

300 Binney Street

CRA Design Review

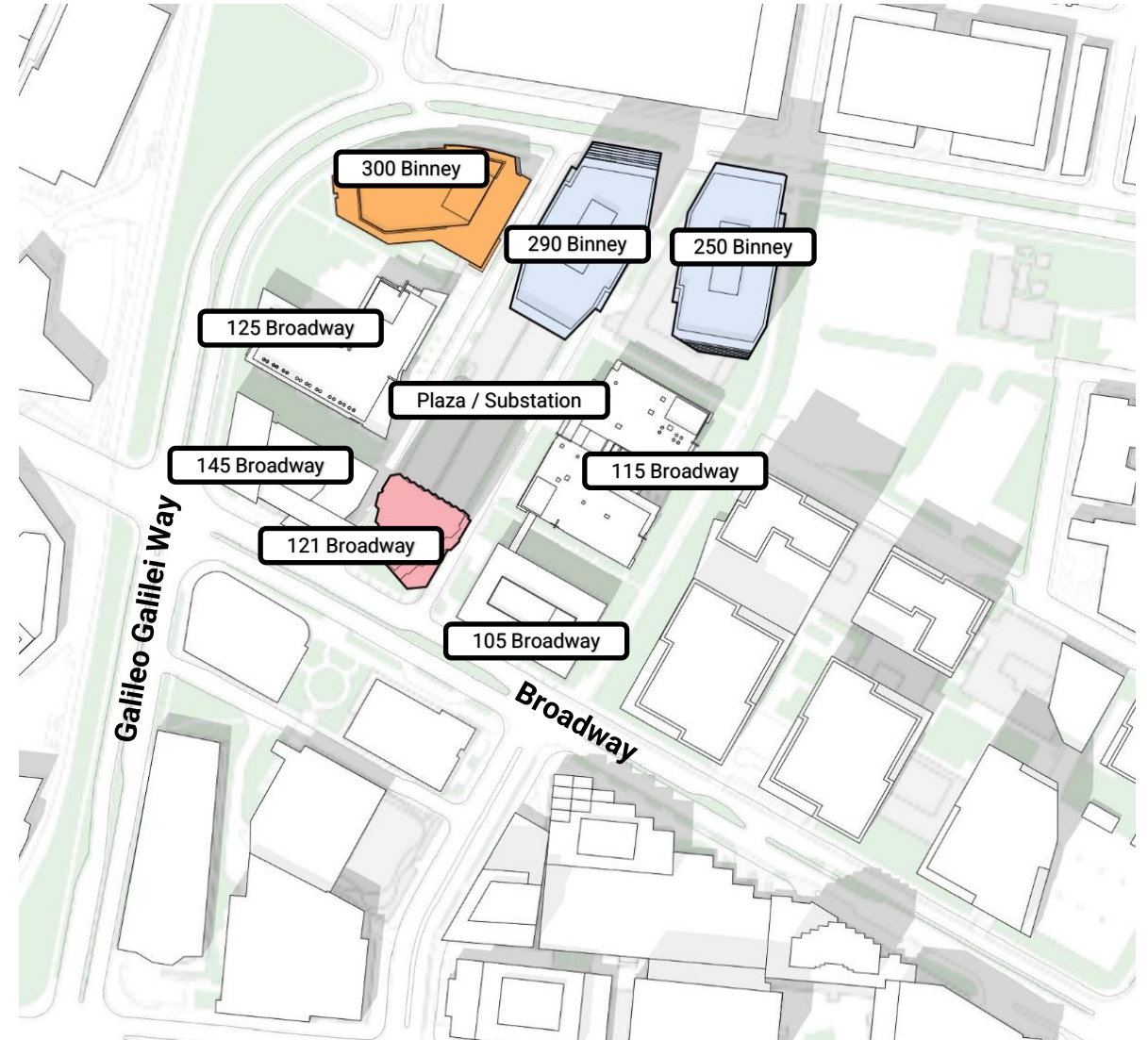
November 16th, 2022



SITE AERIAL / CONEXT

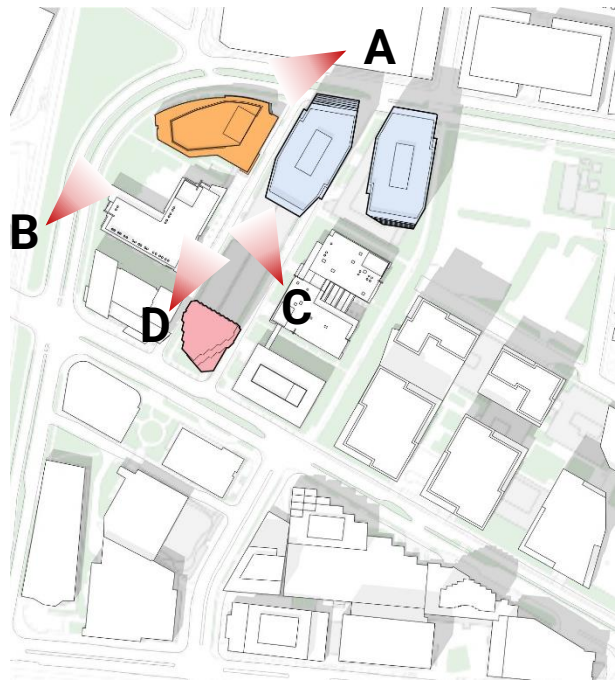


Existing Site

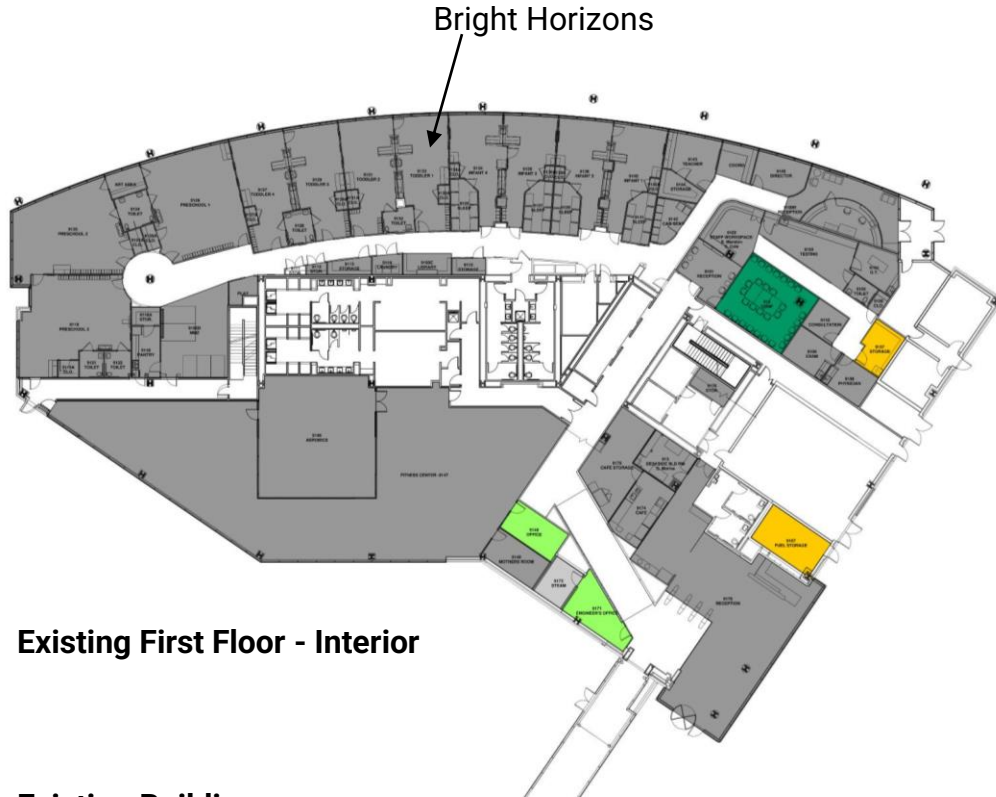


Future MXD Site

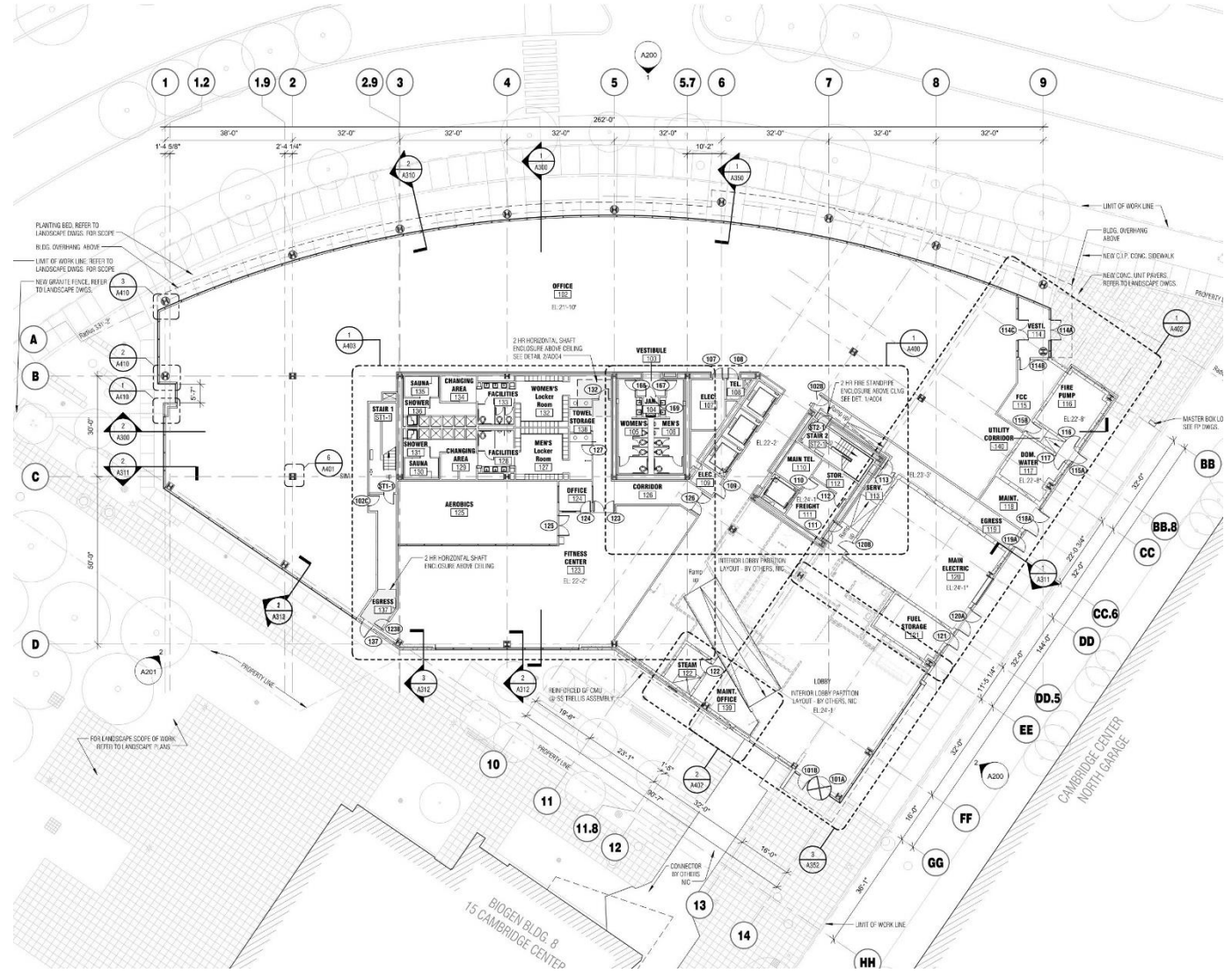
EXISTING CONDITIONS



EXISTING GROUND FLOOR

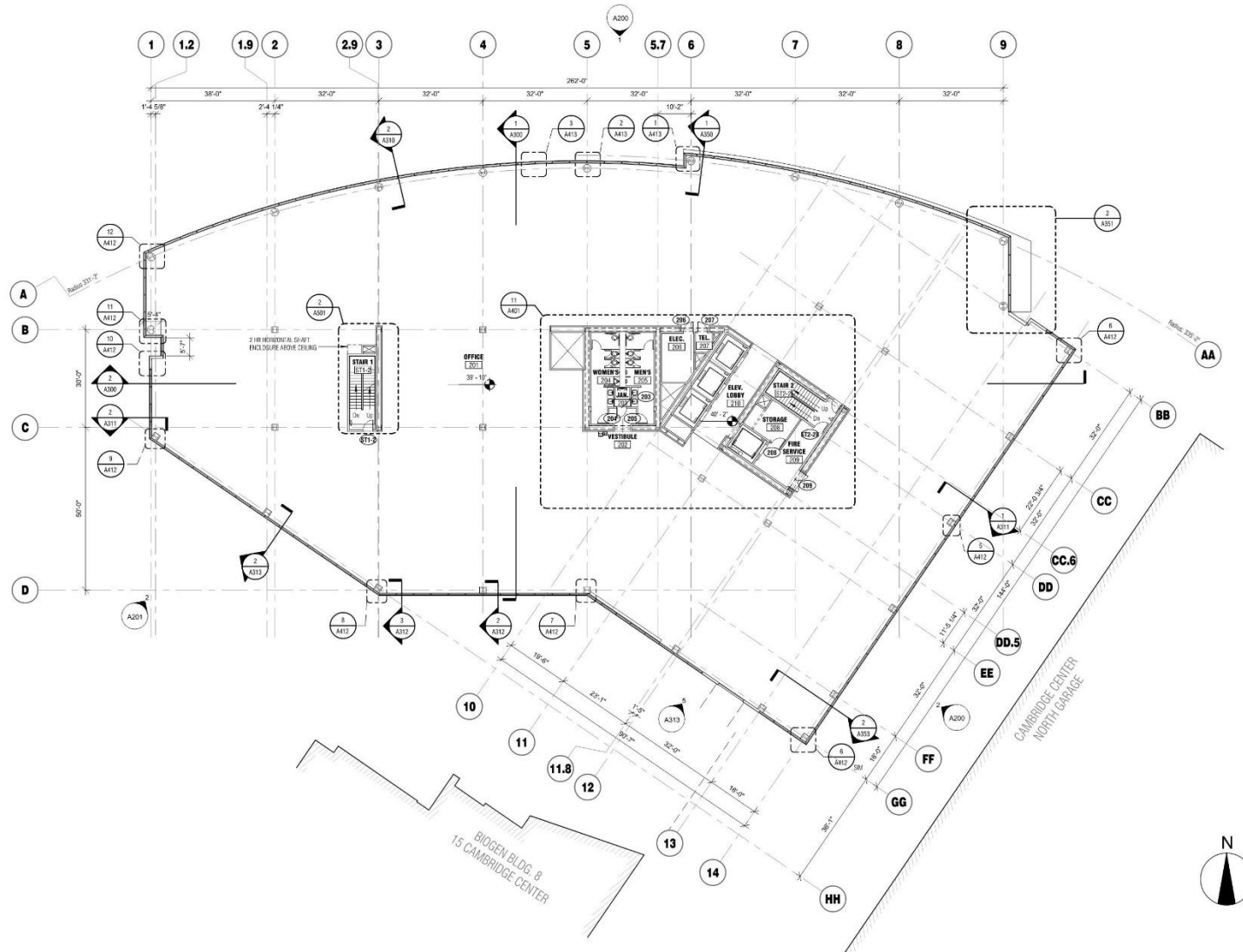


Existing Building:
 1st Floor: Daycare and Lobby
 2nd-6th Floors: Office
 Mechanical Penthouse
 32,000 sf Floor Plate
 188,079 sf Total GFA



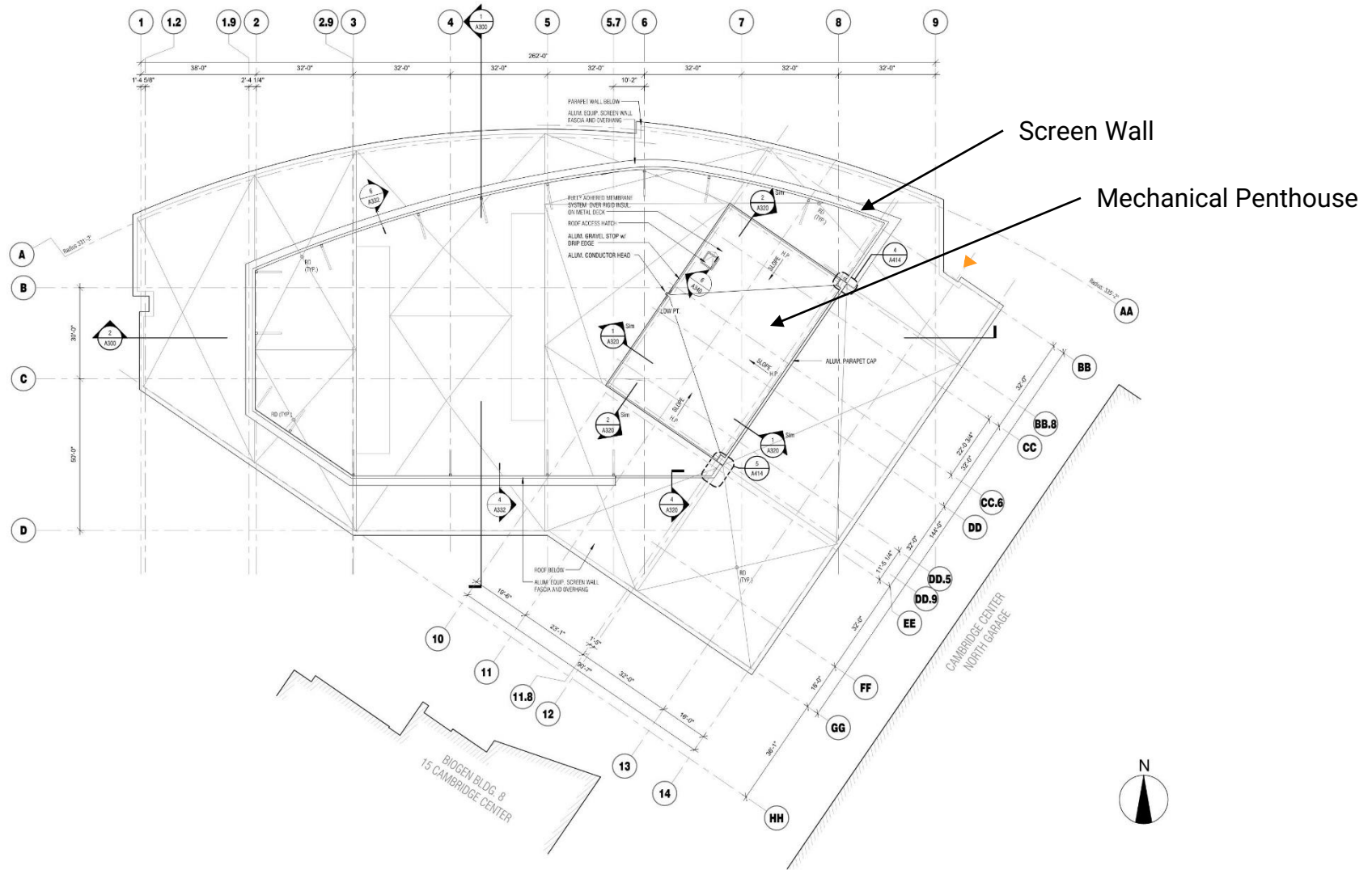
Existing First Floor

EXISTING SECOND – SIXTH FLOOR



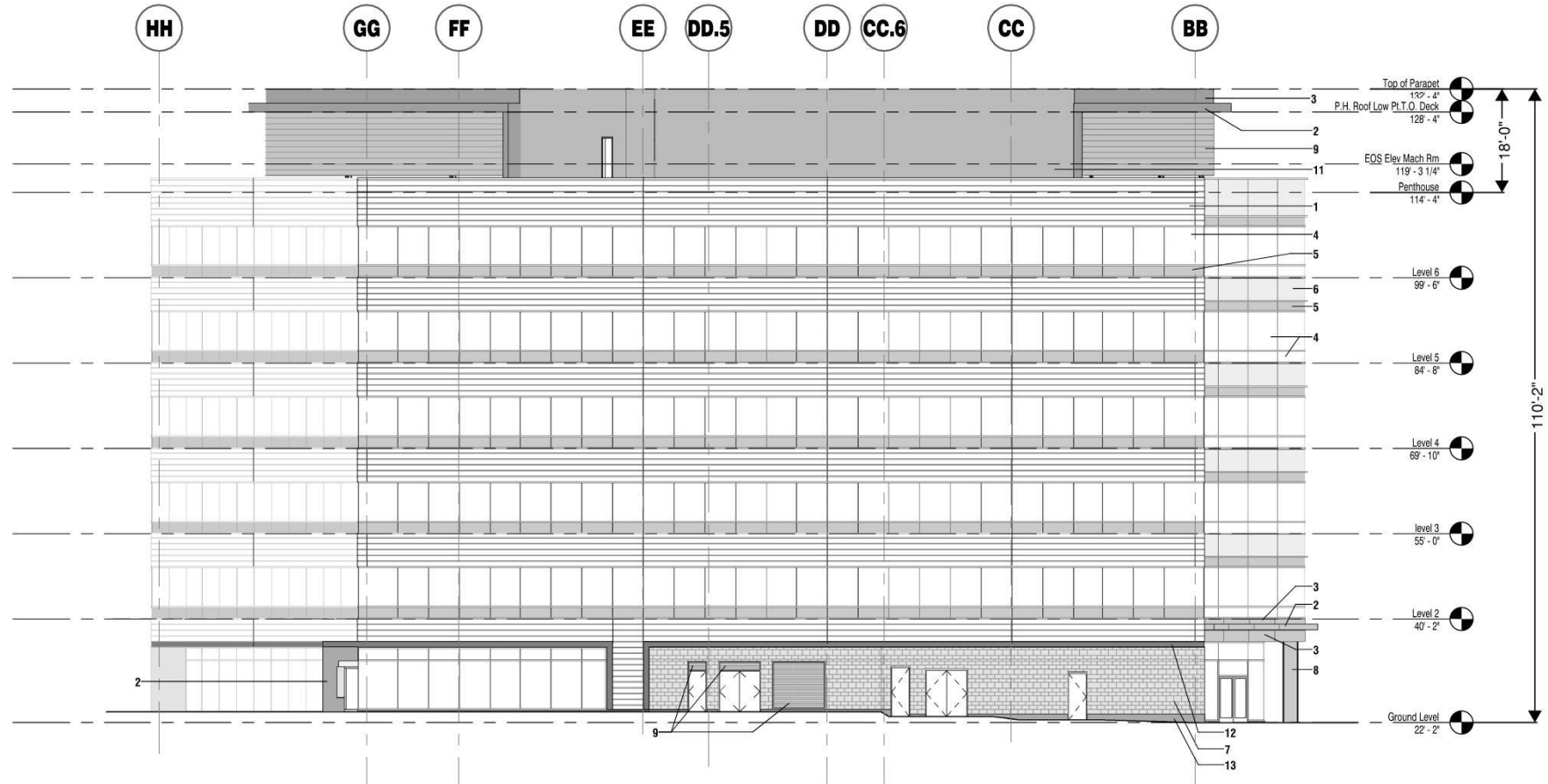
Existing Typical Floor (2 - 6)

EXISTING PENTHOUSE AND ROOF PLAN



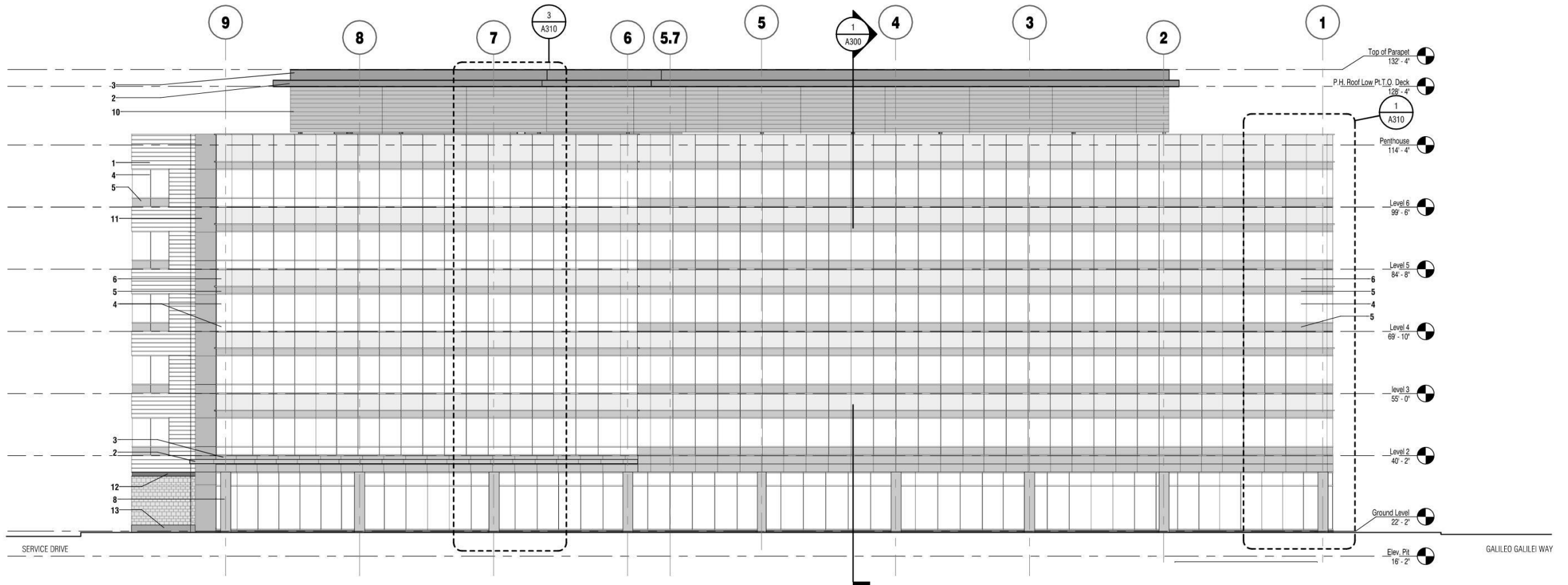
Existing Roof Plan

EXISTING EAST ELEVATION – WEST SERVICE DRIVE



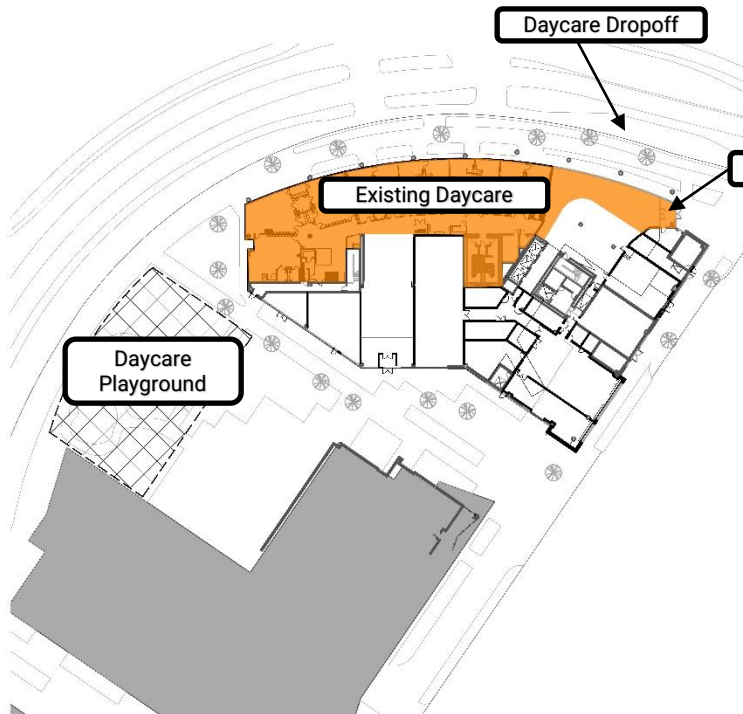
2 East Elevation
SCALE: 1/16" = 1'-0"

EXISTING NORTH ELEVATION – BINNEY STREET



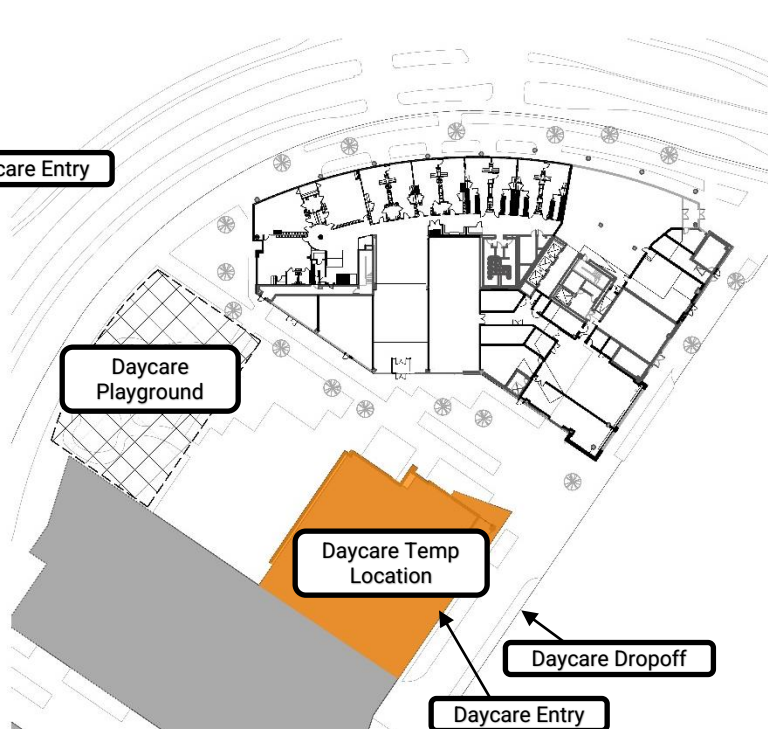
1 North Elevation
SCALE: 1/16" = 1'-0"

BRIGHT HORIZONS SEQUENCE



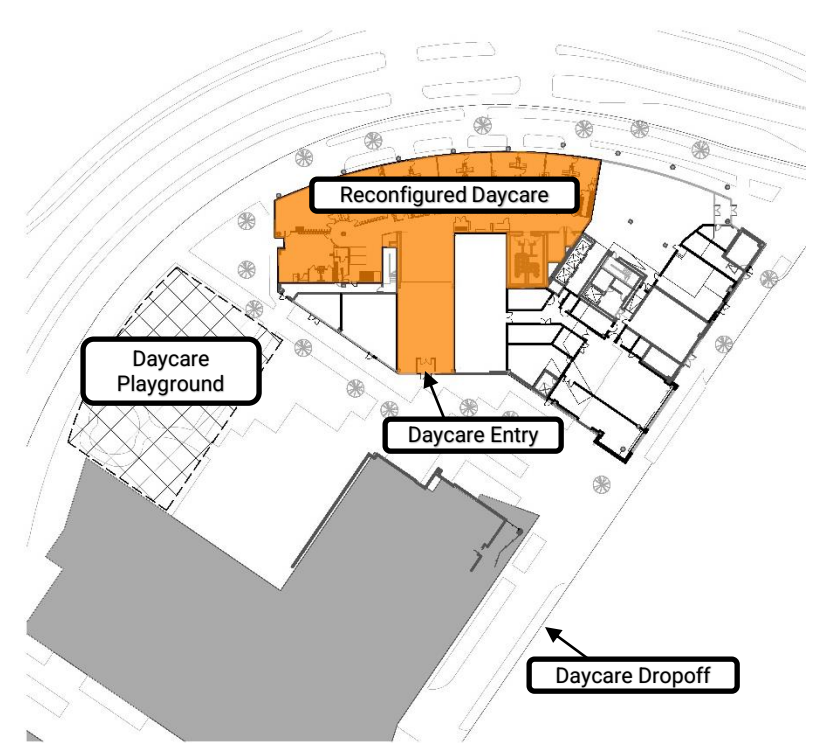
Existing Bright Horizons Location

THROUGH MAY 2023



Bright Horizons Temporary Location

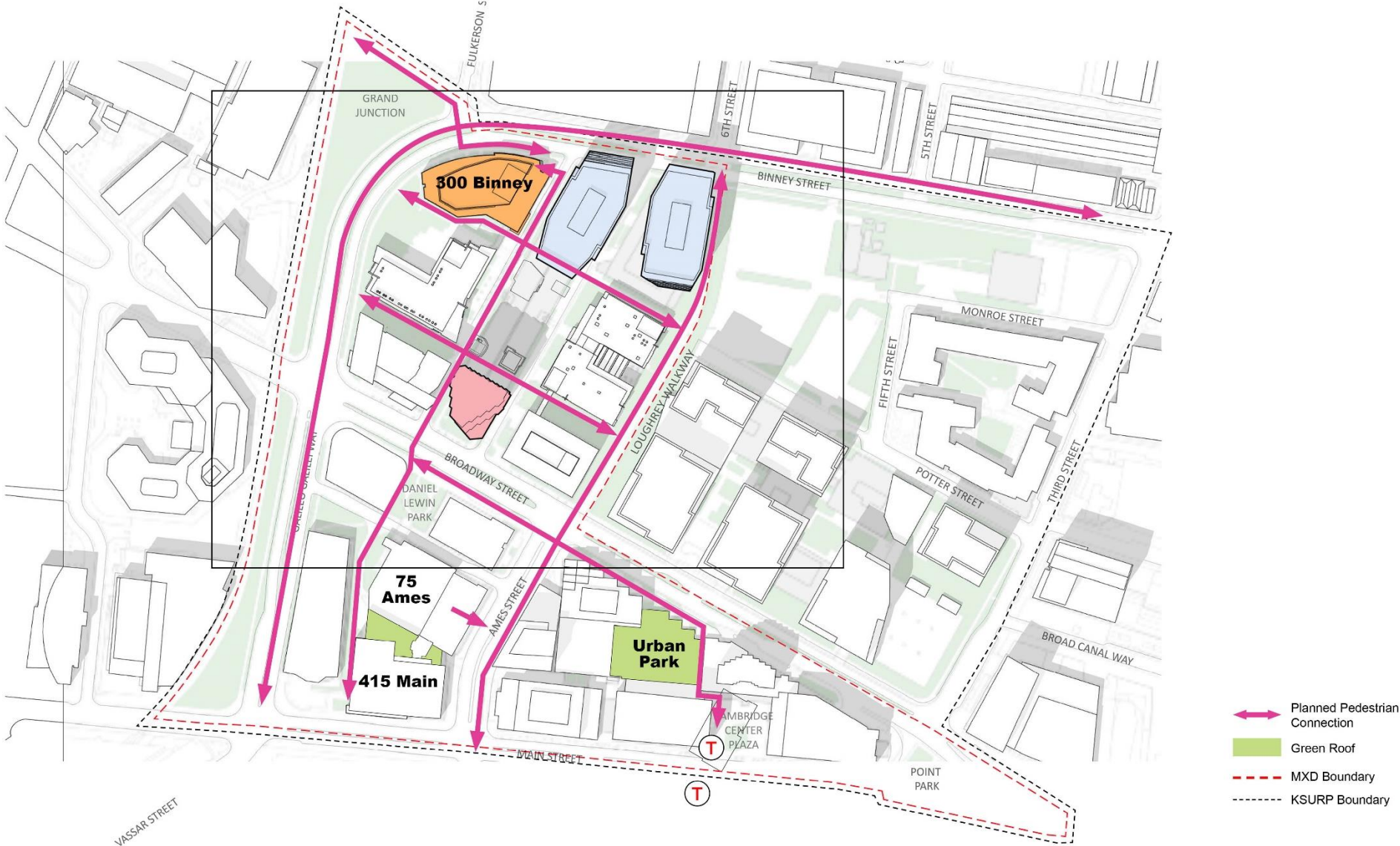
THROUGH DECEMBER 2024



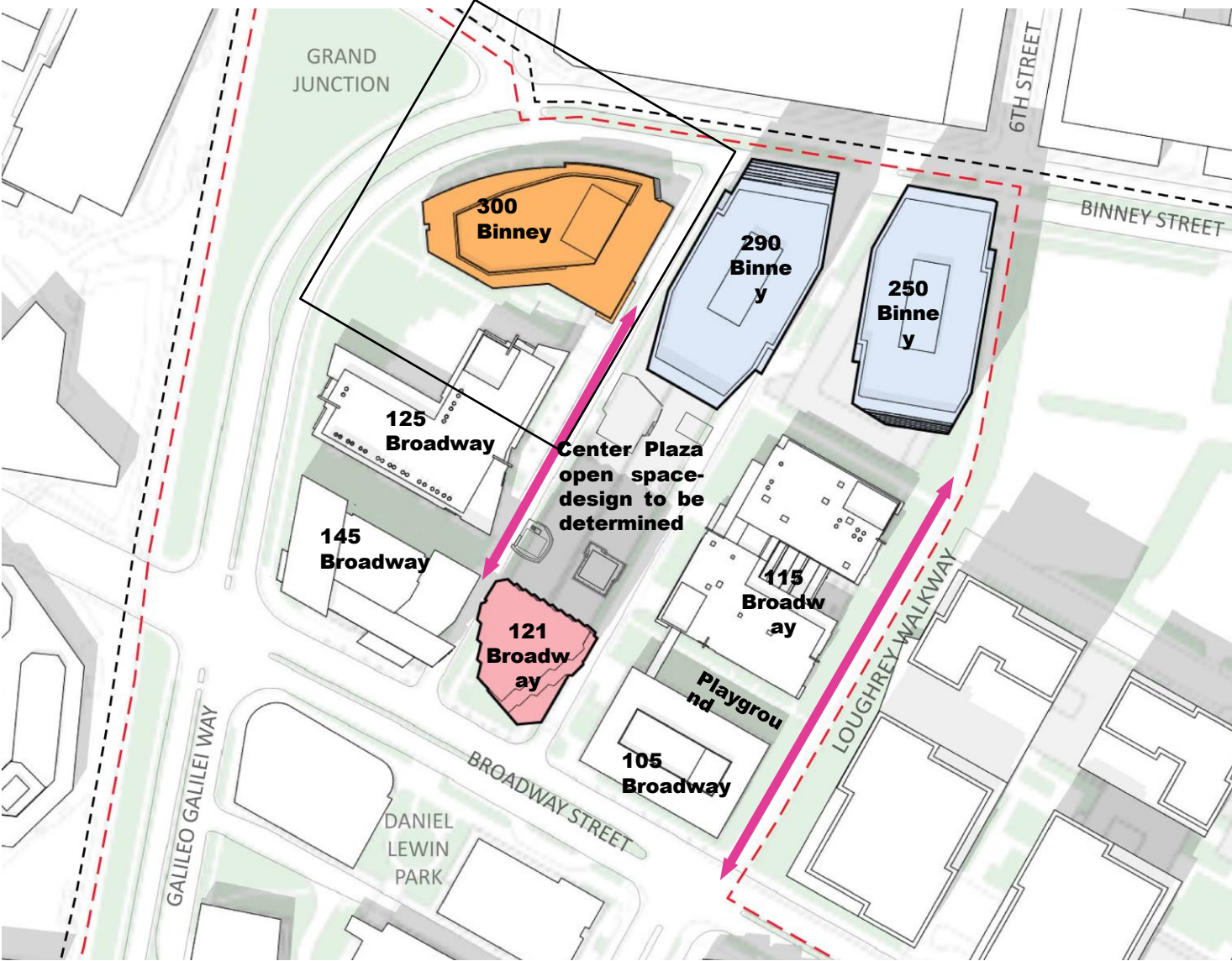
Future Bright Horizons Location

JANUARY 2025

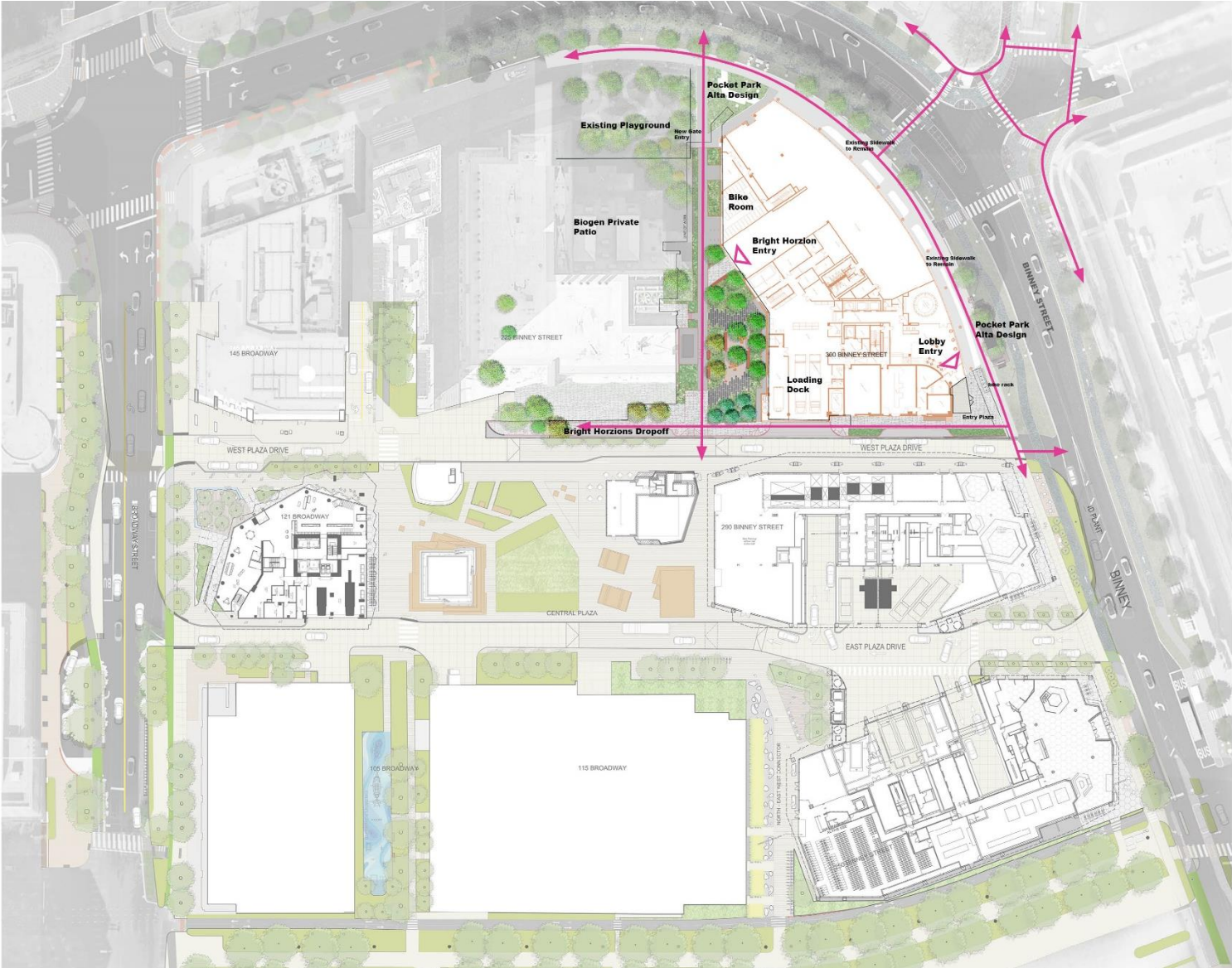
CONTEXT PLAN



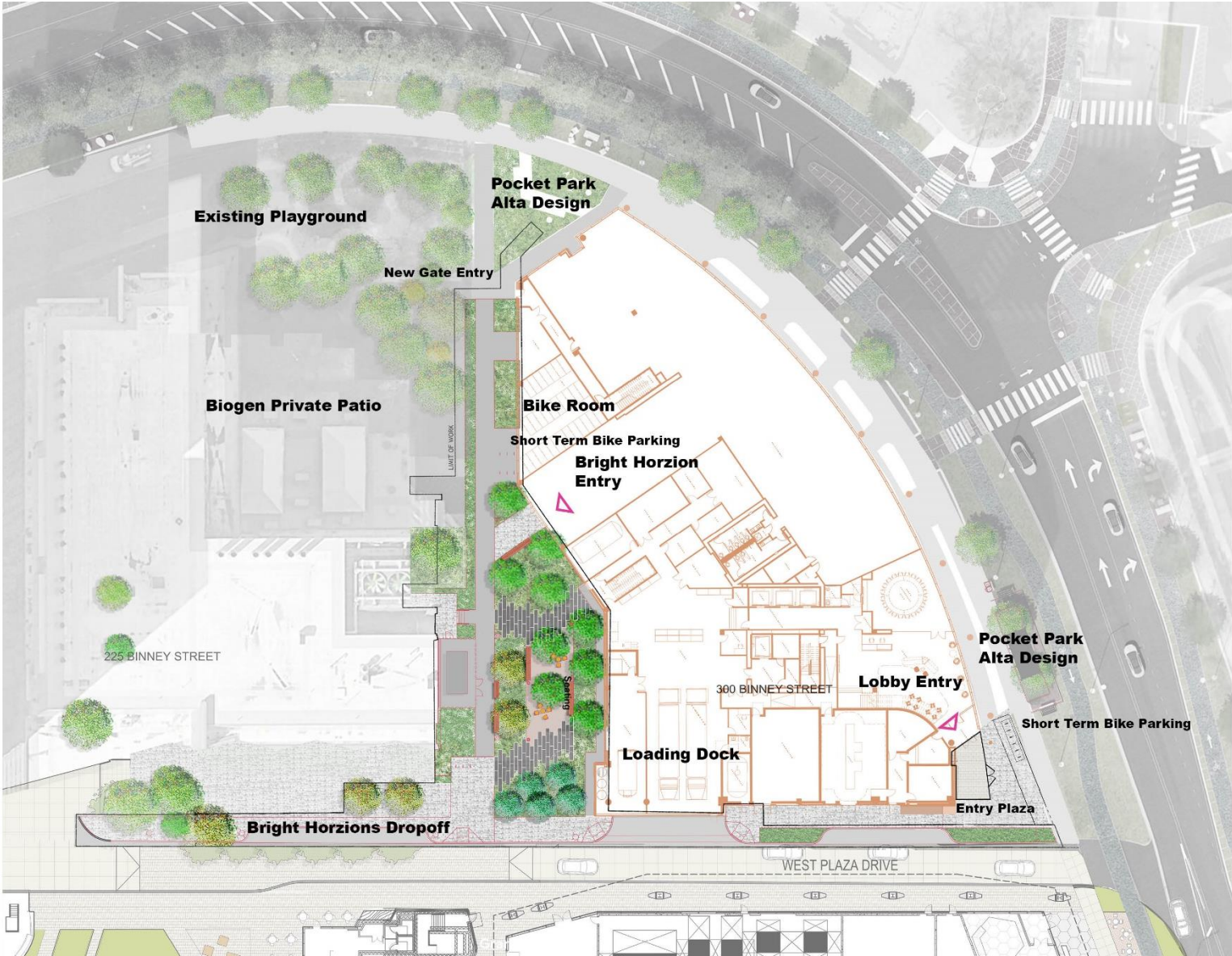
CONTEXT PLAN



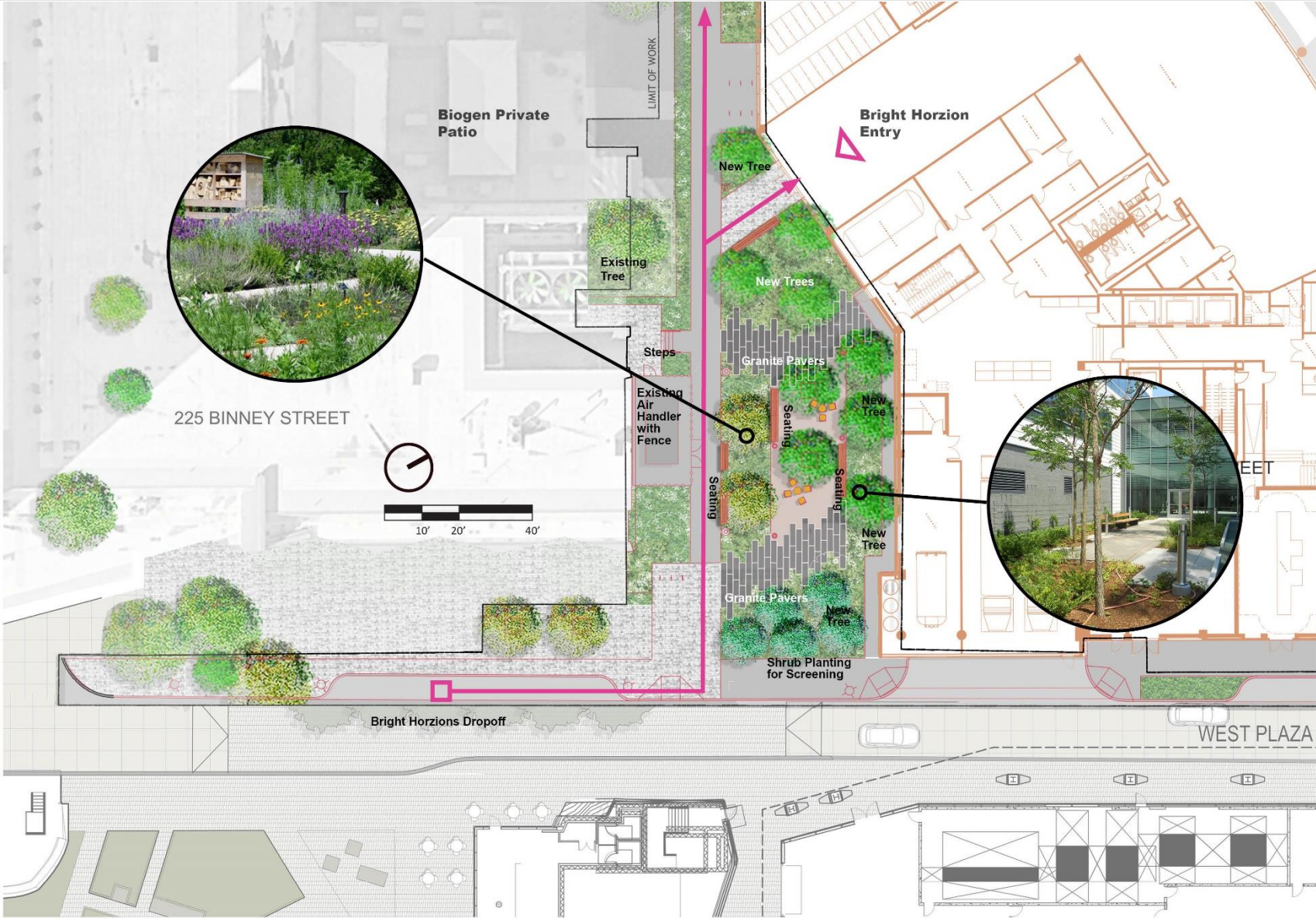
CONTEXT PLAN



CONCEPT PLAN

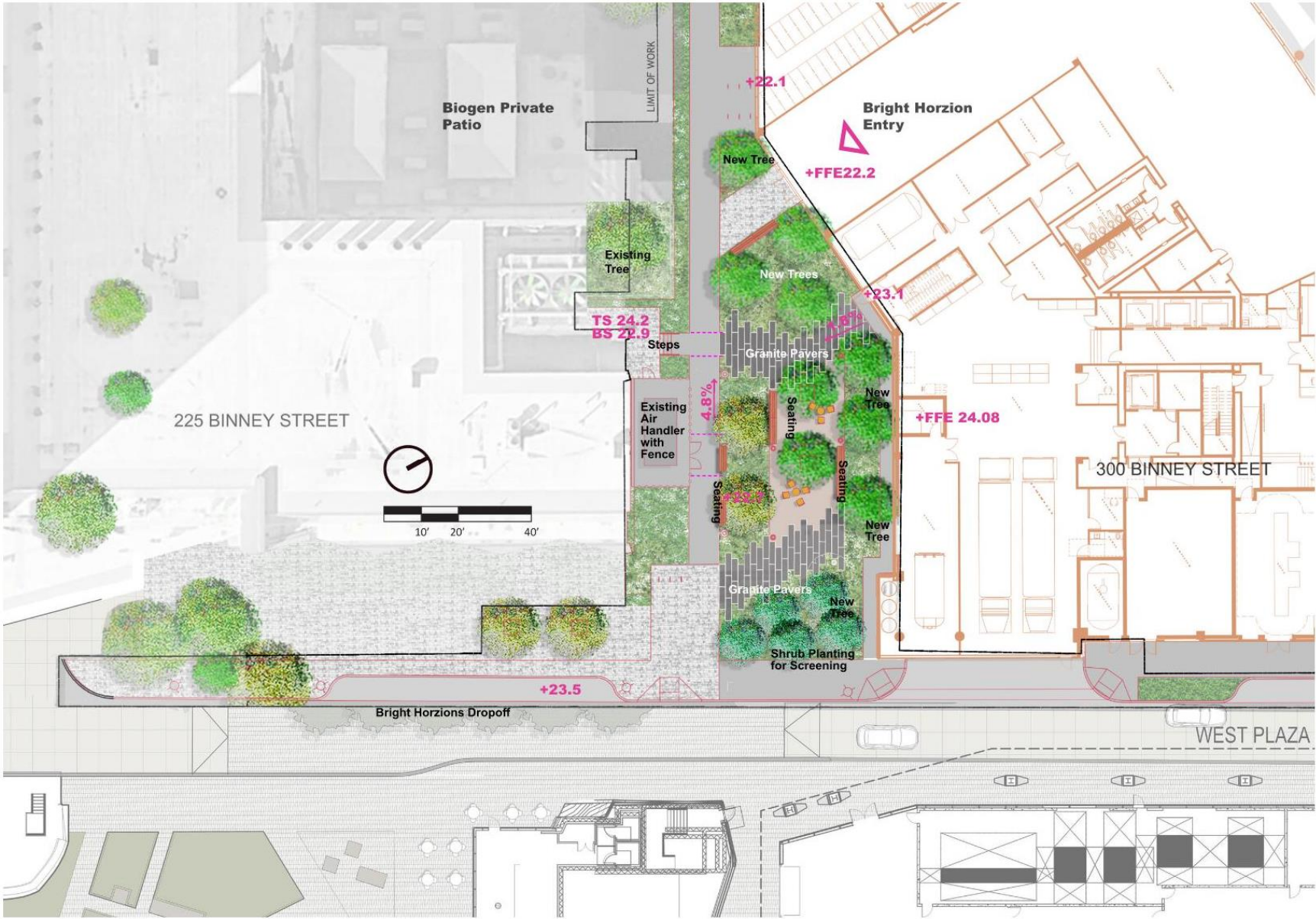


CONCEPT PLAN



Landscape Elements

CONCEPT PLAN



Grading

TREE MITIGATION

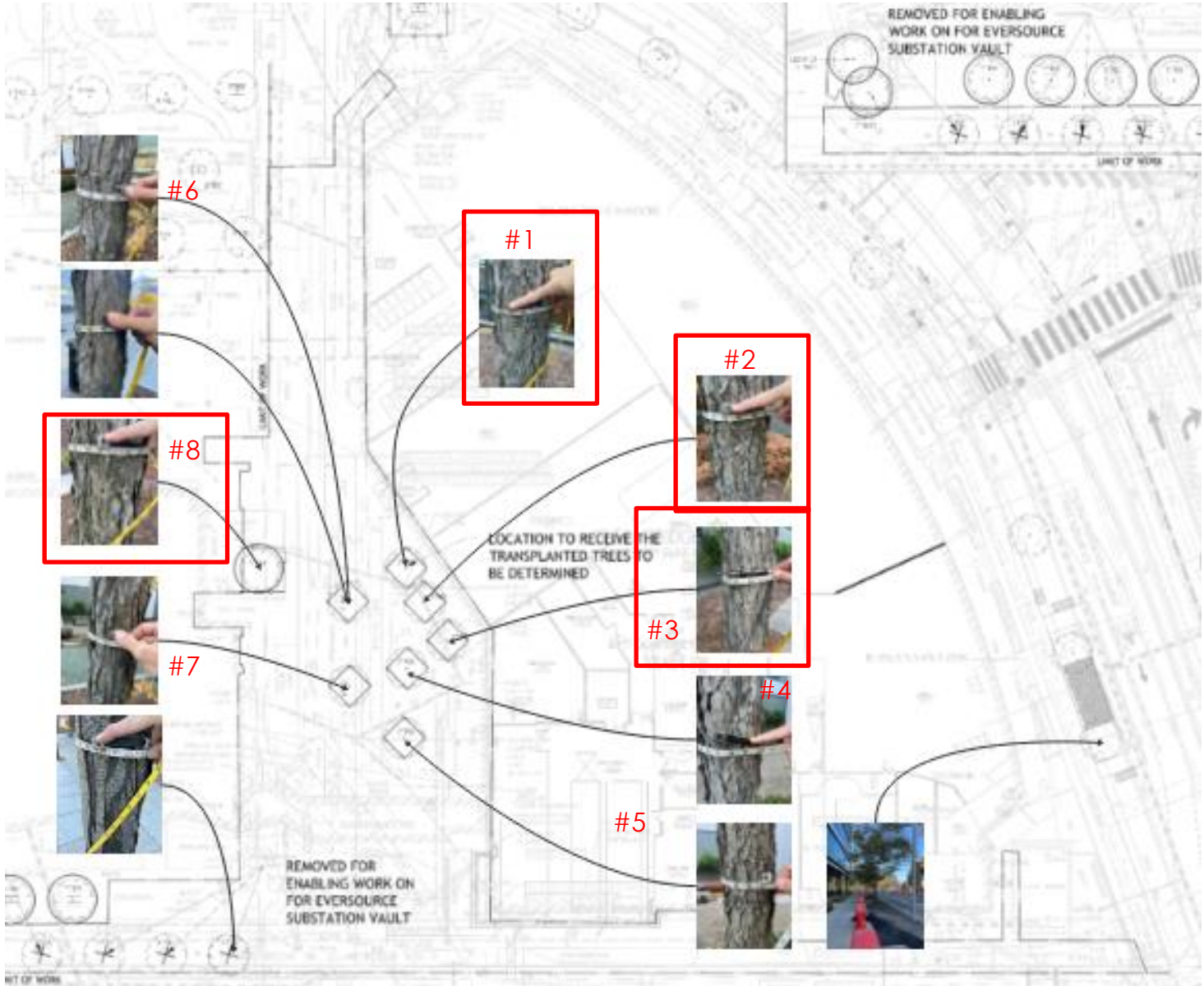
Existing Tree #	Species	Measured Circumference (in)	Size (in DBH)	Significant Tree? (>6" DBH)	Proposed Condition
1	Kentucky coffee	20.5	6.5	Yes	Remove/relocate
2	Kentucky coffee	19.5	6.2	Yes	Remove/relocate
3	Kentucky coffee	20.25	6.4	Yes	Remove/relocate
4	Kentucky coffee	18.5	5.9	No	Remove/relocate
5	Kentucky coffee	16	5.1	No	Remove/relocate
6	Kentucky coffee	15.75	5.0	No	Remove/relocate
7	Kentucky coffee	16	5.1	No	Remove/relocate
8	Kentucky coffee	23	7.3	Yes	Remain
Total Trees Removed			7		
Total DBH of Removed Trees			40		

Proposed Trees		Quantity	Size (in DBH)	Total Size (in DBH)
Betula nigra	River birch	3	3	9
Acer griseum	Paperbark maple	5	3	15
Acer rubrum	Red maple	2	3	6
Gleditsia triacanthos	Honey locust	2	3	6
Total Trees Planted		12		
Total DBH of Planted Trees		36		

Tree Mitigation Calculation (other project, no residential exemption)

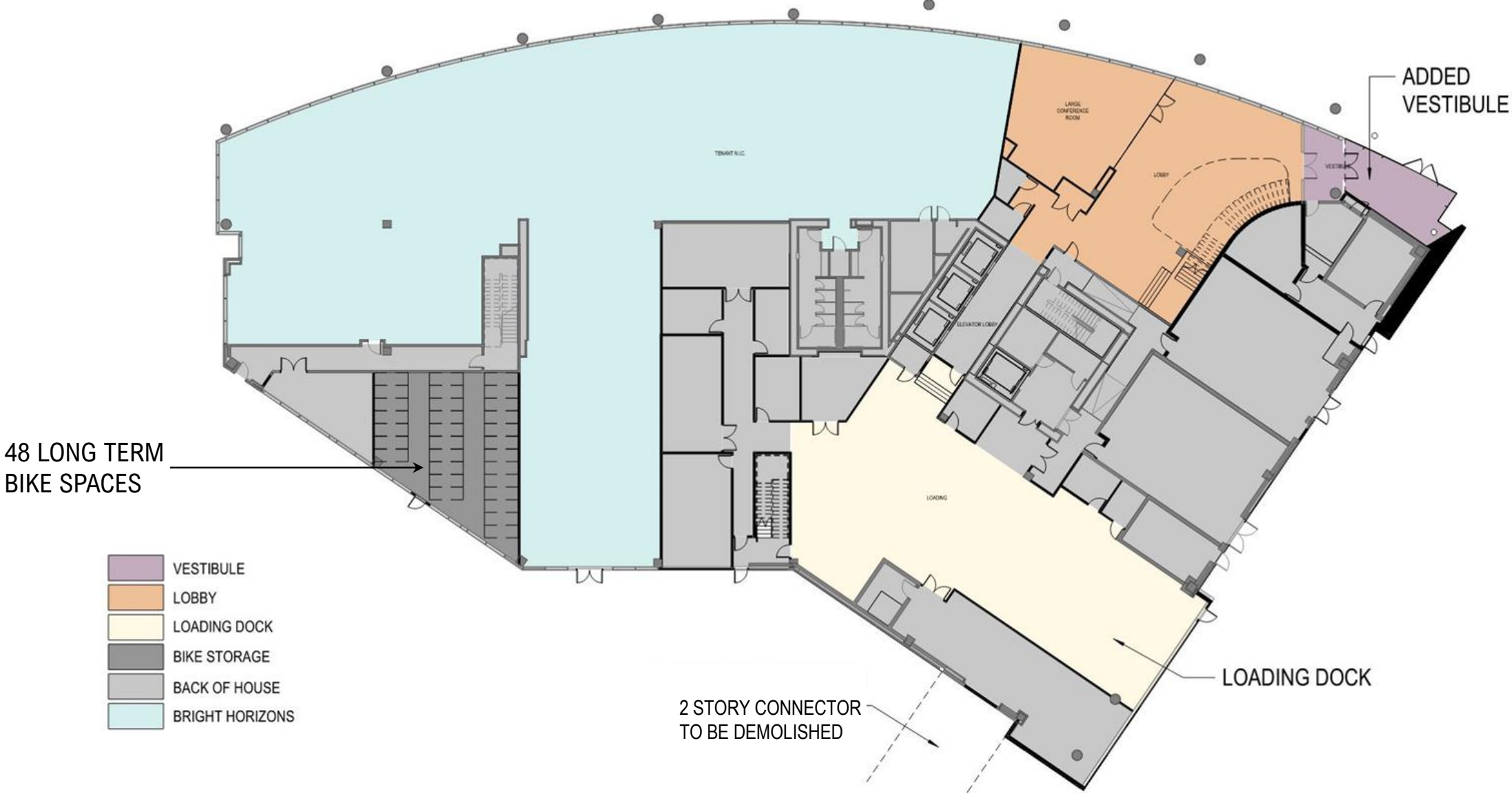
Significant Tree Removals	Size (DBH)	# of Replacement Trees	DBH of Replacement Trees (in)
1 Kentucky coffee	6.5	2	3
2 Kentucky coffee	6.2	2	3
3 Kentucky coffee	6.4	2	3
Total		6	9

EXISTING TREES



 Trees with DBH>6"

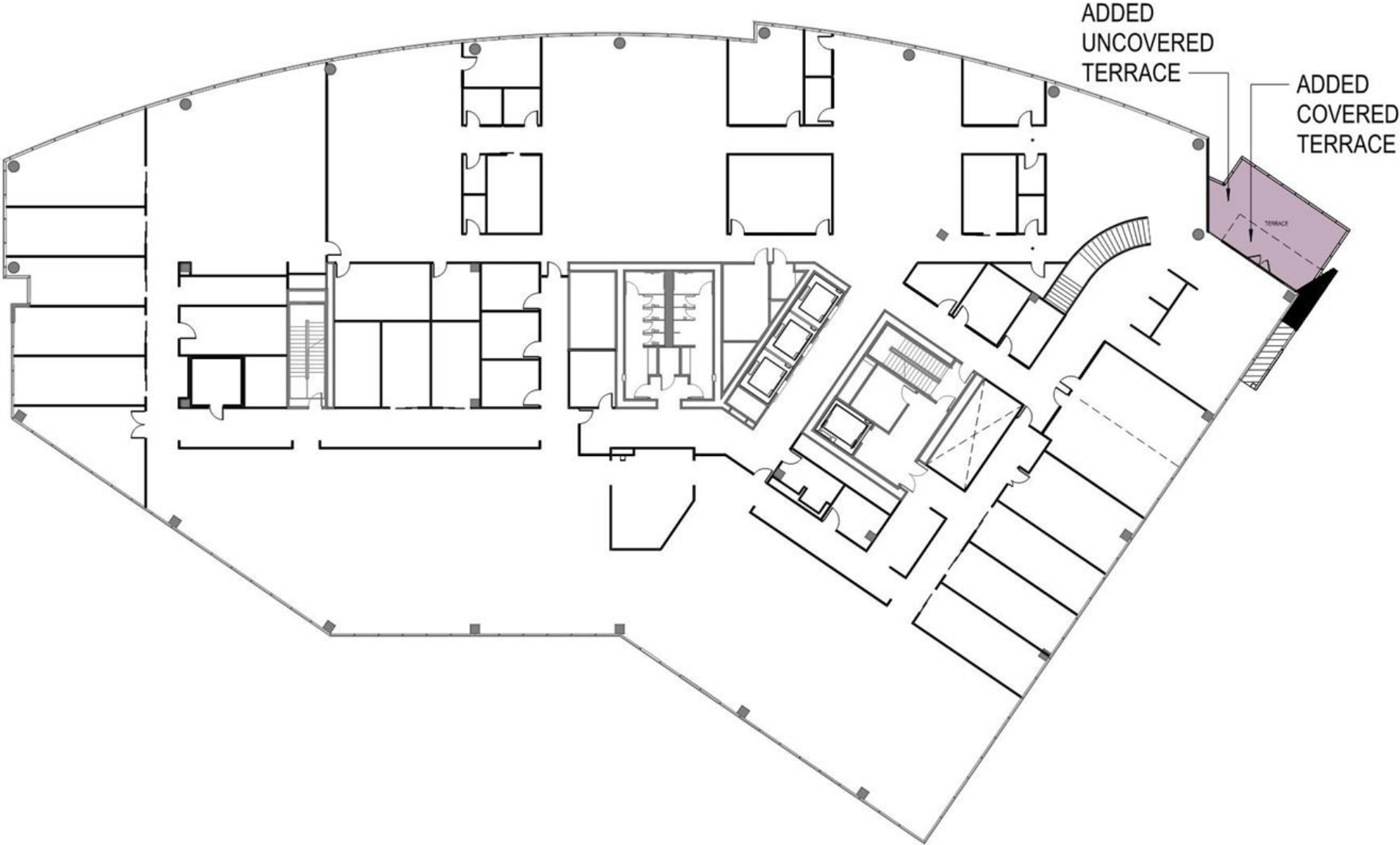
GROUND FLOOR PLAN



SECOND FLOOR PLAN



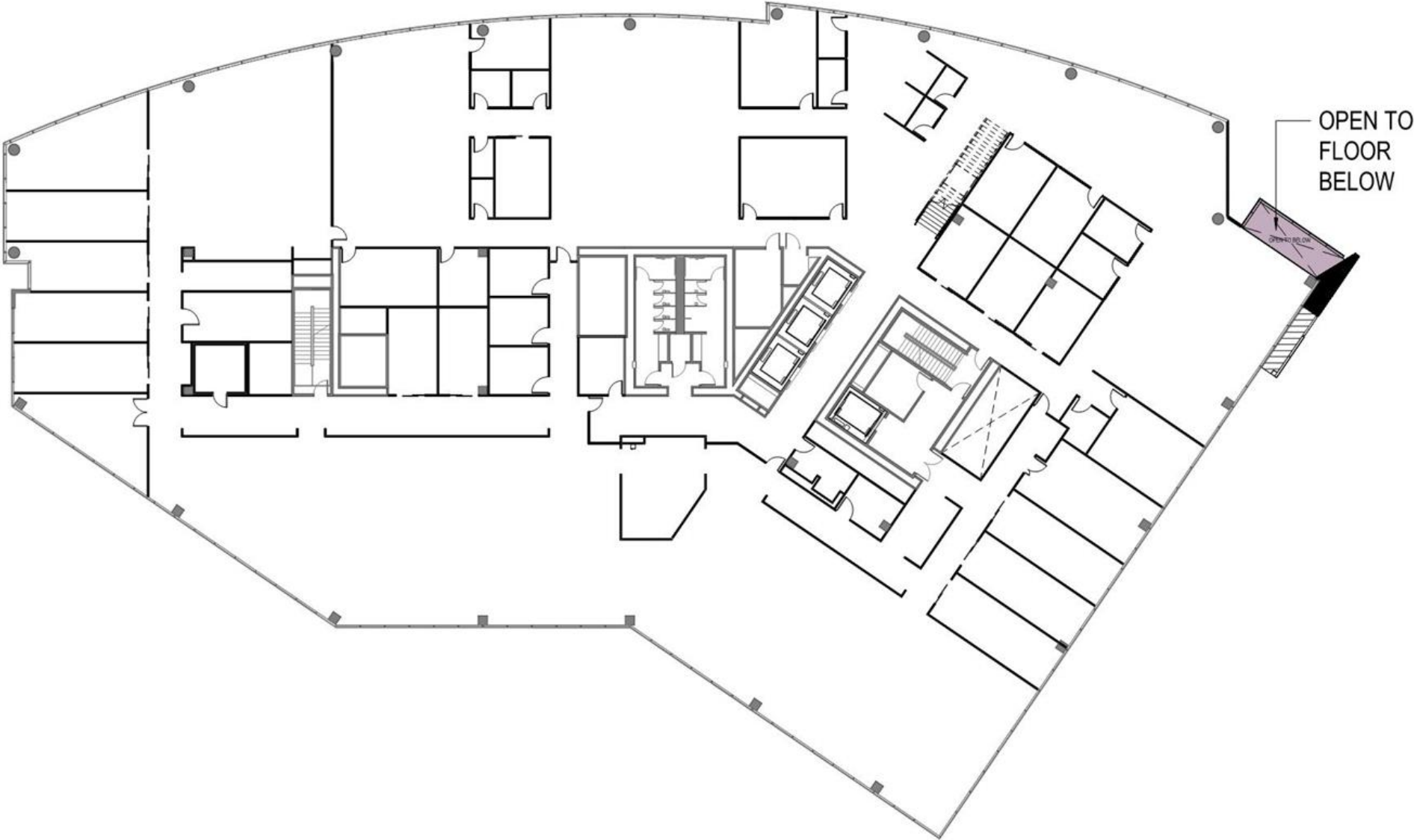
THIRD FLOOR PLAN



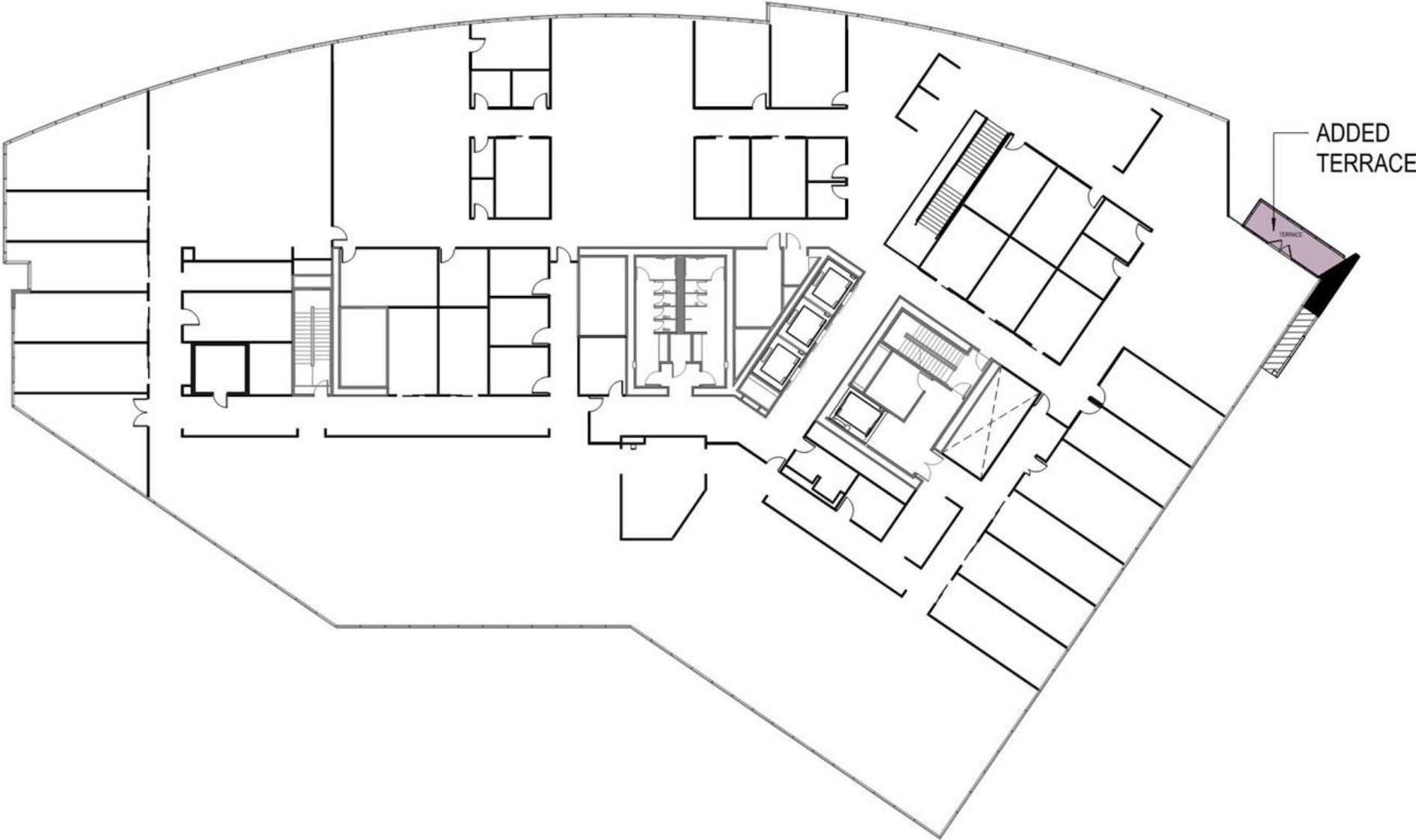
FOURTH FLOOR PLAN



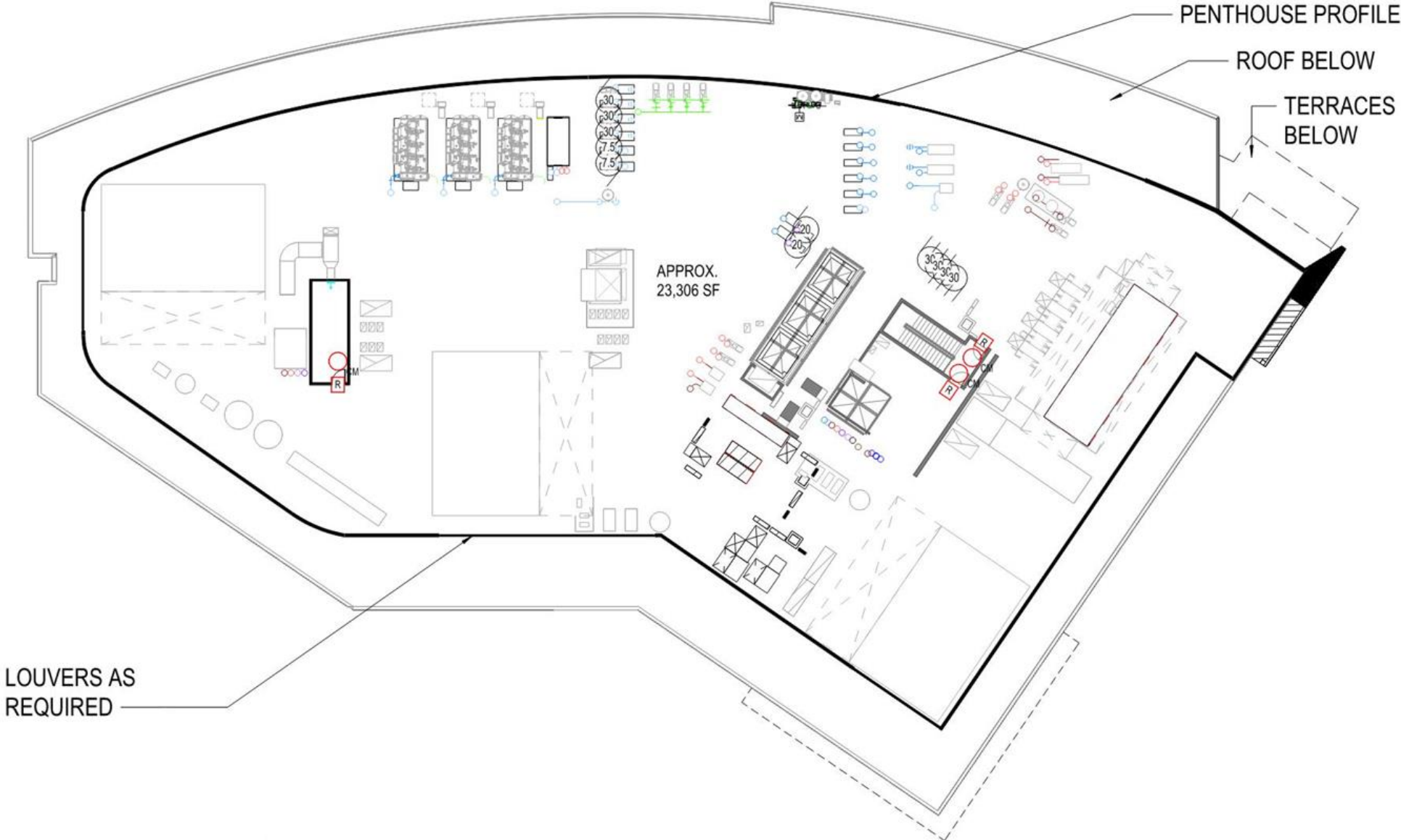
FIFTH FLOOR PLAN



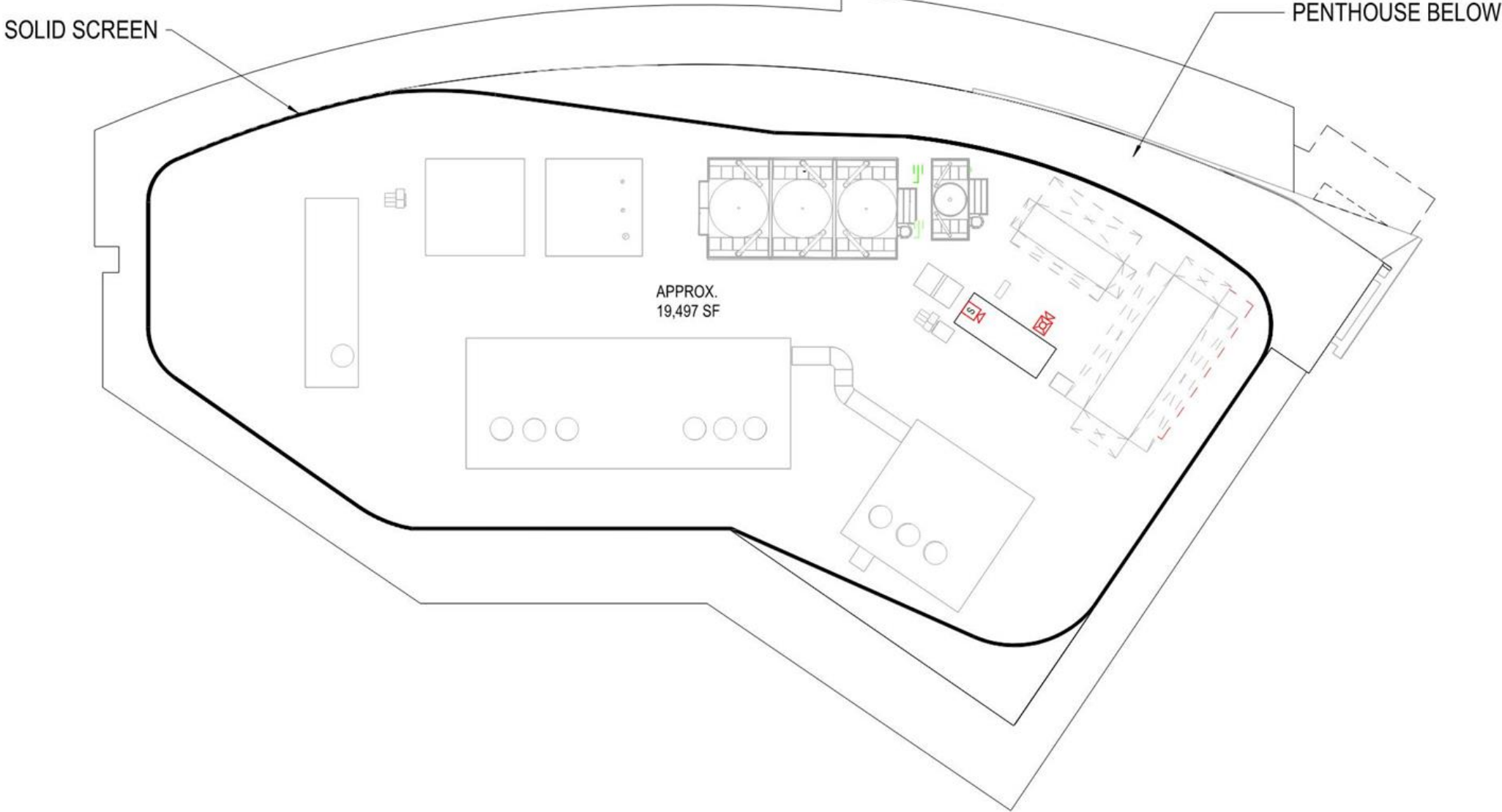
SIXTH FLOOR PLAN



MECHANICAL PENTHOUSE PLAN

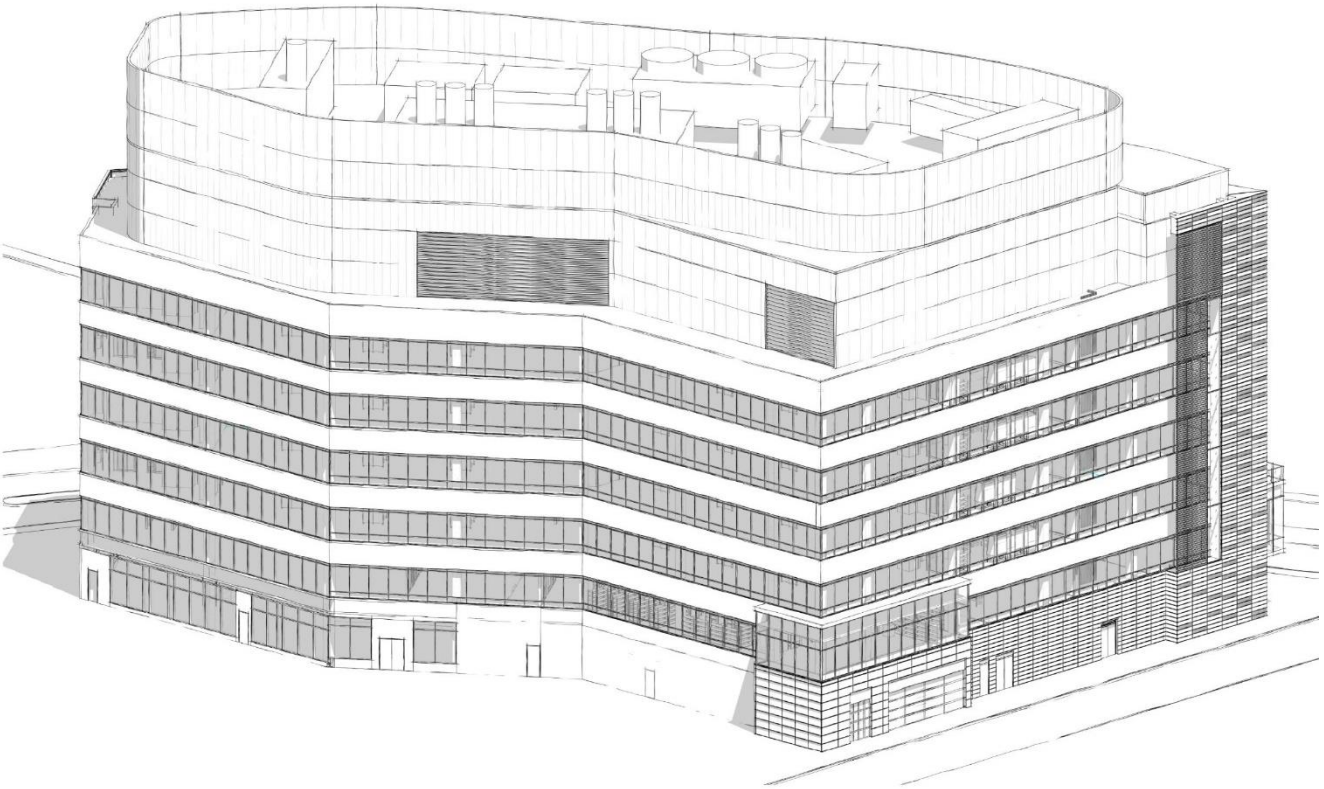
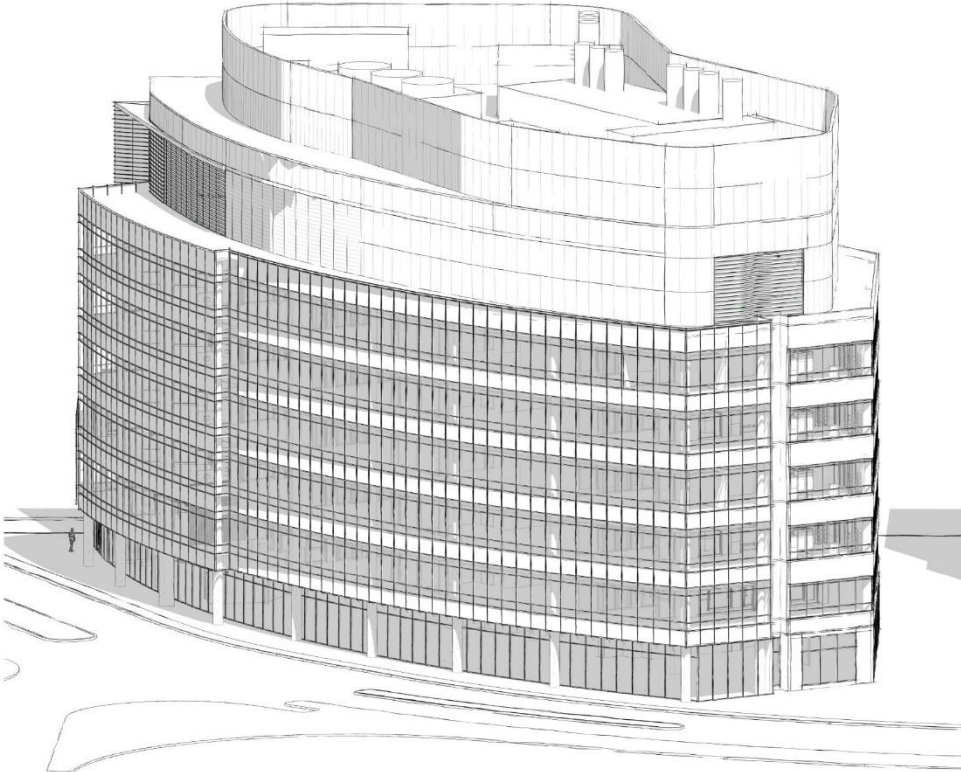


MECHANICAL SCREENED ROOF PLAN



300 BINNEY STREET- BIRD'S EYE VIEWS

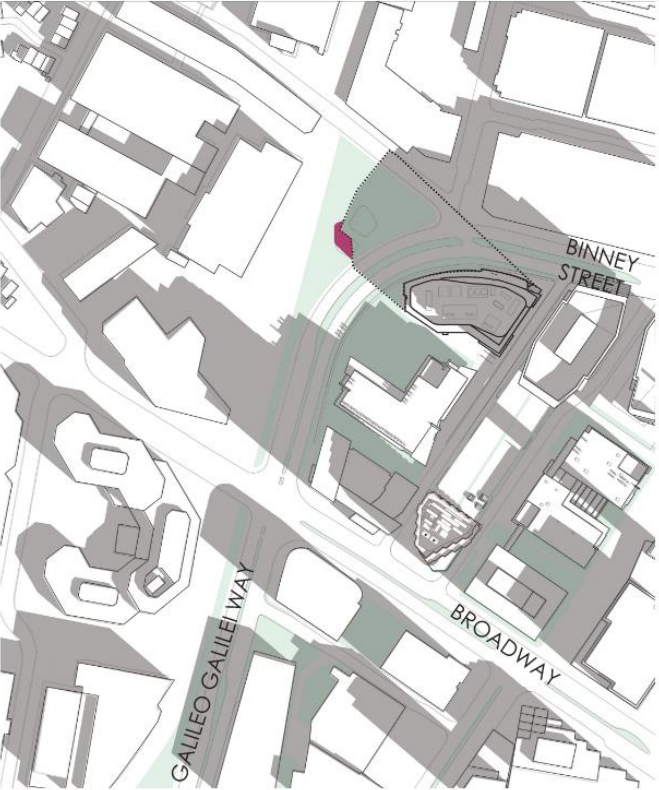
DESIGN COMMITTEE PRESENTATION 10/13/22:
SCREEN WALL=20'



SHADOW STUDY - EQUINOX

MARCH 21 AND SEPTEMBER 21 (EST)

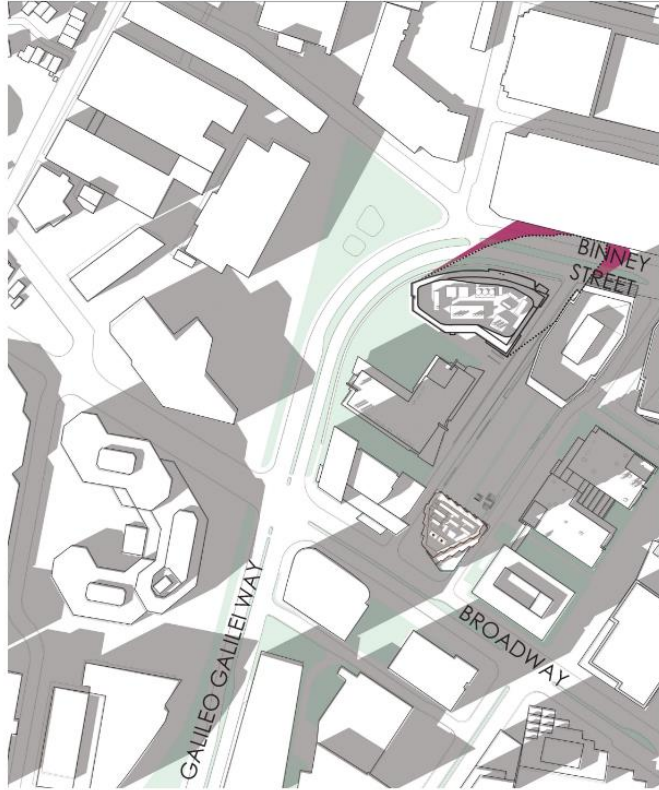
March 21 and September 21 are the Spring and Fall equinoxes, respectively on which Cambridge experiences roughly equal length day and night.



MAR/SEP 9 AM



MAR/SEP 12 PM



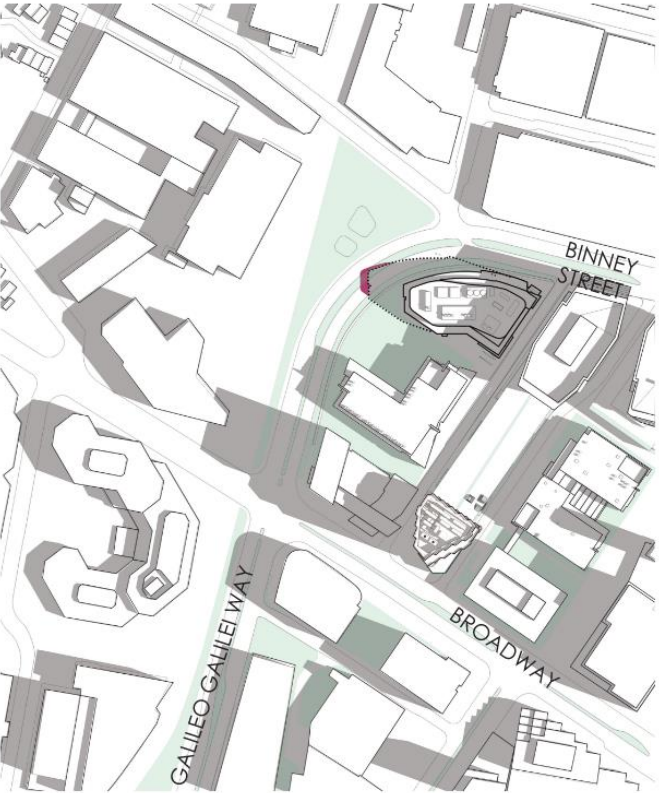
MAR/SEP 3 PM

KEY

- EXISTING BINNEY SHADOW
- NEW BINNEY SHADOW
- SURROUNDING BUILDING SHADOW

SHADOW STUDY – SUMMER SOLSTICE

JUNE 21



JUN 9 AM



JUN 12 PM



JUN 3 PM

KEY

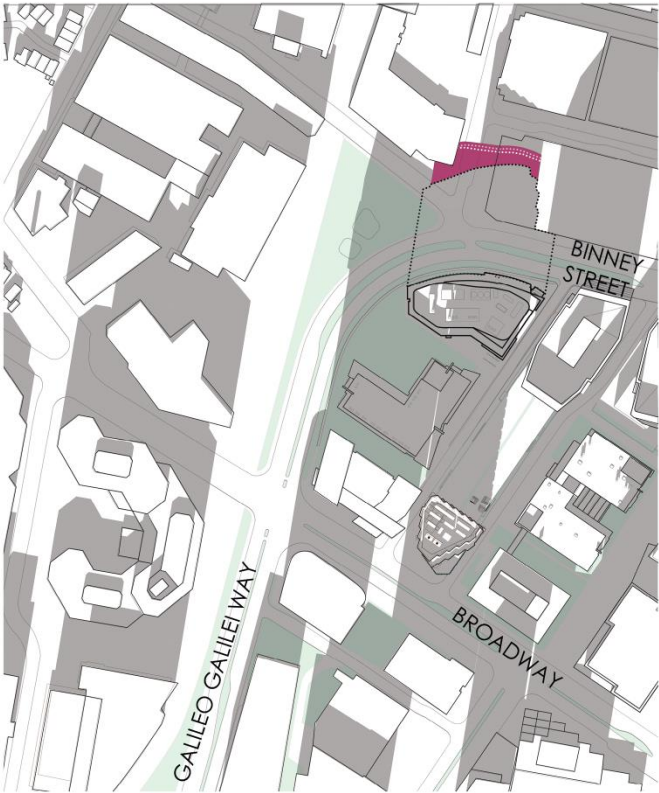
- EXISTING BINNEY SHADOW
- NEW BINNEY SHADOW
- SURROUNDING BUILDING SHADOW

SHADOW STUDY – WINTER SOLSTICE

DECEMBER 21



DEC 9 AM



DEC 12 PM



DEC 3 PM

KEY

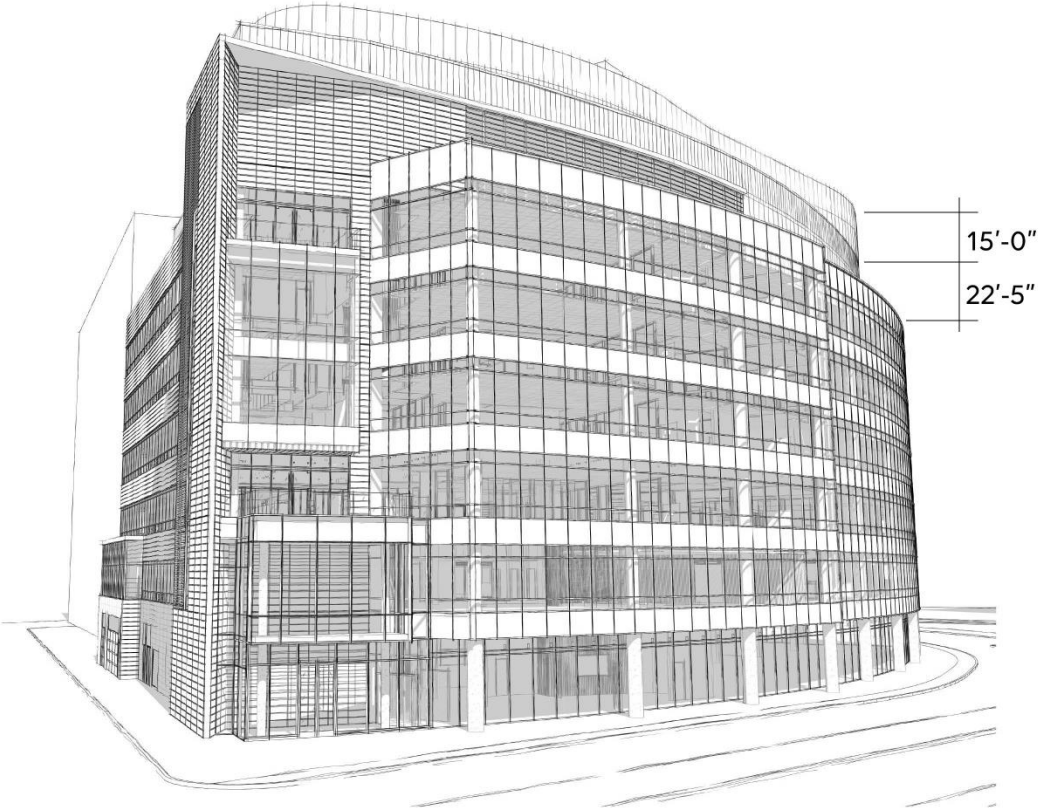
- ⋯ EXISTING BINNEY SHADOW
- NEW BINNEY SHADOW
- SURROUNDING BUILDING SHADOW
- ⋯ SHADOW – 15' SCREEN WALL
- SHADOW – 18' SCREEN WALL

300 BINNEY ENTRY VIEWS

EXISTING VS PROPOSED MASSING OF PENTHOUSE
LOWER SCREEN HEIGHTS



EXISTING



PROPOSED 15' ROOF SCREEN



ALTERNATE 18' ROOF SCREEN

300 BINNEY ENTRY VIEWS

EXISTING VS PROPOSED MASSING OF PENTHOUSE
LOWER SCREEN HEIGHTS



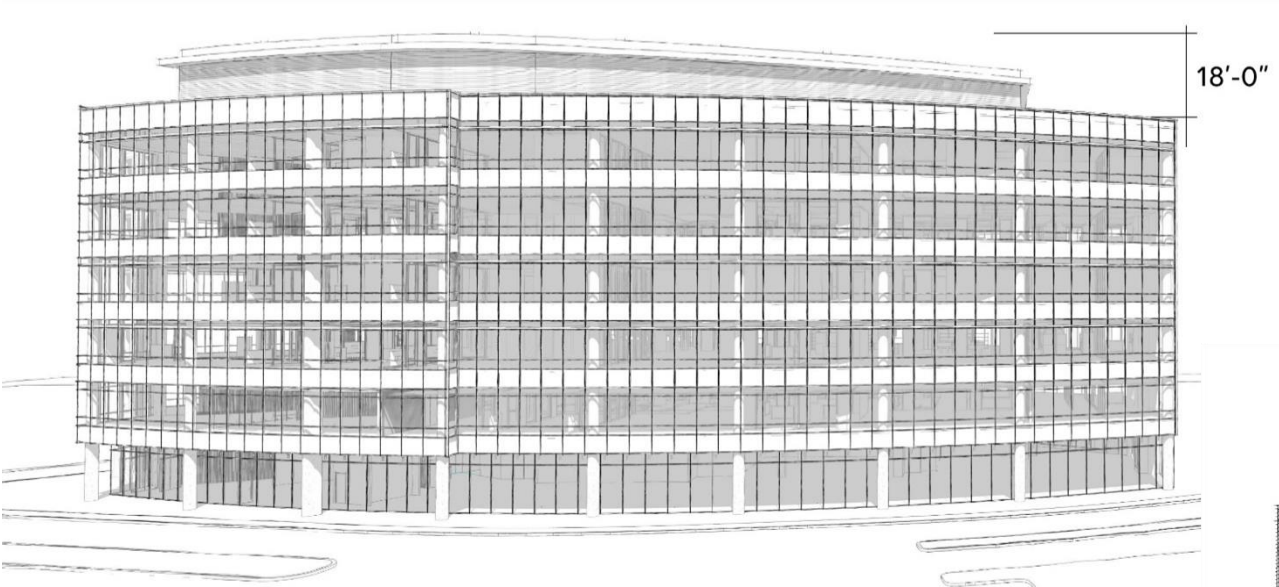
EXISTING



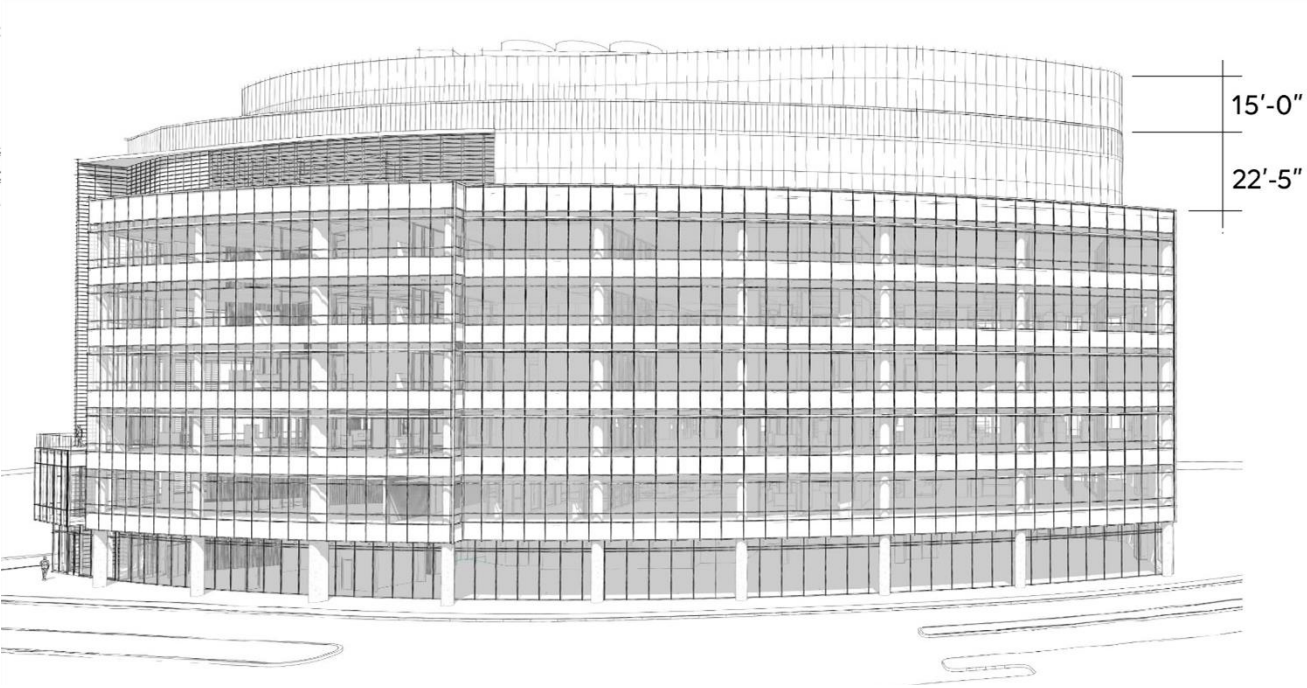
PROPOSED 15' ROOF SCREEN



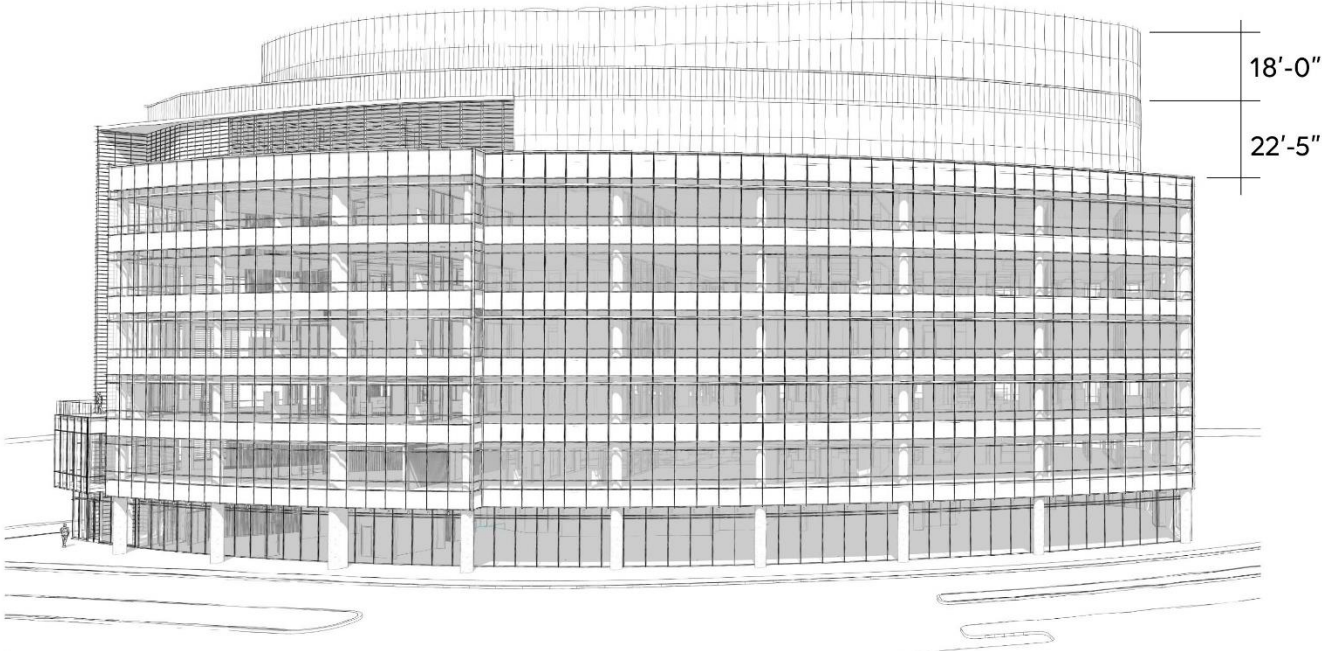
ALTERNATE 18' ROOF SCREEN



EXISTING



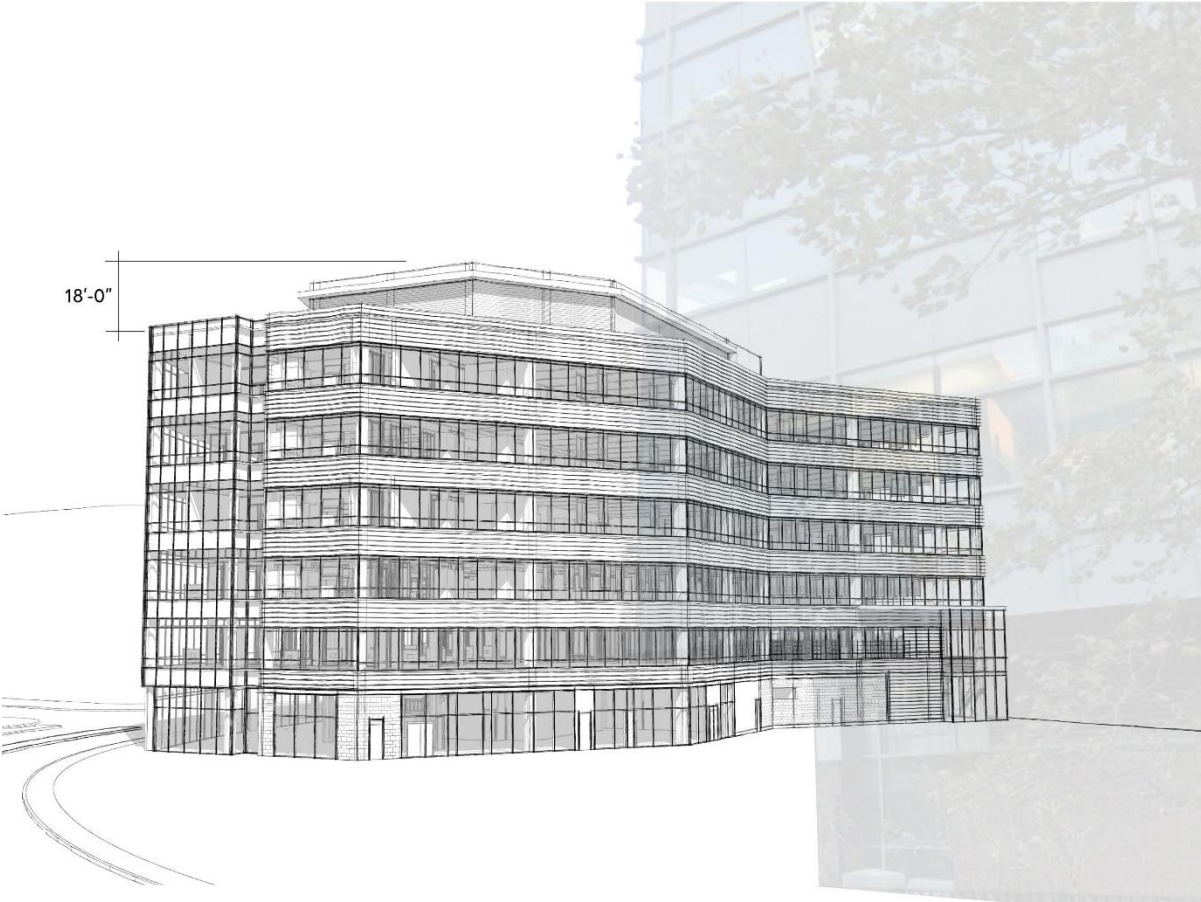
PROPOSED 15' ROOF SCREEN



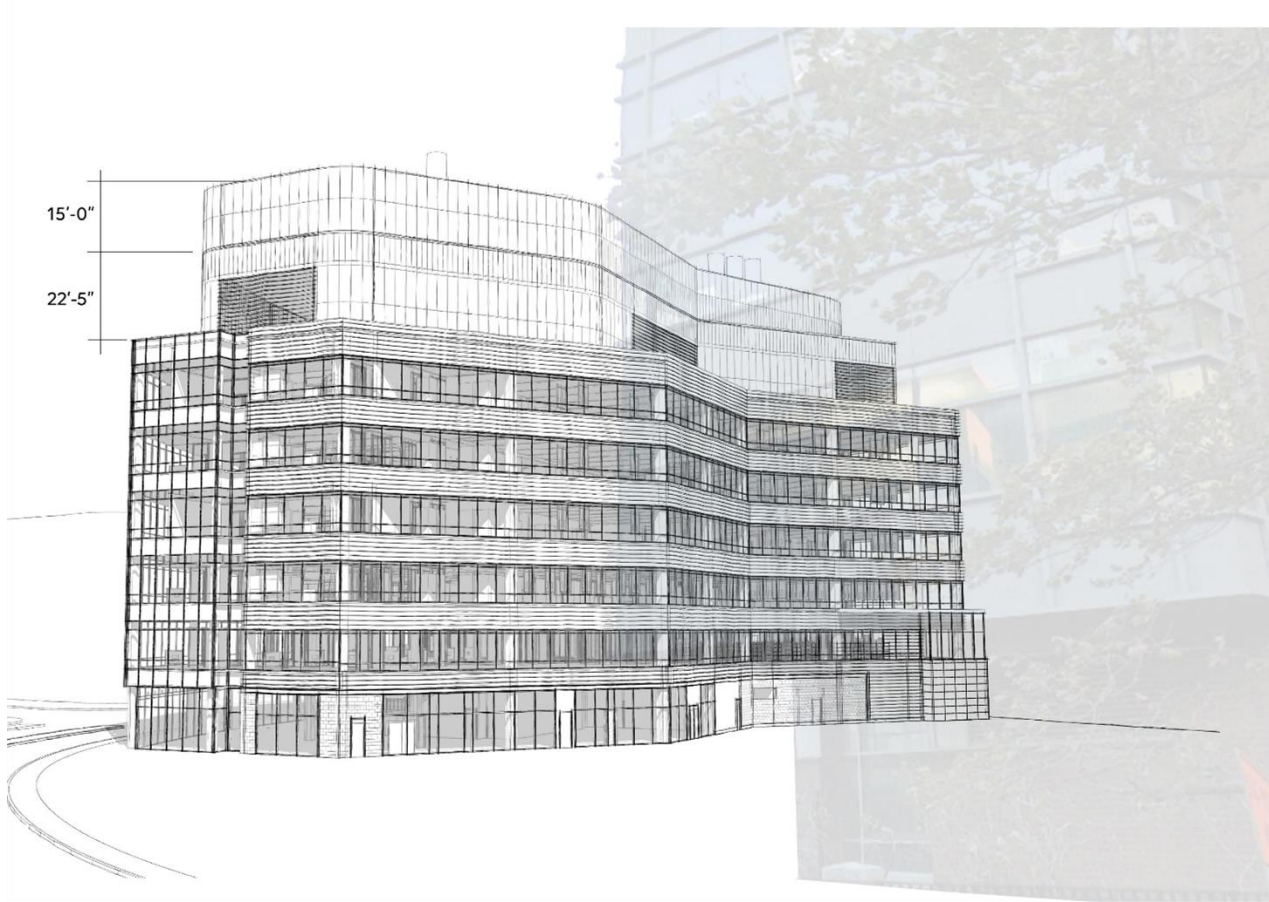
ALTERNATE 18' ROOF SCREEN

300 BINNEY SOUTH VIEW

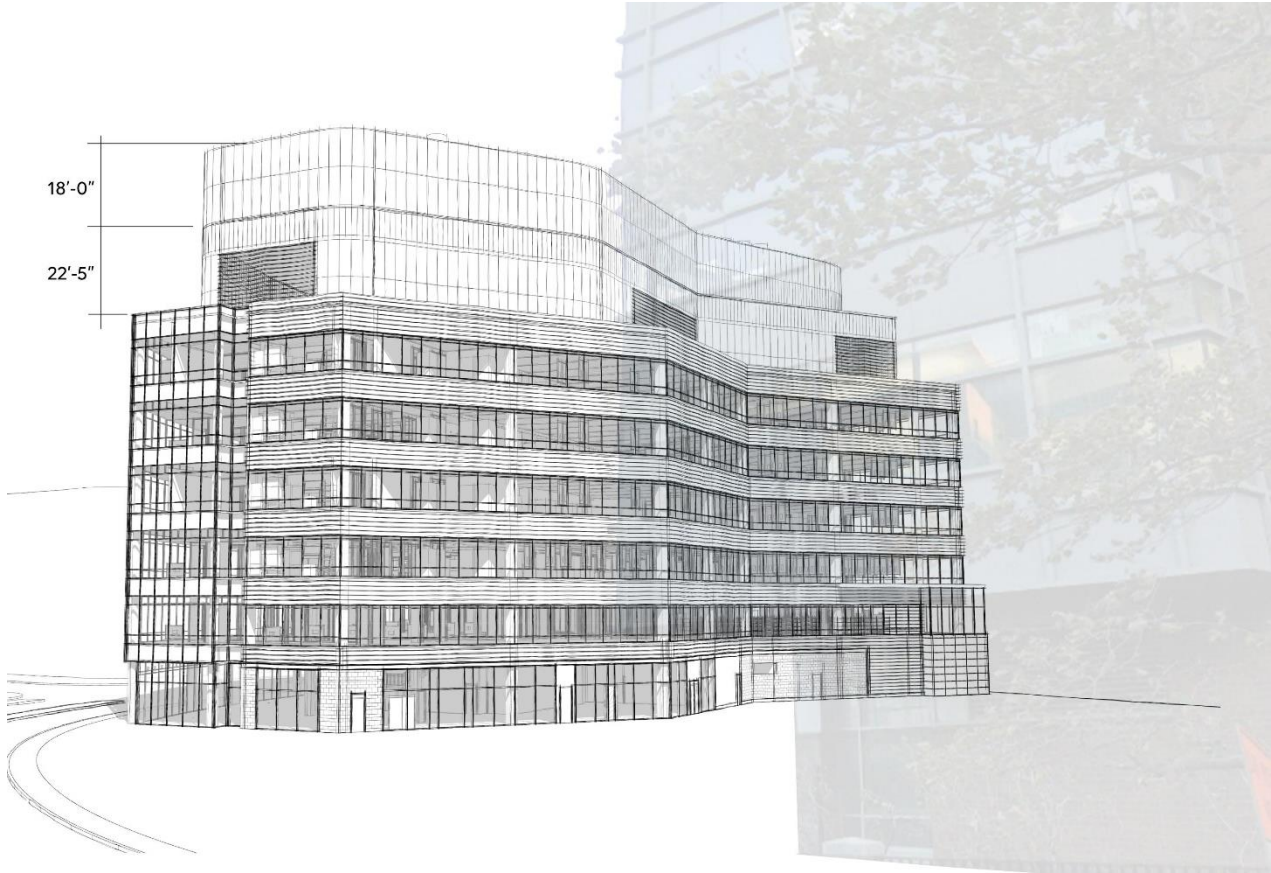
EXISTING VS PROPOSED MASSING OF PENTHOUSE LOWER SCREEN HEIGHTS



EXISTING



PROPOSED 15' ROOF SCREEN



ALTERNATE 18' ROOF SCREEN

300 BINNEY STREET- NORTHEAST CORNER VIEW



EXISTING CONDITION



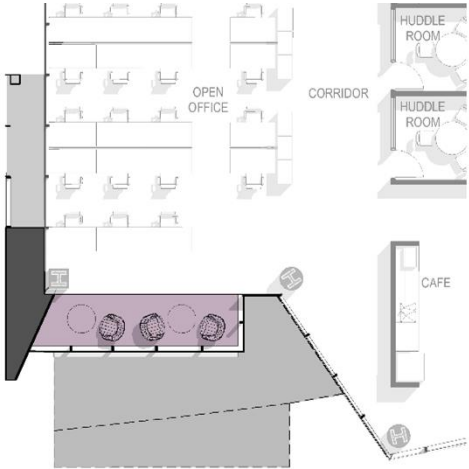
300 BINNEY STREET- NORTH VIEW



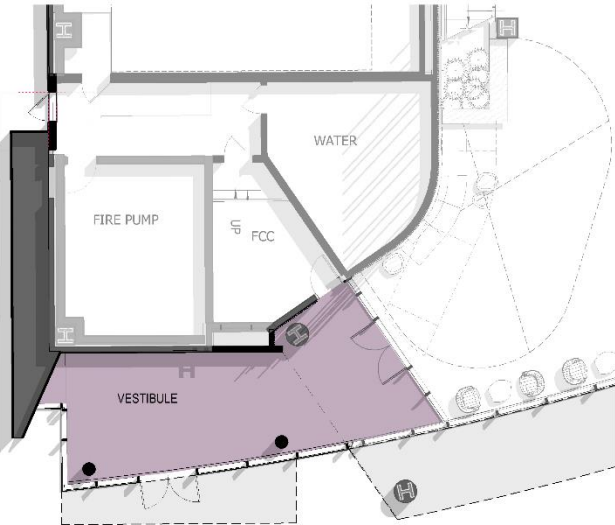
EXISTING CONDITION



300 BINNEY PROPOSED NORTHEAST CORNER- PREFERRED



LEVEL 4

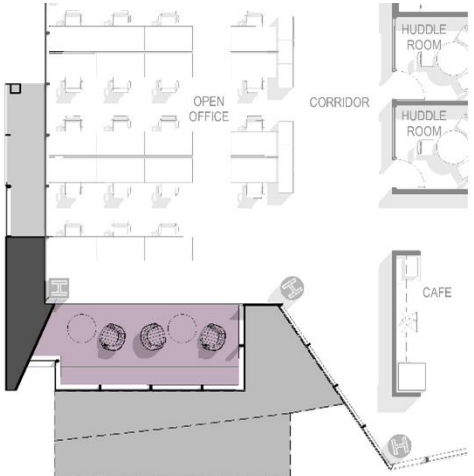


LEVEL 1

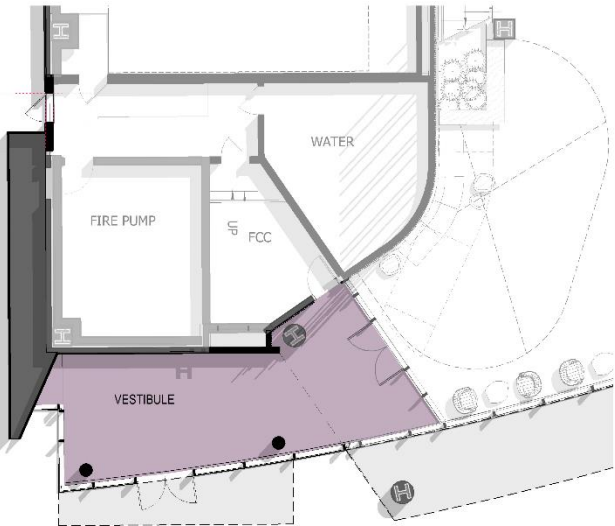


NE ENTRY

300 BINNEY ALTERNATE CONSIDERED (NOT PREFERRED)



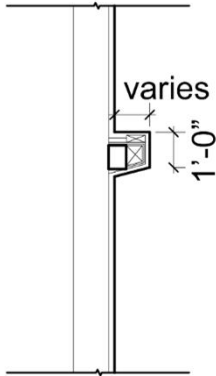
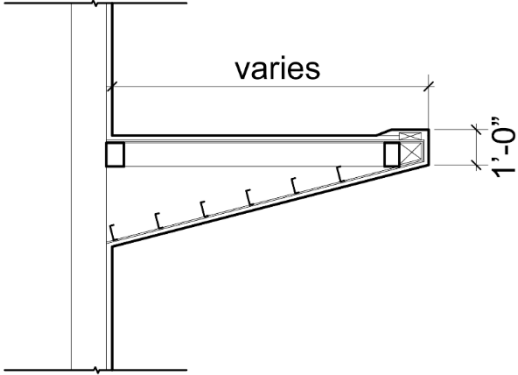
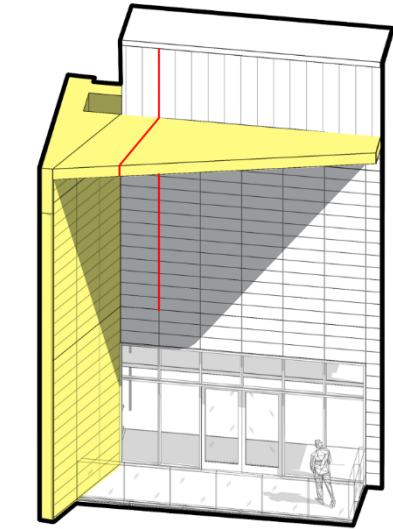
LEVEL 4

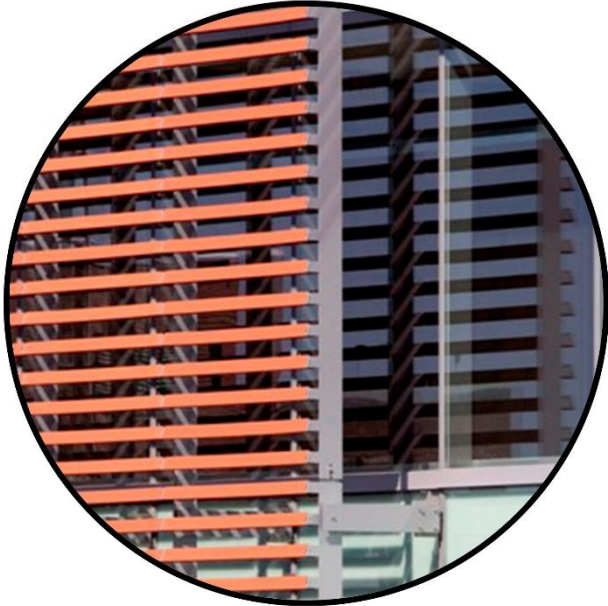
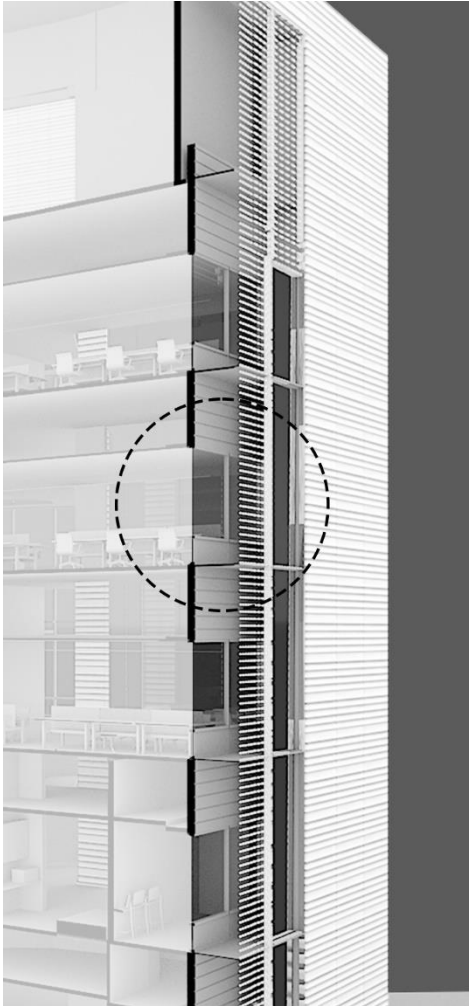
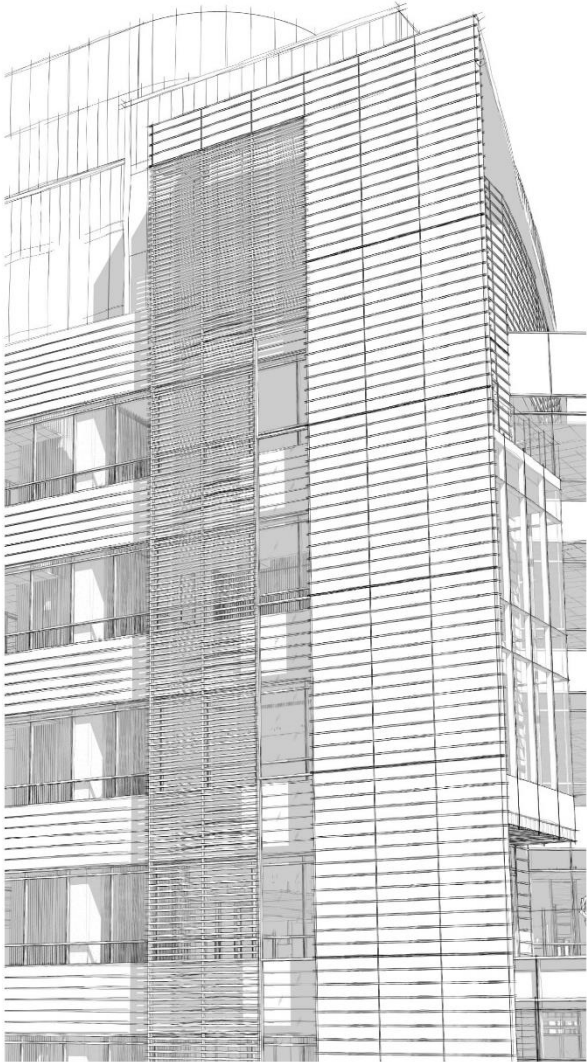


LEVEL 1



NE ENTRY





TERRACOTTA RAINSCREEN

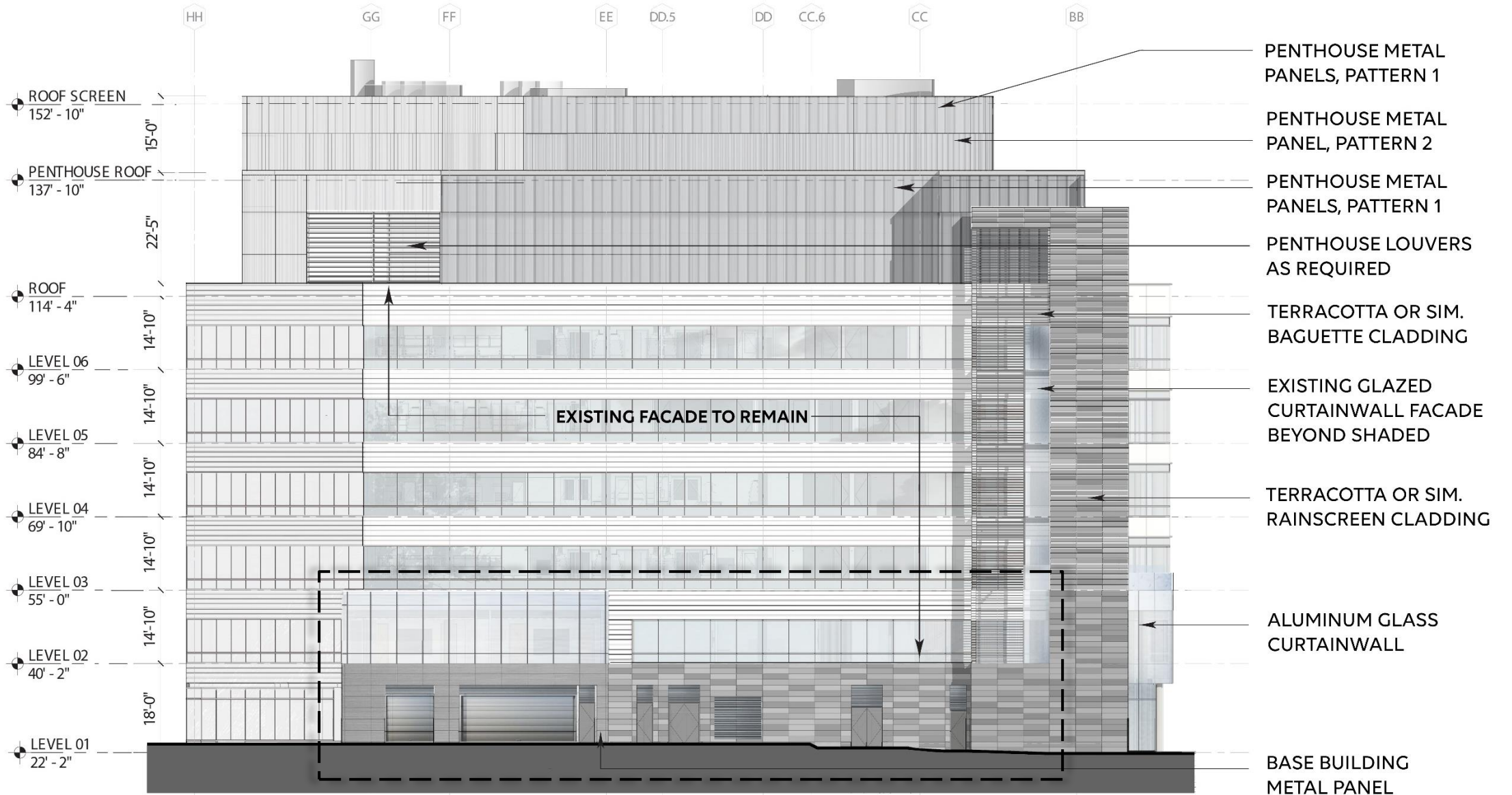


TERRACOTTA COLOR AND SAMPLE

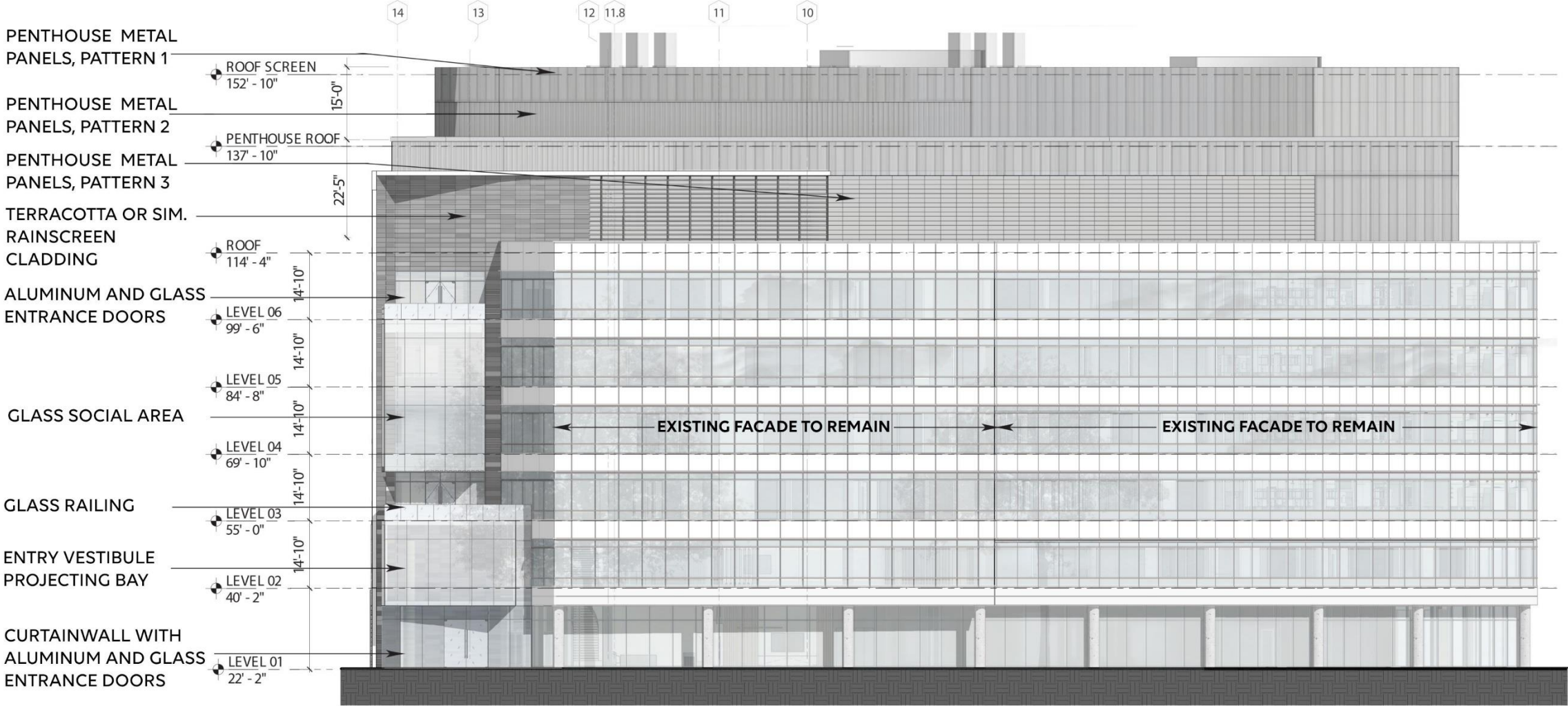


300 BINNEY EAST ELEVATION

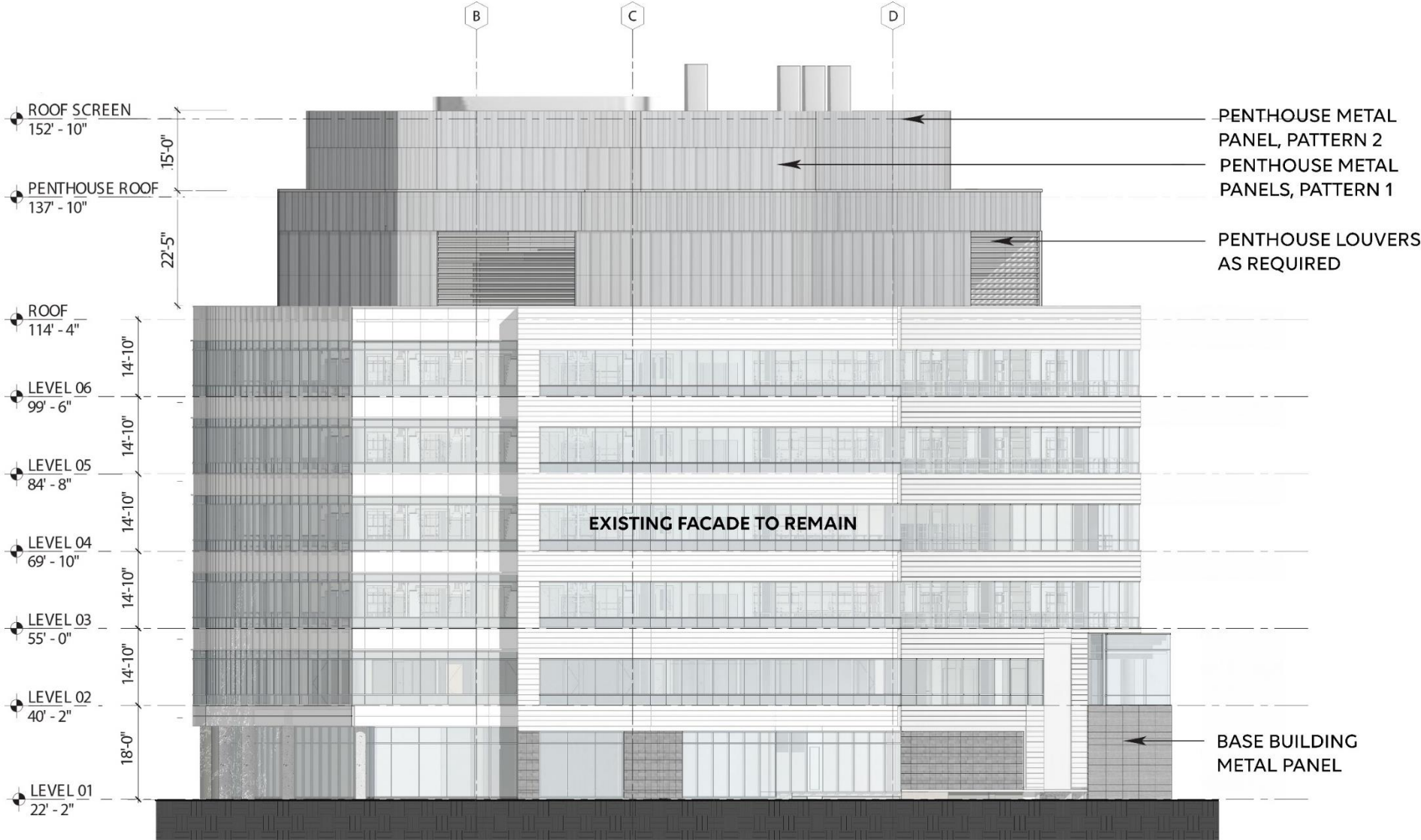
PUNCHED OPENINGS AT FIRST FLOOR TERRACOTTA SCREEN



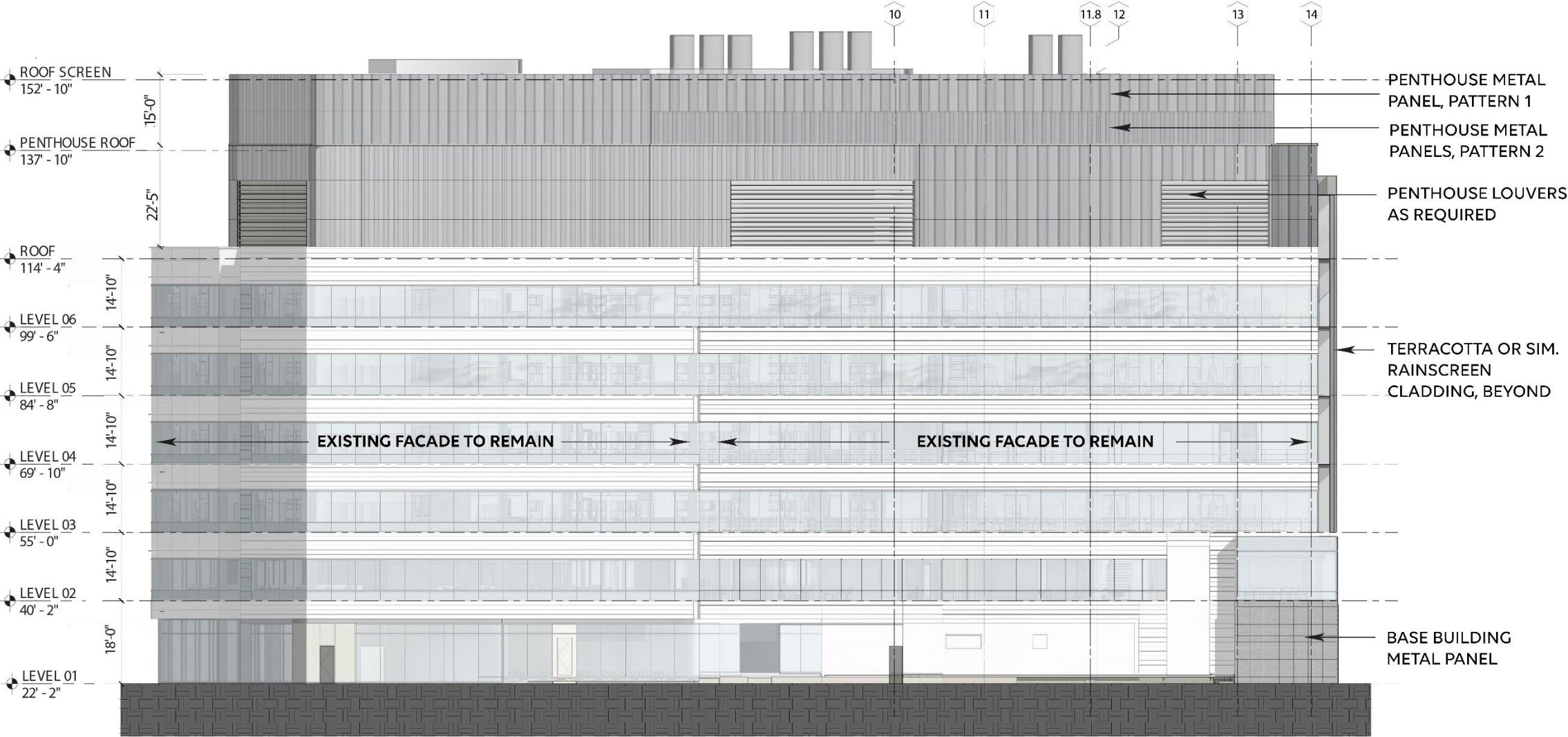
300 BINNEY NORTH ELEVATION



300 BINNEY WEST ELEVATION



300 BINNEY SOUTH ELEVATION

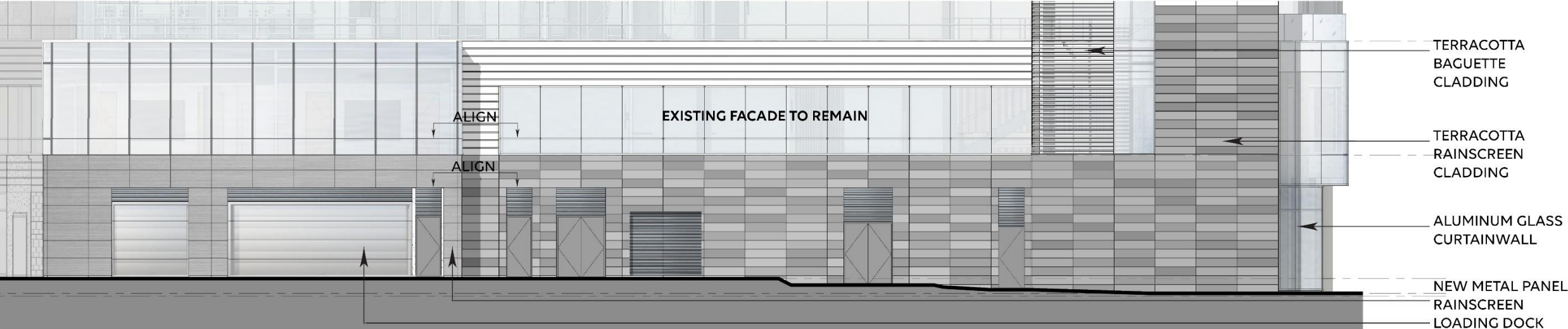




EXISTING

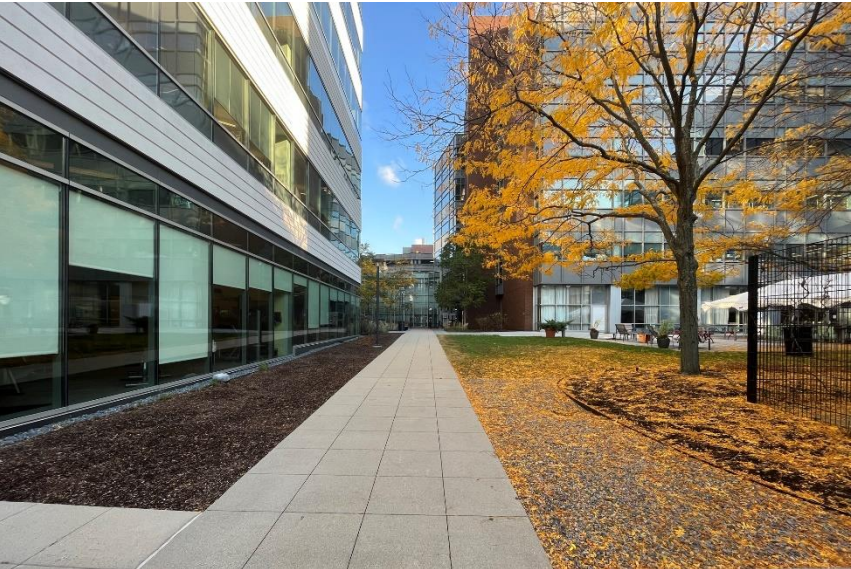


PUNCHED OPENING WITH METAL SURROUND



PROPOSED

300 BINNEY – SOUTH ELEVATION



EXISTING



- ← EXISTING PRECAST PANELS
- ← EXISTING CURTAIN WALL
- ← NEW CONNECTOR INFILL
- ← NEW METAL PANEL RAINSCREEN

- ↑ NEW PH SYSTEM ENTRANCE
- ↑ NEW ALUM./GLASS STOREFRONT
- ↑ NEW BIKE ENTRANCE
- ↑ NEW BRIGHT HORIZON ENTRANCE
- ↑ NEW TRASH ENTRANCE

PROPOSED

