

**CAMBRIDGE CITY HALL ANNEX  
LANDSCAPE ACCESSIBILITY IMPROVEMENTS**

Cambridge, Massachusetts

**Community Meeting**

5 April 2018

**ARUP**

GREGORY LOMBARDI DESIGN

*Landscape Architecture*

**E-ICON**  
ARCHITECTURE

# Motivation

Improve the Entry and Landscape **Accessibility**  
to Benefit People with the  
**Broadest Range of Abilities**

## Additional Improvements . . .

Bike Parking

Stormwater Management

Wayfinding

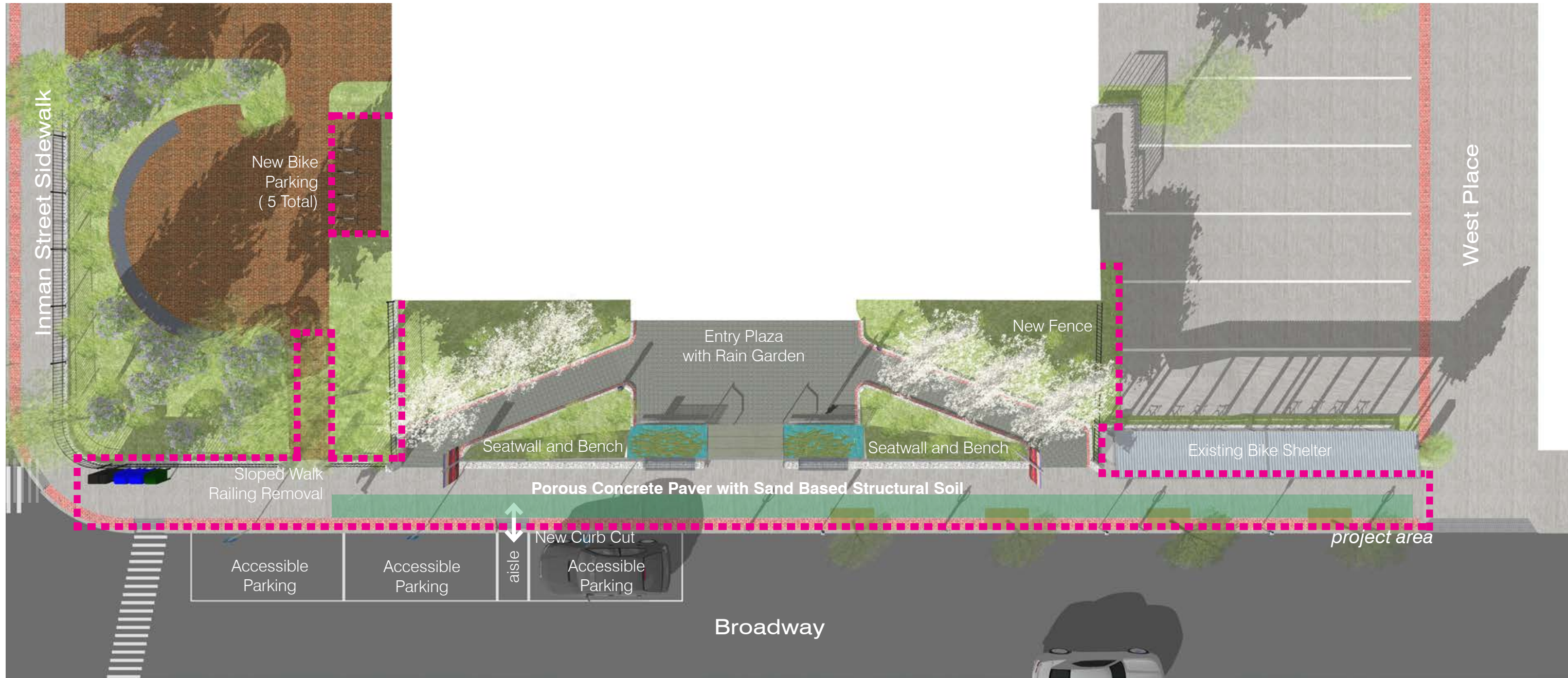
Pedestrian Safety

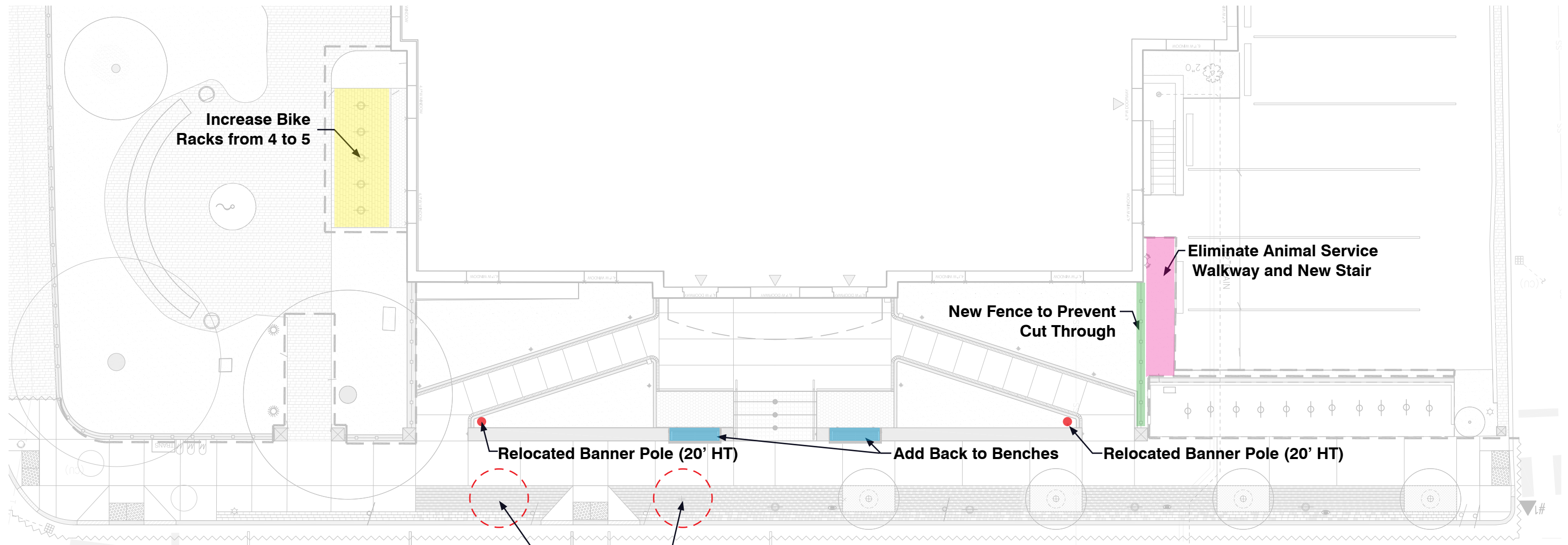
Visual Clarity

# Collaboration

## Community Meeting Design Comments:

- Eliminate Animal Service Walkway and New Stair.
- Add Backs to the Sidewalk Benches.
- Relocate Banners, In-board of the Sloped Walkways.
- Add Greenspace Behind the Existing Broadway Bike Shelter.
- Eliminate Bike Lockers along Inman Place and Substitute with Additional Planting.
- Eliminate Bike Parking in the Garden Area.





**Increase Bike Racks from 4 to 5**

**Eliminate Animal Service Walkway and New Stair**

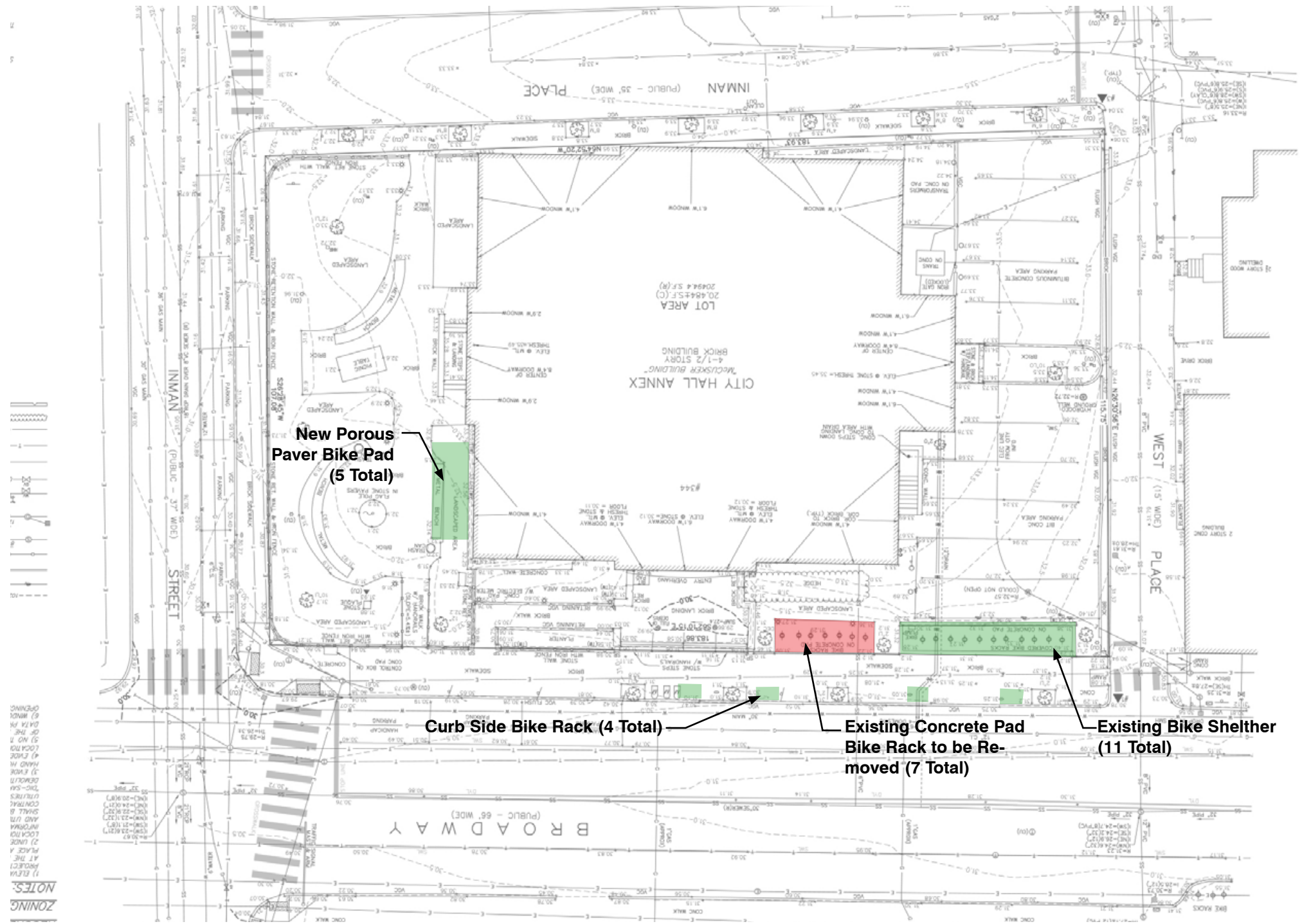
**New Fence to Prevent Cut Through**

**Relocated Banner Pole (20' HT)**

**Add Back to Benches**

**Relocated Banner Pole (20' HT)**

**Eliminate Two Proposed Street Trees**



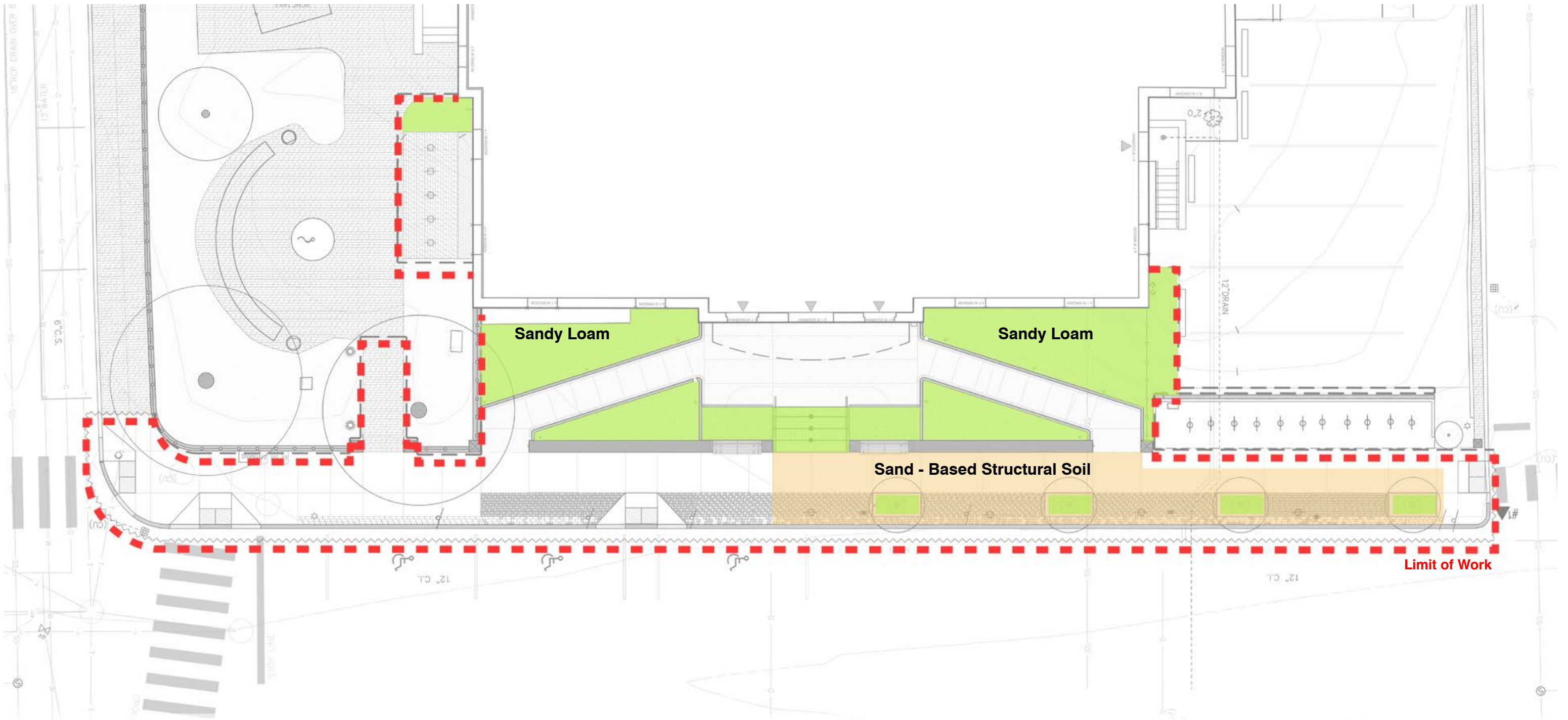
*Existing Bike Rack*

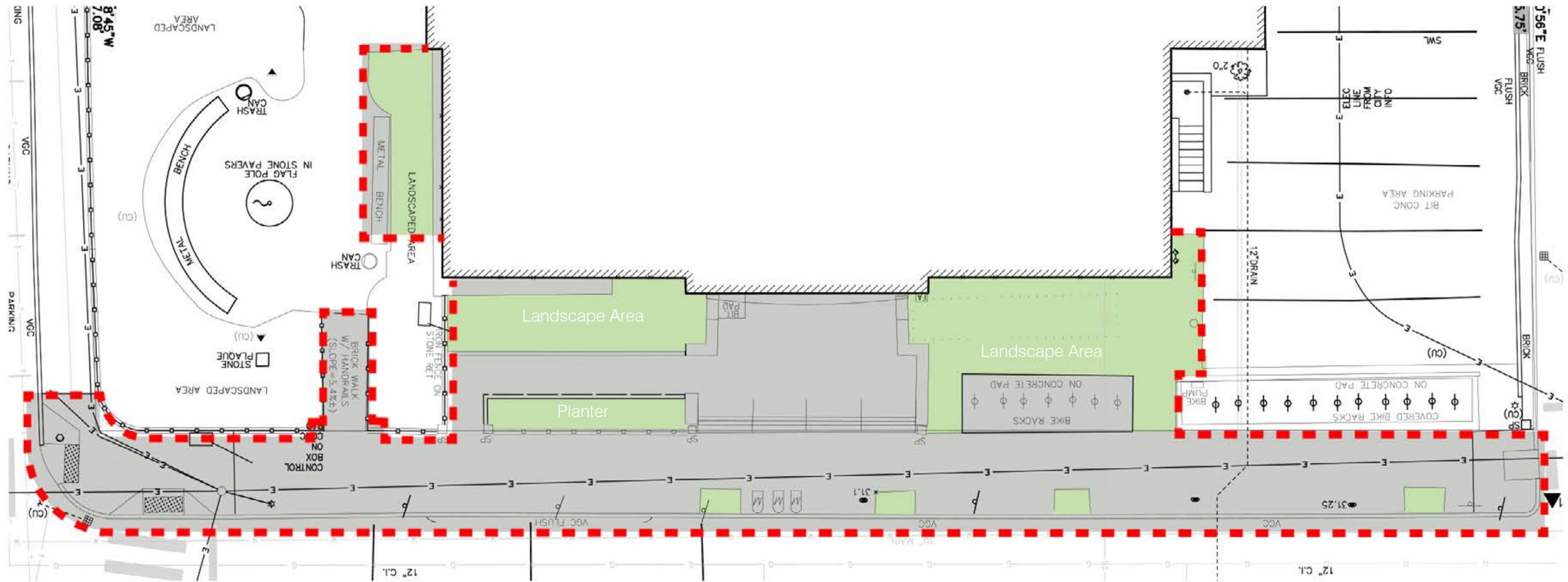
**Existing Bike Rack Distribution**

- Existing Bike Shelter - 11
- Existing Concrete Pad Bike Rack - 7
- Existing Total 18**

**New Bike Rack Distribution**

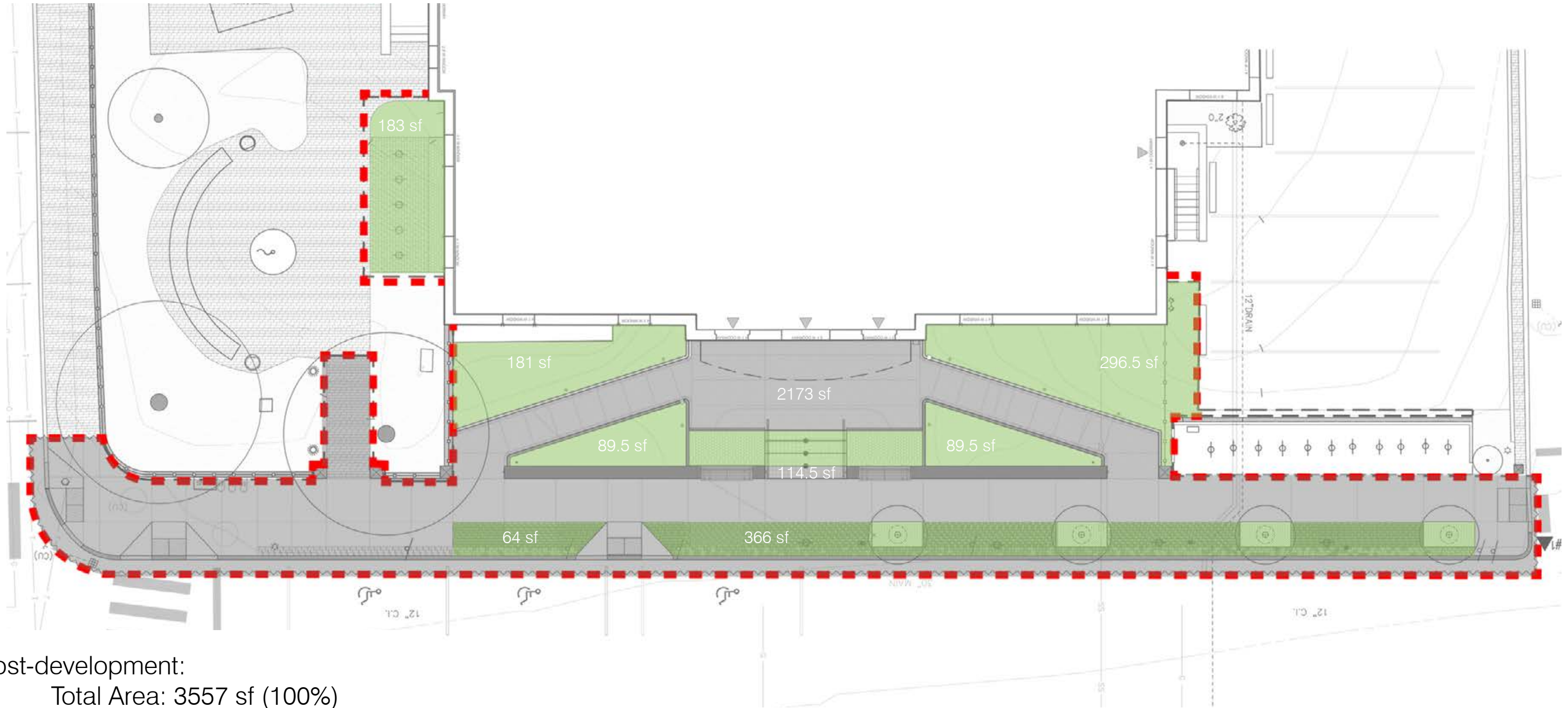
- Existing Bike Shelter (Broadway) - 11
- New Curb Side Racks (Broadway) - 4
- New Bike Pad (Inman Street) - 5
- New Total 20**





- Pre-development:
- Total Area: 3557 sf (100%)
  - Impervious Area: 2689 sf (76%)
  - Pervious Area: 868 sf (24%)





Post-development:

- Total Area: 3557 sf (100%)
- Impervious Area: 2173 sf (61%)
- Pervious Area: 1384 sf (39%)



GREGORY LOMBARDI DESIGN  
*Landscape Architecture*

**Street View**  
Cambridge City Hall Annex



GREGORY LOMBARDI DESIGN  
*Landscape Architecture*

**Street View**  
Cambridge City Hall Annex



GREGORY LOMBARDI DESIGN  
*Landscape Architecture*

**View From Door to Broadway  
Cambridge City Hall Annex**

Cambridge City Hall Annex

LEED™ Scorecard

**39** **29** **Total Project Score** Possible Points **69**

Certified 26 to 32 points Silver 33 to 38 points Gold 39 to 51 points Platinum 52 or more points

6			8			Sustainable Sites		Possible Points 14	
Y	?	N							
Y			Prereq 1			<b>Erosion &amp; Sedimentation Control</b>			
1			Credit 1			<b>Site Selection</b>		1	
1			Credit 2			<b>Urban Redevelopment</b>		1	
		1	Credit 3			<b>Brownfield Redevelopment</b>		1	
1			Credit 4.1			<b>Alternative Transportation</b> , Public Transportation Access		1	
1			Credit 4.2			<b>Alternative Transportation</b> , Bicycle Storage & Changing Rooms		1	
		1	Credit 4.3			<b>Alternative Transportation</b> , Alternative Fuel Refueling Stations		1	
1			Credit 4.4			<b>Alternative Transportation</b> , Parking Capacity		1	
		1	Credit 5.1			<b>Reduced Site Disturbance</b> , Protect or Restore Open Space		1	
		1	Credit 5.2			<b>Reduced Site Disturbance</b> , Development Footprint		1	
		1	Credit 6.1			<b>Stormwater Management</b> , Rate and Quantity		1	
		1	Credit 6.2			<b>Stormwater Management</b> , Treatment		1	
		1	Credit 7.1			<b>Landscape &amp; Exterior Design to Reduce Heat Islands</b> Non-Roof		1	
1			Credit 7.2			<b>Landscape &amp; Exterior Design to Reduce Heat Islands</b> Roof		1	
		1	Credit 8			<b>Light Pollution Reduction</b>		1	

1			4			Water Efficiency		Possible Points 5	
Y	?	N							
1			Credit 1.1			<b>Water Efficient Landscaping</b> , Reduce by 50%		1	
		1	Credit 1.2			<b>Water Efficient Landscaping</b> , No Potable Use or No Irrigation		1	
		1	Credit 2			<b>Innovative Wastewater Technologies</b>		1	
		1	Credit 3.1			<b>Water Use Reduction</b> , 20% Reduction		1	
		1	Credit 3.2			<b>Water Use Reduction</b> , 30% Reduction		1	

13			4			Energy & Atmosphere		Possible Points 17	
Y	?	N							
Y			Prereq 1			<b>Fundamental Building Systems Commissioning</b>			
Y			Prereq 2			<b>Minimum Energy Performance</b>			
Y			Prereq 3			<b>CFC Reduction in HVAC&amp;R Equipment</b>			
2			Credit 1.1			<b>Optimize Energy Performance</b> , 20% New / 10% Existing		2	
2			Credit 1.2			<b>Optimize Energy Performance</b> , 30% New / 20% Existing		2	
2			Credit 1.3			<b>Optimize Energy Performance</b> , 40% New / 30% Existing		2	
2			Credit 1.4			<b>Optimize Energy Performance</b> , 50% New / 40% Existing		2	
2			Credit 1.5			<b>Optimize Energy Performance</b> , 60% New / 50% Existing		2	
1			Credit 2.1			<b>Renewable Energy</b> , 5%		1	
1			Credit 2.2			<b>Renewable Energy</b> , 10%		1	
		1	Credit 2.3			<b>Renewable Energy</b> , 20%		1	
		1	Credit 3			<b>Additional Commissioning</b>		1	
		1	Credit 4			<b>Ozone Depletion</b>		1	
		1	Credit 5			<b>Measurement &amp; Verification</b>		1	
1			Credit 6			<b>Green Power</b>		1	

7			6			Materials & Resources		Possible Points 13	
Y	?	N							
Y			Prereq 1			<b>Storage &amp; Collection of Recyclables</b>			
1			Credit 1.1			<b>Building Reuse</b> , Maintain 75% of Existing Shell		1	
		1	Credit 1.2			<b>Building Reuse</b> , Maintain 100% of Existing Shell		1	
		1	Credit 1.3			<b>Building Reuse</b> , Maintain 100% Shell & 50% Non-Shell		1	
1			Credit 2.1			<b>Construction Waste Management</b> , Divert 50%		1	
1			Credit 2.2			<b>Construction Waste Management</b> , Divert 75%		1	
		1	Credit 3.1			<b>Resource Reuse</b> , Specify 5%		1	
		1	Credit 3.2			<b>Resource Reuse</b> , Specify 10%		1	
1			Credit 4.1			<b>Recycled Content</b> , Specify 25%		1	
		1	Credit 4.2			<b>Recycled Content</b> , Specify 50%		1	
1			Credit 5.1			<b>Local/Regional Materials</b> , 20% Manufactured Locally		1	
1			Credit 5.2			<b>Local/Regional Materials</b> , of 20% Above, 50% Harvested Locally		1	
		1	Credit 6			<b>Rapidly Renewable Materials</b>		1	
1			Credit 7			<b>Certified Wood</b>		1	

8			7			Indoor Environmental Quality		Possible Points 15	
Y	?	N							
Y			Prereq 1			<b>Minimum IAQ Performance</b>			
Y			Prereq 2			<b>Environmental Tobacco Smoke (ETS) Control</b>			
		1	Credit 1			<b>Carbon Dioxide (CO<sub>2</sub>) Monitoring</b>		1	
		1	Credit 2			<b>Increase Ventilation Effectiveness</b>		1	
1			Credit 3.1			<b>Construction IAQ Management Plan</b> During Construction		1	
1			Credit 3.2			<b>Construction IAQ Management Plan</b> Before Occupancy		1	
1			Credit 4.1			<b>Low-Emitting Materials</b> , Adhesives & Sealants		1	
1			Credit 4.2			<b>Low-Emitting Materials</b> , Paints		1	
1			Credit 4.3			<b>Low-Emitting Materials</b> , Carpet		1	
		1	Credit 4.4			<b>Low-Emitting Materials</b> , Composite Wood		1	
		1	Credit 5			<b>Indoor Chemical &amp; Pollutant Source Control</b>		1	
1			Credit 6.1			<b>Controllability of Systems</b> , Perimeter		1	
		1	Credit 6.2			<b>Controllability of Systems</b> , Non-Perimeter		1	
1			Credit 7.1			<b>Thermal Comfort</b> , Comply with ASHRAE 55-1992		1	
		1	Credit 7.2			<b>Thermal Comfort</b> , Permanent Monitoring System		1	
		1	Credit 8.1			<b>Daylight &amp; Views</b> , Daylight 75% of Spaces		1	
1			Credit 8.2			<b>Daylight &amp; Views</b> , Views for 90% of Spaces		1	

4			0			Innovation & Design Process		Possible Points 5	
Y	?	N							
1			Credit 1.1			<b>Innovation in Design</b> : Educational Component		1	
1			Credit 1.2			<b>Innovation in Design</b> : Construction Waste Management Program		1	
1			Credit 1.3			<b>Innovation in Design</b> : Zip Car		1	
			Credit 1.4			<b>Innovation in Design</b> :		1	
1			Credit 2			<b>LEED™ Accredited Professional</b>		1	

Scorecard

LEED™ Calculator 2.0

# T I M E L I N E

## Anticipated Project Schedule:

- 4.17 | Drawing Submission to Cambridge Historic
- 5.7 | Historic Hearing
- 8.7 | 100% Technical Documentation Submission
- 12.1 | Project Bid/Award (10 - 12 Weeks)
- 3.1 | Start Construction
- 6.1 | Complete Construction