 and 250 Binney will provide six hundred and ten (610) long term bike parking spaces within the ground-level active use zones and fifty-nine (59) short term bike parking spaces at grade distributed at various locations across commercial sites. The valet bike parking system will be staffed by a dedicated team in alignment with experienced needs for access at varying times throughout the day. The system will feature a variety of bike parking spaces to accommodate different bike parking needs, including; standard bike parking, electric bike charging stations, and cargo/oversized bike parking.

NOTE: ALL CHANGES BEING STUDIED THROUGH DESIGN REVIEW PROCESS ARE NOT REFLECTED IN THIS DOCUMENT PENDING APPROVAL. THIS INCLUDES ITEMS DISCUSSED AT 23 FEB 2022 DESIGN REVIEW COMMITTEE HEARING MEETING. DESIGN CHANGES TO BE DISCUSSED AT DESIGN REVIEW HEARINGS, CONFORMING DOCUMENT TO BE PRODUCED FOLLOWING BUILDING APPROVAL.

PROJECT TEAM

Developer



Design Architect

PICKARD CHILTON

Architect of Record



Landscape Architect



Lighting Designer



Structural Engineer



MEPFP Engineer



Civil/Traffic Engineer



Code Consultant / Smoke Control



Elevator/Facade Access Consultant



Sustainable Design Consultant

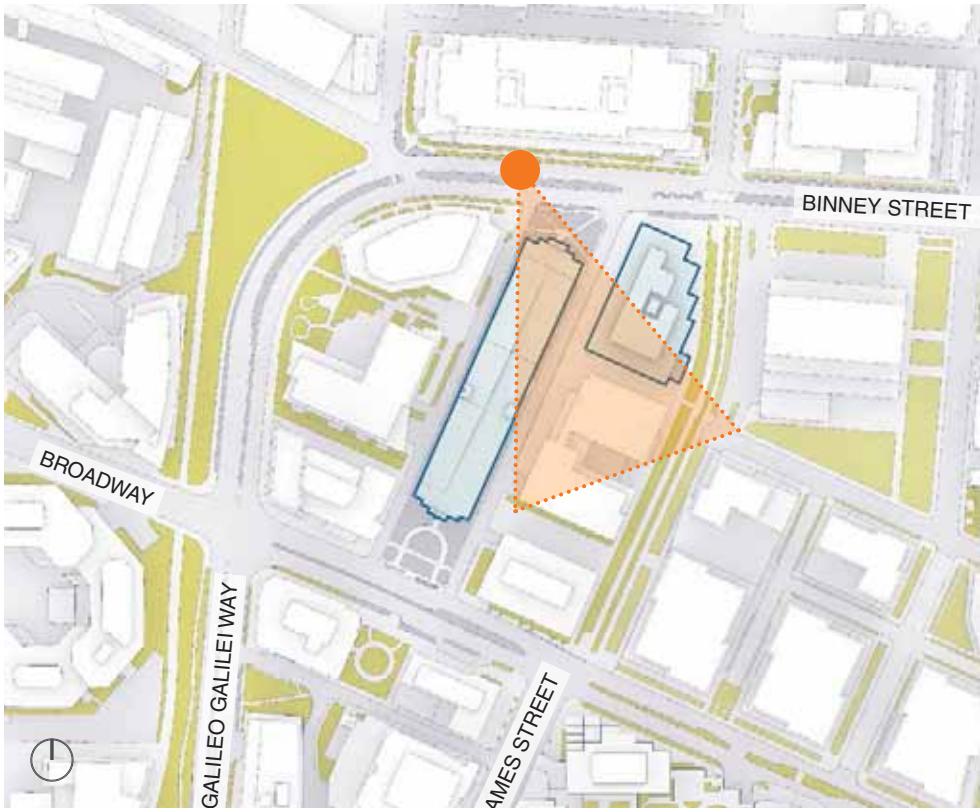


Environmental Scientist

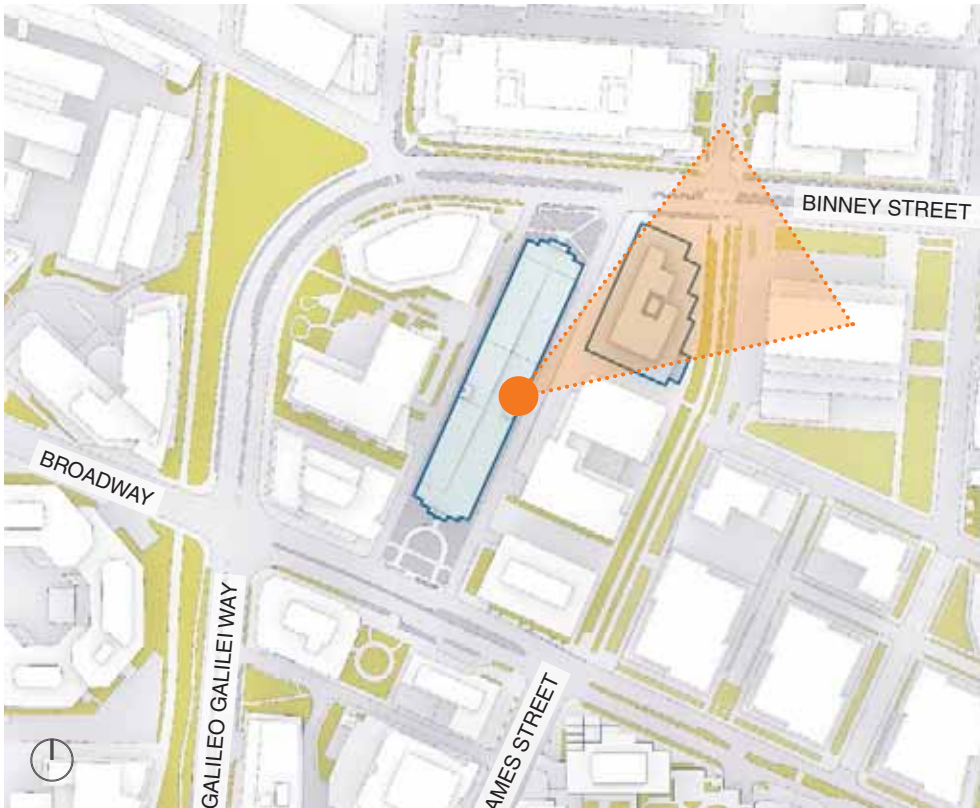


1.2 EXISTING CONDITIONS

KEY PLAN

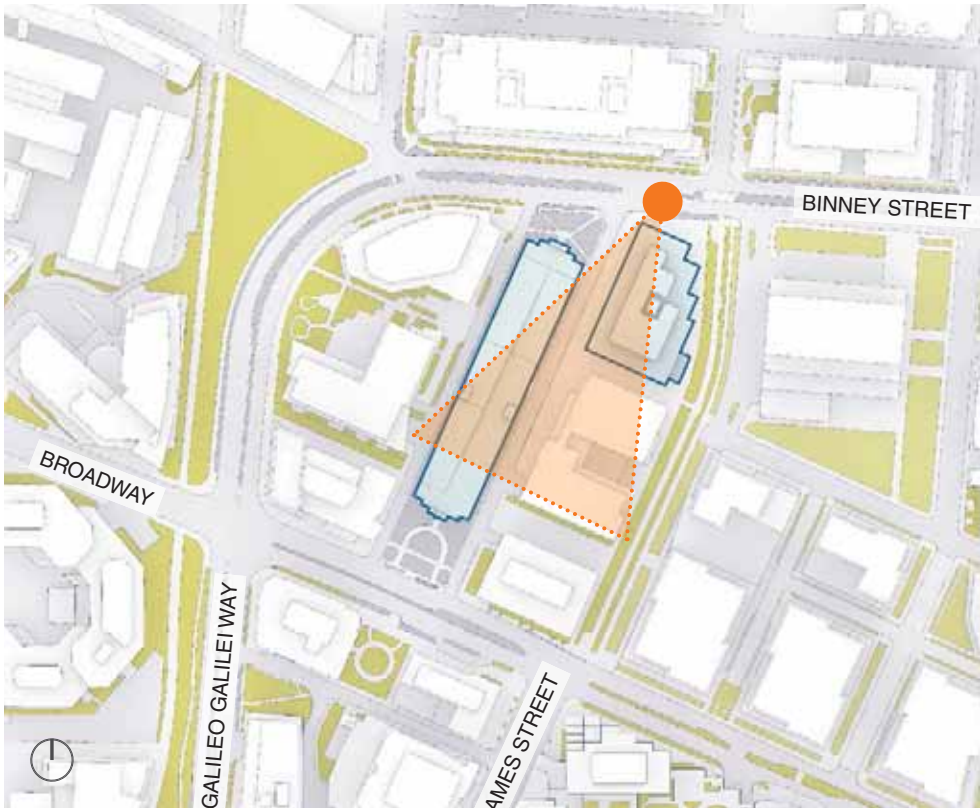


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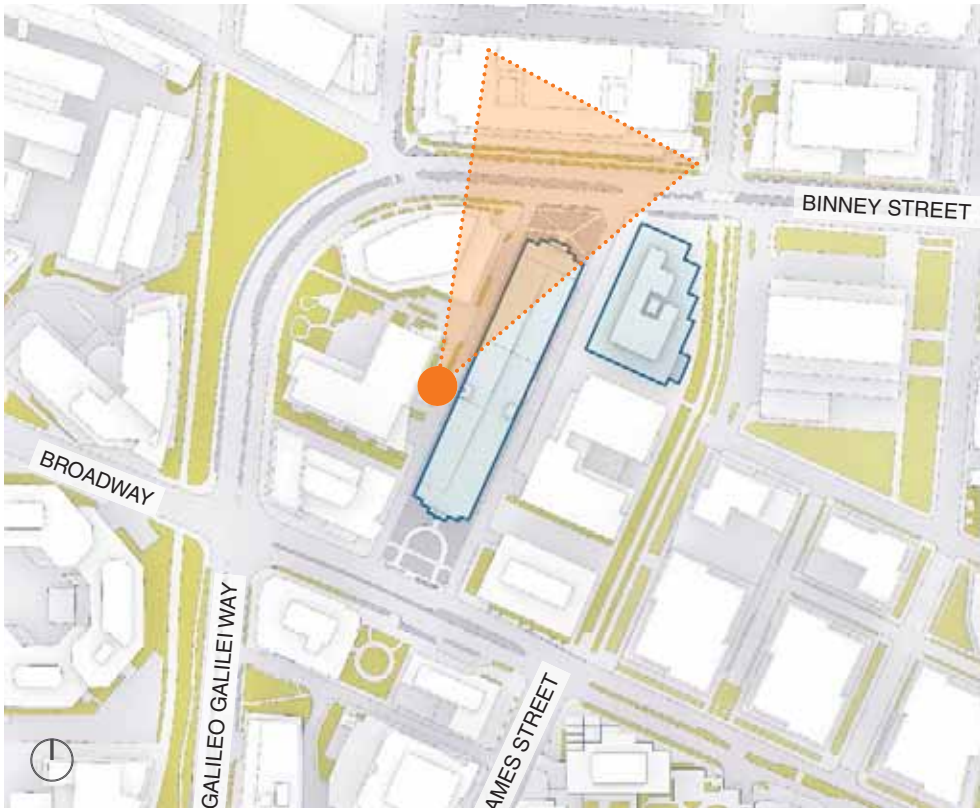


1.2 EXISTING CONDITIONS

KEY PLAN



KEY PLAN



1.3.0 SITE PERSPECTIVES

PROPOSED MASSING + APPROVED DEVELOPMENTS



VIEW FROM I-93



VIEW FROM HARVARD BRIDGE



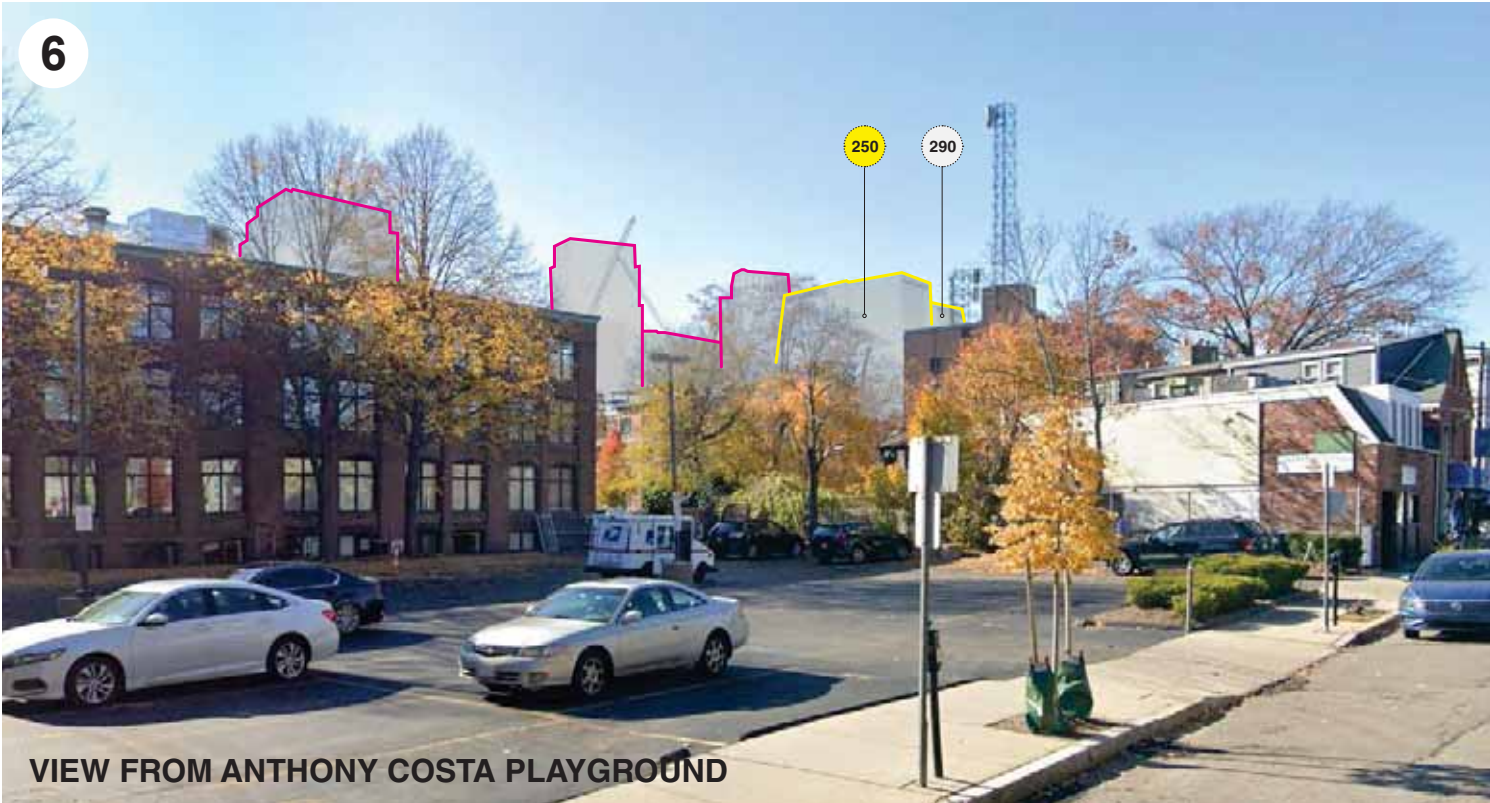
VIEW FROM LONGFELLOW BRIDGE

 PROPOSED MASSING  APPROVED DEVELOPMENTS

250 BINNEY STREET THIS COMMUNICATES THE DESIGN INTENT OF BOTH COMMERCIAL BUILDINGS

1.3.0 SITE PERSPECTIVES

PROPOSED MASSING + APPROVED DEVELOPMENTS



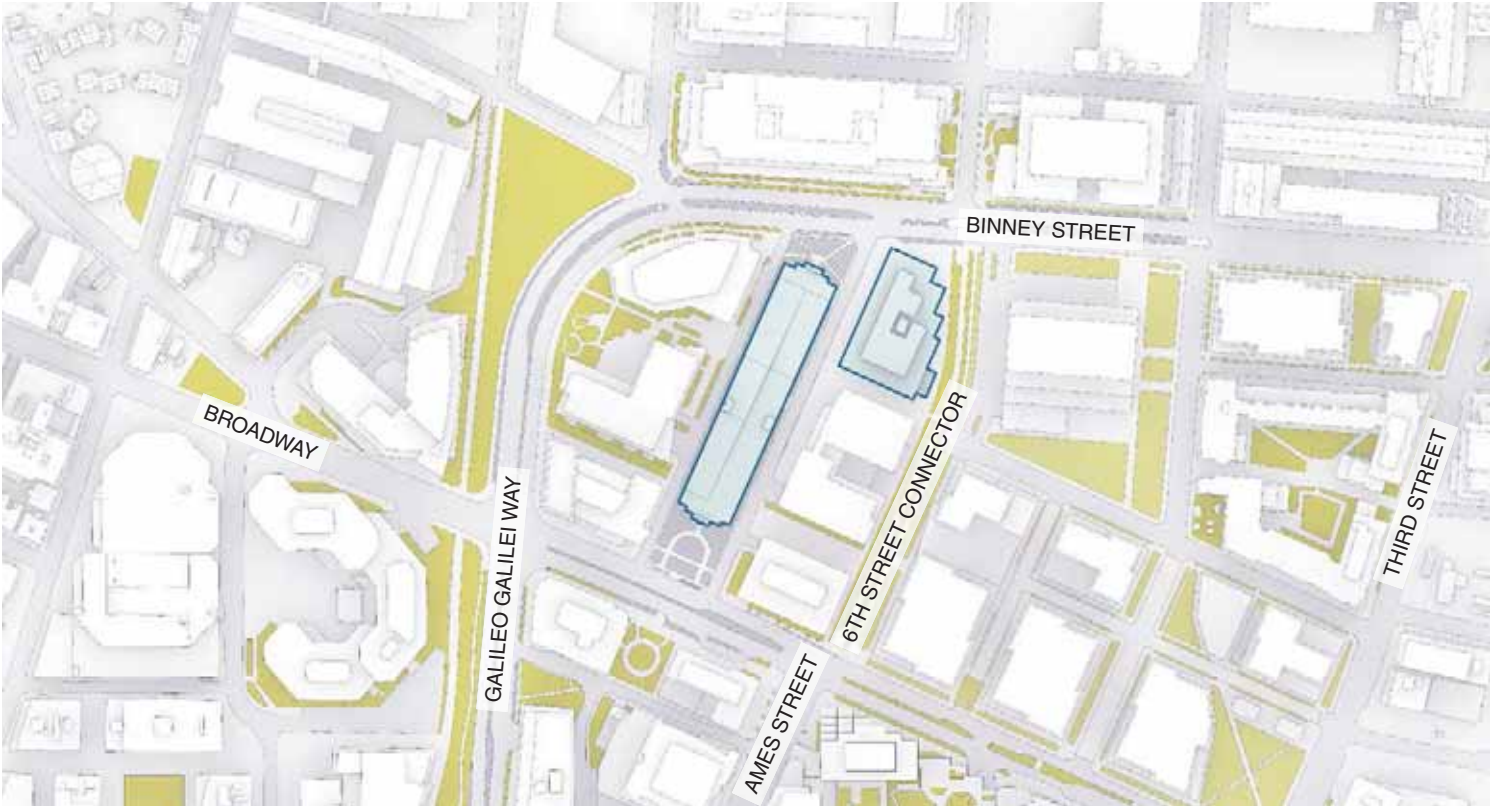
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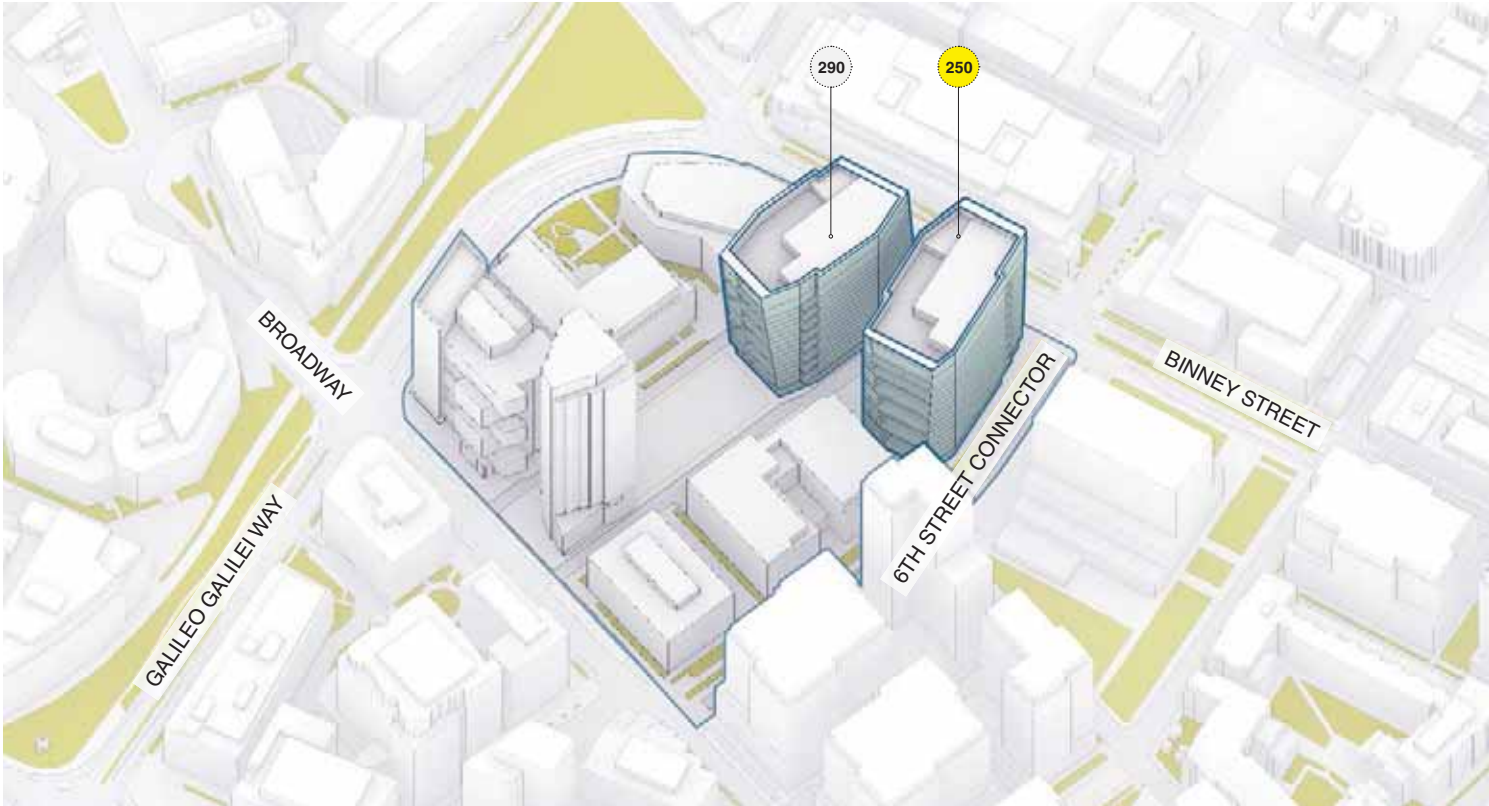
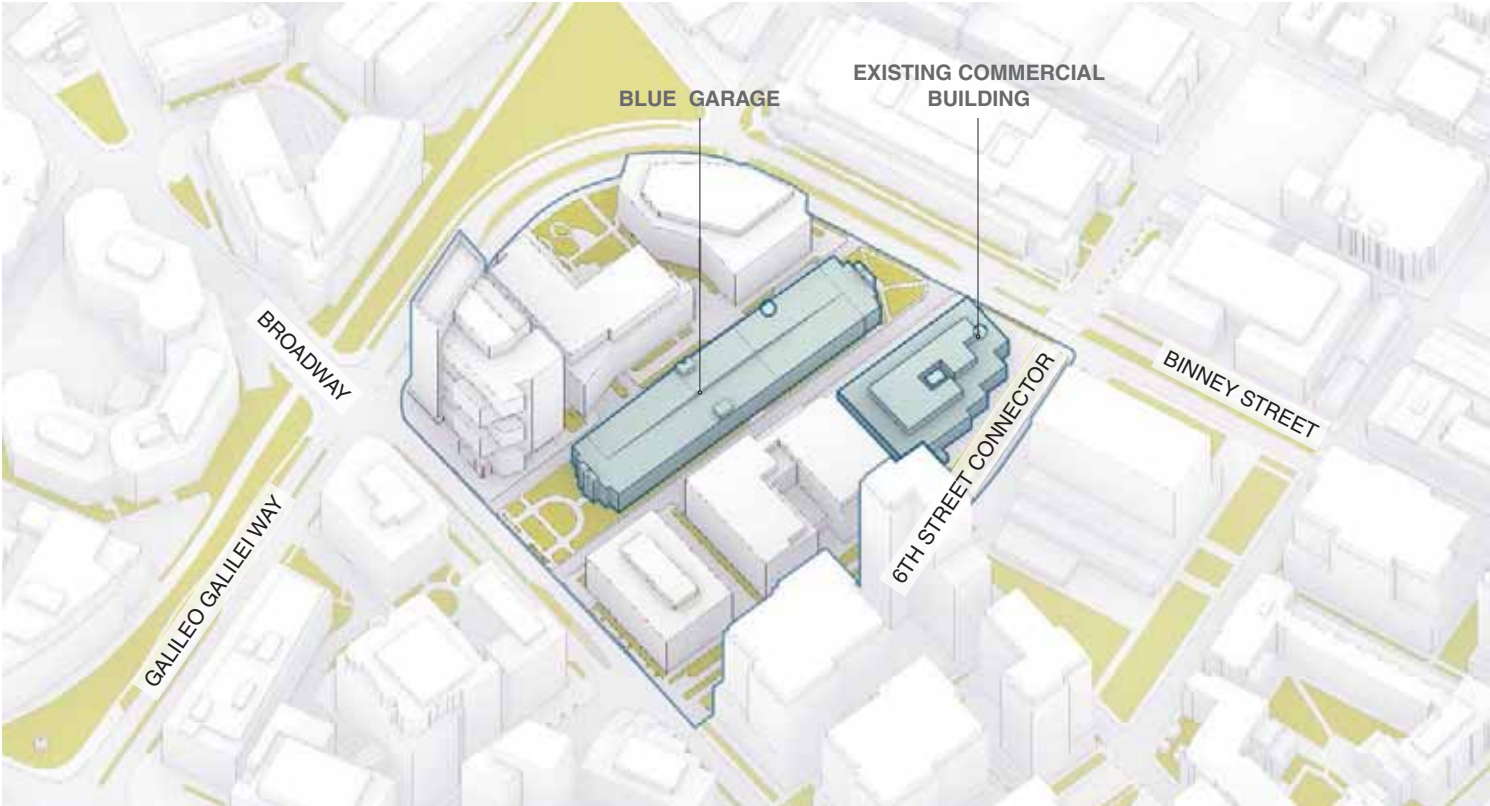
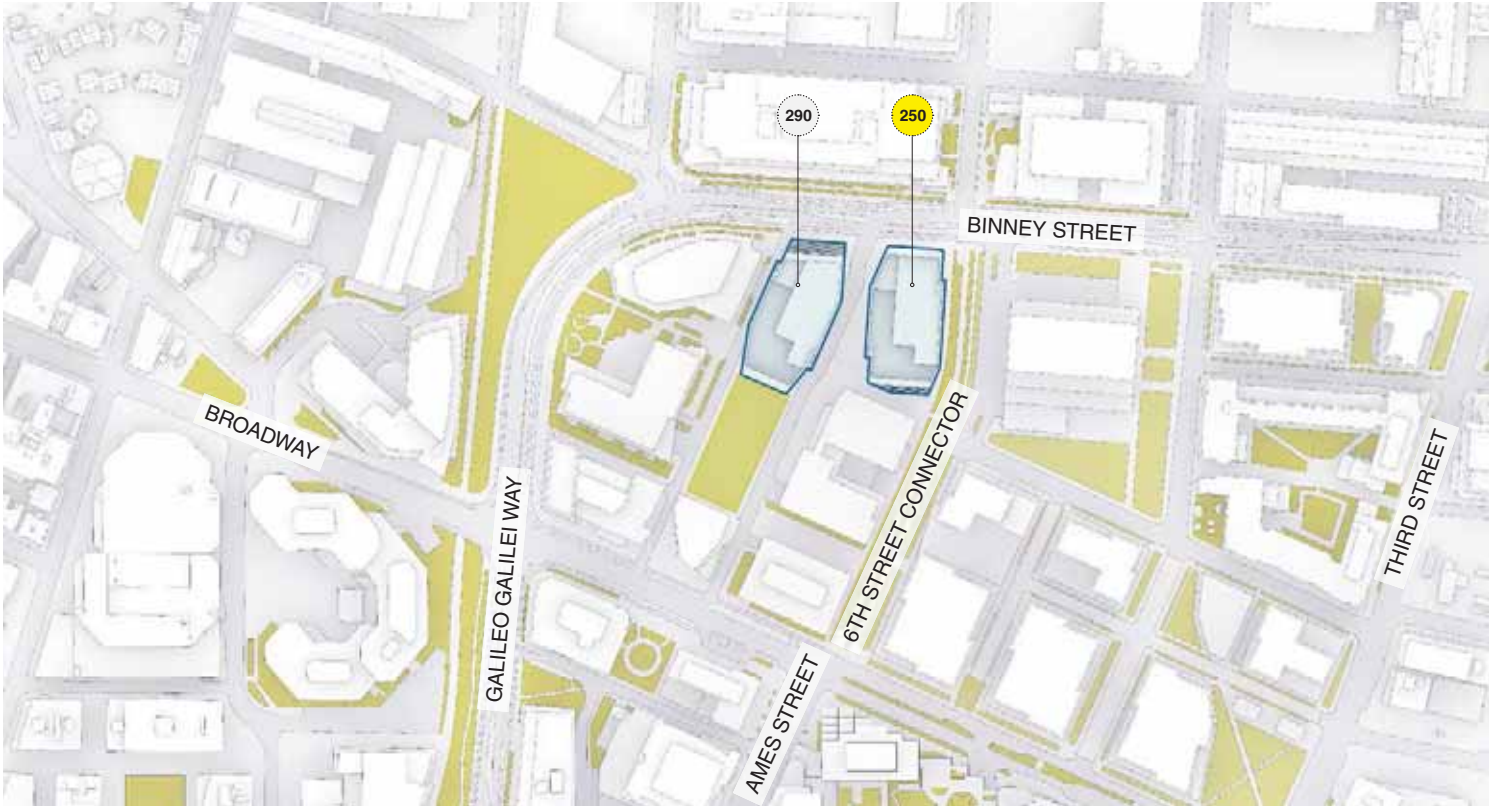
PICKARD CHILTON

1.3.1 SITE PLANS

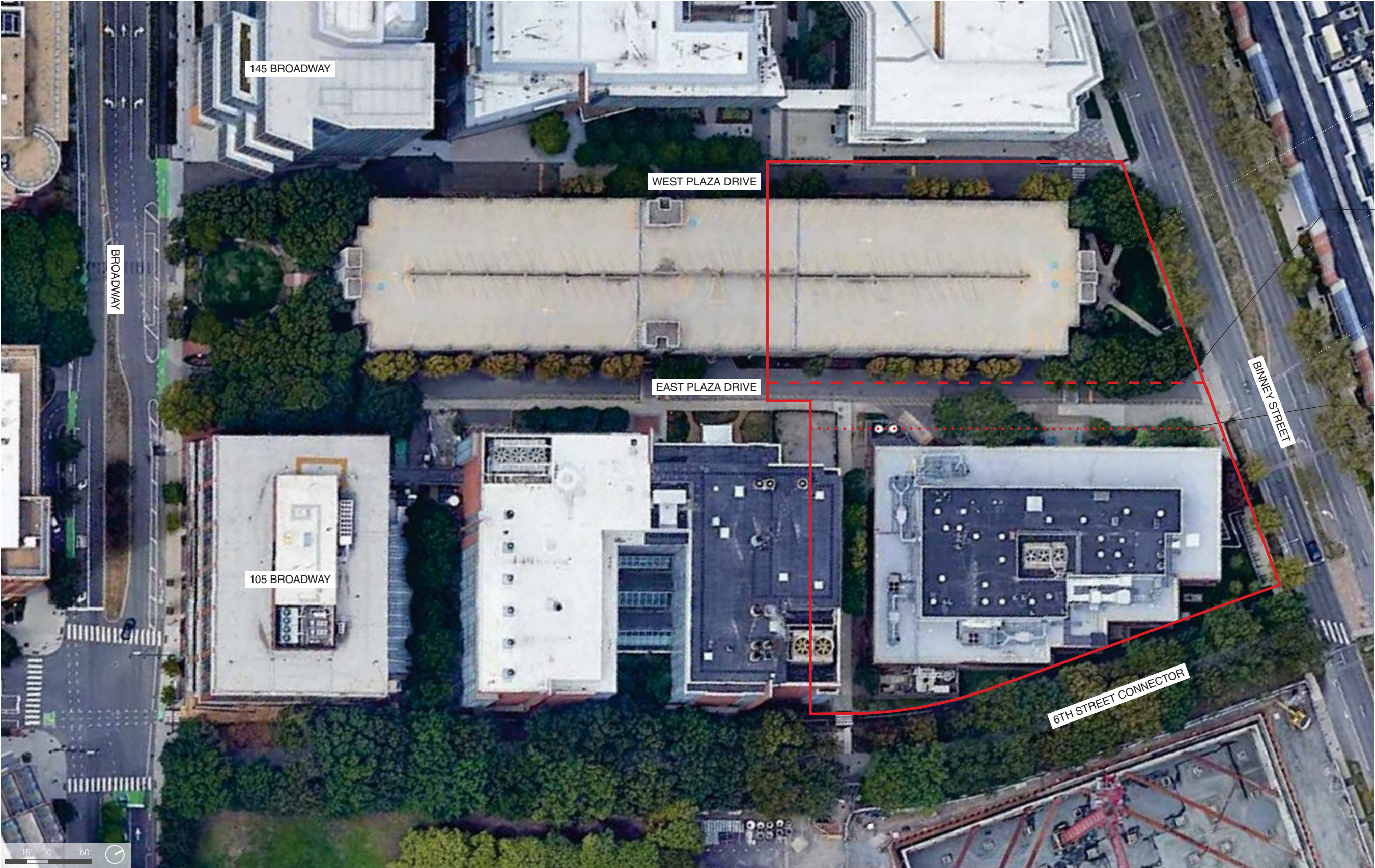
EXISTING CONDITIONS



PROPOSED MASSING



1.3.1 SITE PLANS
EXISTING CONDITIONS



*NOTE: CONSTRUCTION PHASING PENDING FURTHER DESIGN DEVELOPMENT.

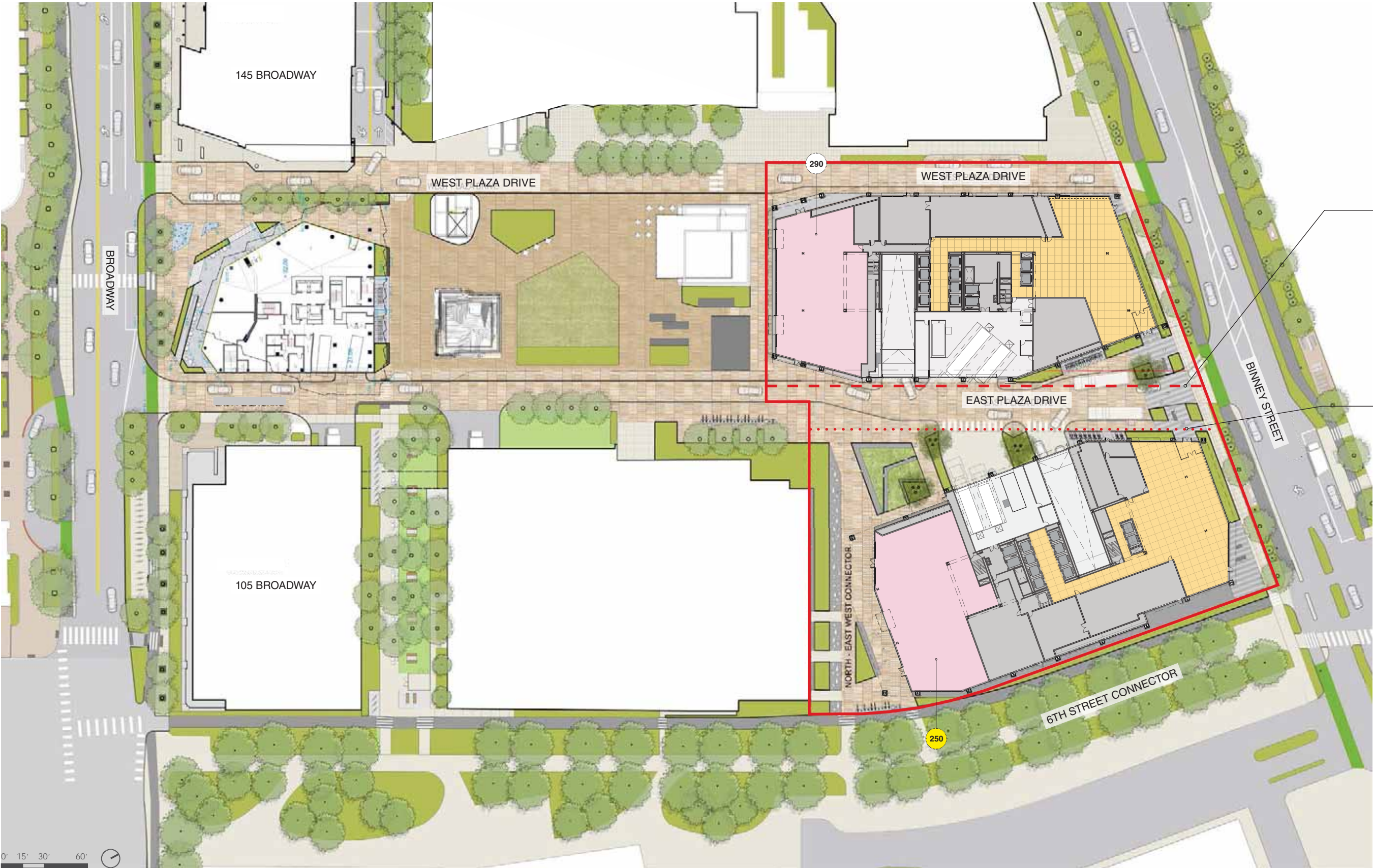
290 BINNEY CONSTRUCTION BOUNDARY

CURRENT EAST PLAZA DRIVE TO REMAIN ACTIVE TO PROVIDE ACCESS TO EXISTING COMMERCIAL EAST BUILDING

250 BINNEY TO START CONSTRUCTION BEFORE 290 BINNEY IS OPERATIONAL

EXTENT OF EAST PLAZA DRIVE TO BE MADE ACCESSIBLE DURING THE FINISHING OF CONSTRUCTION OF 250 BINNEY TO PROVIDE ACCESSIBILITY TO 290 BINNEY.

1.3.1 SITE PLANS
GROUND FLOOR



*NOTE: CONSTRUCTION PHASING PENDING FURTHER DESIGN DEVELOPMENT.

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