

MXD COMMERCIAL

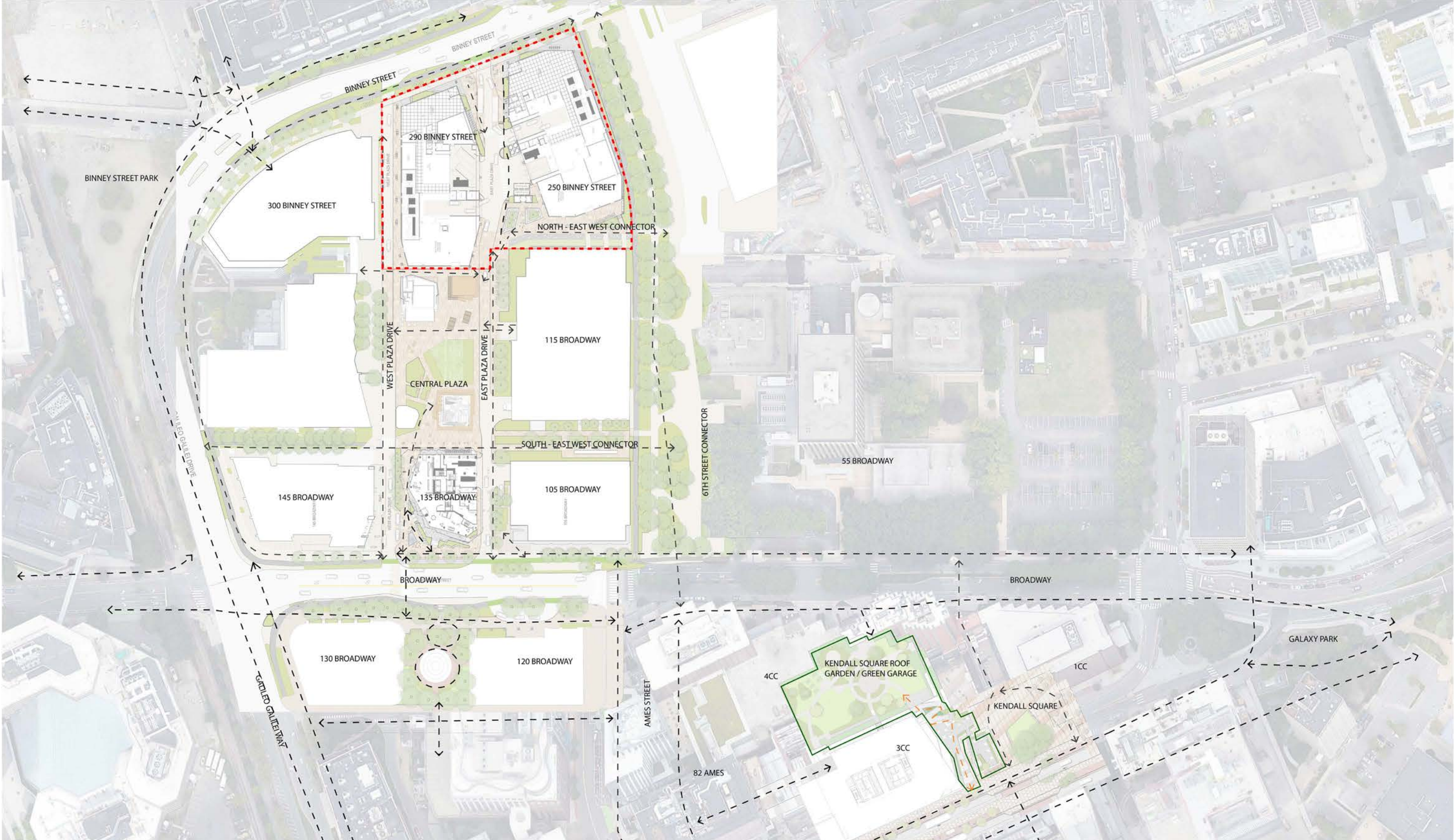
Landscape Design

APRIL 19, 2022

LEMON BROOKE

OPEN SPACE OVERVIEW

DISTRICT CONNECTIONS



OPEN SPACE OVERVIEW

OPEN SPACE SUMMARY

BINNEY STREETScape

The Binney Streetscape will follow the completed ALTA streetscape plans. It includes a continuation of the cycle track, side walk, new street trees with understory planting and pedestrian seating areas. On the project side of the side walk, there will be a planted buffer between the side walk and building.



EAST PLAZA DRIVE

The East Plaza Drive is a one-way drive aisle heading south from Binney Street to Broadway. Within the MXD commercial site for both buildings the drive includes: drop-offs to accommodate cars or buses, parking garage entry / egress and service entries. The paving of the drive will seek consistency with the Center Plaza paving creating an attractive and inviting environment for both cars and pedestrians. The drive will have curbs within the MXD commercial site to guide vehicular traffic and protect designed pedestrian routes supported by consistent site lighting to provide a safe environment for cars and pedestrians. Planted areas with focal trees will add to creating an attractive and inviting experience while providing a buffer of varying degrees between buildings and pedestrian areas.



NORTH - EAST WEST CONNECTOR

The north - east west connector provides another important mid-block pedestrian connection from the 6th Street Connector to the East plaza Drive and Center Plaza. On the building side of the connector, the ground level will have a large bike valet /active use area. The connector will be strengthened on the south edge visually by a long dry garden of crushed stone, boulders and lighting positioned over the existing underground steam line. The north east end of the connector has the best solar orientation and as a result a stepped sun terrace is envisioned to take advantage of mid -afternoon sun with views to Center Plaza.



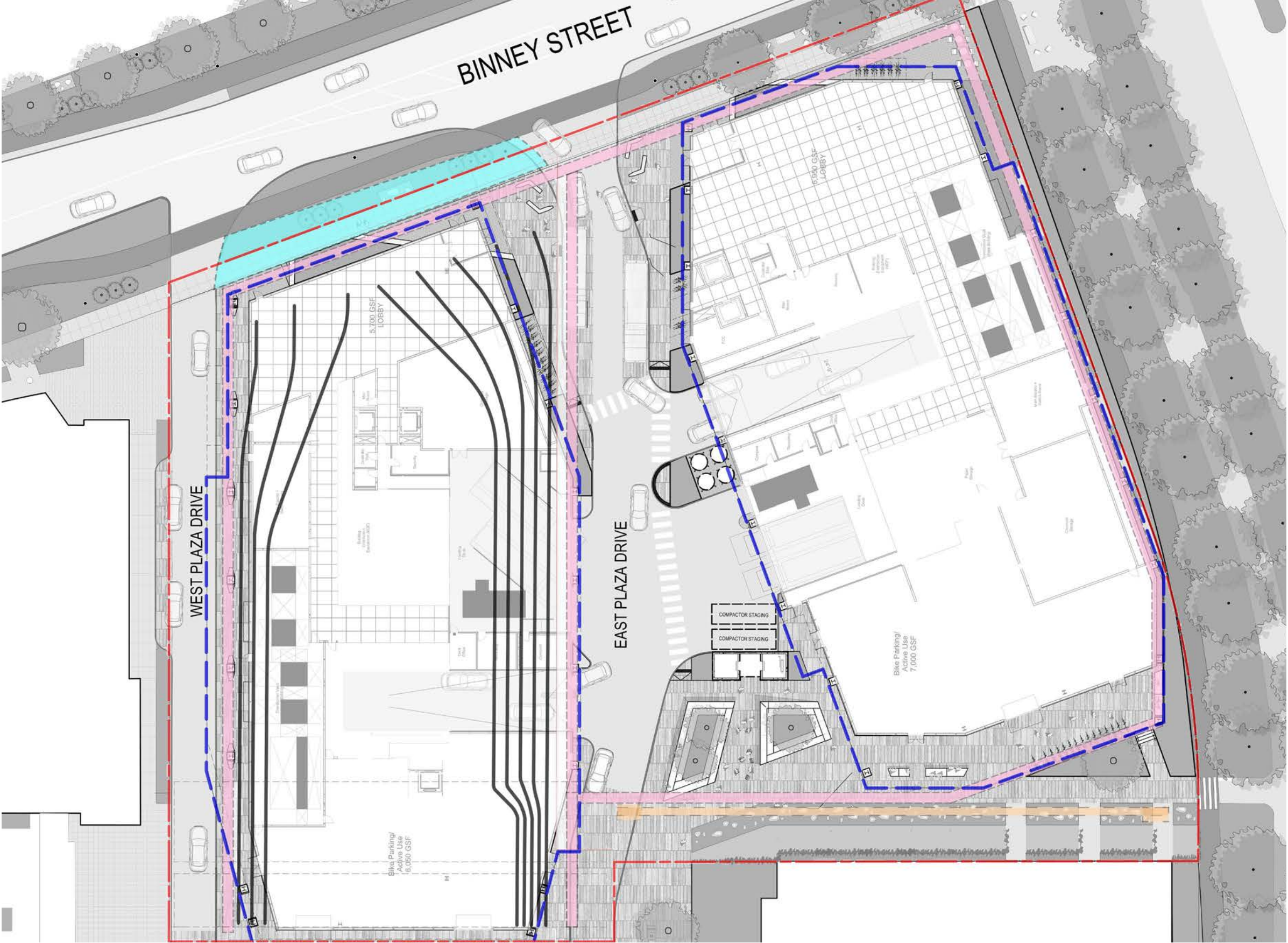
WEST PLAZA DRIVE

The west plaza drive is a one-way drive aisle heading north from Broadway to Binney Street. This drive is envisioned to be a primary pedestrian way between Broadway and Binney. The paving of the drive will seek consistency with the Center Plaza paving creating an attractive and inviting environment for both cars and pedestrians. The drive will have curbs within the MXD commercial site to guide vehicular traffic and protect designed pedestrian routes supported by site lighting to provide a safe environment for cars and pedestrians.



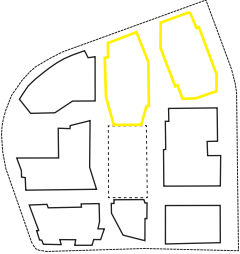
LEVEL 01 GROUND PLANE

BUILDING INFRASTRUCTURE



BUILDING INFRASTRUCTURE LEGEND

- - - LIMIT OF WORK
- - - BUILDING OVERHANG
- EXISTING STEAM LINE
- DISTRIBUTION LINES
- DISTRIBUTION LINES ACCESS TBD BY EVERSOURCE
- UNDERGROUND GARAGE EXTENTS



290 & 250 BINNEY STREET

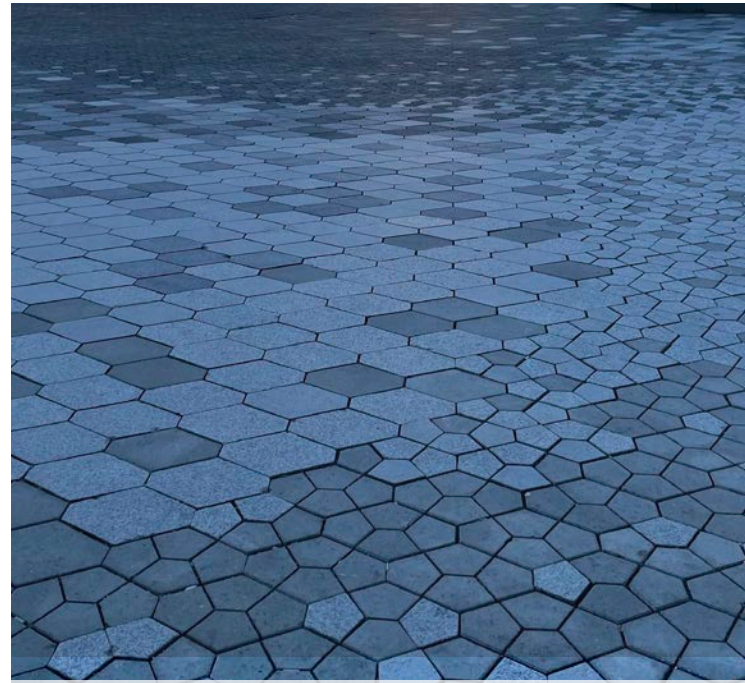
DESIGN REVIEW APRIL 19, 2022

LEVEL 01 GROUND PLANE

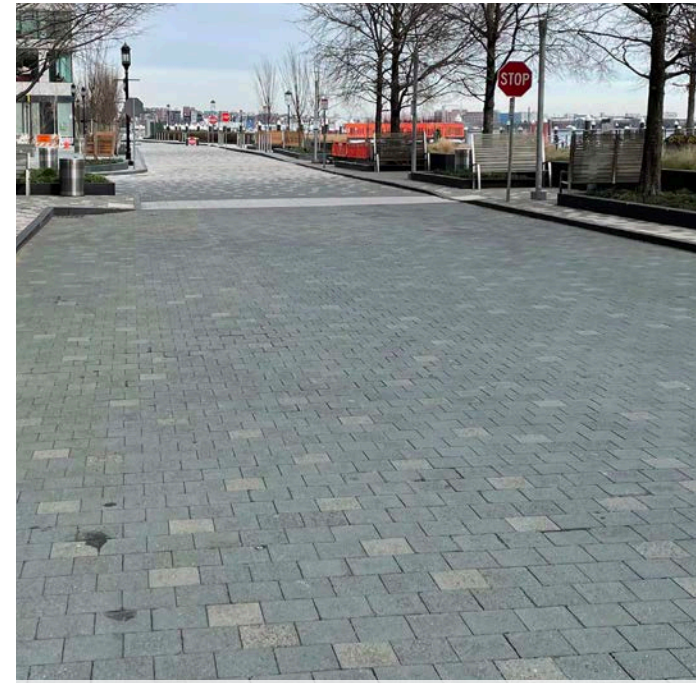
PAVING PRECEDENTS



COMMERCIAL PAVING - STONE



COMMERCIAL PAVING - STONE



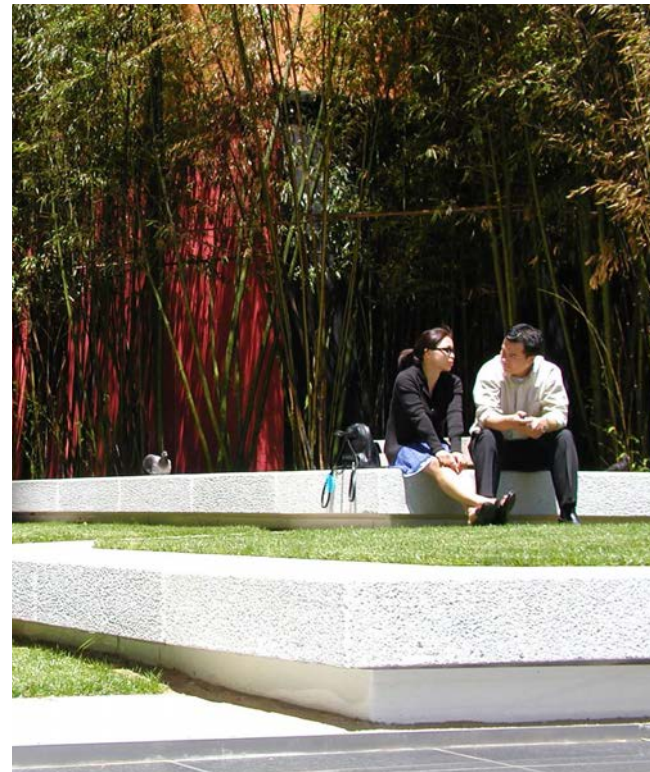
VEHICULAR PAVING - CONCRETE PAVERS



DECORATIVE CRUSHED STONE



MILENO BENCH - LANDSCAPE FORMS



RAISED SEAT WALLS - PRECAST



DRY GARDEN - SUMMER



DRY GARDEN - WINTER

LEVEL 01 GROUND PLANE

PLANTING PRECEDENTS



BINNEY STREETScape



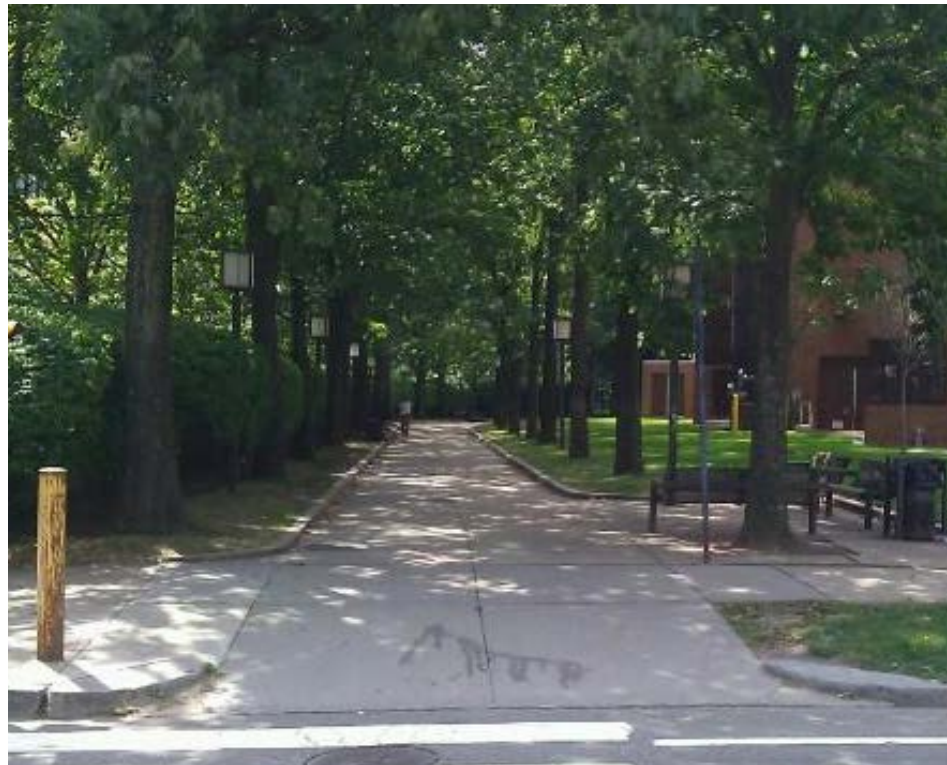
RAISED PLANTING



DRY GARDEN PLANTING



SPECIMEN TREES



LOUGHREY WALKWAY



RAISED PLANTERS



TREES IN RAISED PLANTERS