



ALEXANDRIA.

nbbj

325 Binney Street Special Permit Application

*Volume 2: Site Plan, Survey, Floor Plans, Elevations,
Photographs, Landscape Plan, Graphics*

DATE:
August 5, 2020

Project Team



Adams & Rafferty
Attorneys at Law



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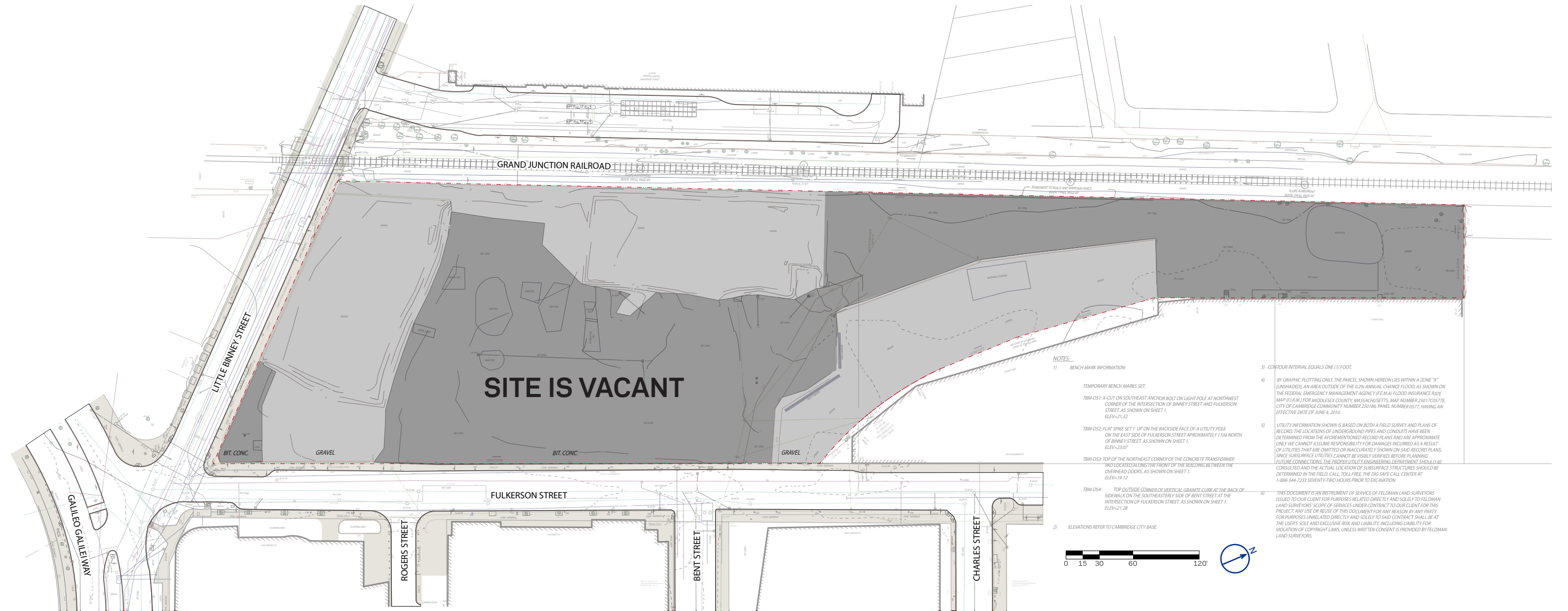
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Existing Conditions Plan



- Sidewalk
- Gravel
- Bituminous Concrete

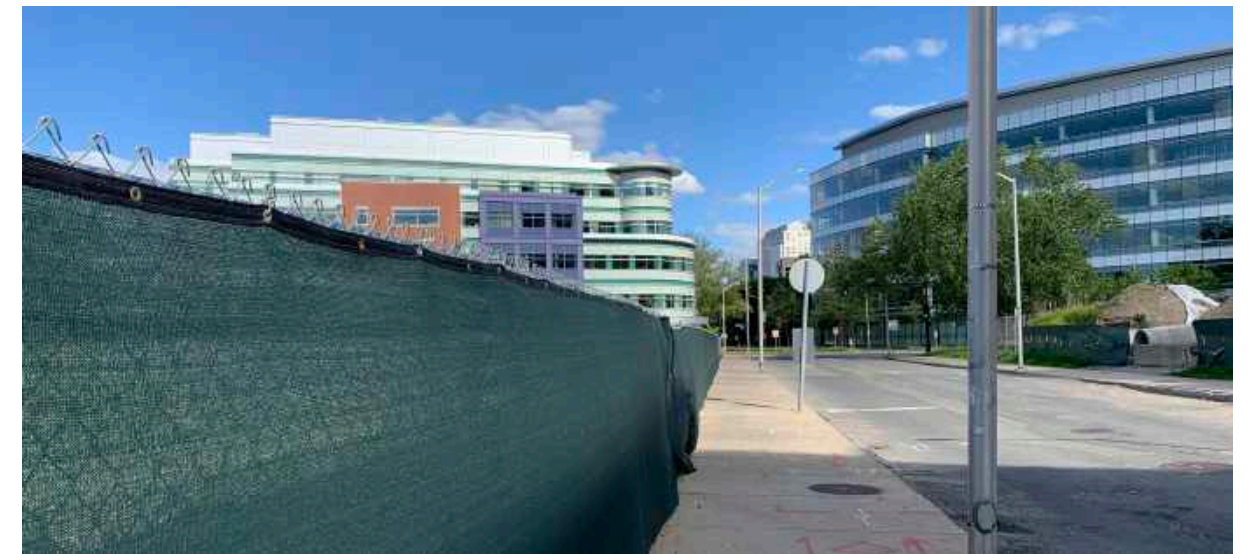
Existing Conditions Photos



View from Southwest, Looking East



Views from Binney Street, Looking East



Existing Conditions Photos



View from South/Southeast, Looking North

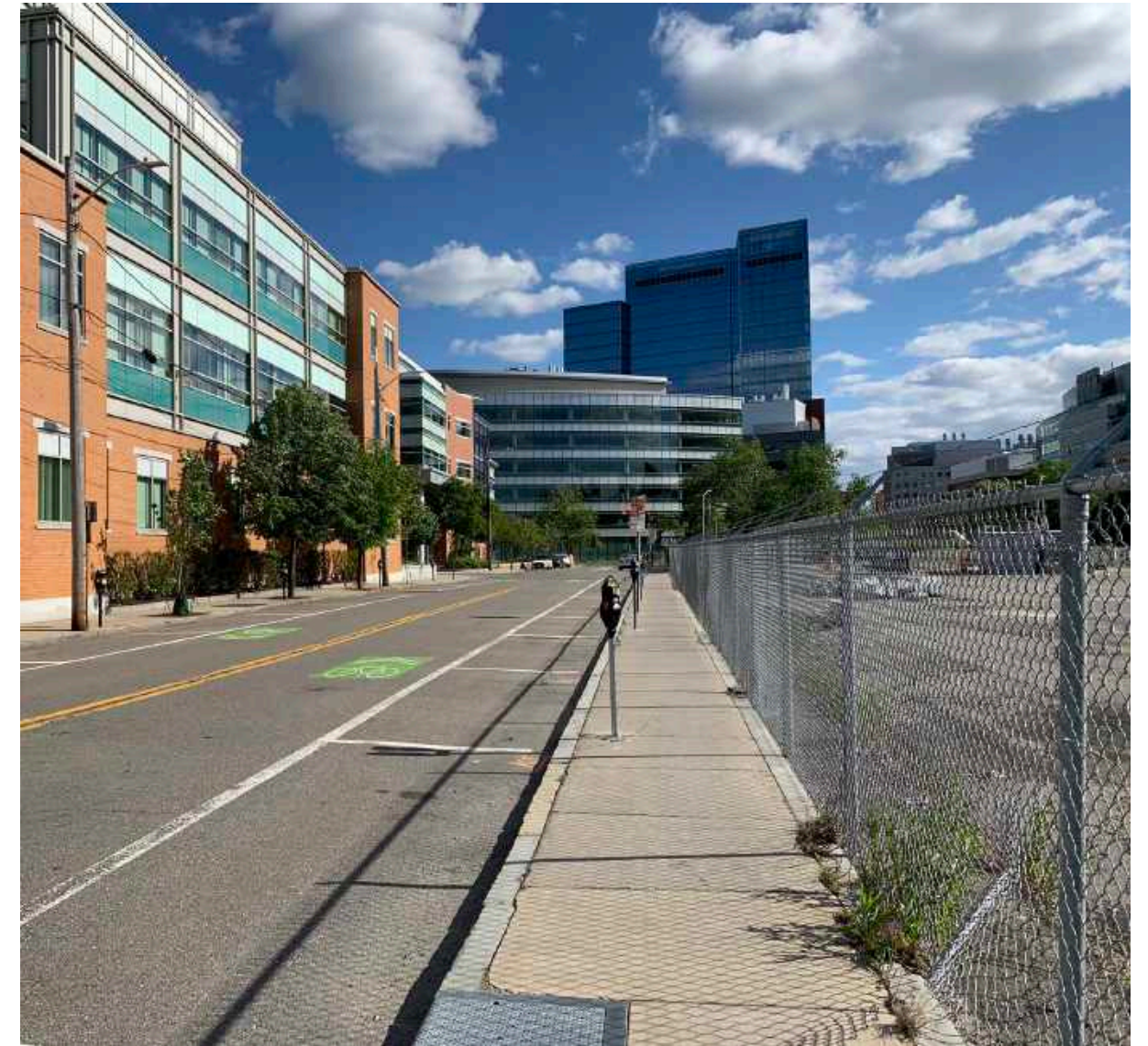


View from Fulkerson Street, Looking North

Existing Conditions Photos



View from North, Looking South



View from Fulkerson Street, Looking South

Existing Conditions Photos



View from Northeast, Looking Southwest



View from Fulkerson Street, Looking Southwest

Existing Conditions Photos



View from South, Looking North/Northeast



View from Binney Street Corner towards "Little" Binney Street, Looking North

Existing Conditions Photos



View from Fulkerson Street to Rogers Street, looking East



View from Fulkerson Street to Bent Street, Looking East

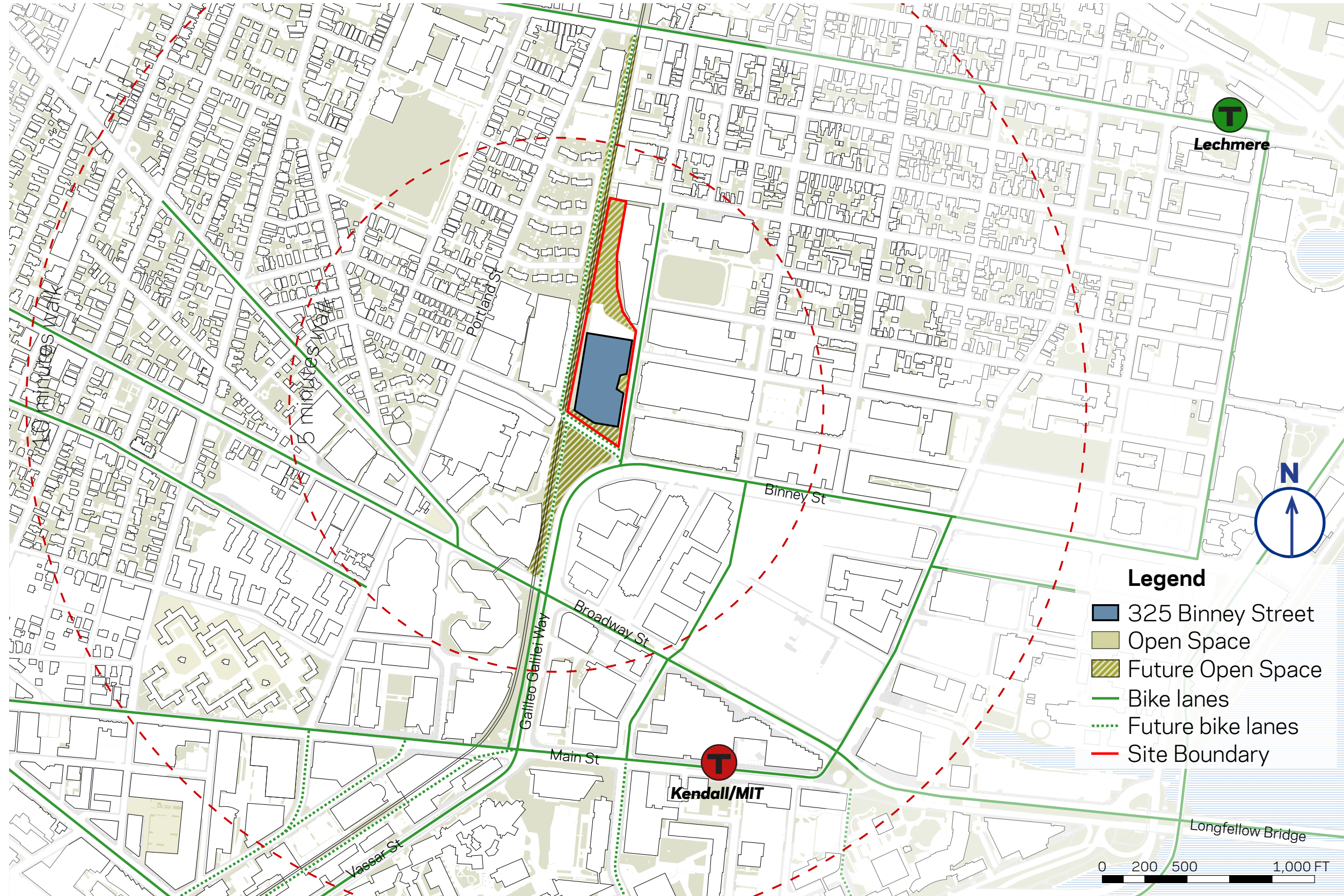


View from Rogers Street to Fulkerson Street, Looking West

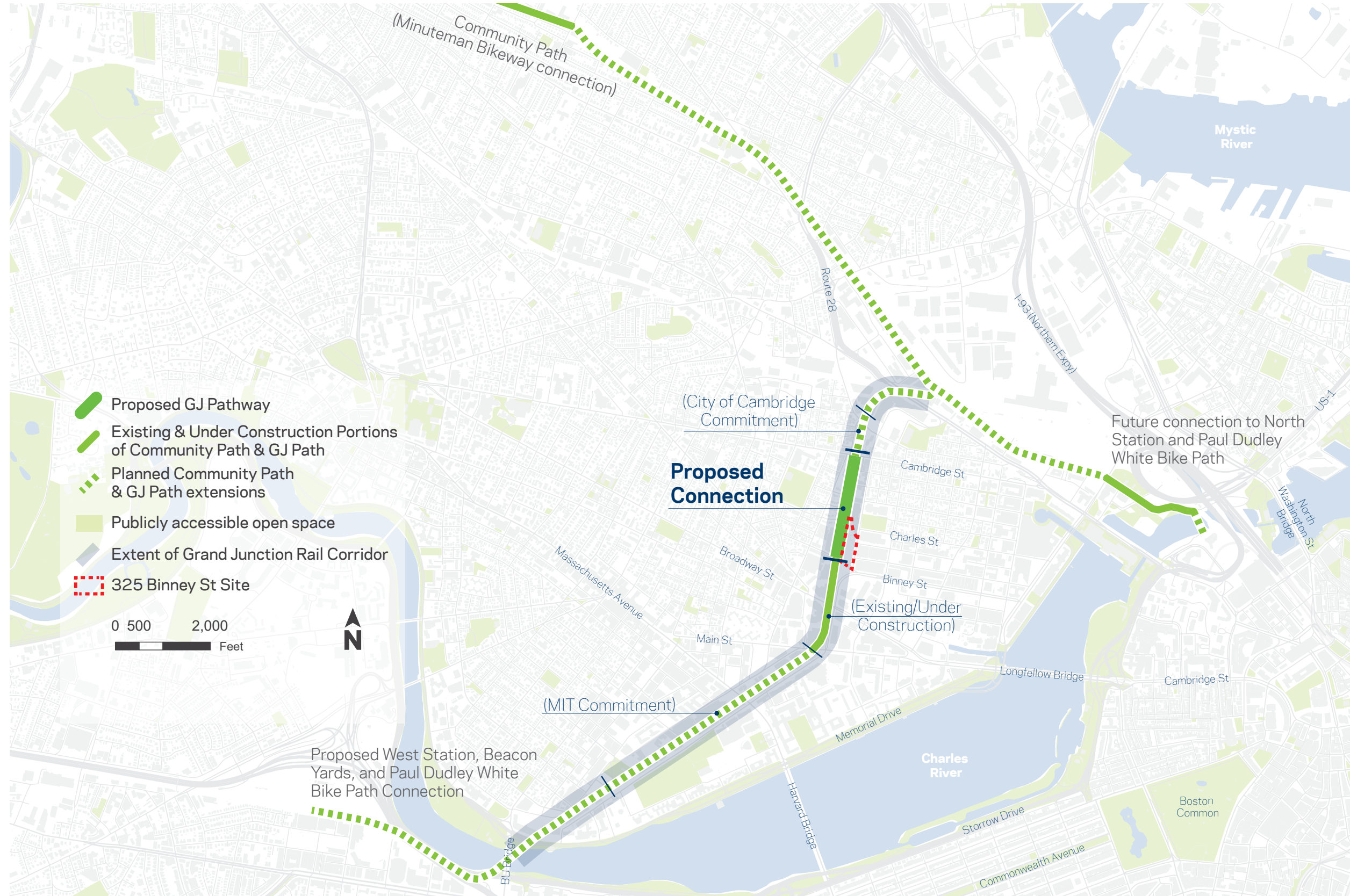


View from Bent Street to Fulkerson Street, Looking West

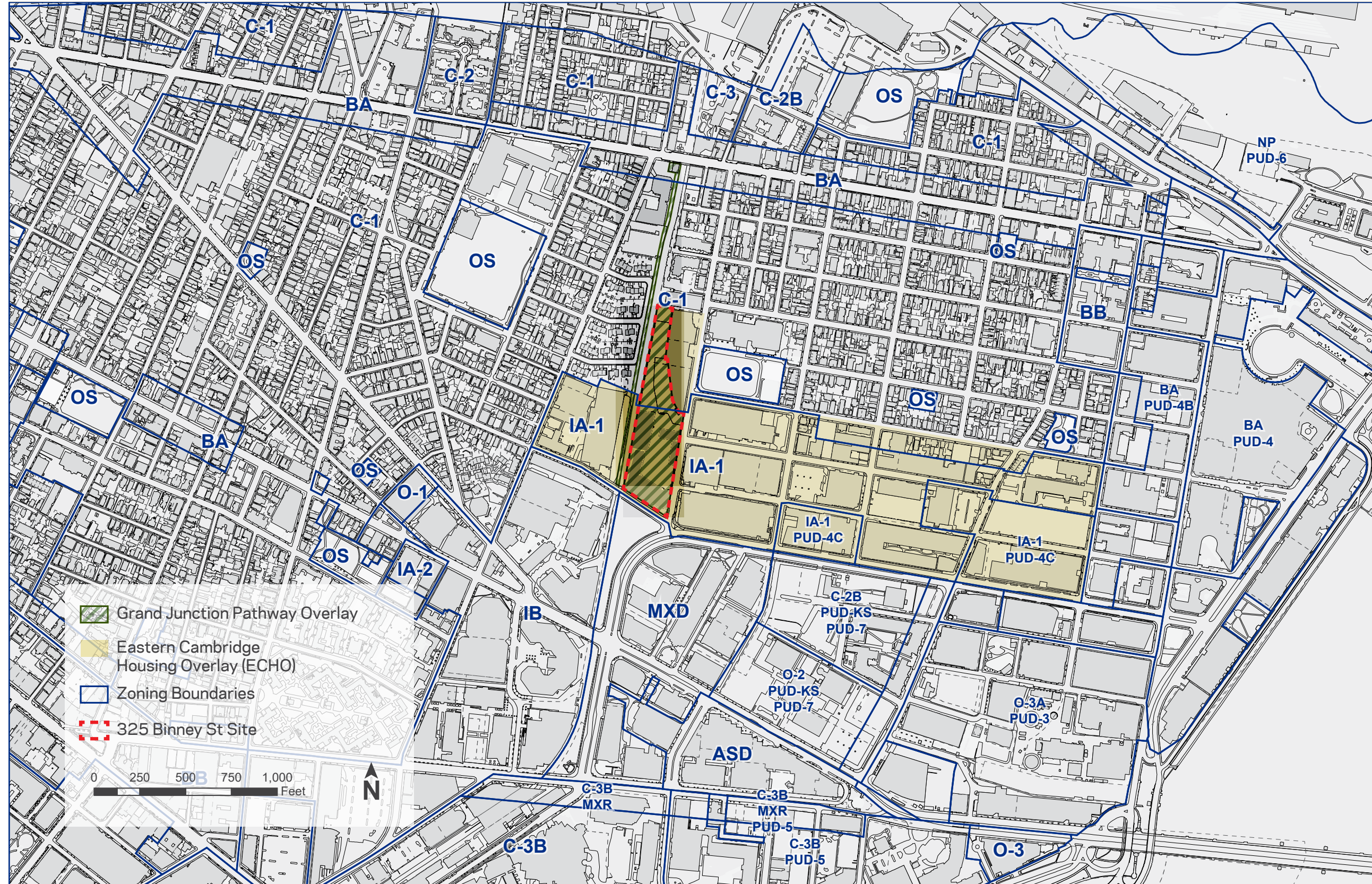
Site Context Plan



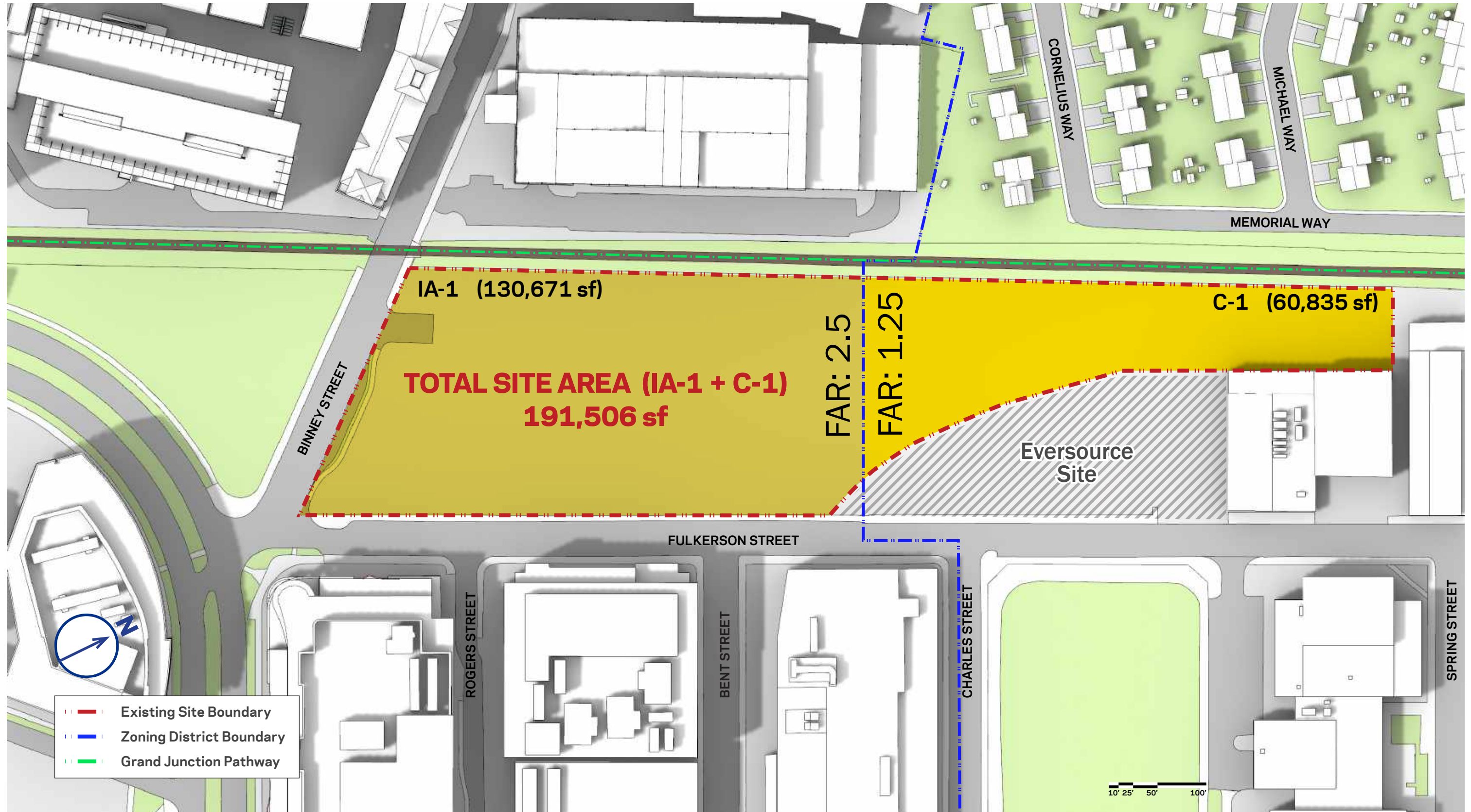
Grand Junction Multi-Use Path



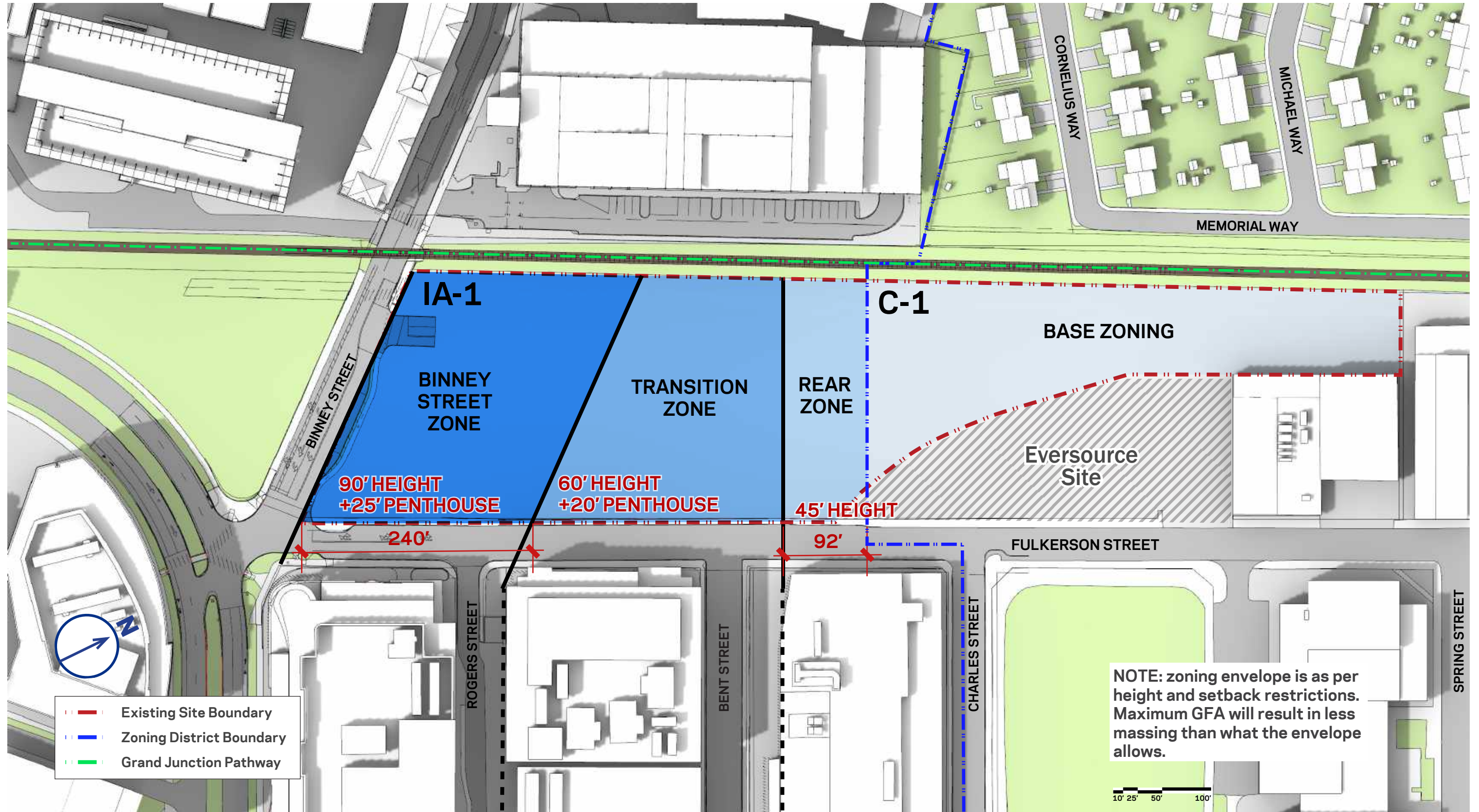
Grand Junction Overlay District



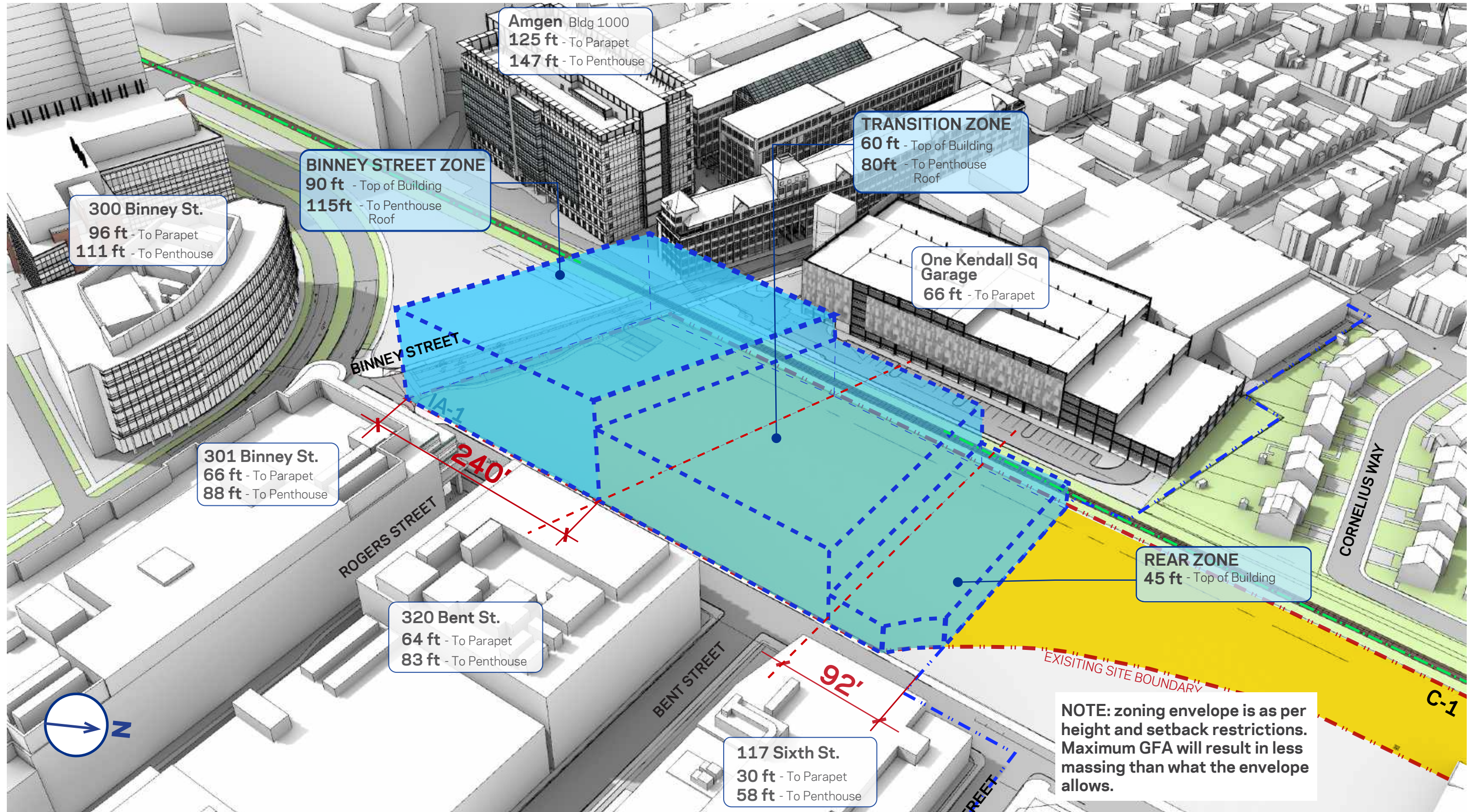
Existing Site Boundary



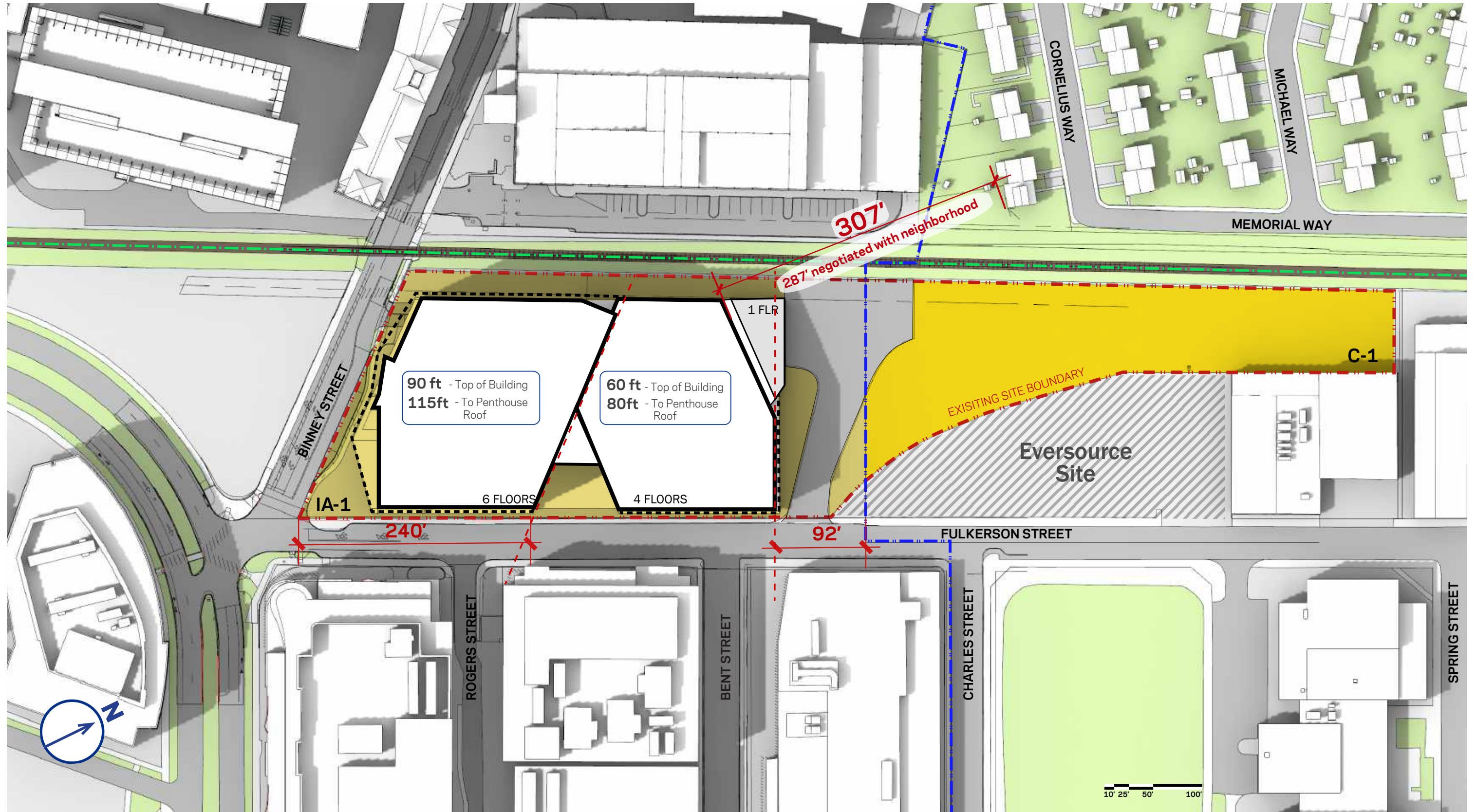
Zoning Analysis — Height Zones



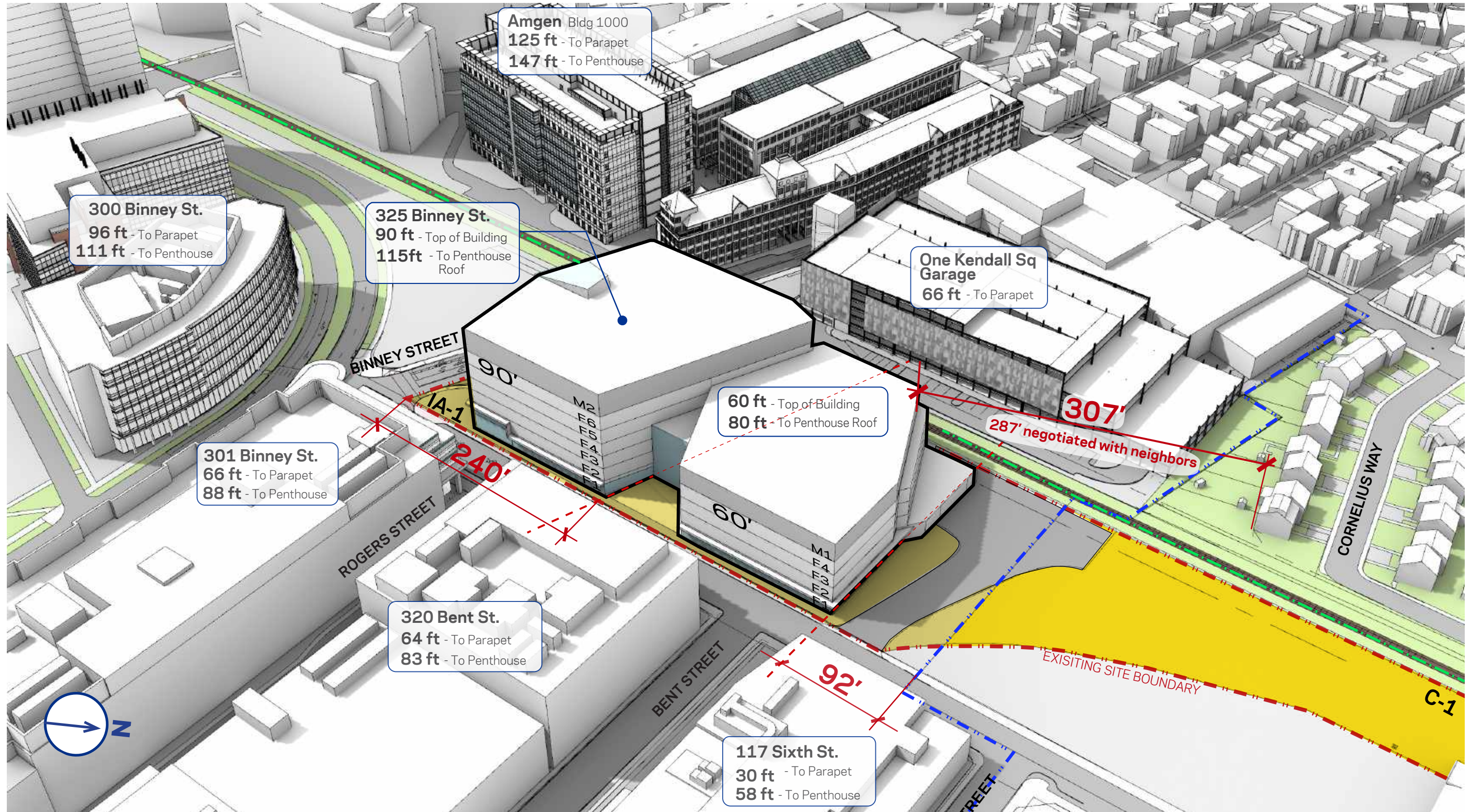
Aerial View — Approved Zoning Massing



Massing Site Plan

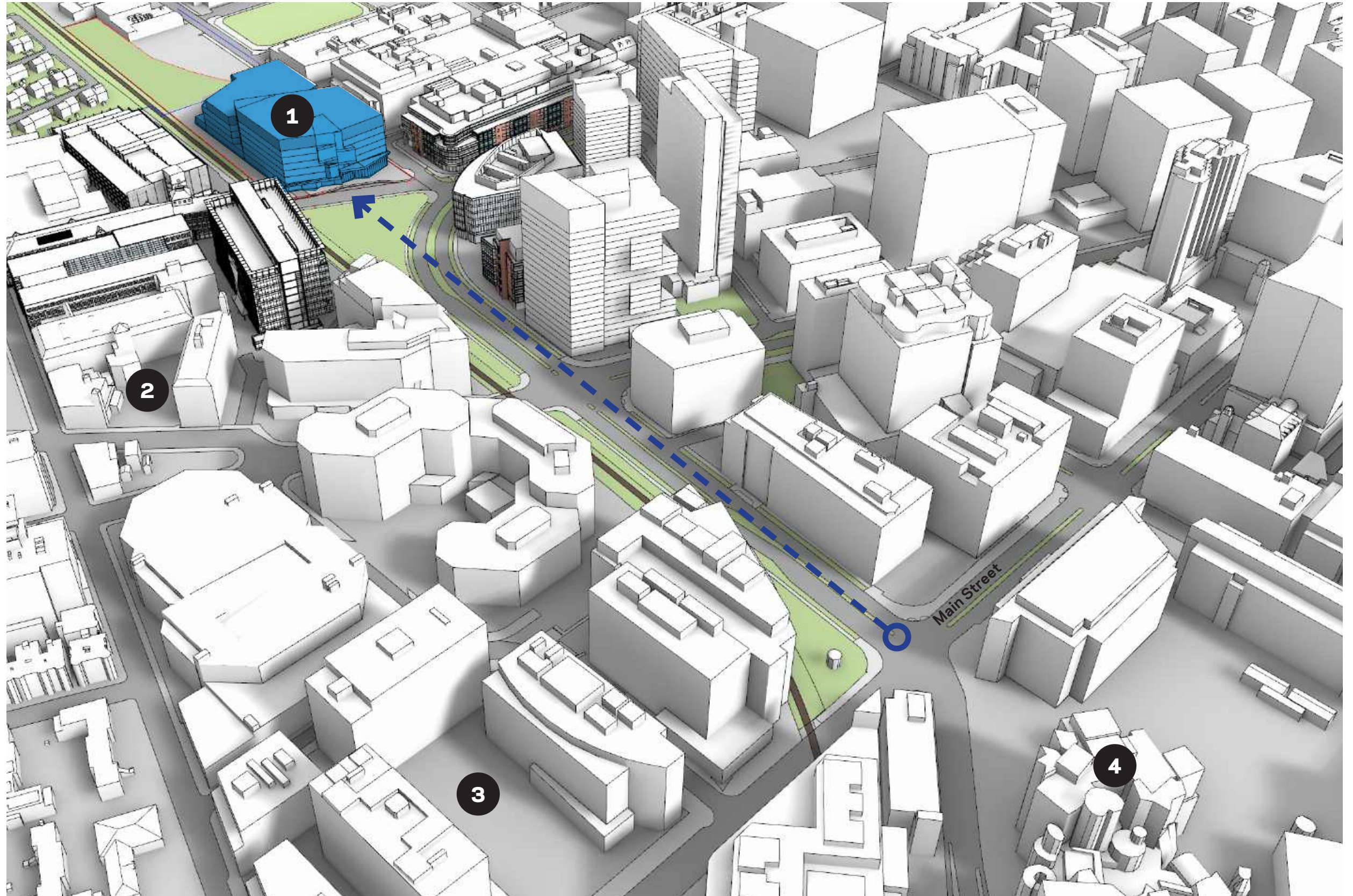


Aerial View — Approved Massing



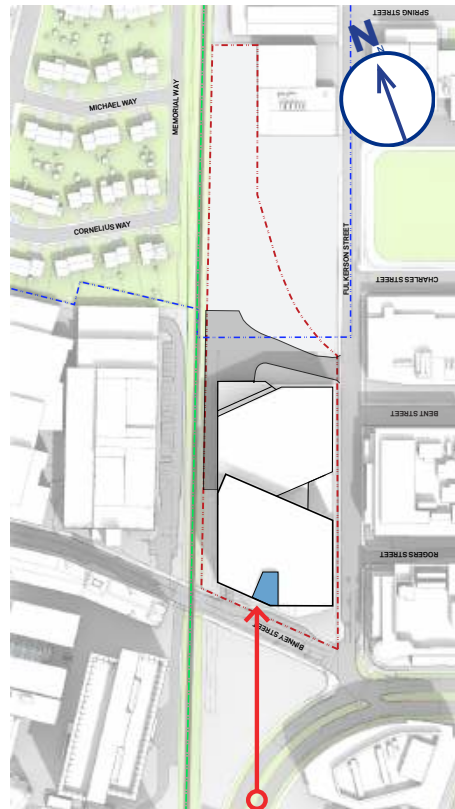
Axial View Connection

- 1**
325 Binney Street
- 2**
One Kendall Square
- 3**
Technology Square
- 4**
Stata Center



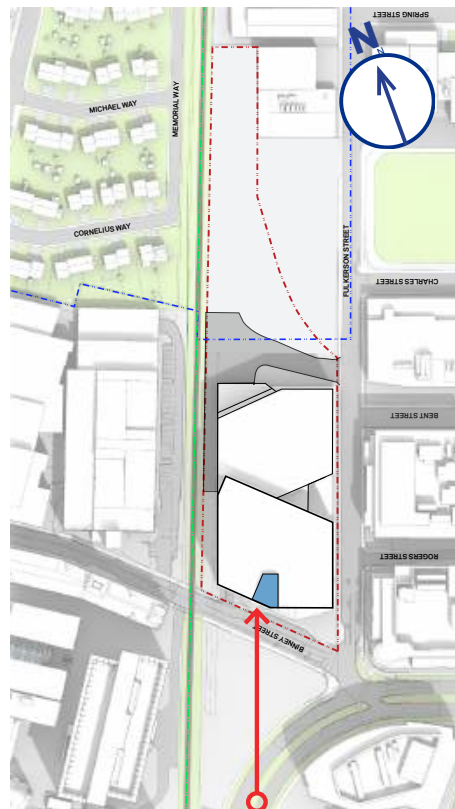
View from South / Galileo Way South Elevation

Without Trees
Shown



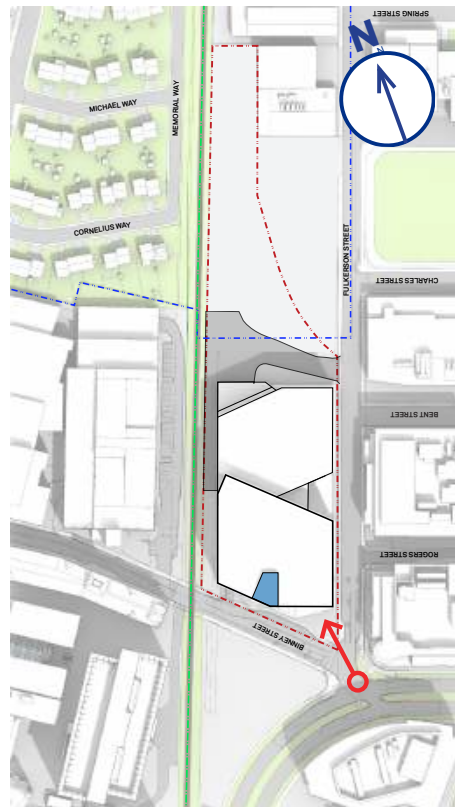
View from South / Galileo Way South Elevation

With Trees Shown



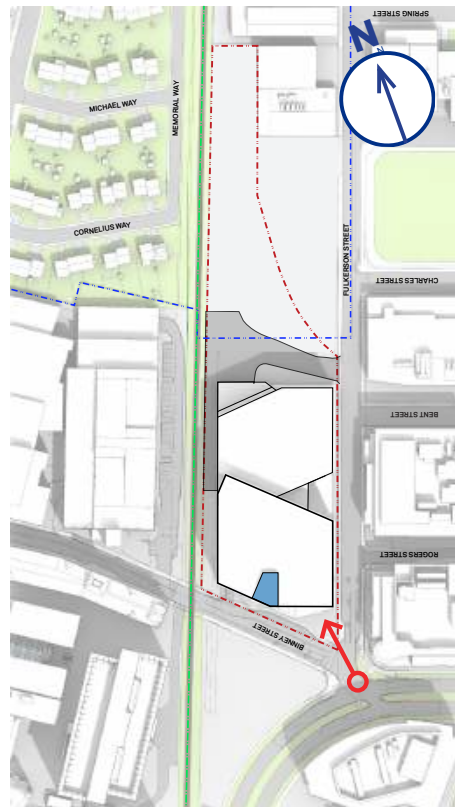
View from Southeast / Binney Street South Façade

Without Trees
Shown

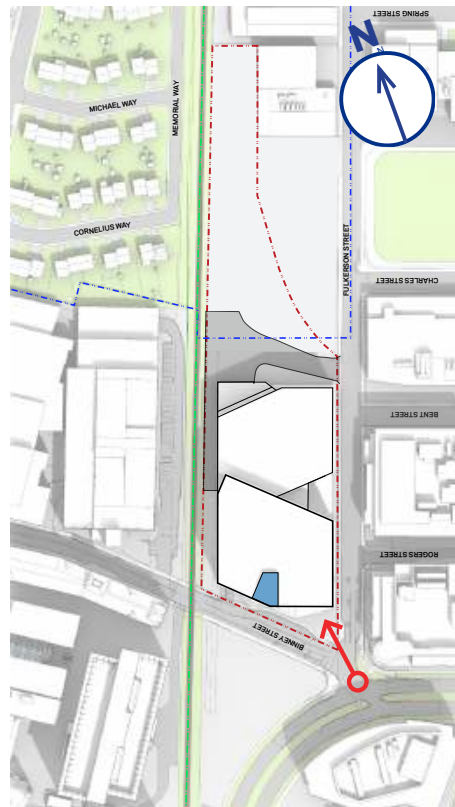


View from Southeast / Binney Street South Façade

With Trees Shown

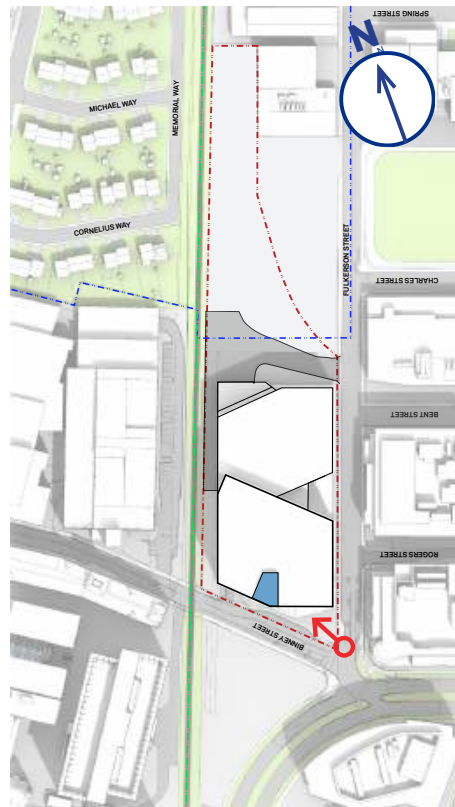


Night View from Southeast / Binney Street South Façade



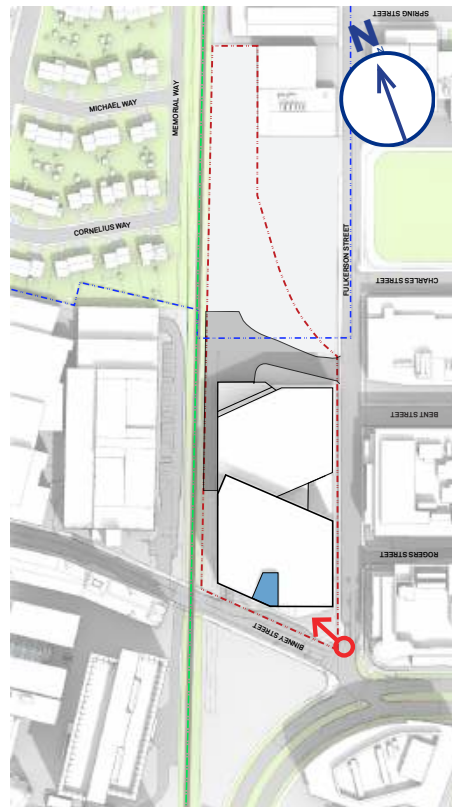
View from Southeast of Main Entrance Binney Street Corner

Without Trees
Shown

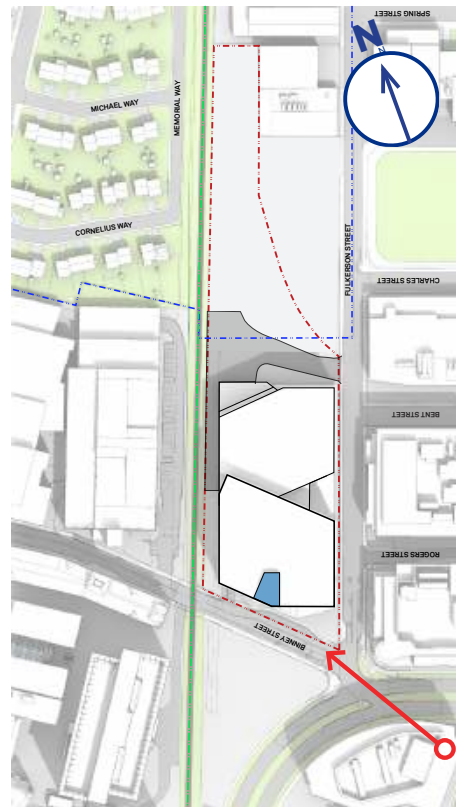


View from Southeast of Main Entrance Binney Street Corner

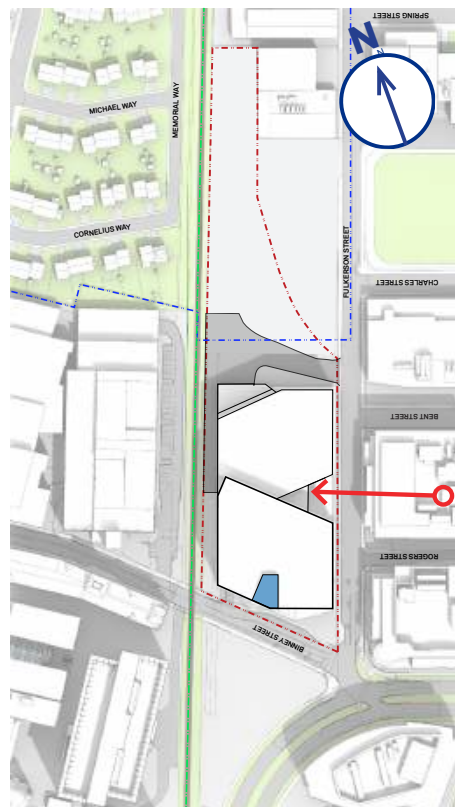
With Trees Shown



View from Southeast From Biogen

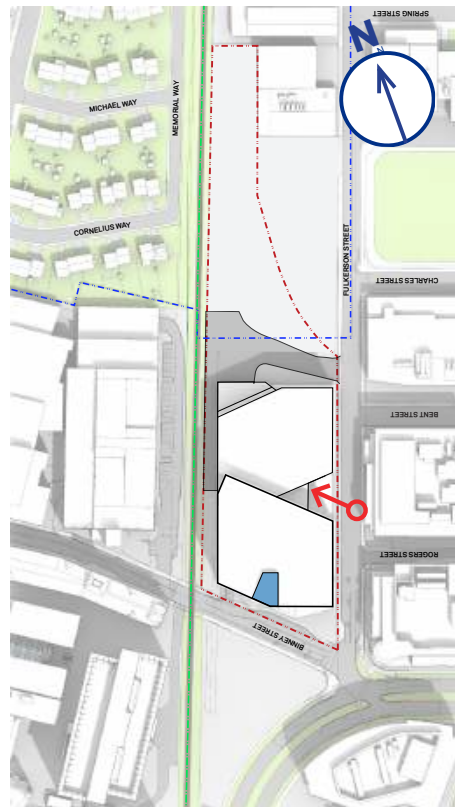


Aerial View Looking West



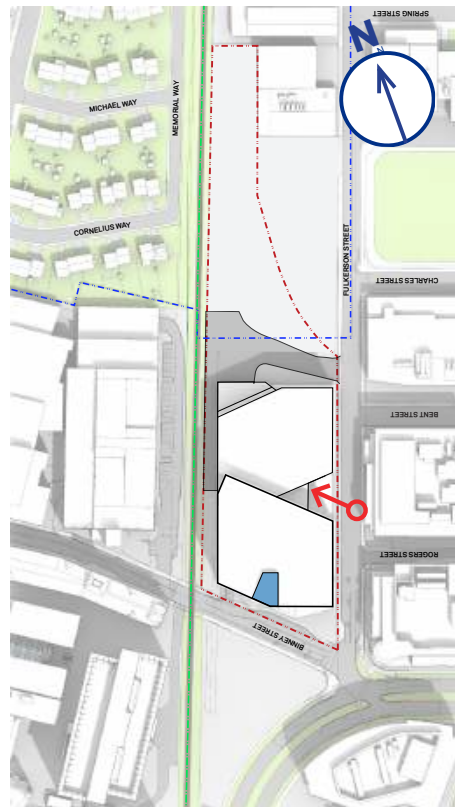
View from East of Secondary Entrance / Courtyard Fulkerson Street

Without Trees
Shown



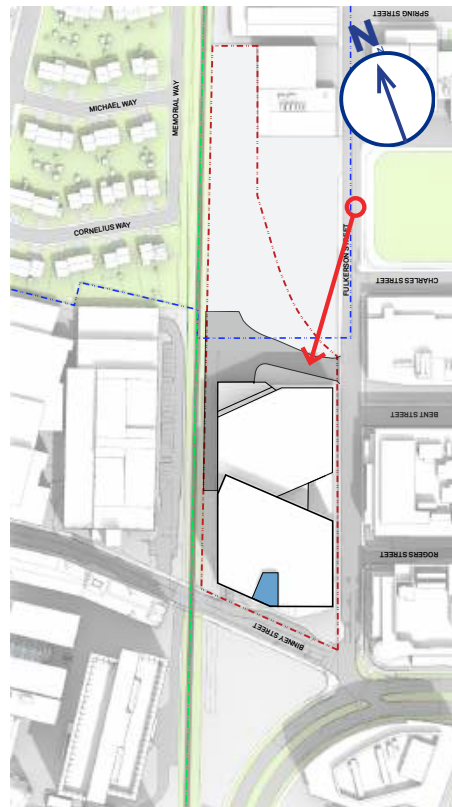
View from East of Secondary Entrance / Courtyard Fulkerson Street

With Trees Shown



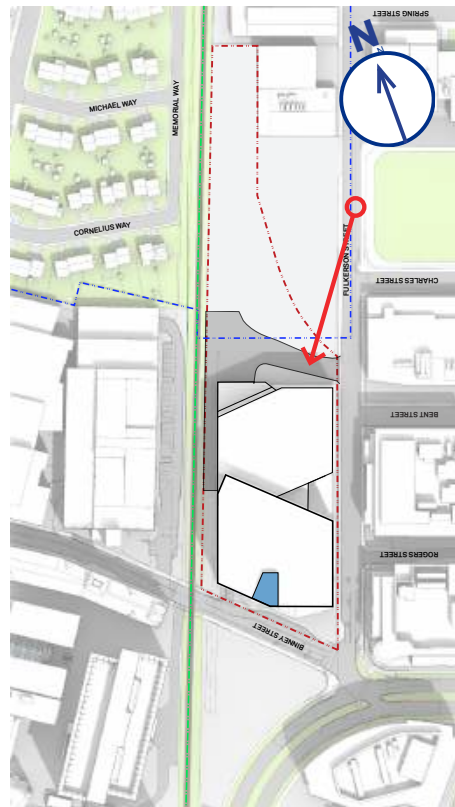
View from Northeast / Fulkerson Street North Façade

Without Trees
Shown



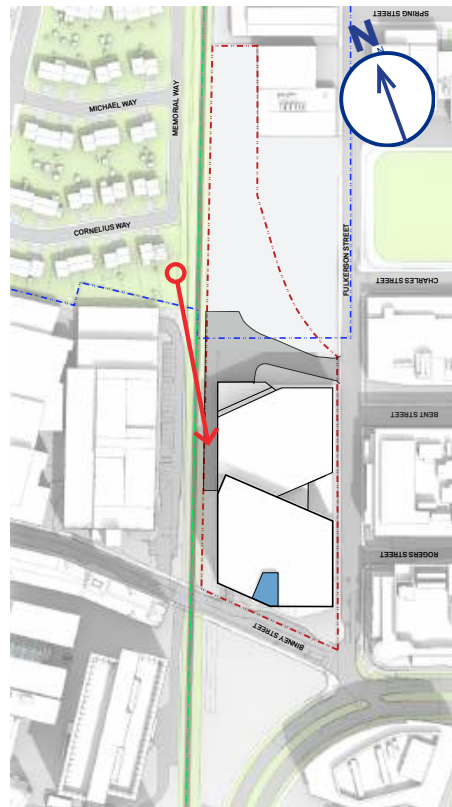
View from Northeast / Fulkerson Street North Façade

With Trees Shown



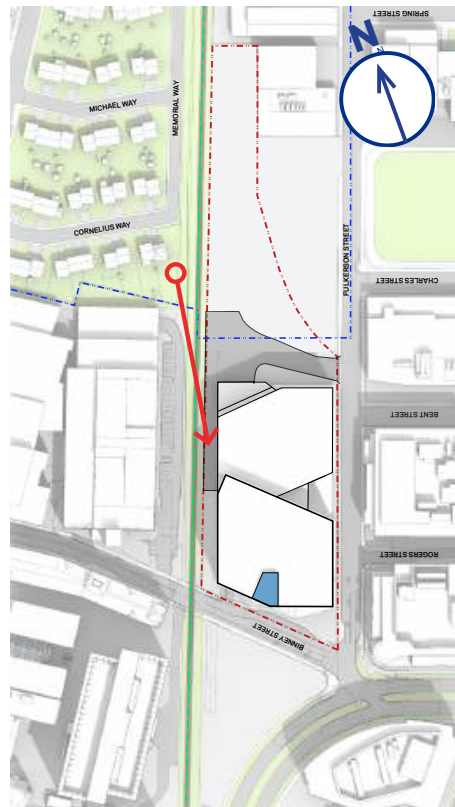
View from North / Cornelius Way North Façade

Without Trees
Shown



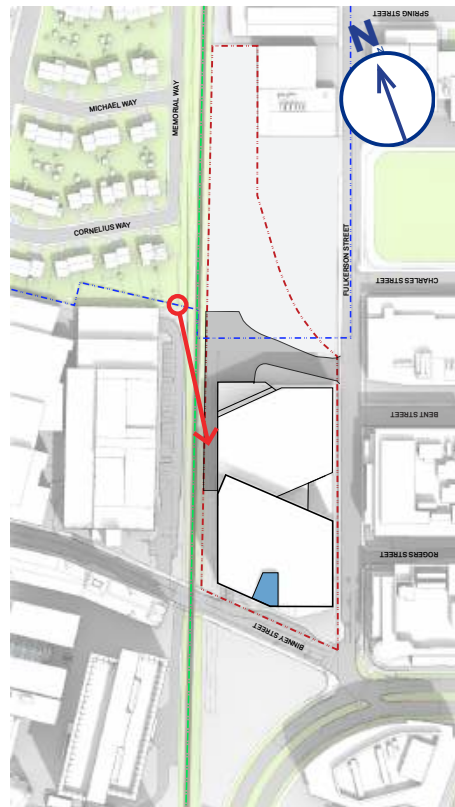
View from North / Cornelius Way North Façade

With Trees Shown



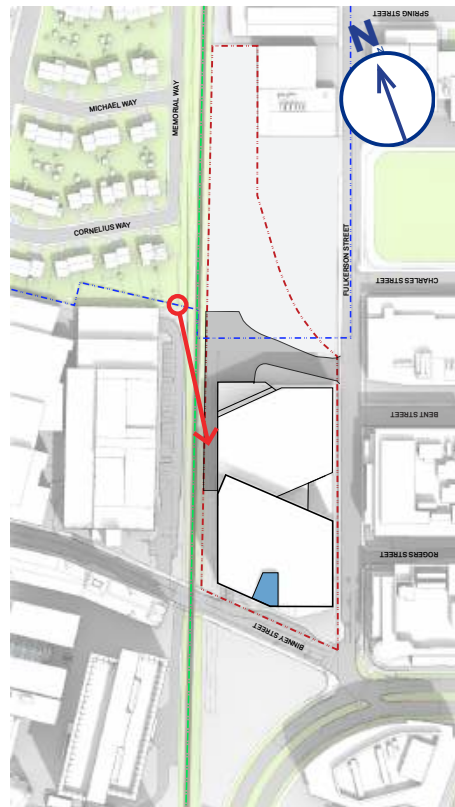
View from North Along the Grand Junction Multi-Use Path West Façade

Without Trees
Shown



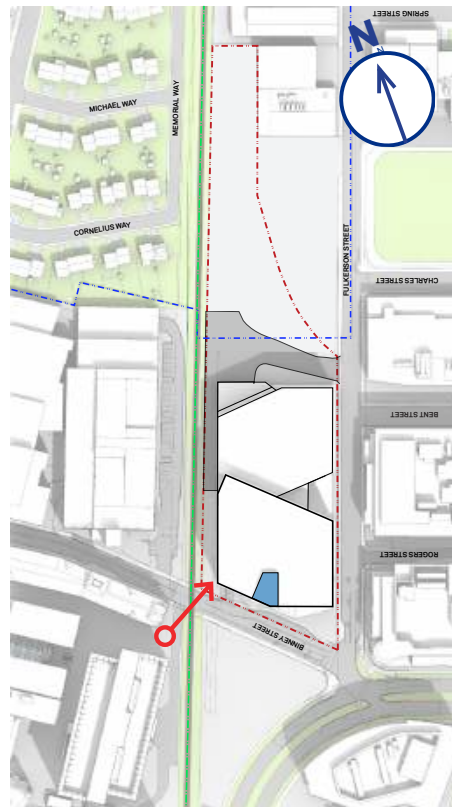
View from North Along the Grand Junction Multi-Use Path West Façade

With Trees Shown



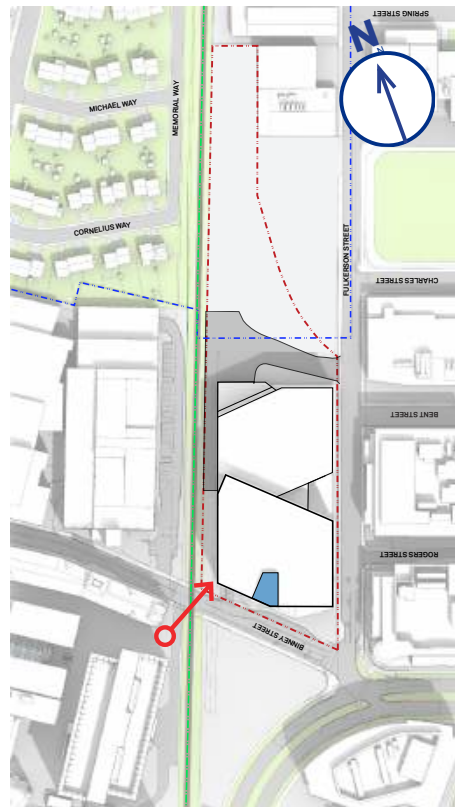
View from West End of Little Binney Street

Without Trees
Shown

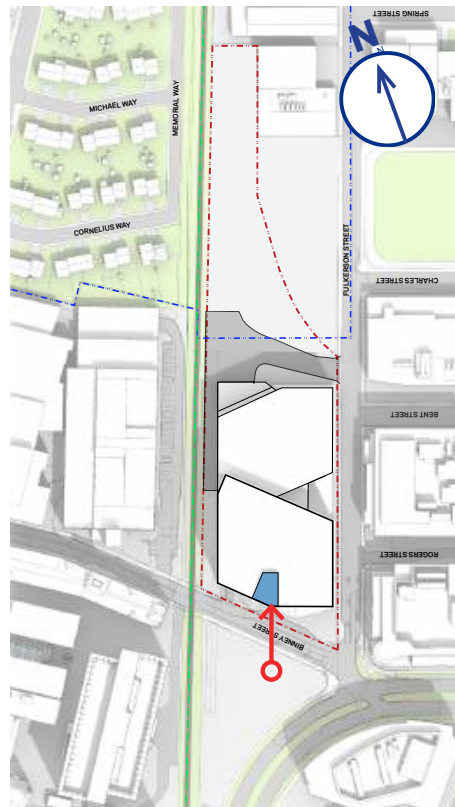


View from West End of Little Binney Street

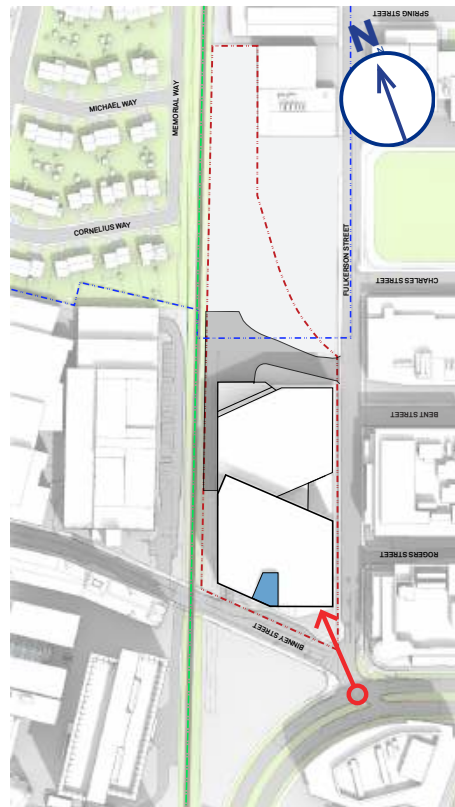
With Trees Shown



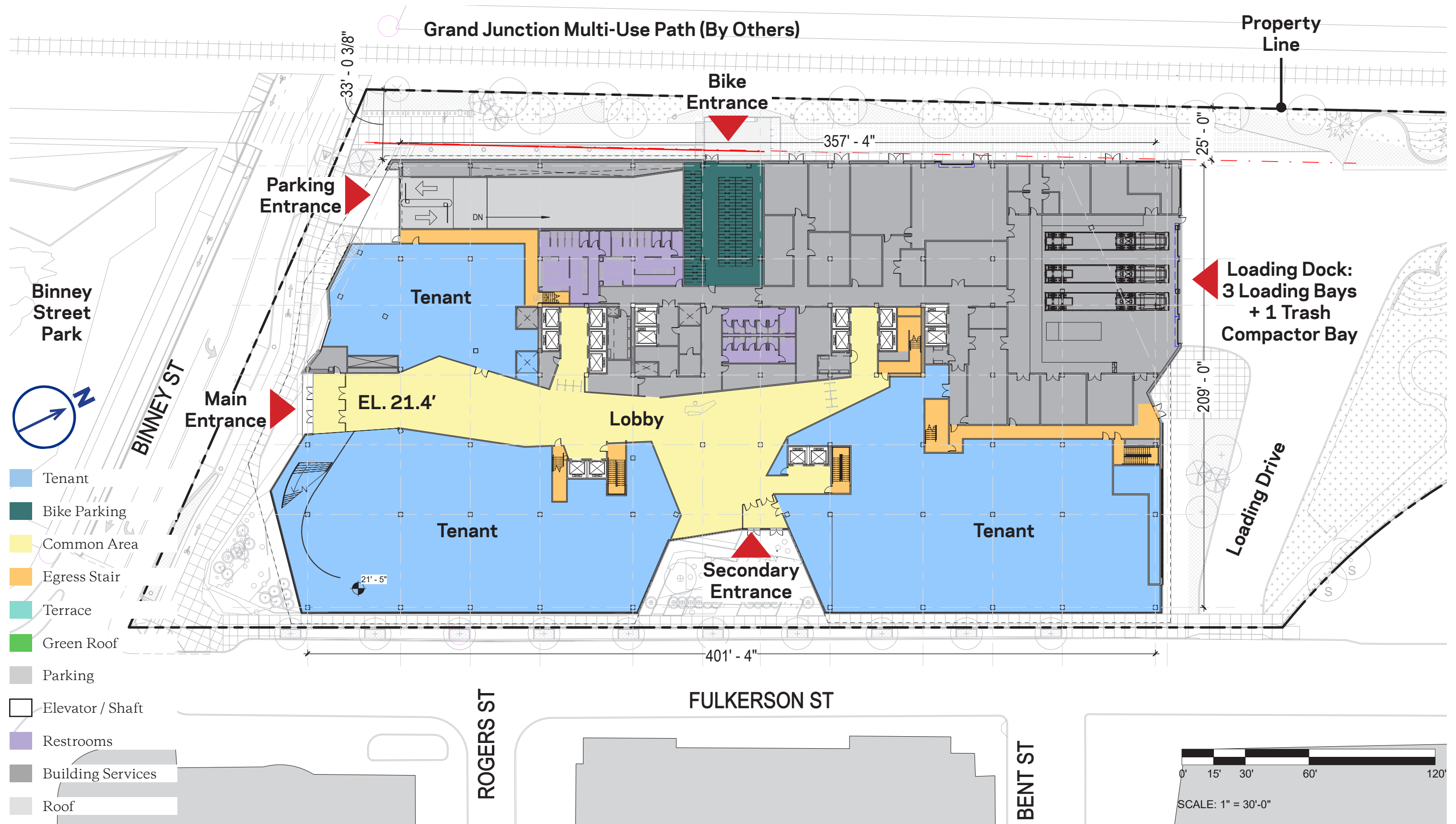
View from South / Binney Park



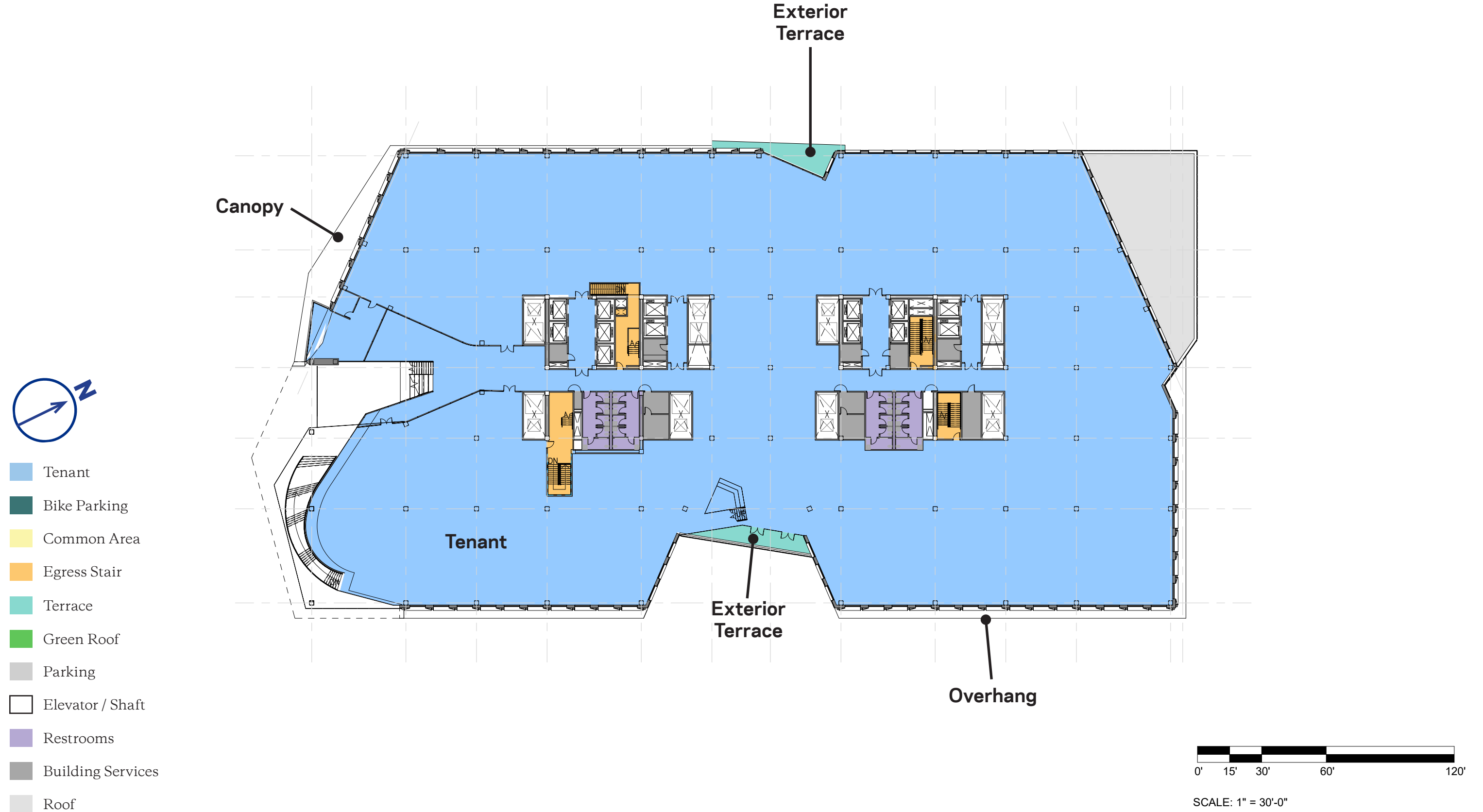
Aerial View from South Binney Street Corner



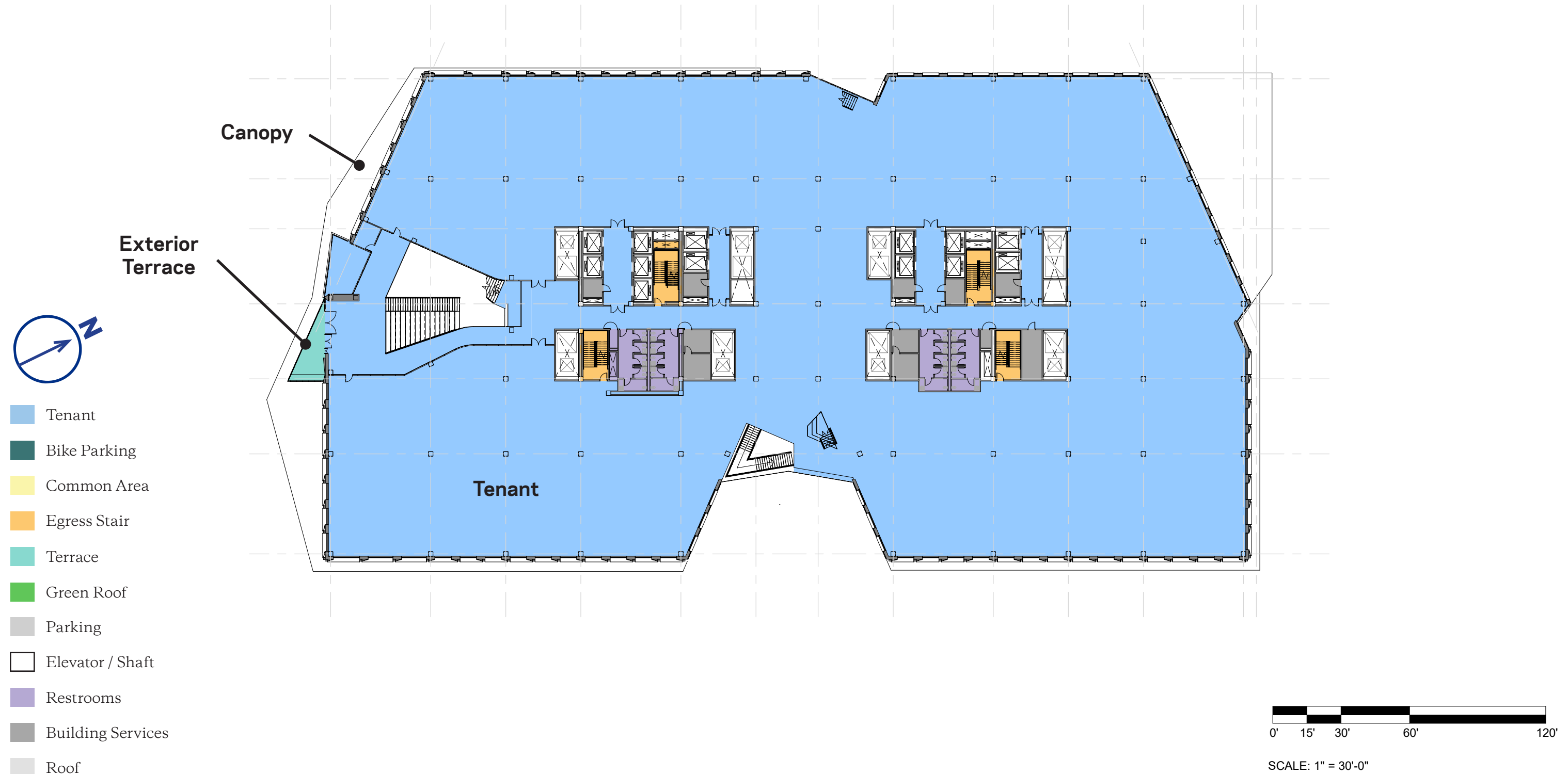
Ground Floor Plan



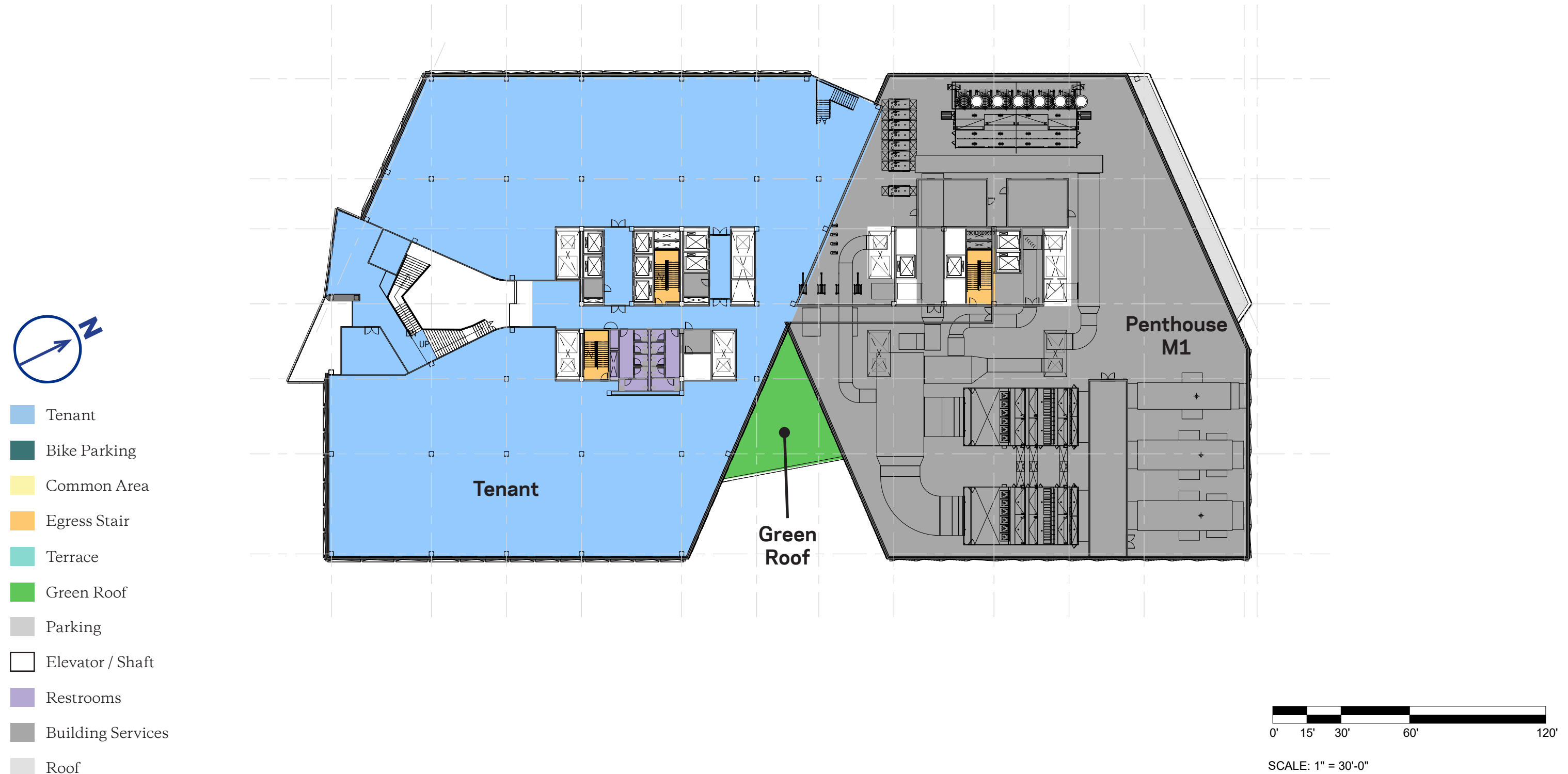
Second Floor Plan



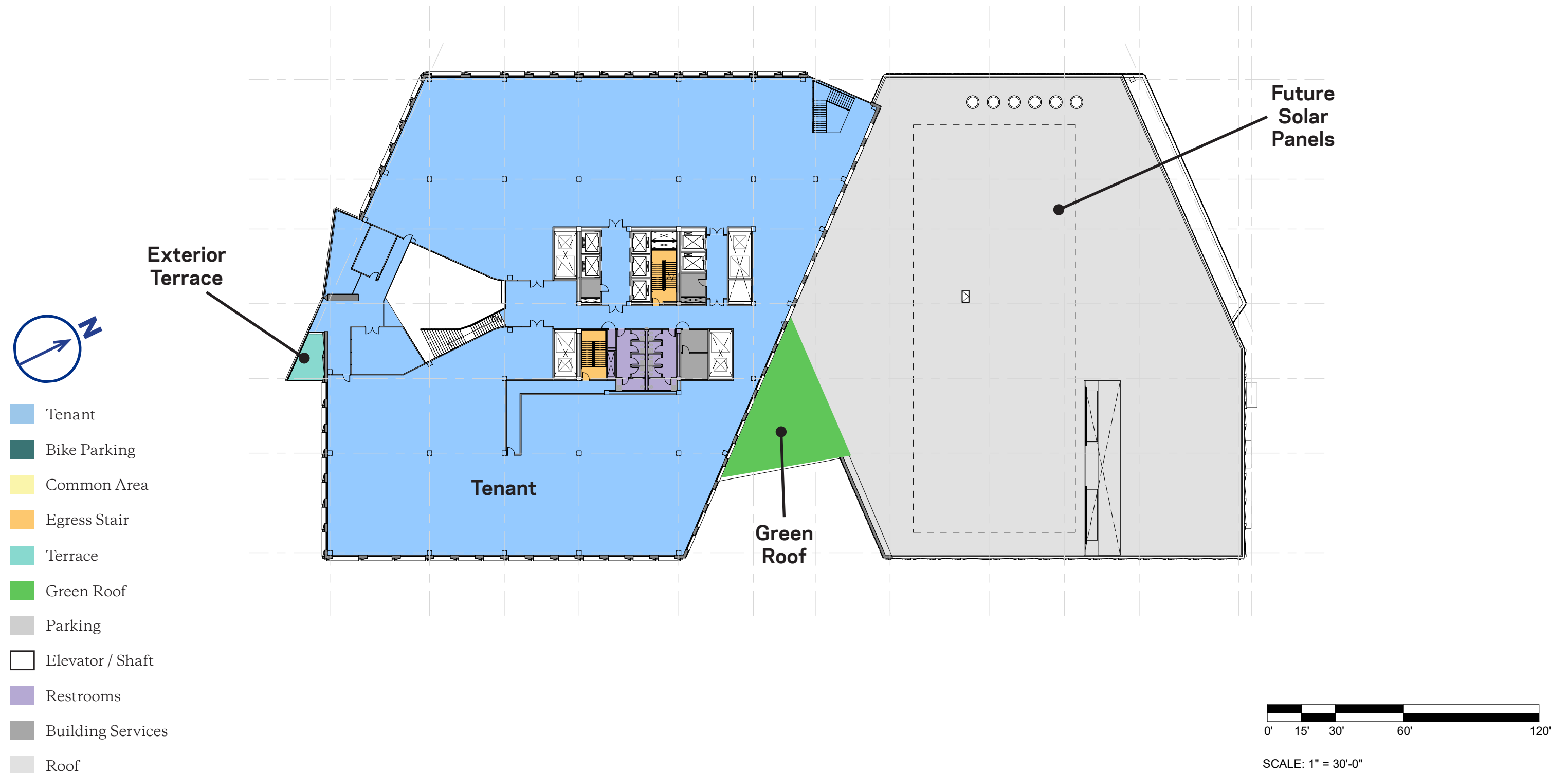
Third Floor Plan



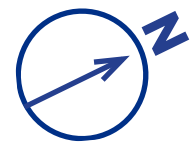
Fifth Floor Plan with Lower Penthouse



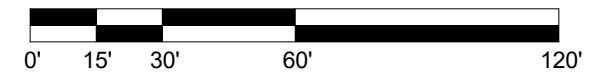
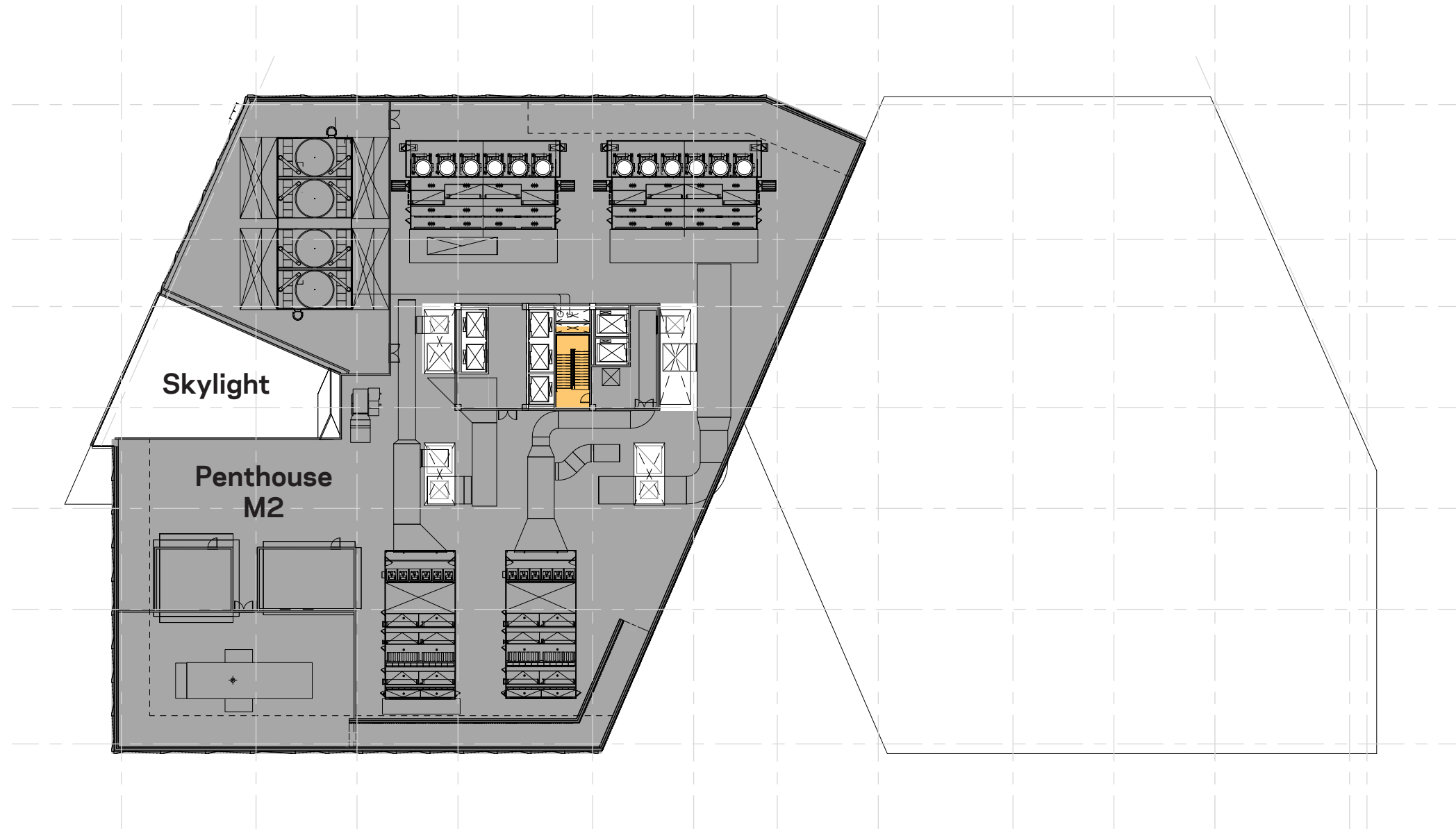
Sixth Floor Plan with Lower Penthouse Roof



Upper Penthouse Plan

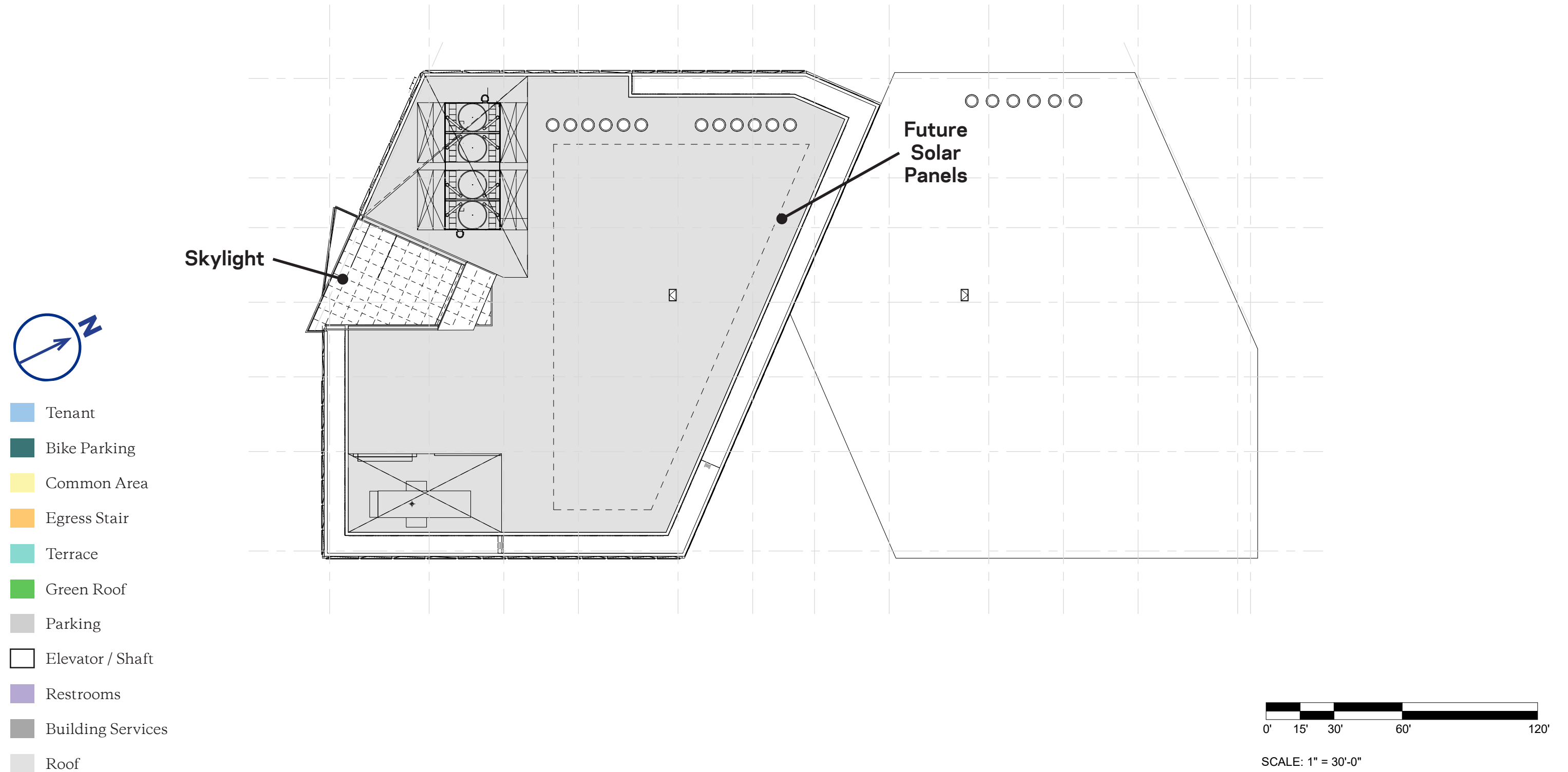


- Tenant
- Bike Parking
- Common Area
- Egress Stair
- Terrace
- Green Roof
- Parking
- Elevator / Shaft
- Restrooms
- Building Services
- Roof

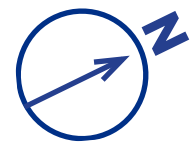


SCALE: 1" = 30'-0"

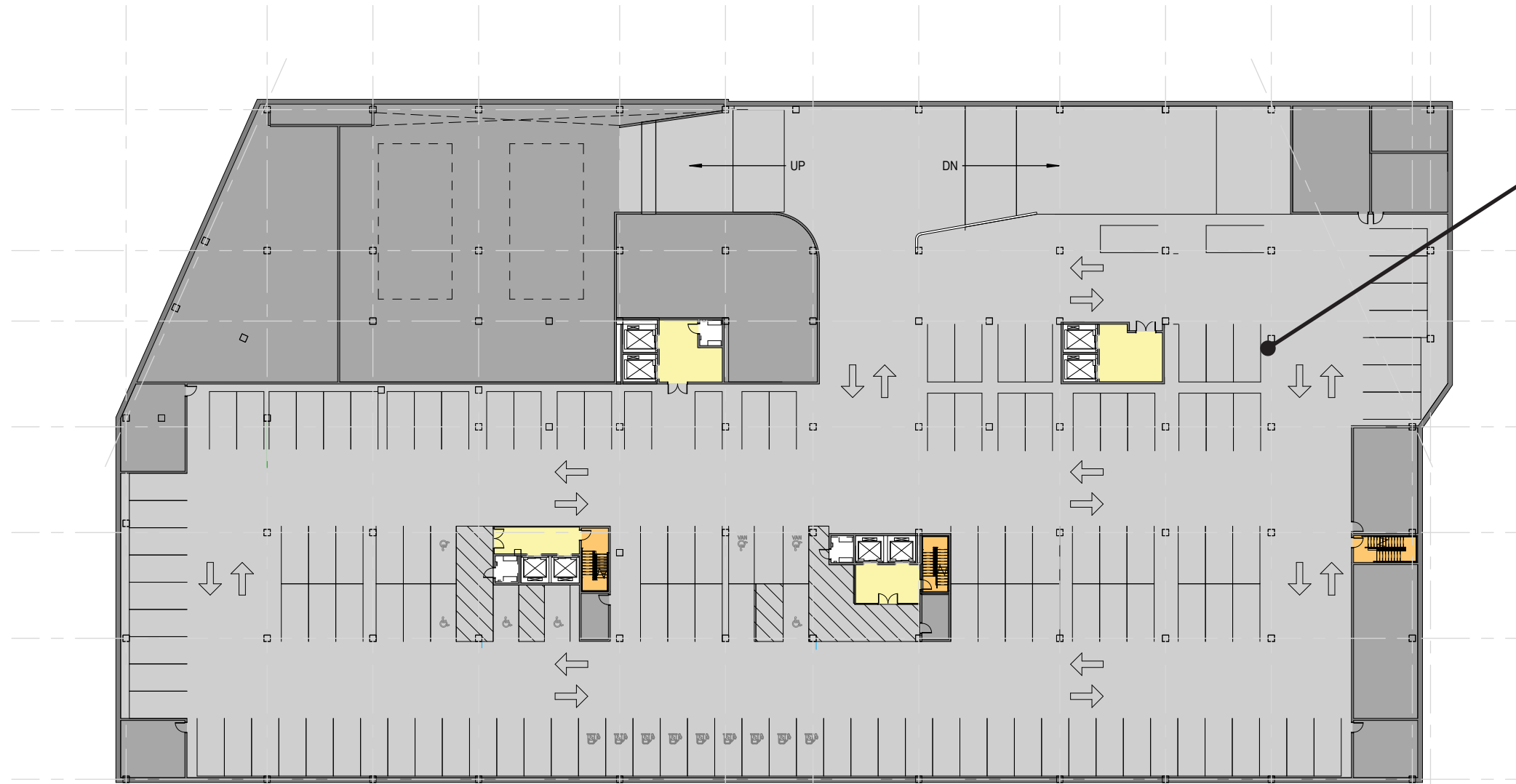
Roof Plan



B1 Garage Plan



- Tenant
- Bike Parking
- Common Area
- Egress Stair
- Terrace
- Green Roof
- Parking
- Elevator / Shaft
- Restrooms
- Building Services
- Roof



286 parking spots across two levels

	Required	Provided
Total Spaces — Max Required (a)	297*	286
Accessible Spaces (b)	7	7
Accessible Van Spaces (b)	1	2

Electric Vehicle Parking Spaces (c)	2%	9 (3%)
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* = Maximum Spaces Requirement

(a) Parking requirements:

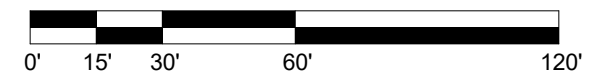
Maximum: 0.8 spaces per 1,000 SF (GFA)
 $370,462 \text{ GFA} \times 0.8 = 297 \text{ spots maximum.}$

(b) Handicap accessible parking spaces required:

For 201-300 total spaces, 7 accessible spaces are required. In addition, one in every eight accessible spaces, but not less than one, shall be van accessible.

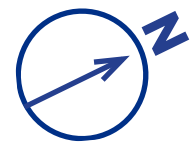
(c) Electric Vehicle (per IEED v4 Innovation: Green vehicles):

Install electrical vehicle supply equipment (EVSE) in 2% of all parking. These spaces are included in the typical parking spaces count.

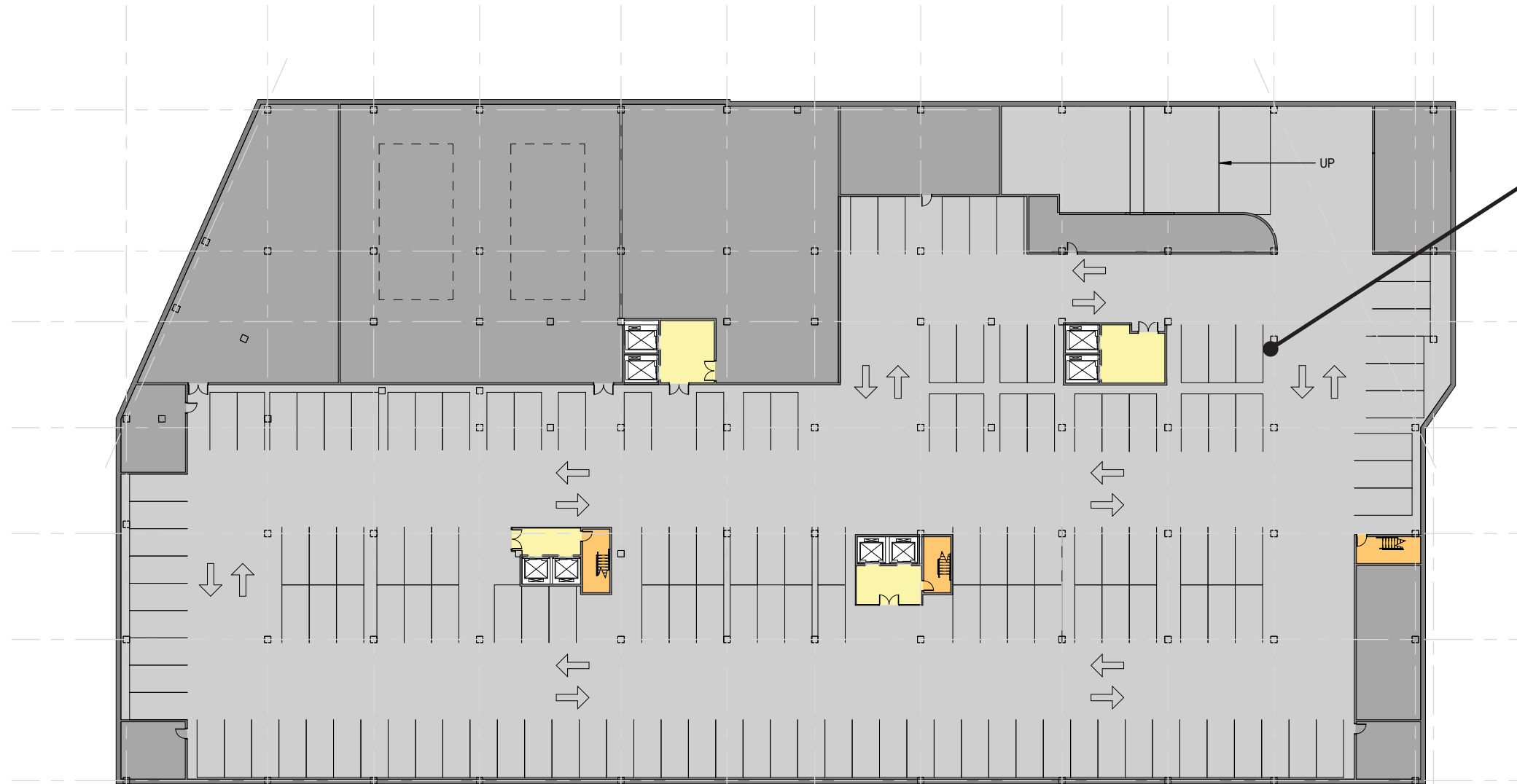


SCALE: 1" = 30'-0"

B2 Garage Plan



- Tenant
- Bike Parking
- Common Area
- Egress Stair
- Terrace
- Green Roof
- Parking
- Elevator / Shaft
- Restrooms
- Building Services
- Roof



286 parking spots across two levels

	Required	Provided
Total Spaces — Max Required (a)	297*	286
Accessible Spaces (b)	7	7
Accessible Van Spaces (b)	1	2
Electric Vehicle Parking Spaces (c)	2%	9 (3%)

* = Maximum Spaces Requirement

(a) Parking requirements:

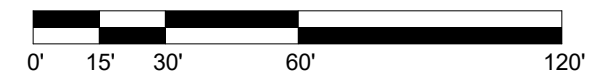
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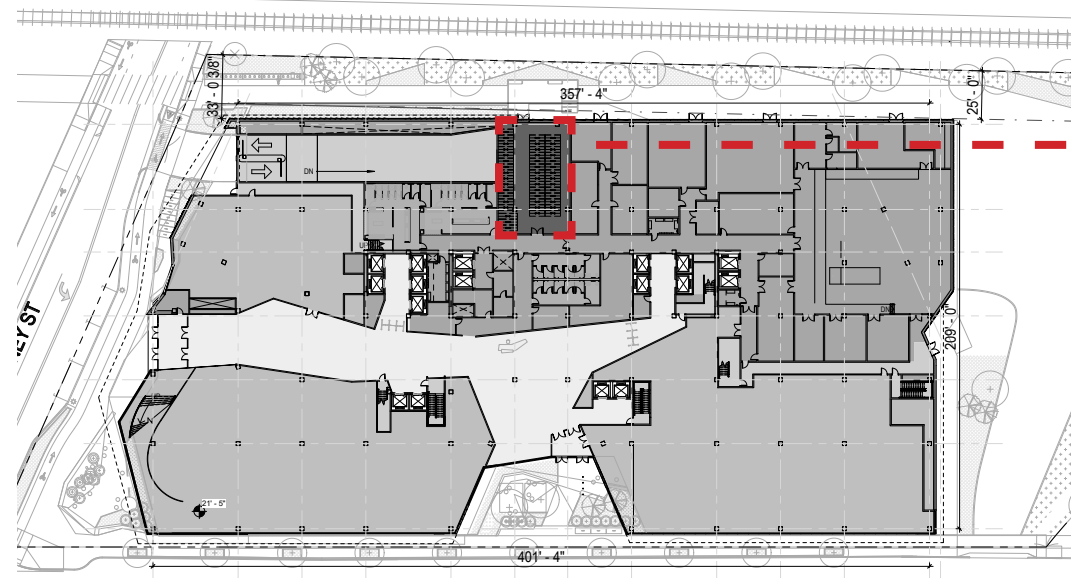
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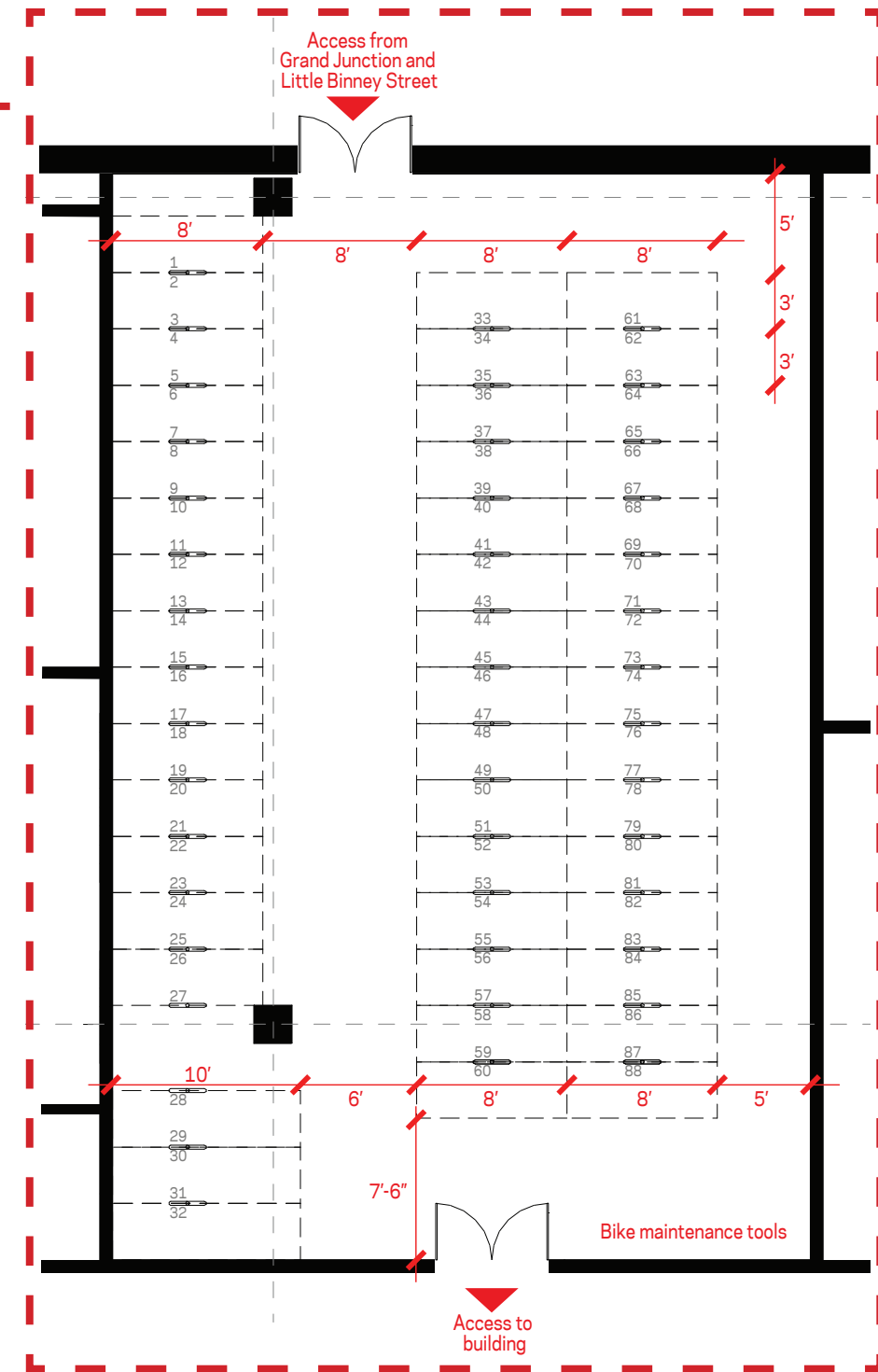


SCALE: 1" = 30'-0"

Bike Parking Plan



Long-Term Bicycle Parking



	Required	Provided
Short-Term Bicycle Parking (a)	23	24
Long-Term Bicycle Parking (b)	82	88
Large Long-Term Bicycle Parking (c)	5	5

(a) Short-Term Bicycle Parking:

0.06 x 370,462 GFA = 22 Spaces required.

(b) Long-Term Bicycle Parking:

0.22 x 370,462 GFA = 82 Spaces required.

(c) Large Long-Term Bicycle Parking:

Where 20 or more bicycle parking spaces are required, at least 5% of the spaces must be 10 feet long instead of 8 feet to allow space for tandems and trailers. These spaces are included in the long term bicycle parking count.