



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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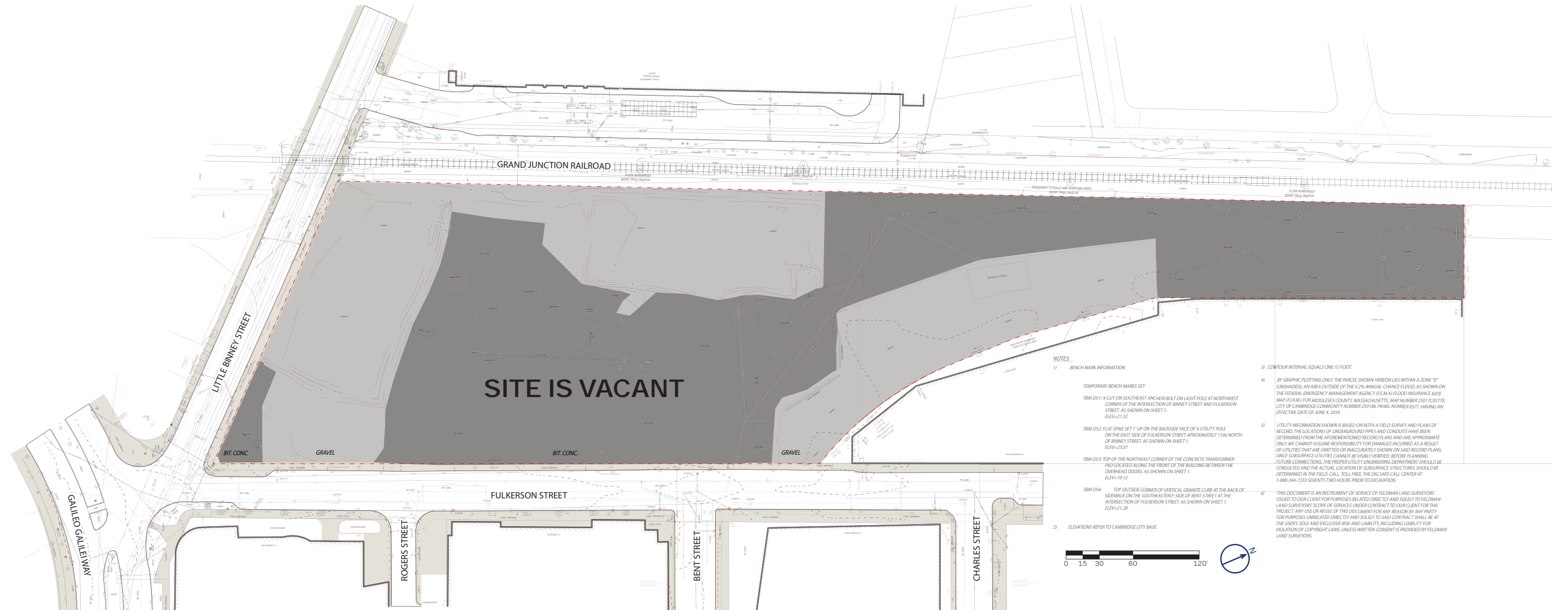
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Existing Conditions Plan



NOTES:

- 1) BENCH MARK INFORMATION:
 TEMPORARY BENCH MARKS SET:
 TBM-D51: 1/8" CUT ON SOUTHEAST ANCHOR BOLT ON LIGHT POLE AT NORTHWEST CORNER OF THE INTERSECTION OF BINNEY STREET AND FULKERSON STREET, AS SHOWN ON SHEET 1. ELEV=21.32
 TBM-D52: FLAT SPIKE SET 1" UP ON THE BACKSIDE FACE OF A UTILITY POLE ON THE EAST SIDE OF FULKERSON STREET APPROXIMATELY 110' NORTH OF BINNEY STREET, AS SHOWN ON SHEET 1. ELEV=23.07
 TBM-D53: TOP OF THE NORTHEAST CORNER OF THE CONCRETE TRANSFORMER PAD LOCATED ALONG THE FRONT OF THE BUILDING BETWEEN THE OVERHEAD DOORS, AS SHOWN ON SHEET 1. ELEV=19.12
 TBM-D54: TOP OUTSIDE CORNER OF VERTICAL GRANITE CURB AT THE BACK OF SIDEWALK ON THE SOUTHEASTERN SIDE OF BENT STREET AT THE INTERSECTION OF FULKERSON STREET, AS SHOWN ON SHEET 1. ELEV=21.28
 2) ELEVATIONS REFER TO CAMBRIDGE CITY BASE.
- 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 4) BY GRAPHIC PLOTTING ONLY THE PARCEL SHOWN HEREON LIES WITHIN A "ZONE X" (UNSHADED) AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0577E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0577, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- 5) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE FOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS. SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED, BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- 6) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

- 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

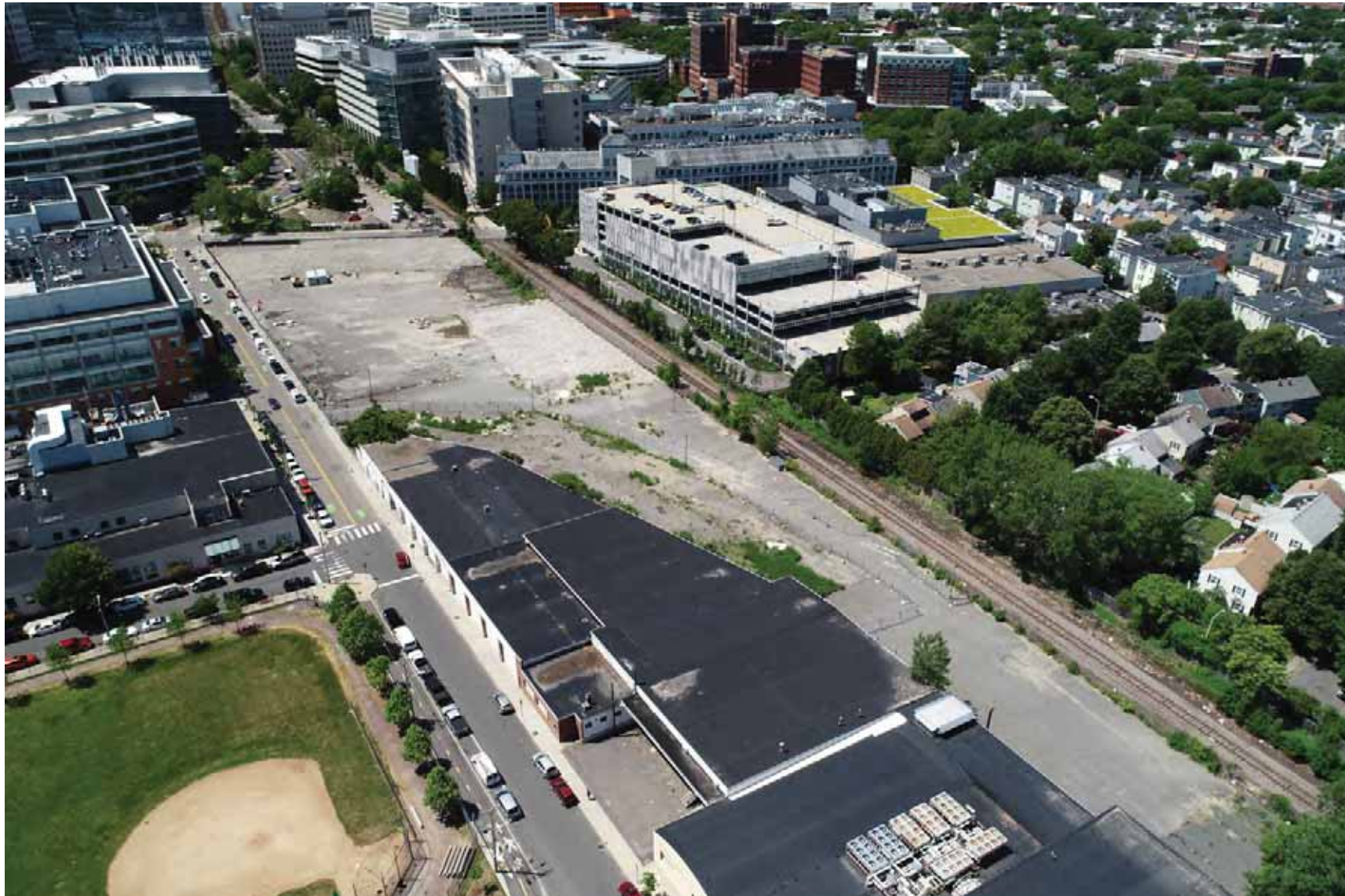


View from North, Looking South



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

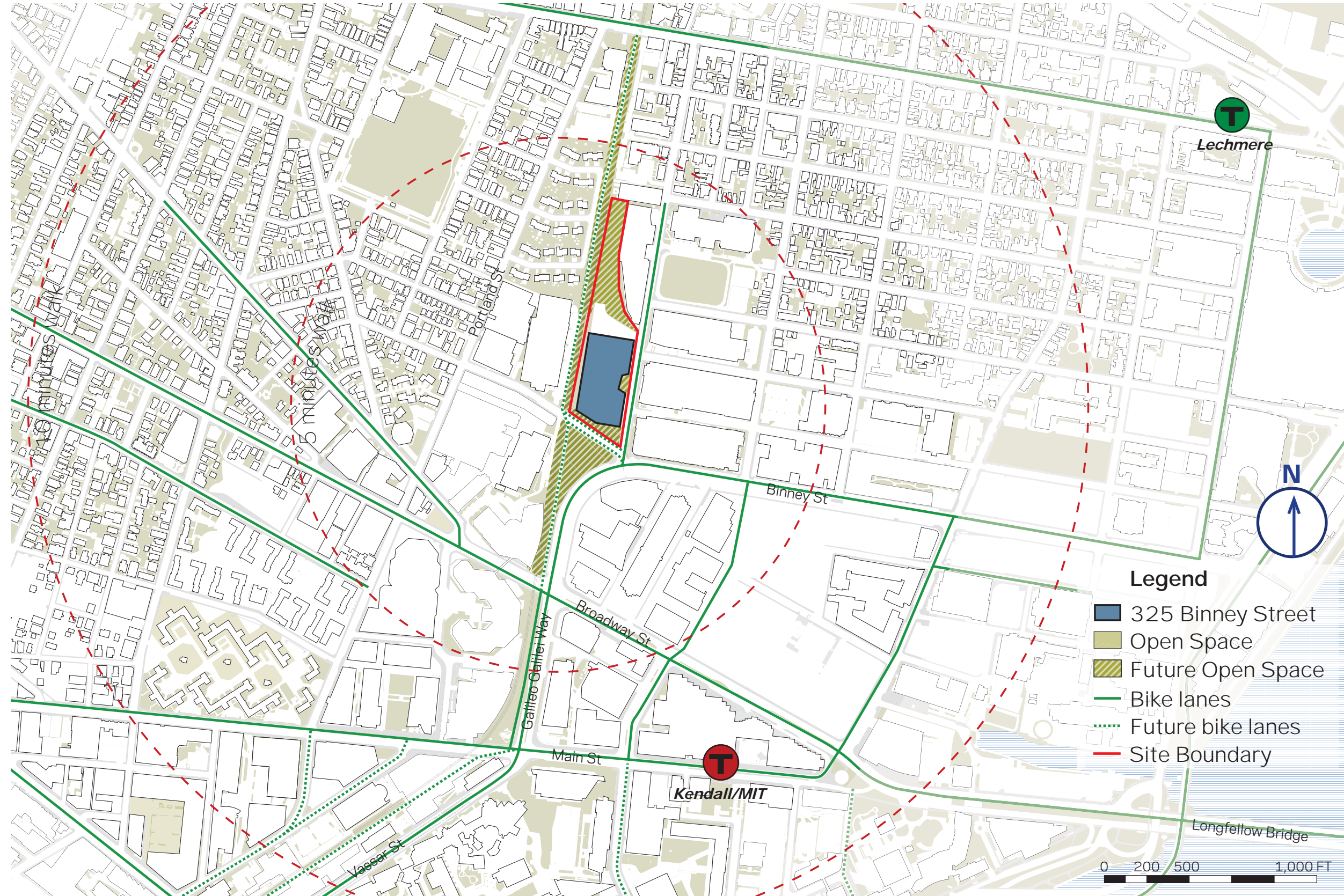


View from Rogers Street to Fulkerson Street, Looking West

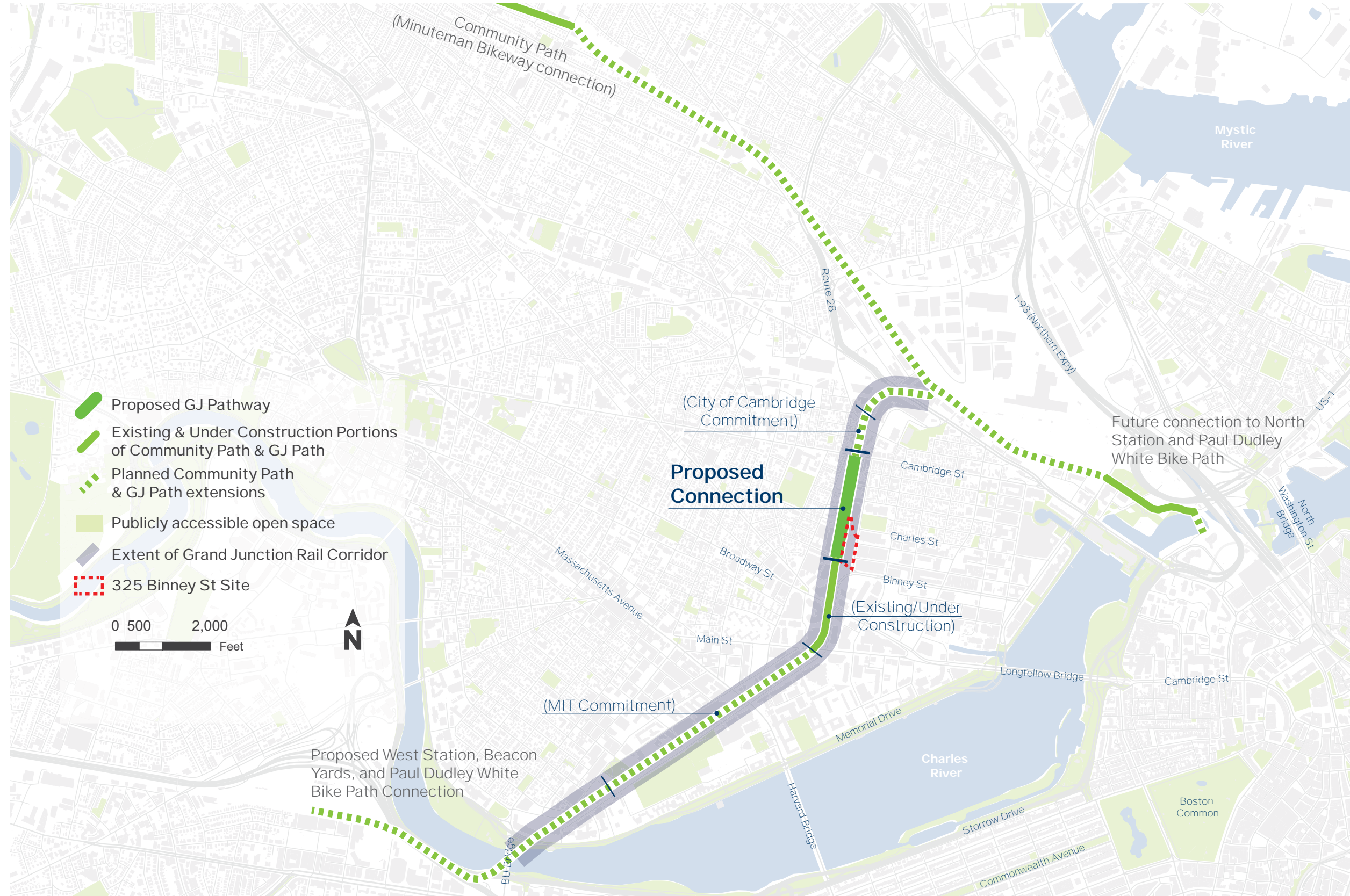


View from Bent Street to Fulkerson Street, Looking West

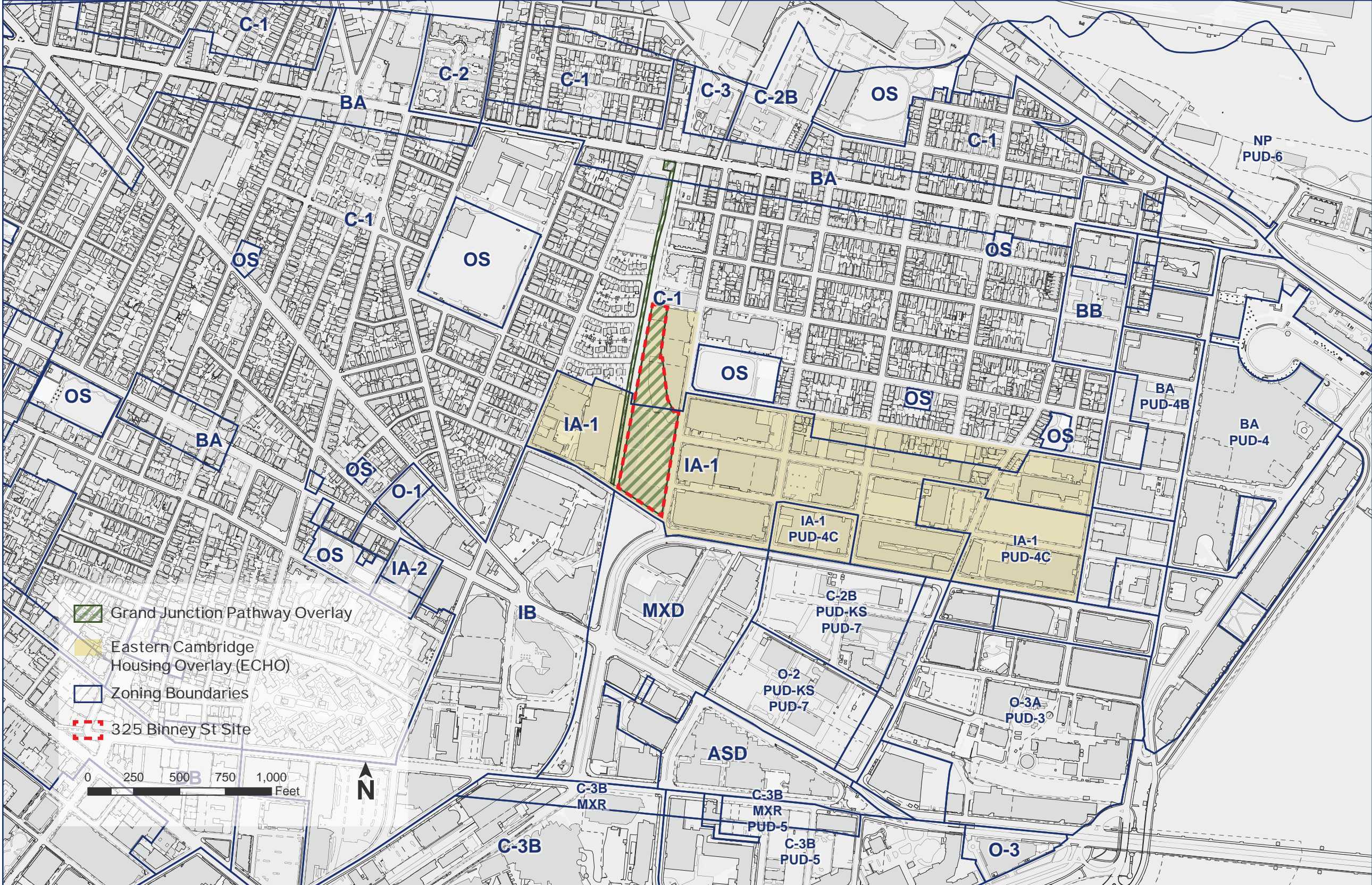
Site Context Plan



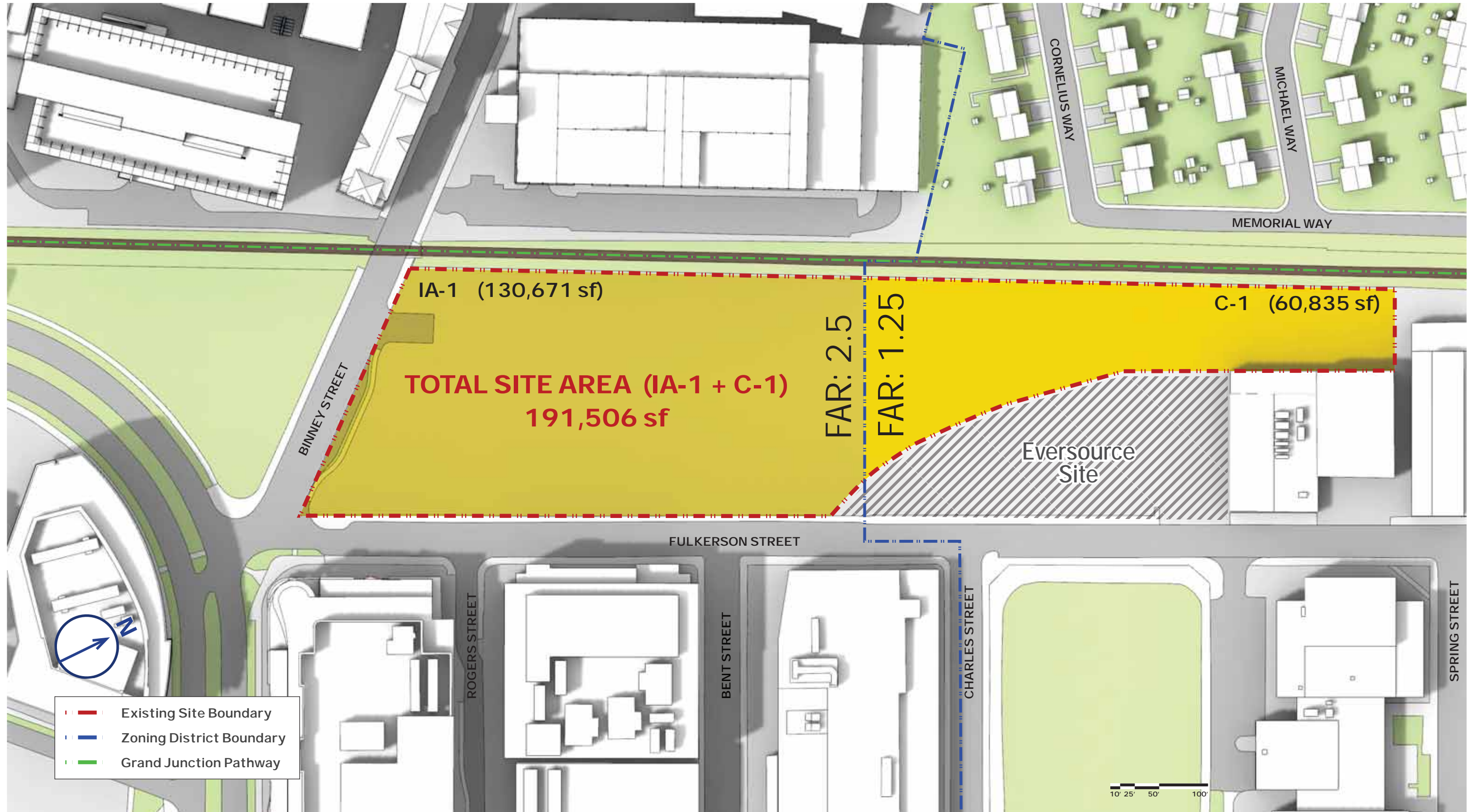
Grand Junction Multi-Use Path



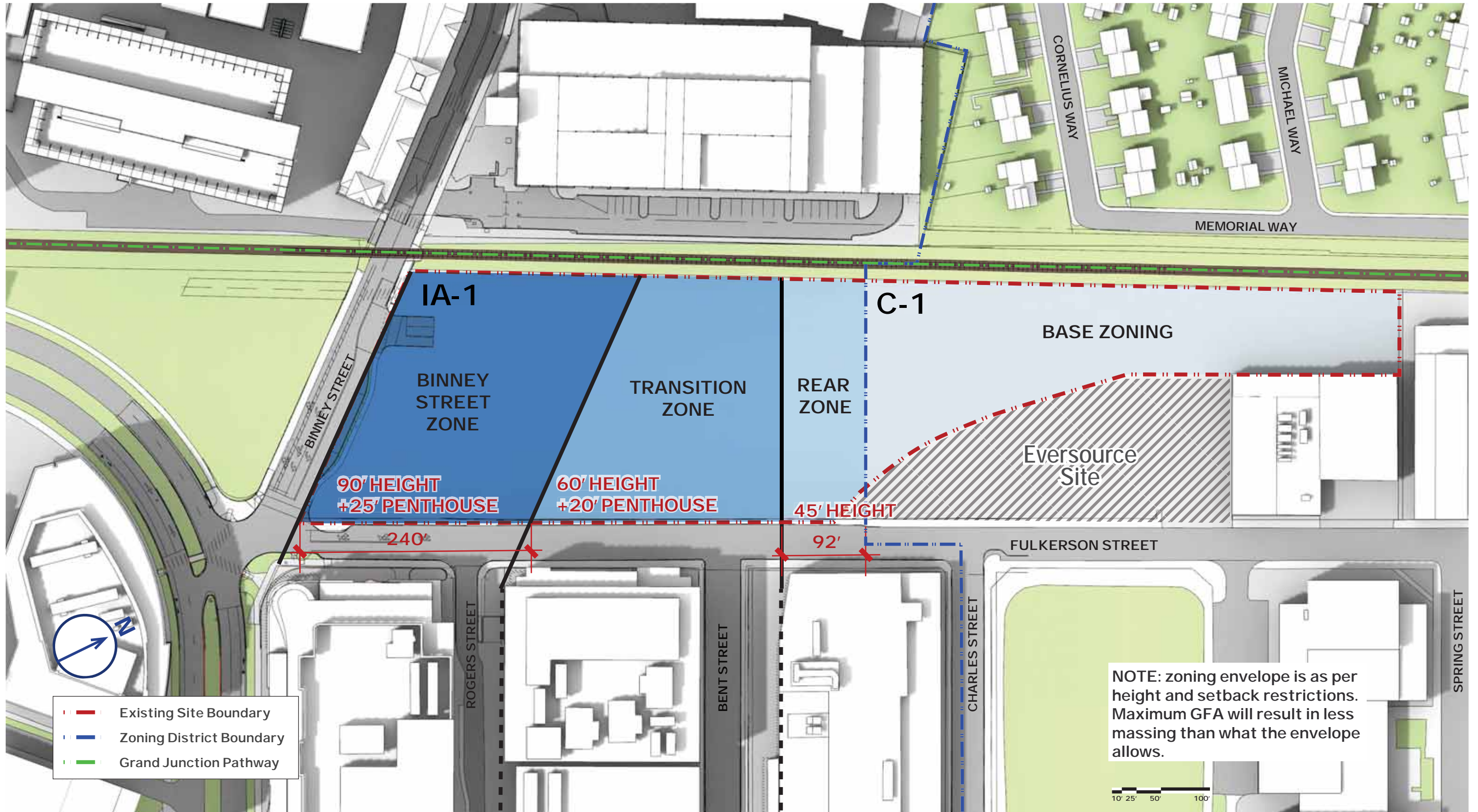
Grand Junction Overlay District



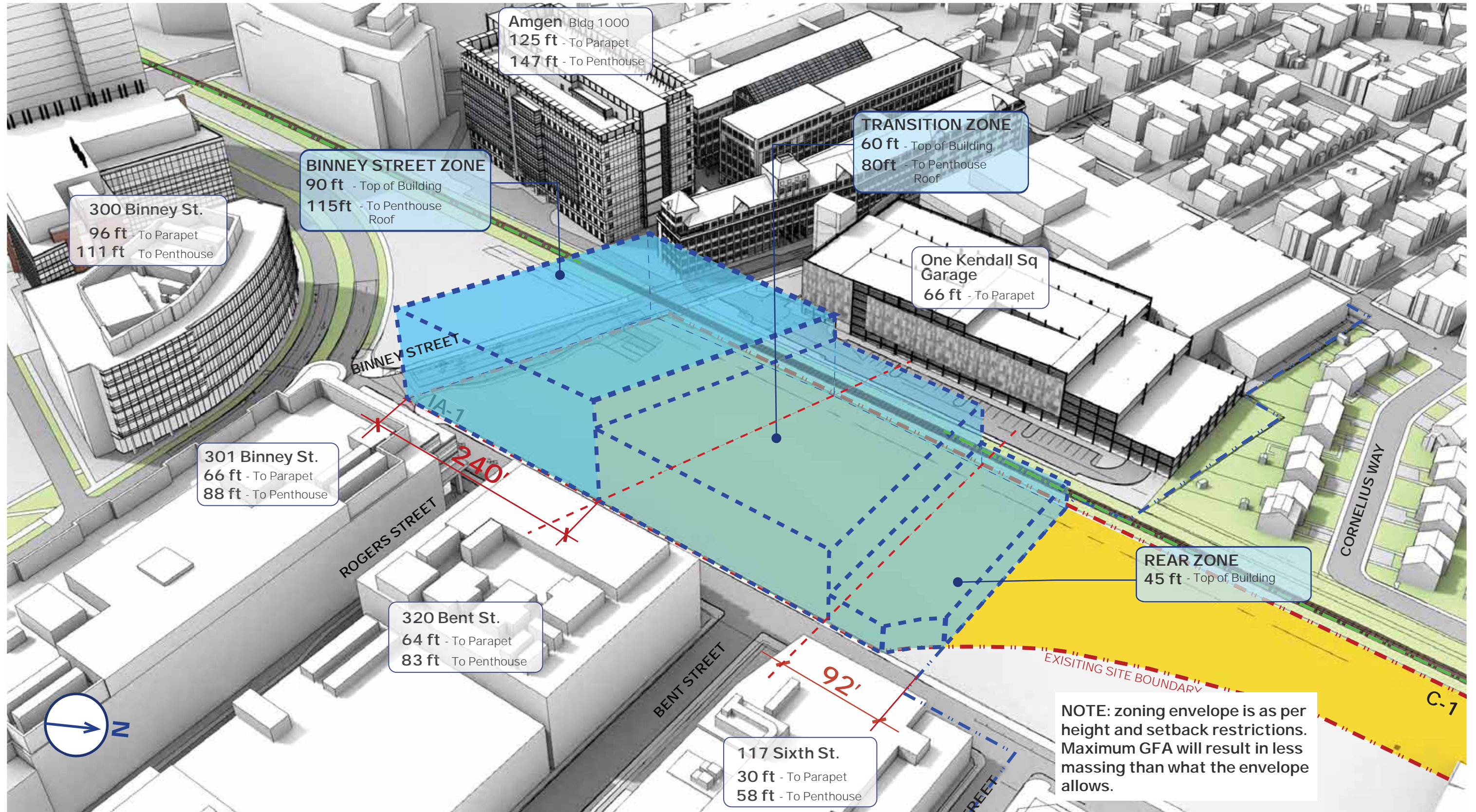
Existing Site Boundary



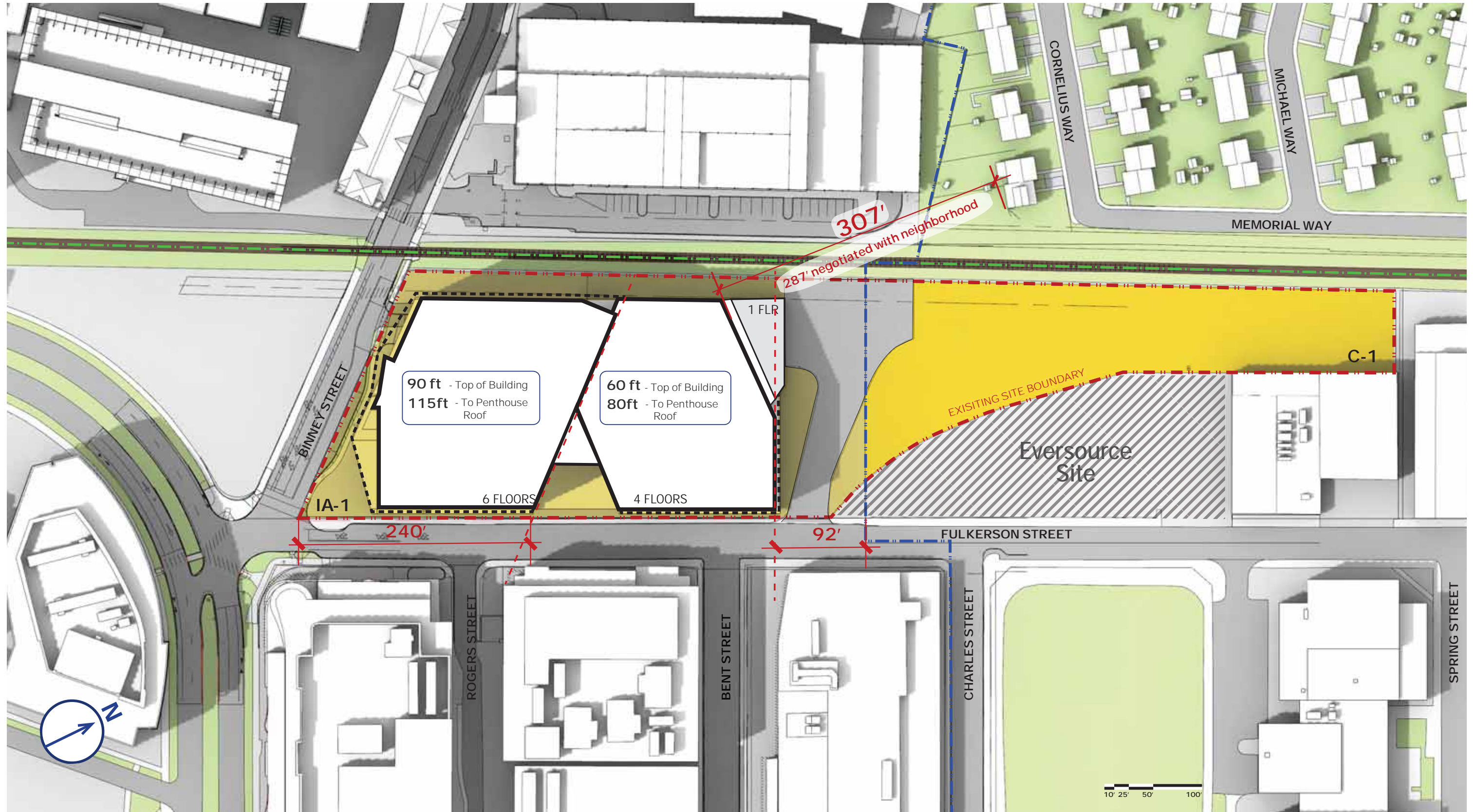
Zoning Analysis — Height Zones



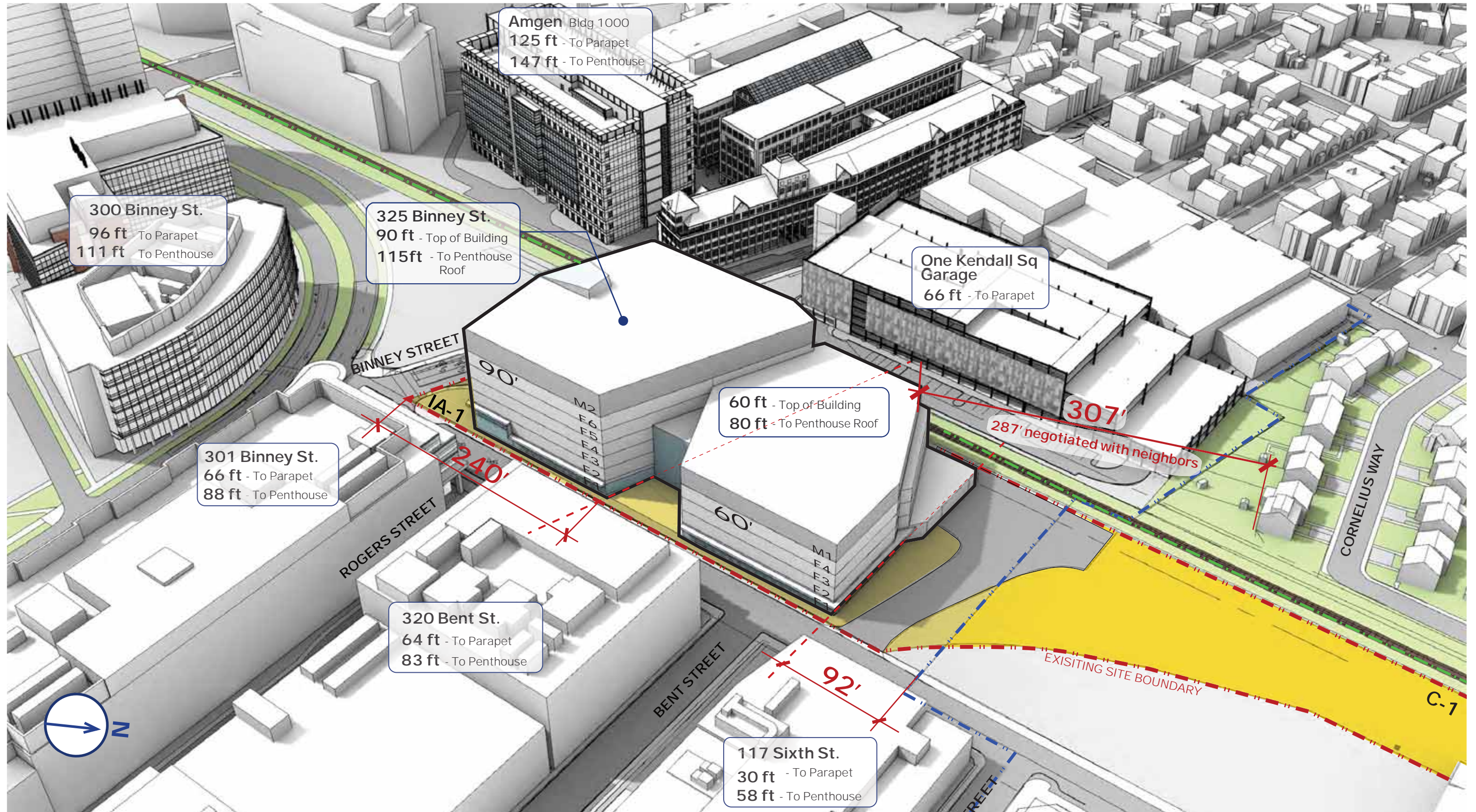
Aerial View — Approved Zoning Massing



Massing Site Plan

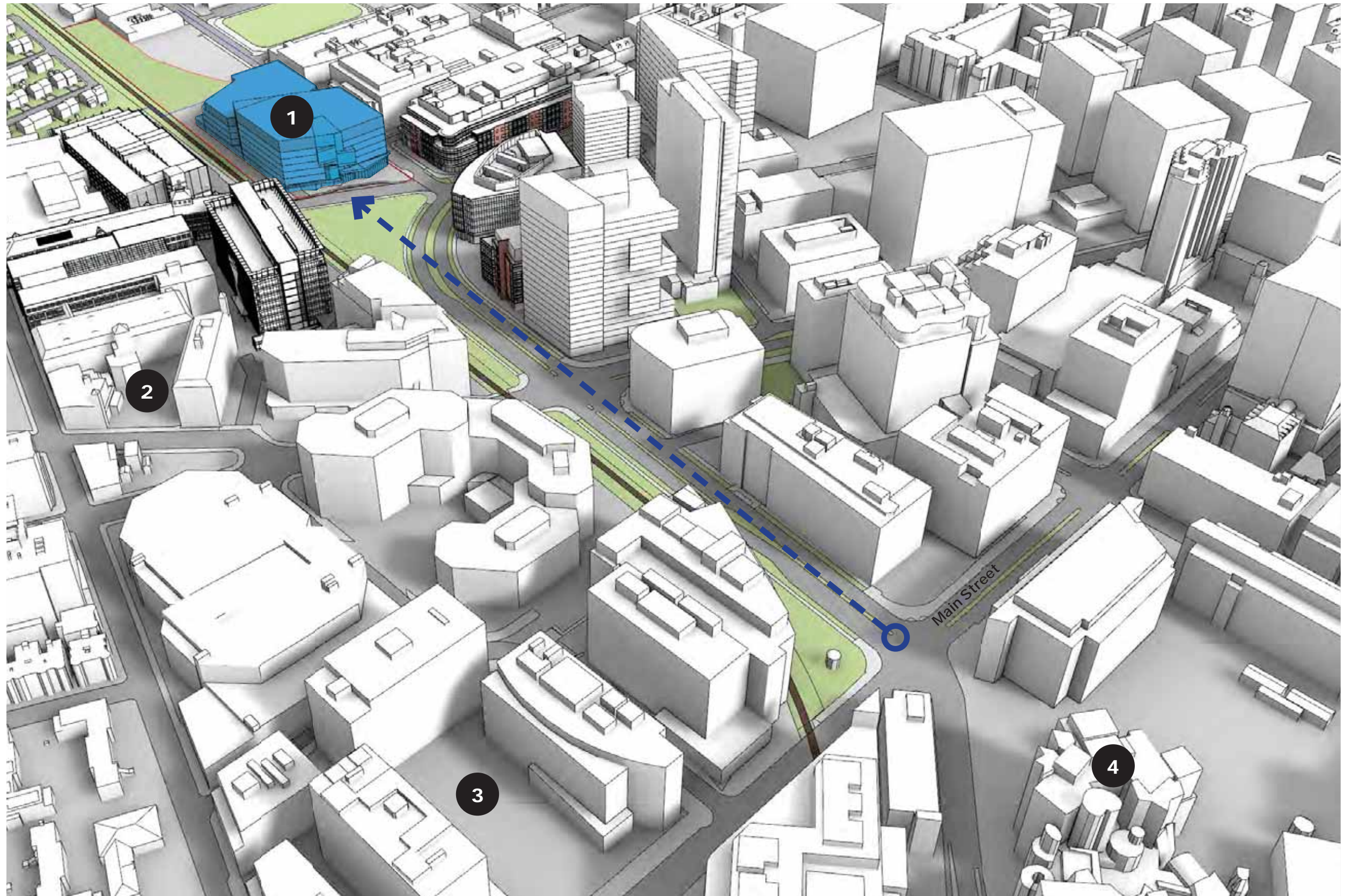


Aerial View — Approved Massing



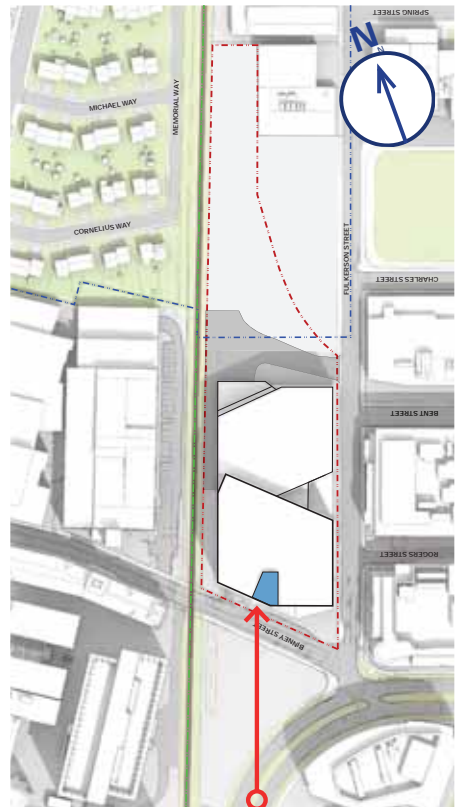
Axial View Connection

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



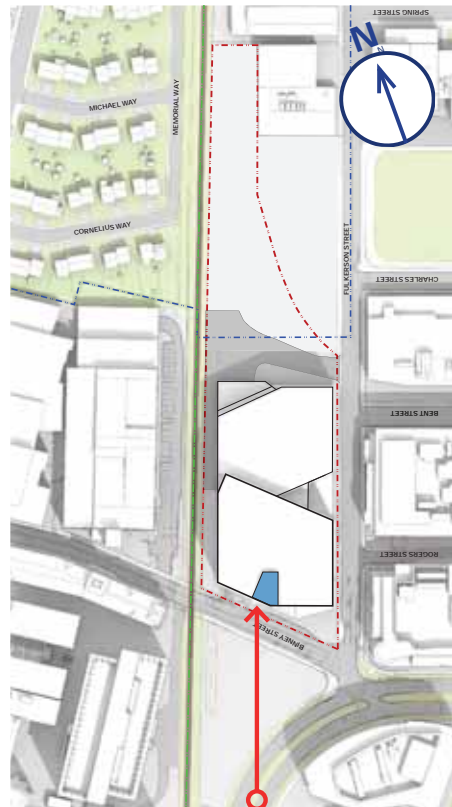
View from South / Galileo Way South Elevation

Without Trees
Shown



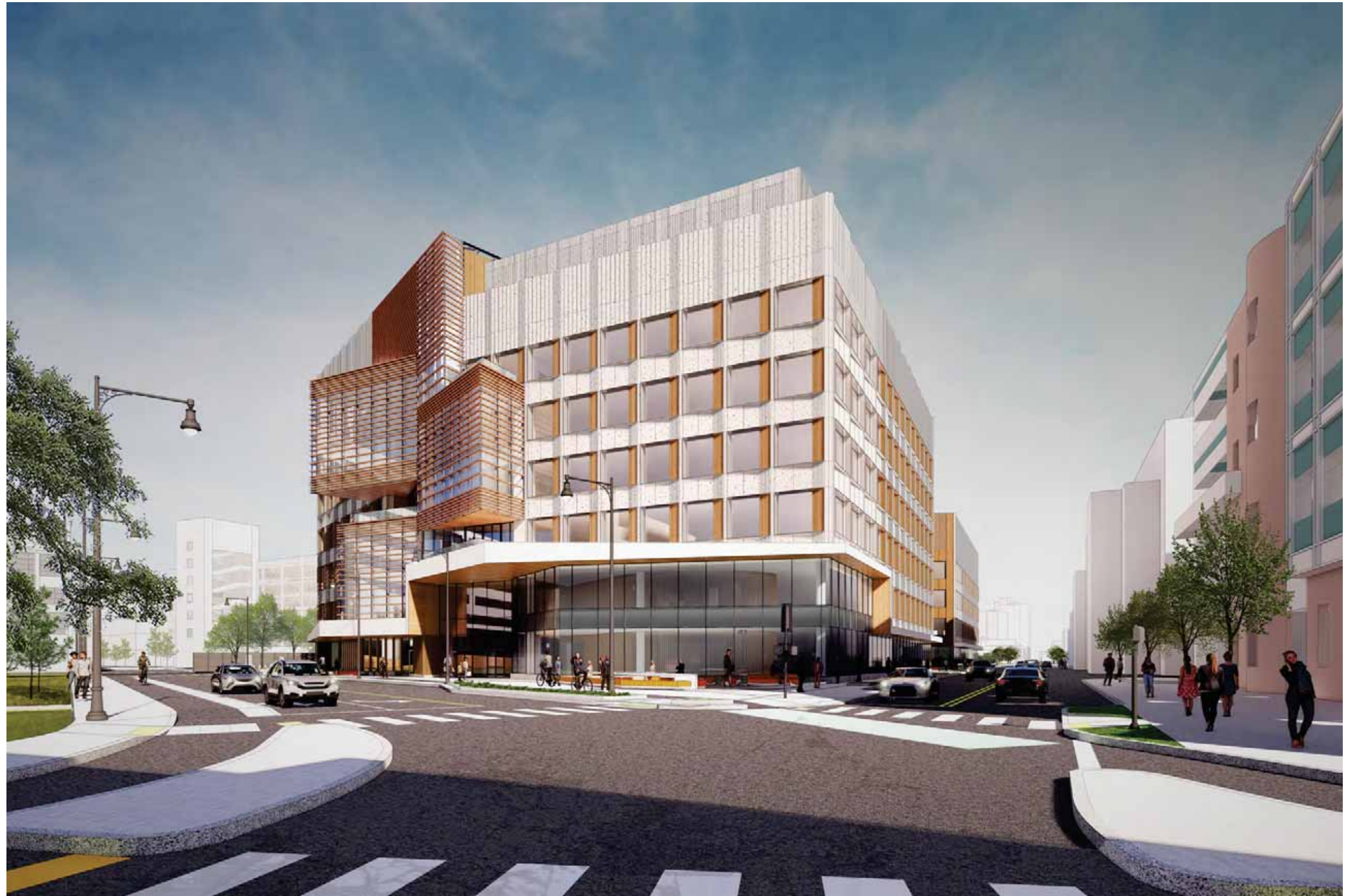
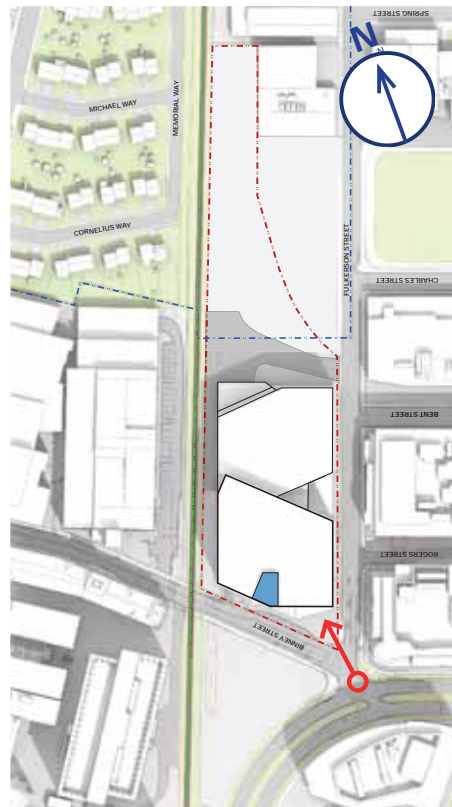
View from South / Galileo Way South Elevation

With Trees Shown



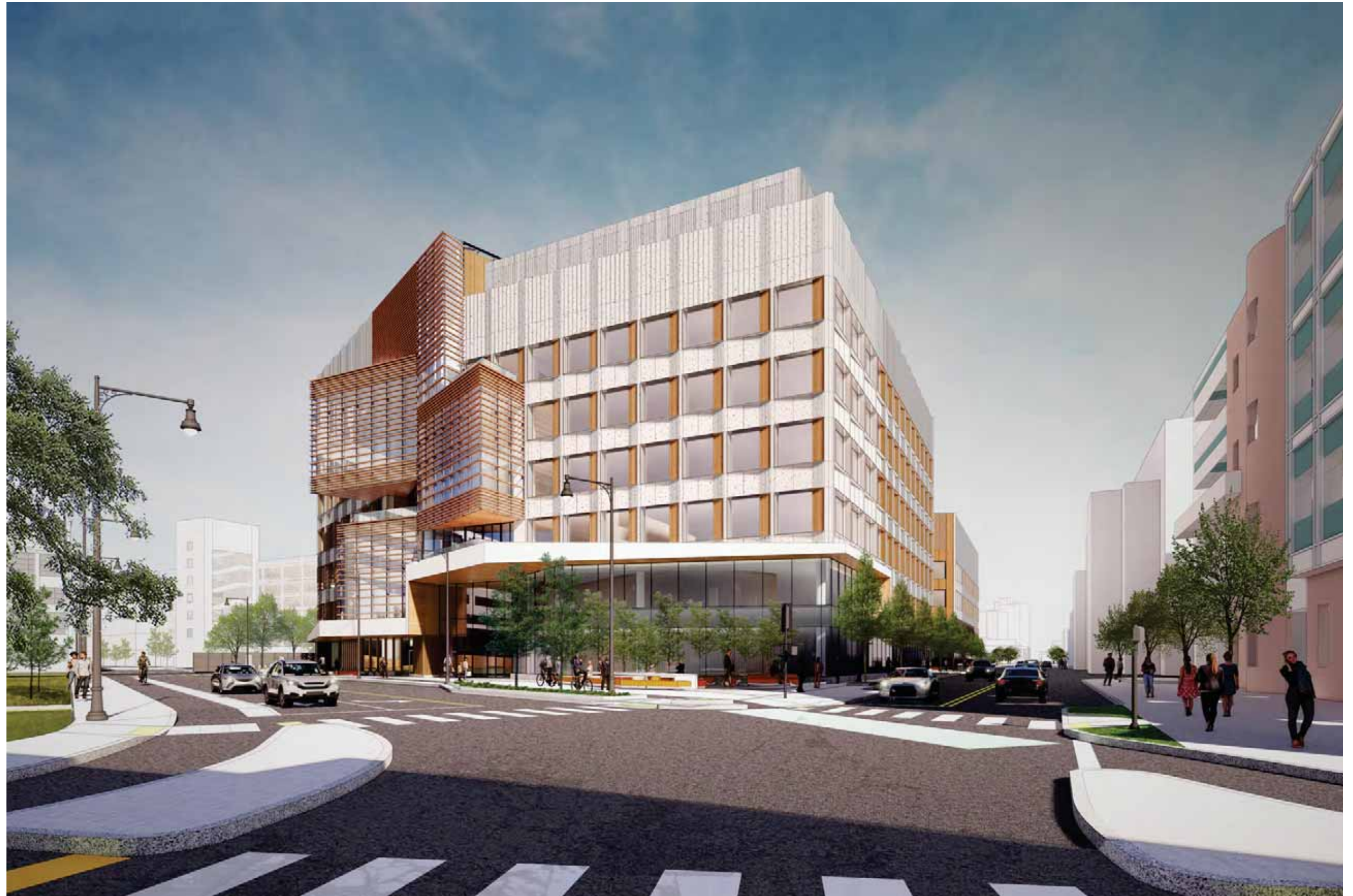
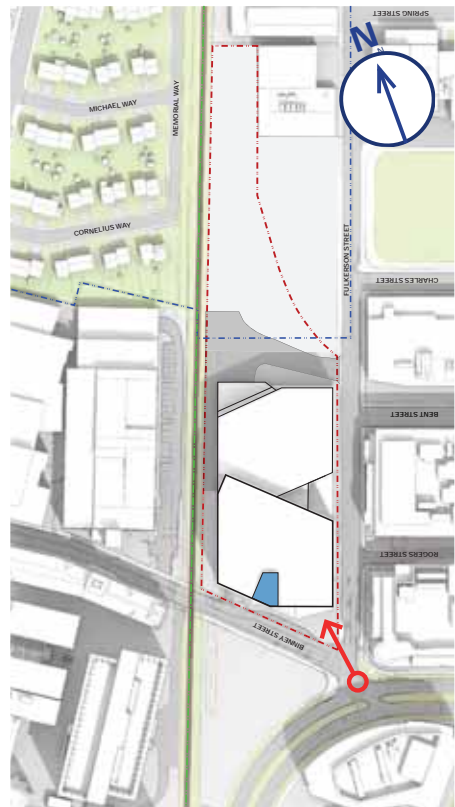
View from Southeast / Binney Street South Façade

Without Trees
Shown

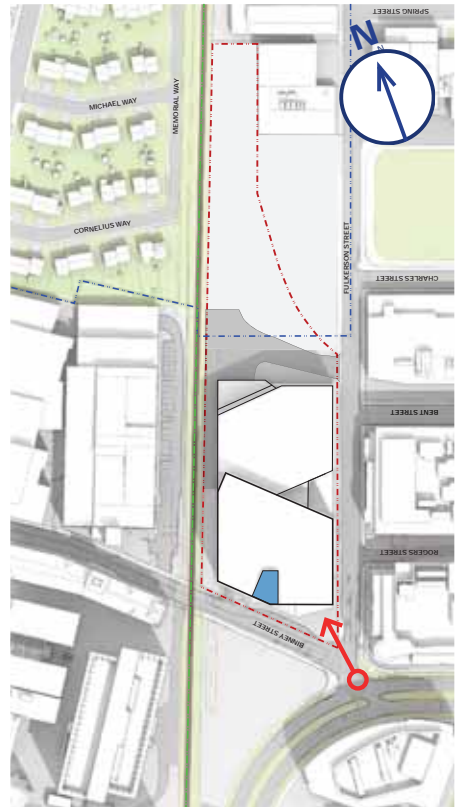


View from Southeast / Binney Street South Façade

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

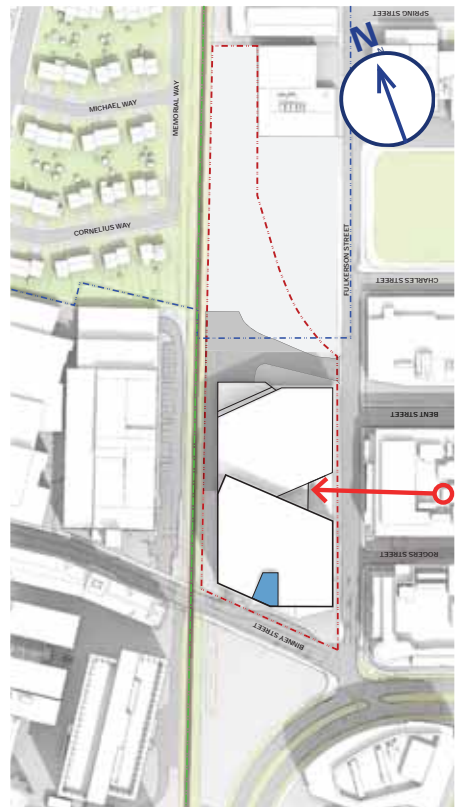
With Trees Shown



View from Southeast From Biogen

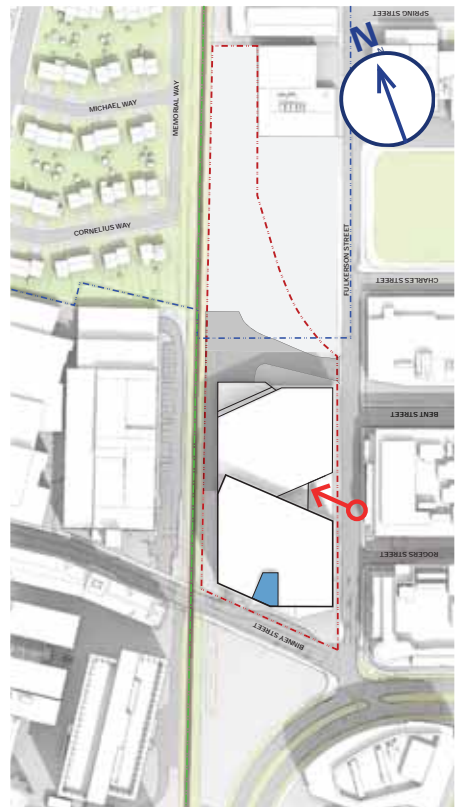


Aerial View Looking West



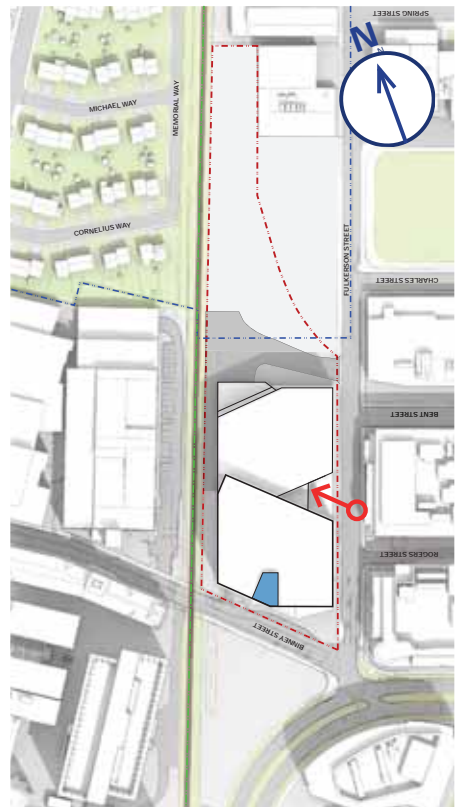
View from East of Secondary Entrance / Courtyard Fulkerson Street

Without Trees
Shown



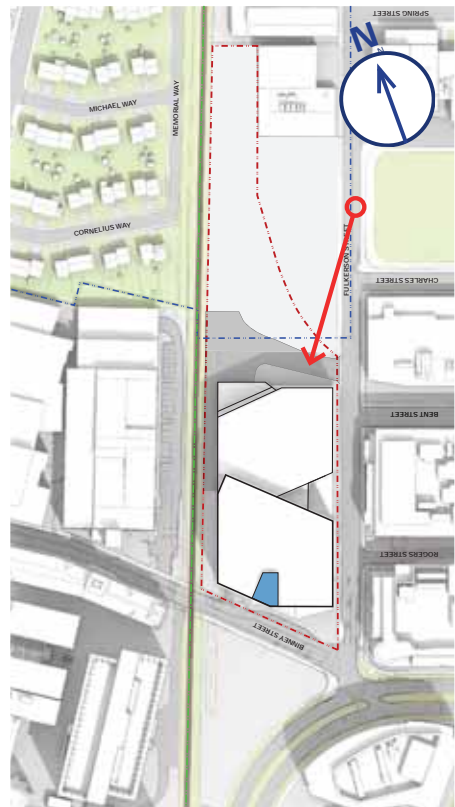
View from East of Secondary Entrance / Courtyard Fulkerson Street

With Trees Shown



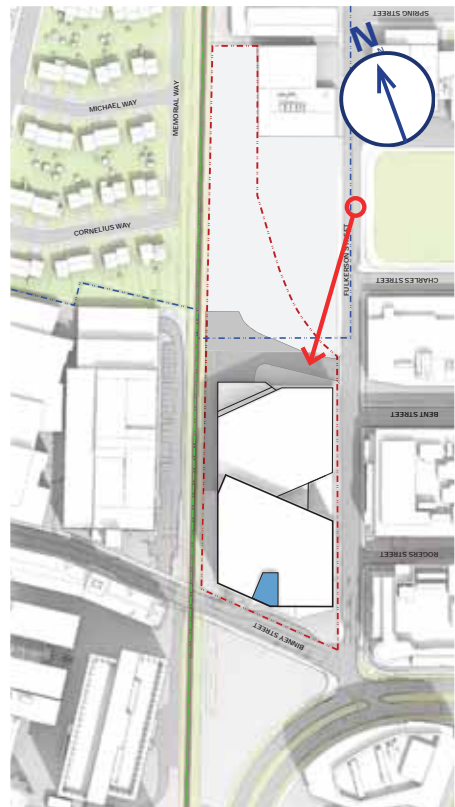
View from Northeast / Fulkerson Street North Façade

Without Trees
Shown



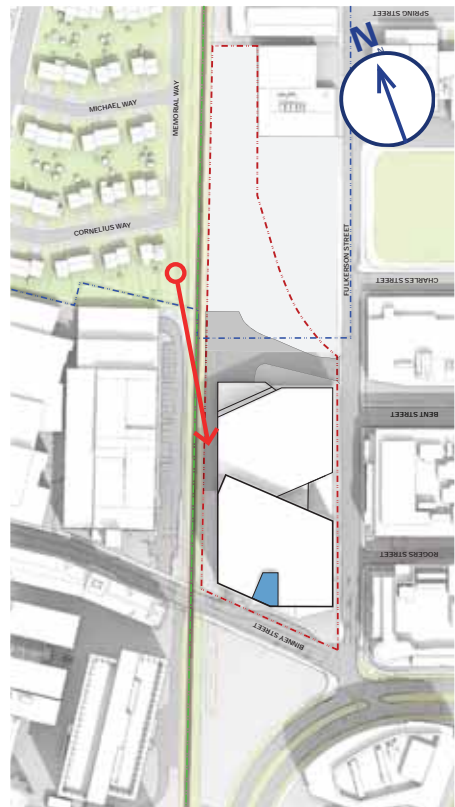
View from Northeast / Fulkerson Street North Façade

With Trees Shown



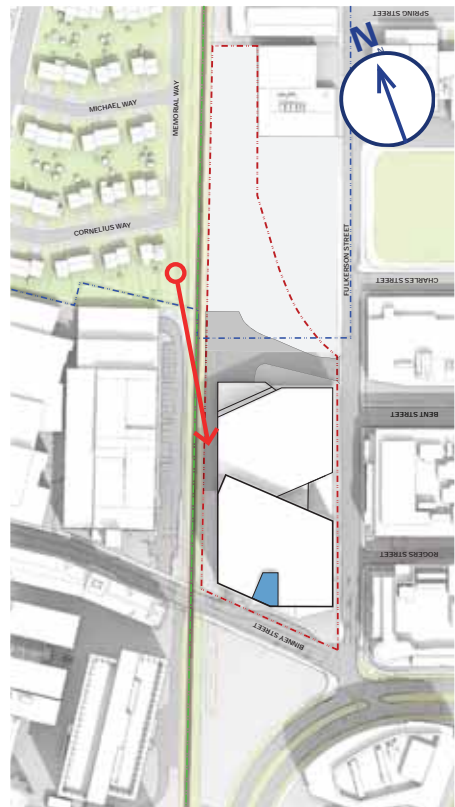
View from North / Cornelius Way North Façade

Without Trees
Shown



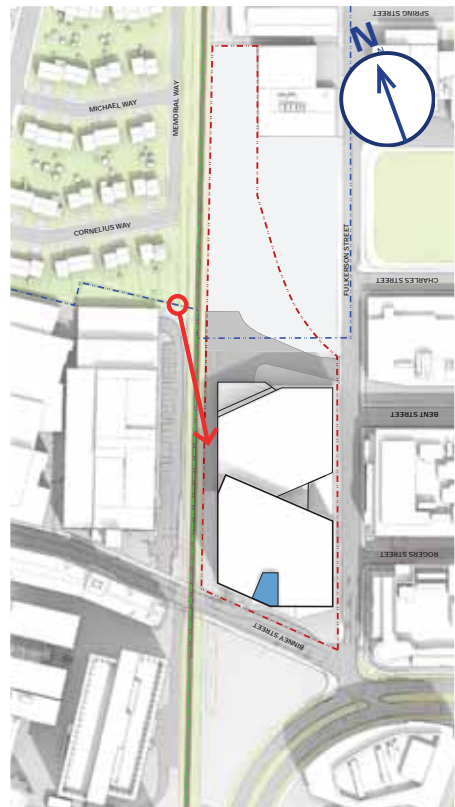
View from North / Cornelius Way North Façade

With Trees Shown



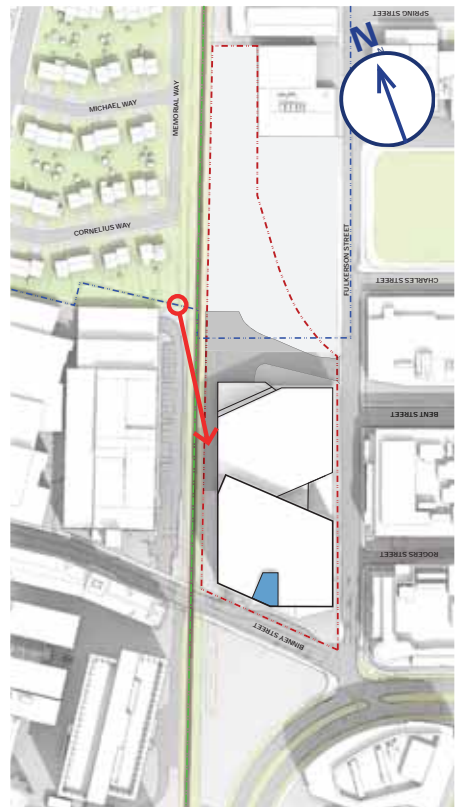
View from North Along the Grand Junction Multi-Use Path West Façade

Without Trees
Shown



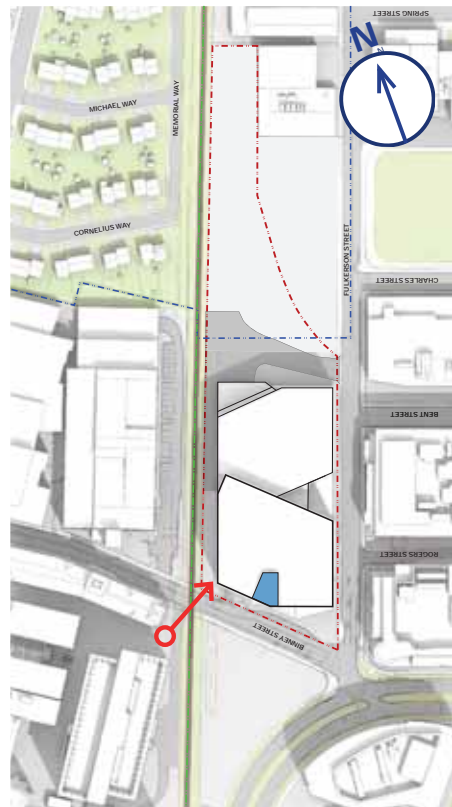
View from North Along the Grand Junction Multi-Use Path West Façade

With Trees Shown



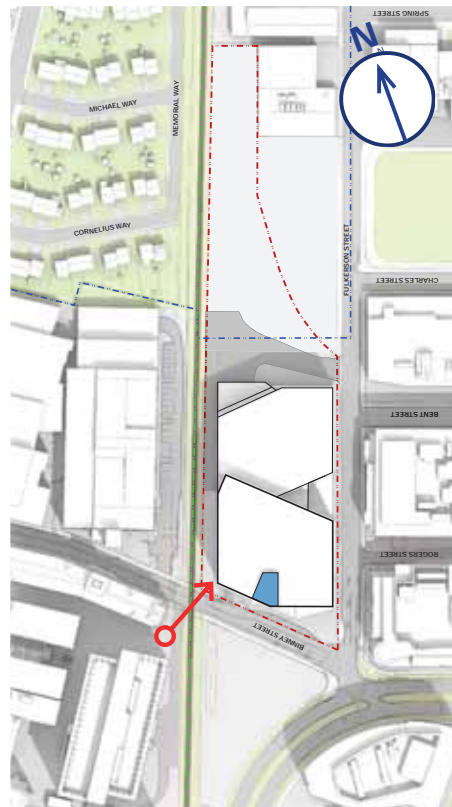
View from West End of Little Binney Street

Without Trees
Shown

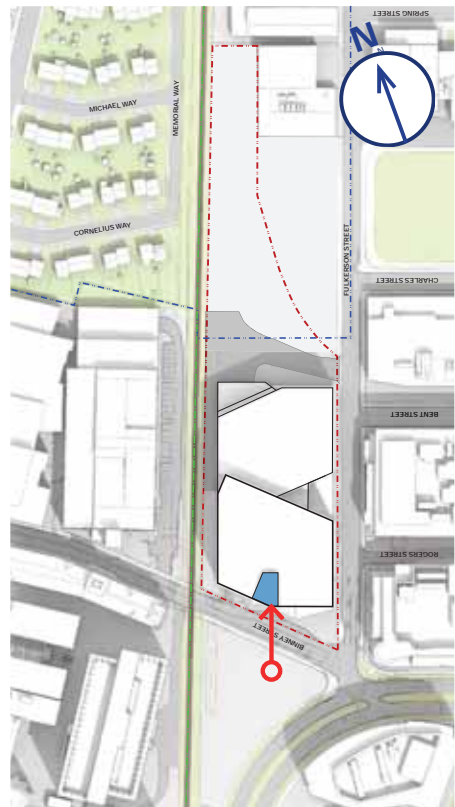


View from West End of Little Binney Street

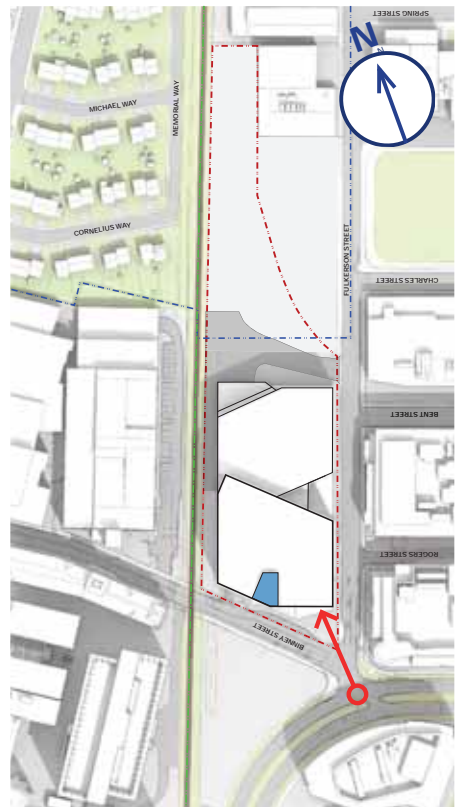
With Trees Shown



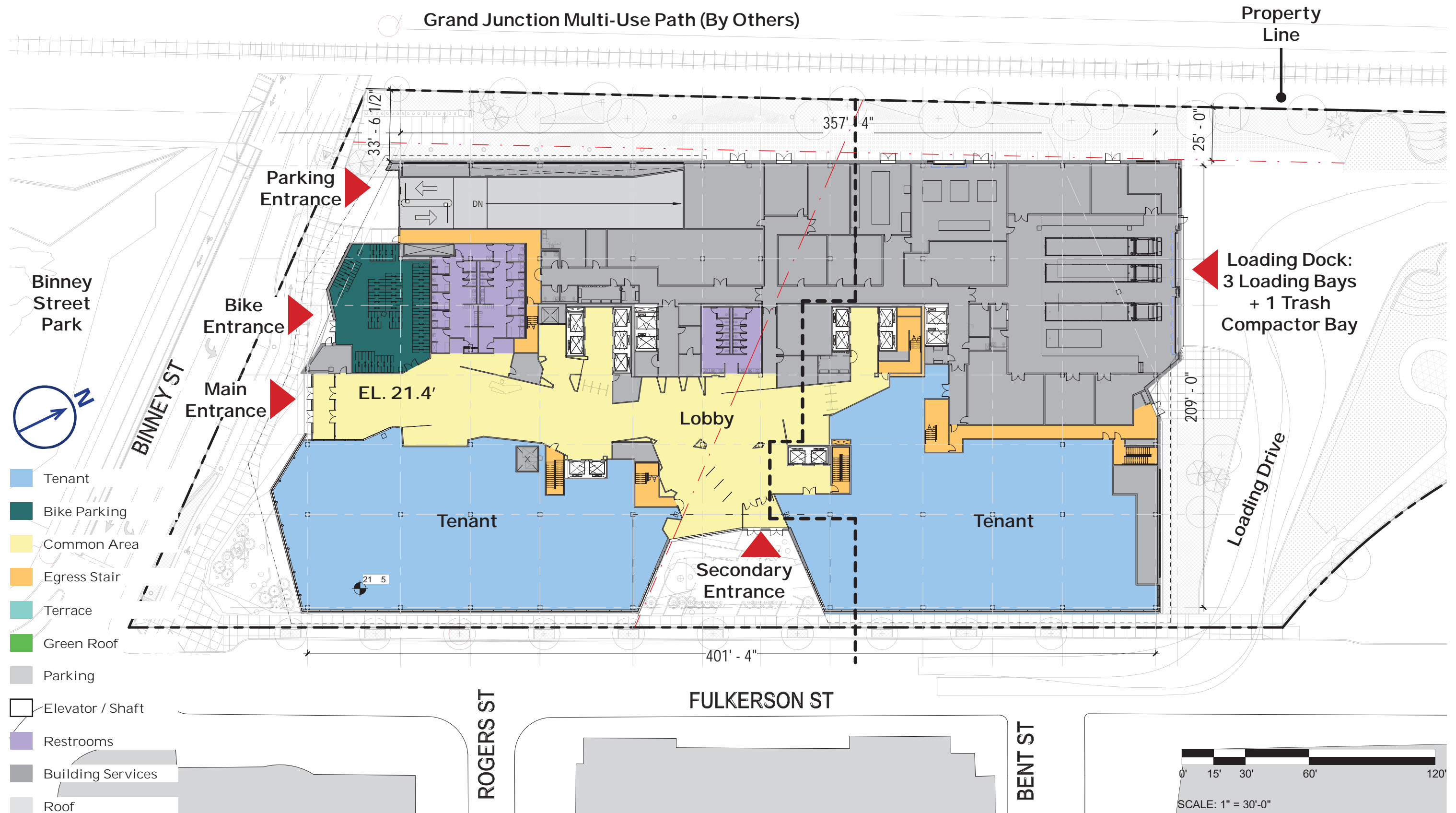
View from South / Binney Park



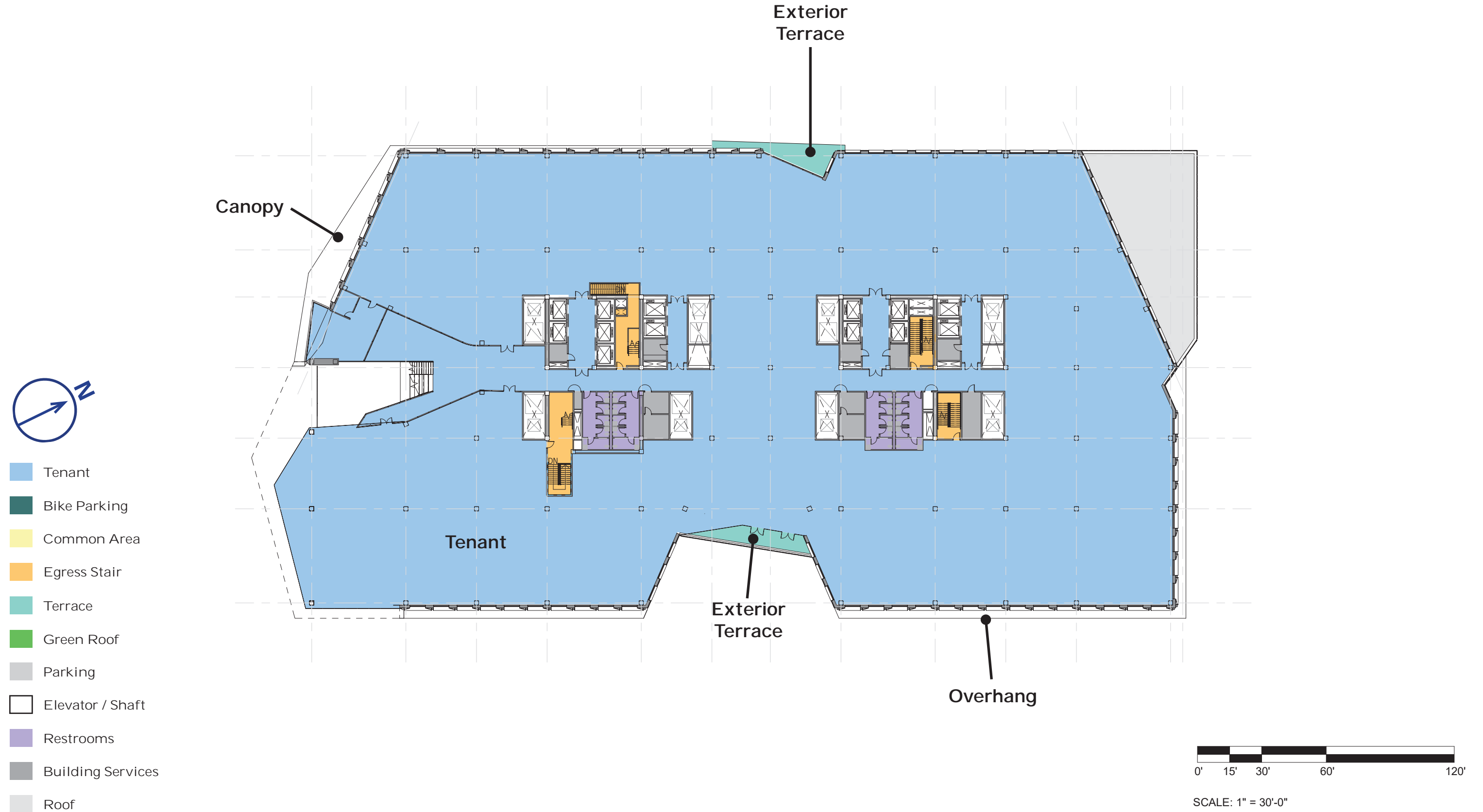
Aerial View from South Binney Street Corner



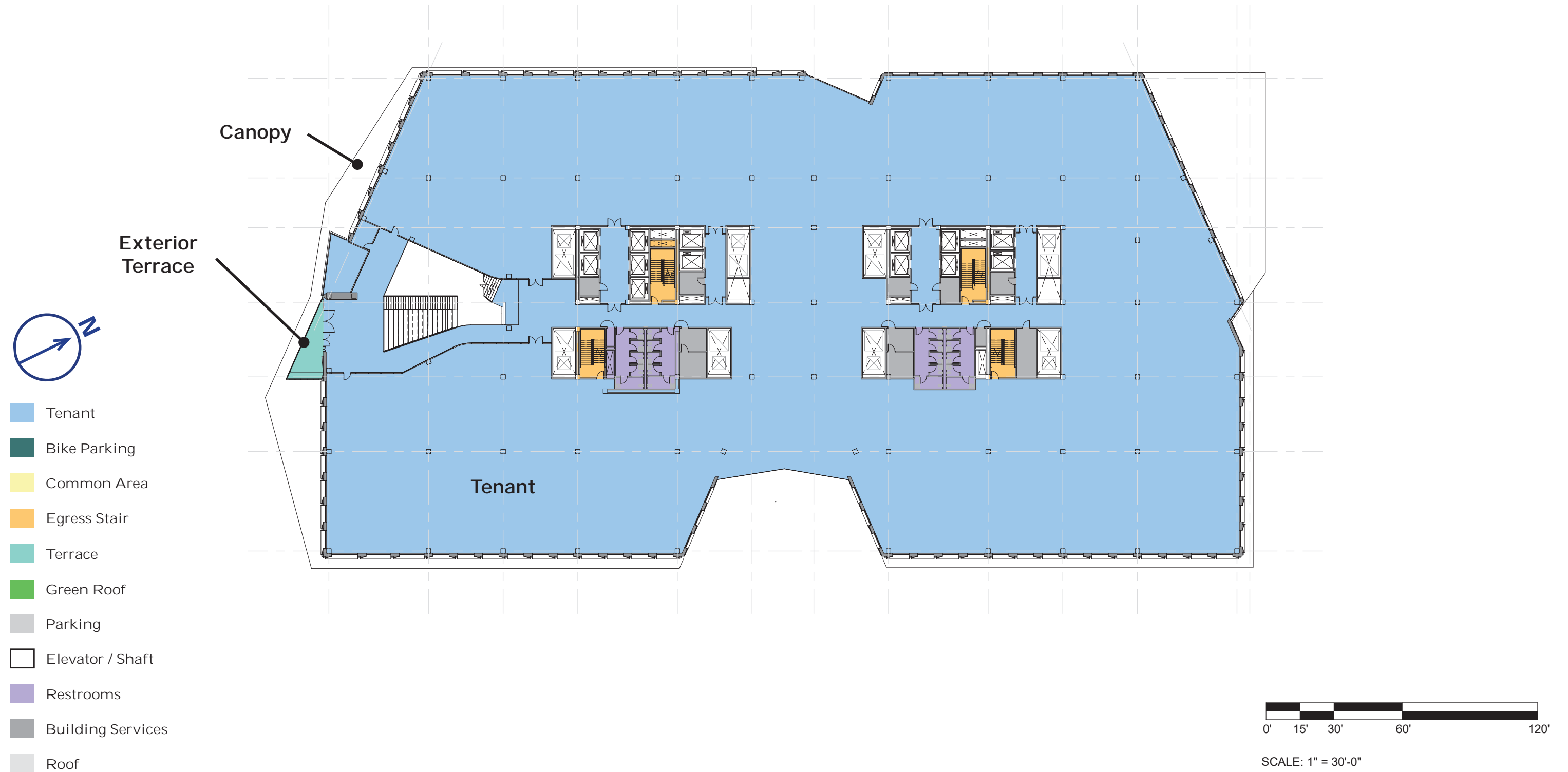
Ground Floor Plan



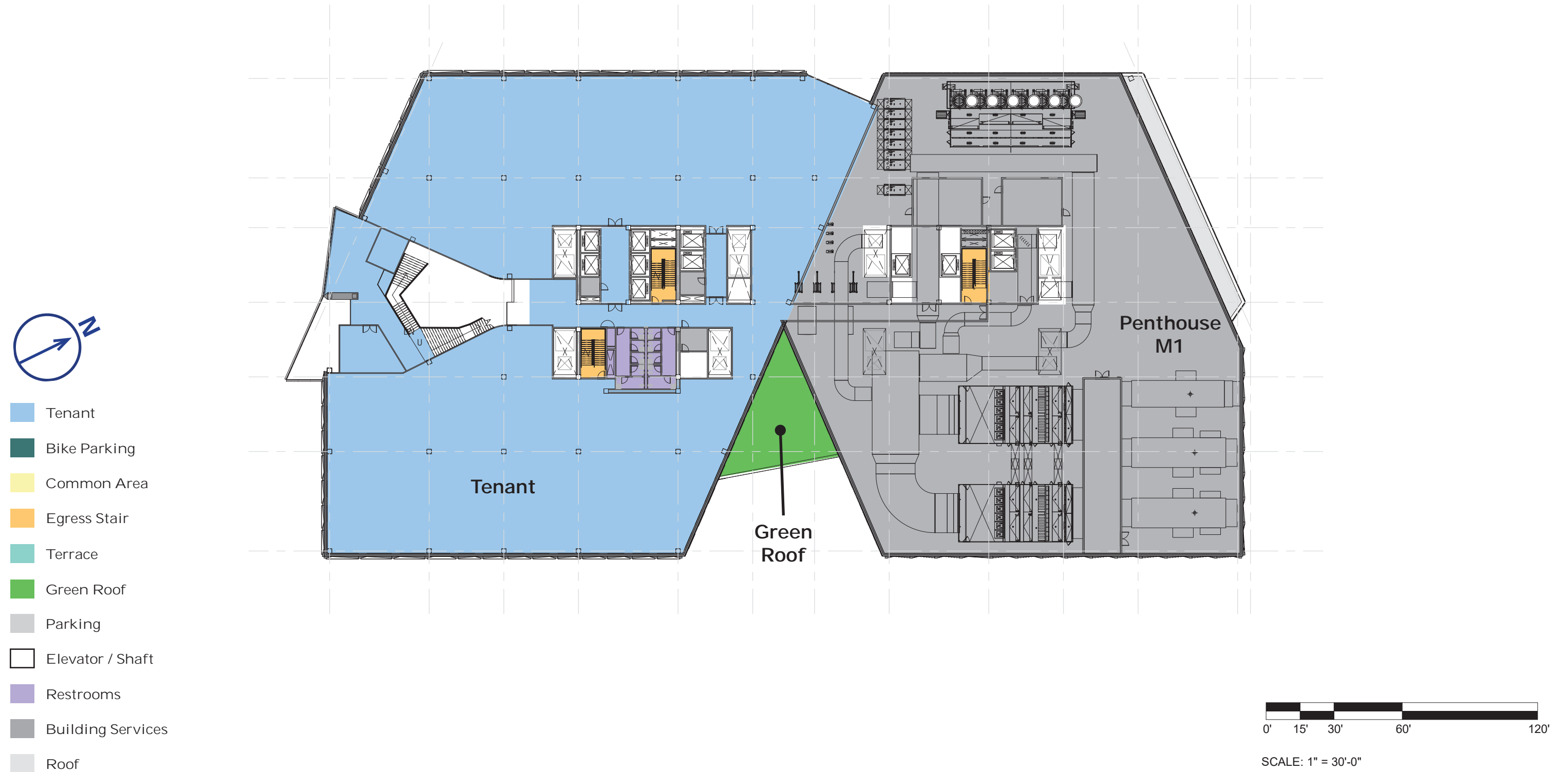
Second Floor Plan



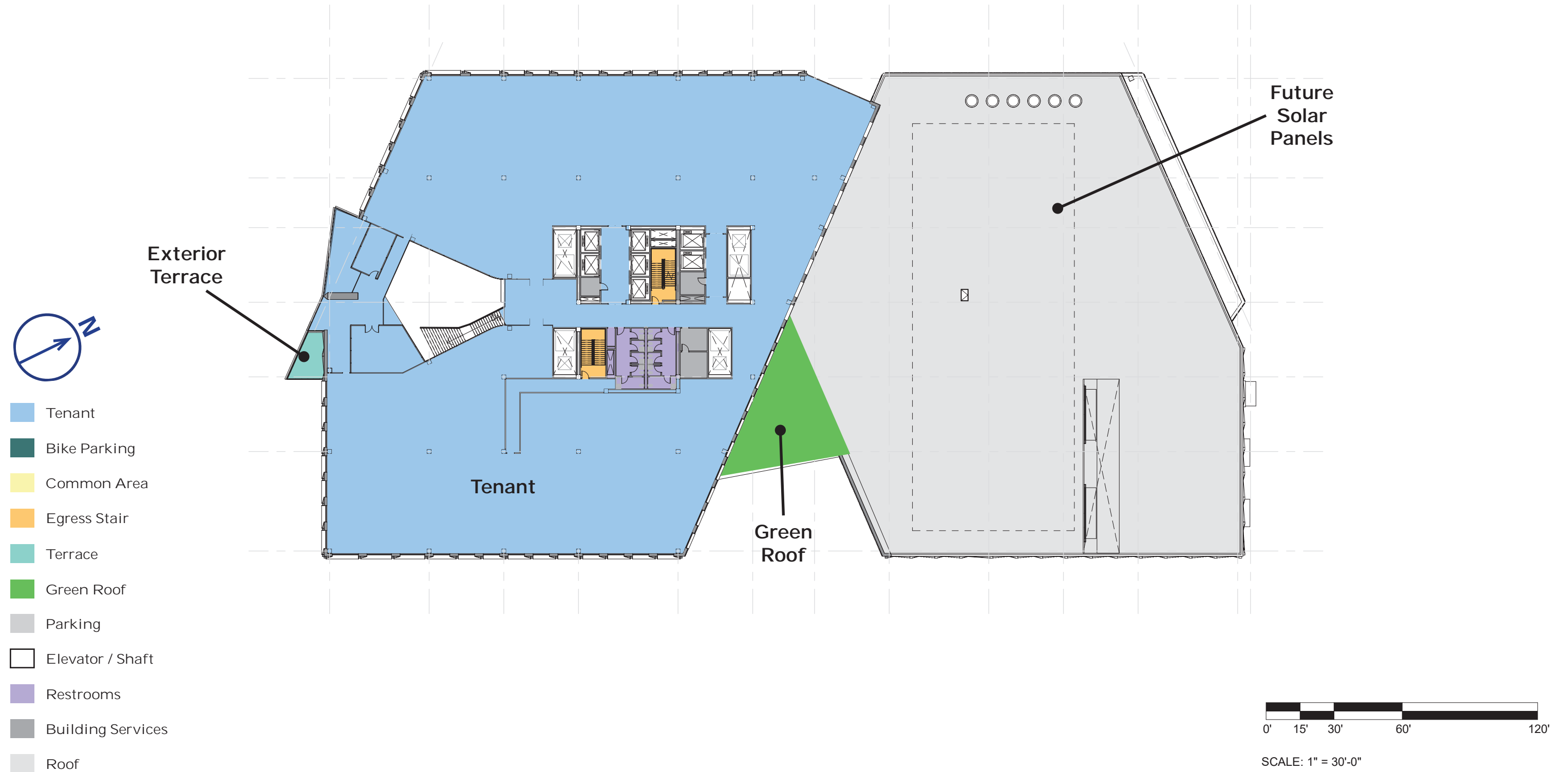
Third Floor Plan



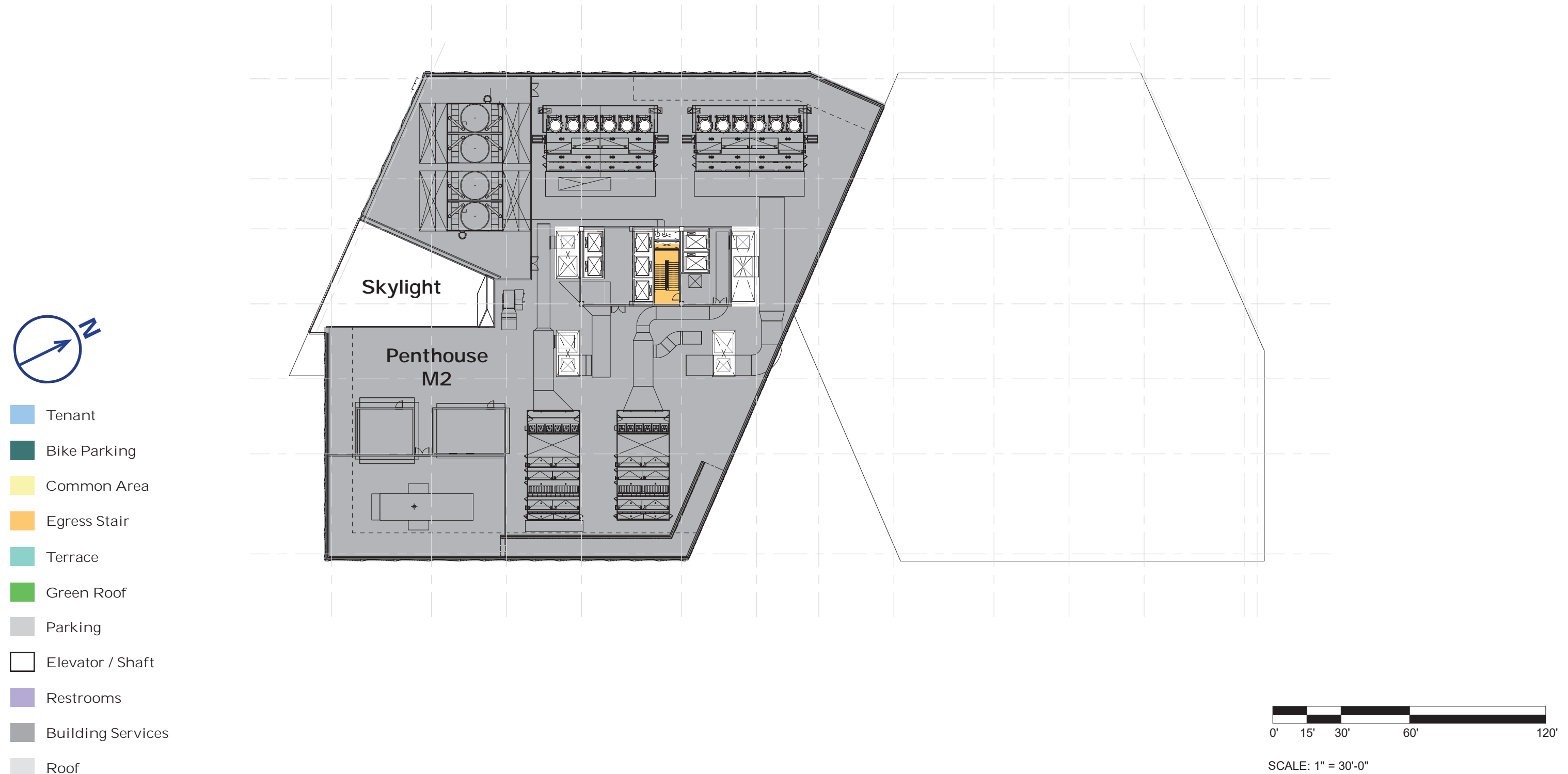
Fifth Floor Plan with Lower Penthouse



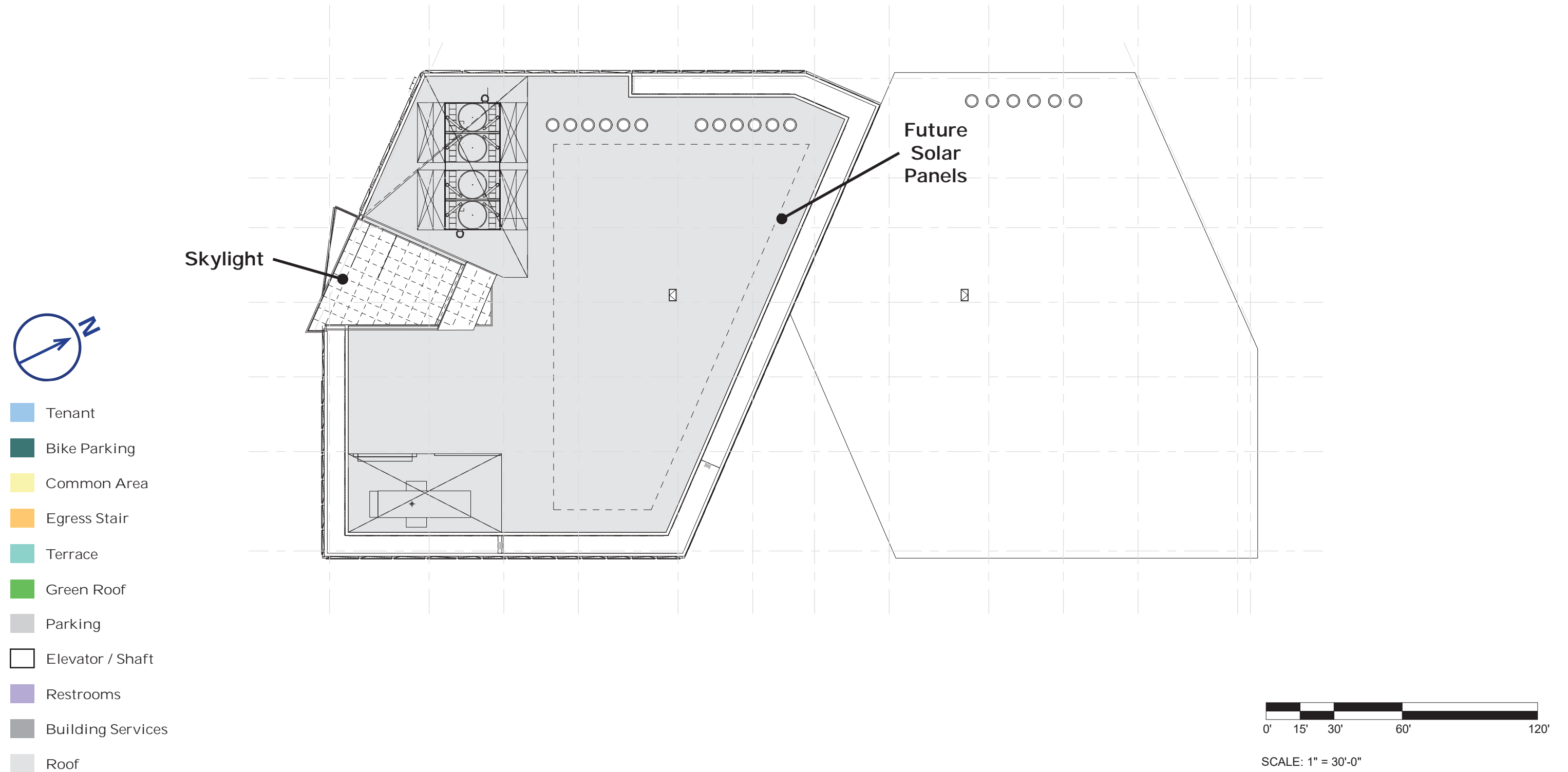
Sixth Floor Plan with Lower Penthouse Roof



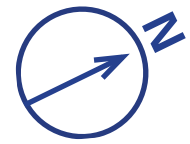
Upper Penthouse Plan



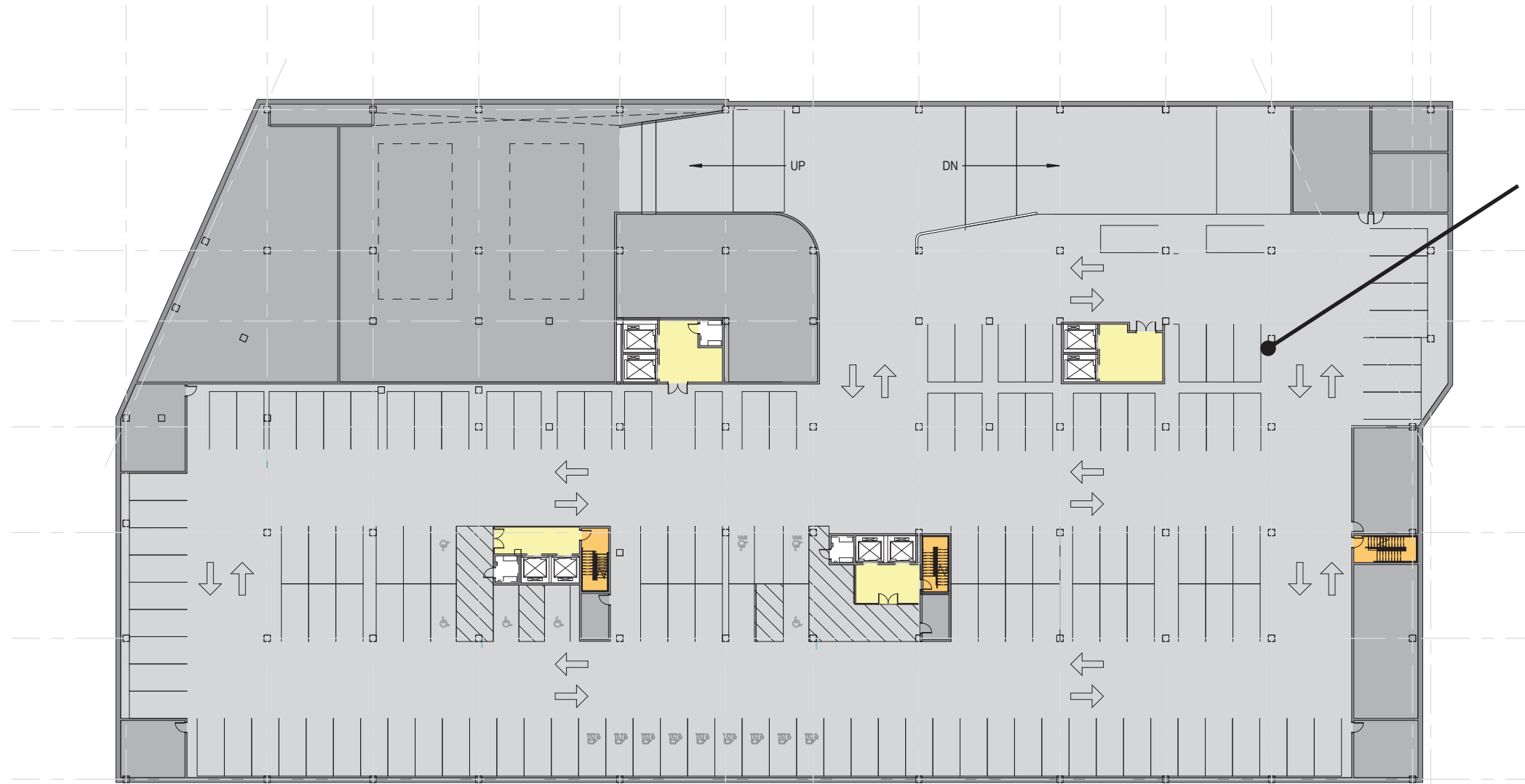
Roof Plan



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%)

* = Maximum Spaces Requirement

(a) Parking requirements:

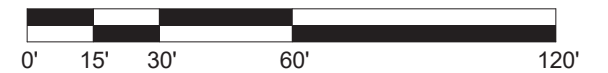
Maximum: 0.8 spaces per 1,000 SF (GFA)
 $370,462 \text{ GFA} \times 0.8 = 297 \text{ spots maximum.}$

(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.

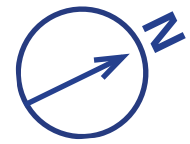
(c) Electric Vehicle (per IEED v4 Innovation: Green vehicles):

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

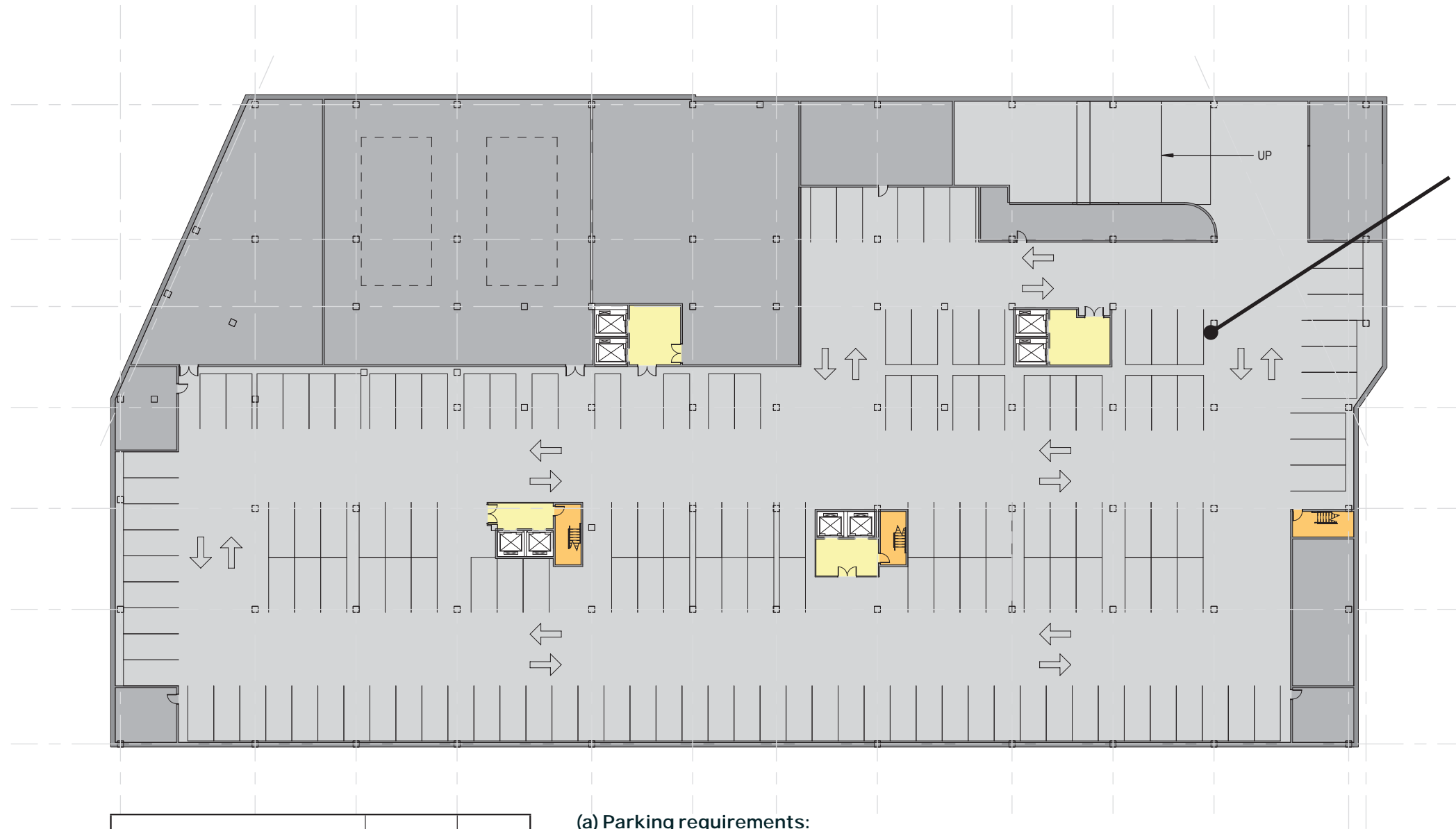


SCALE: 1" = 30'-0"

B2 Garage Plan



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



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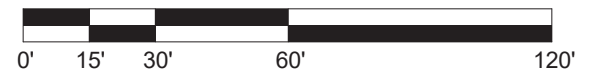
Maximum: 0.8 spaces per 1,000 SF (GFA)
 $370,462 \text{ GFA} \times 0.8 = 297 \text{ spots maximum.}$

(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.

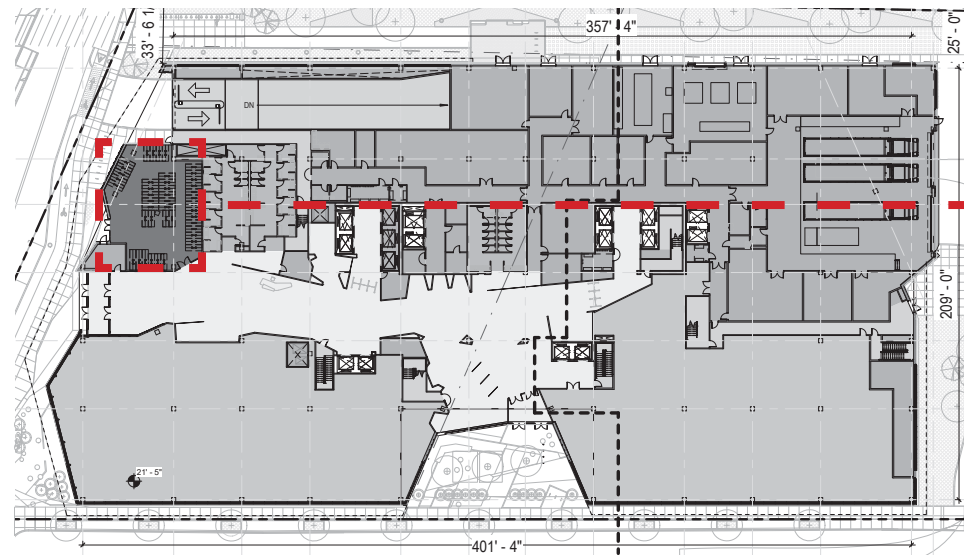
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Install electrical vehicle supply equipment (EVSE) in 2% of all parking. These spaces are included in the typical parking spaces count.

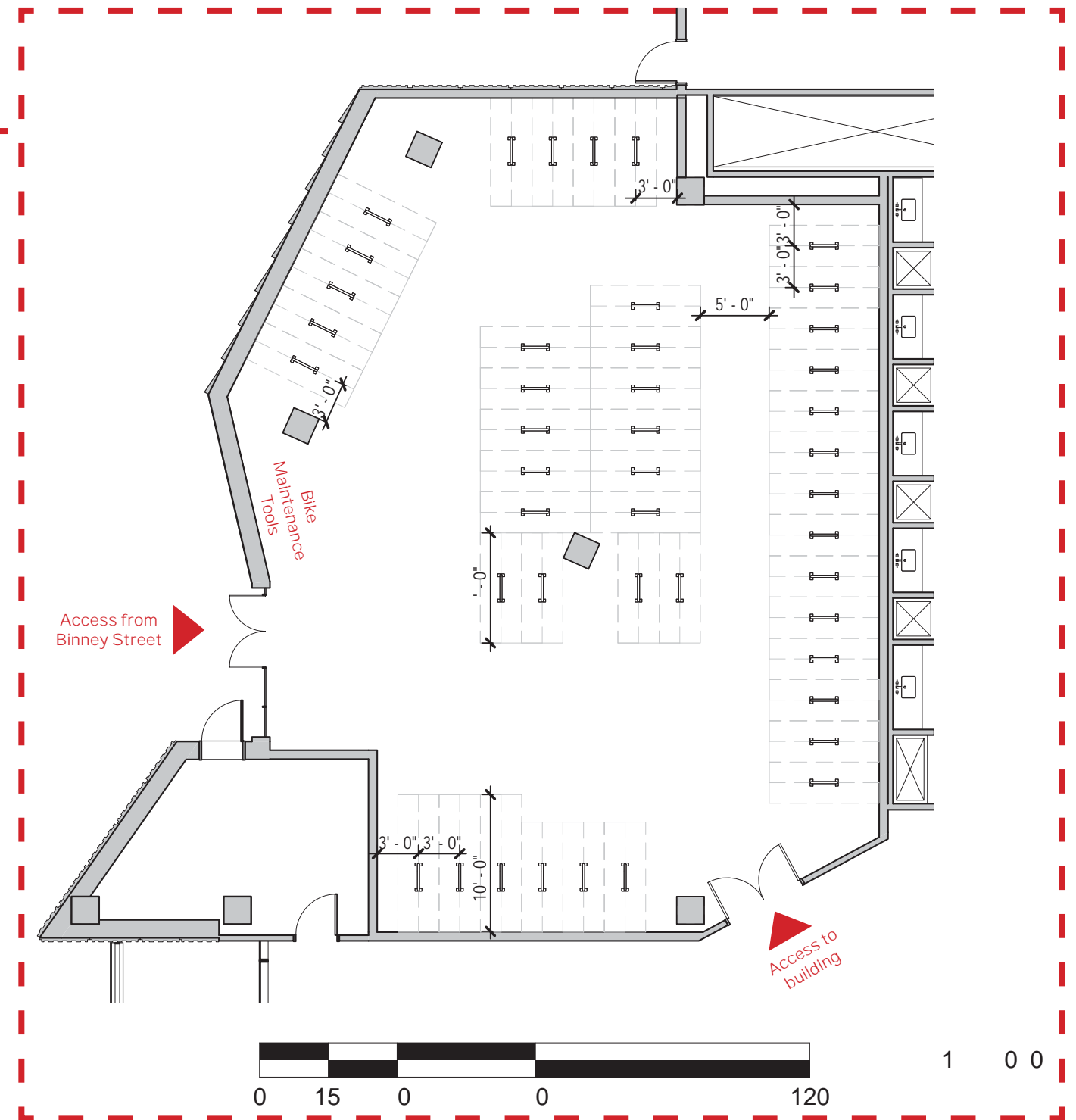


SCALE: 1" = 30'-0"

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.