



**41 LINSKEY | PLANNING BOARD CASE 243** DESIGN REVIEW GRAPHIC MATERIAL | JULY 05, 2017



# Alexandria Real Estate Equities, Inc.

Architect of Record  
 Spagnolo Gisness & Associates, Inc.

Design Architect  
 Bentel & Bentel

Owner's Project Representative  
 Northstar Project & RE Services

Civil Engineering  
 Kleinfelder

Structural Engineering  
 McNamara/Salvia Inc.

Mechanical, Electrical, Plumbing, and Fire Protection Engineering  
 AHA Consulting Engineers

Geotechnical Engineers  
 Haley & Aldrich, Inc.

Code Consultant  
 Code Red

Food Service Consultant  
 TriMark United East

Legal  
 Adams & Rafferty  
 WilmerHale

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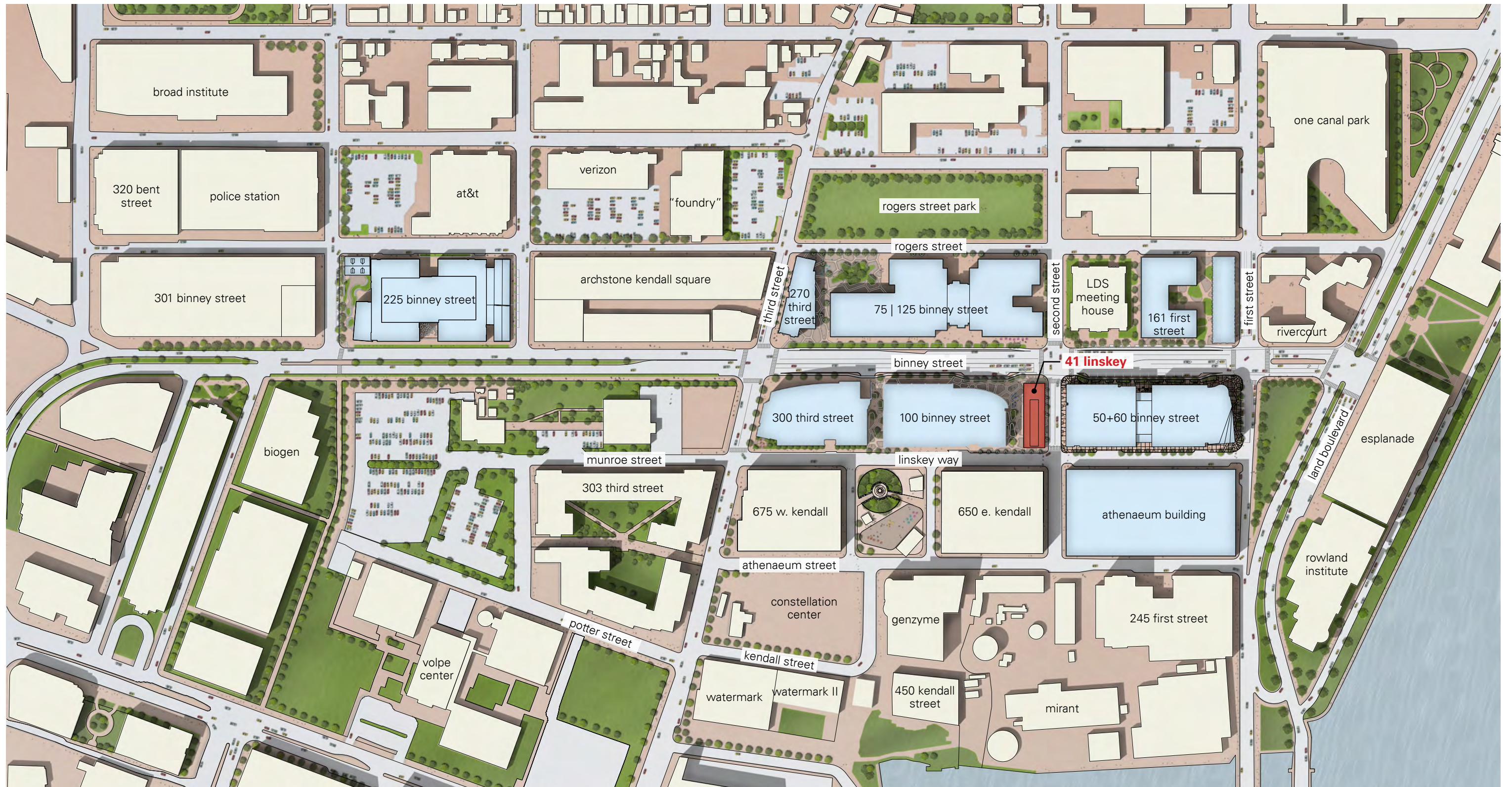
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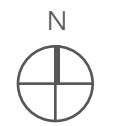
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# URBAN CONTEXT PLAN



# URBAN DESIGN CONNECTIONS



LANDSCAPE PLAN MARCH 15, 2010



# LANDSCAPE PLAN PROPOSED DESIGN



# NORTHWEST VIEW FROM BINNEY STREET



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# NORTHWEST VIEW OF TRANSPORTATION CENTER / MOBILITY HUB



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# SOUTHWEST VIEW FROM LINSKEY WAY



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# NORTHEAST VIEW FROM BINNEY STREET



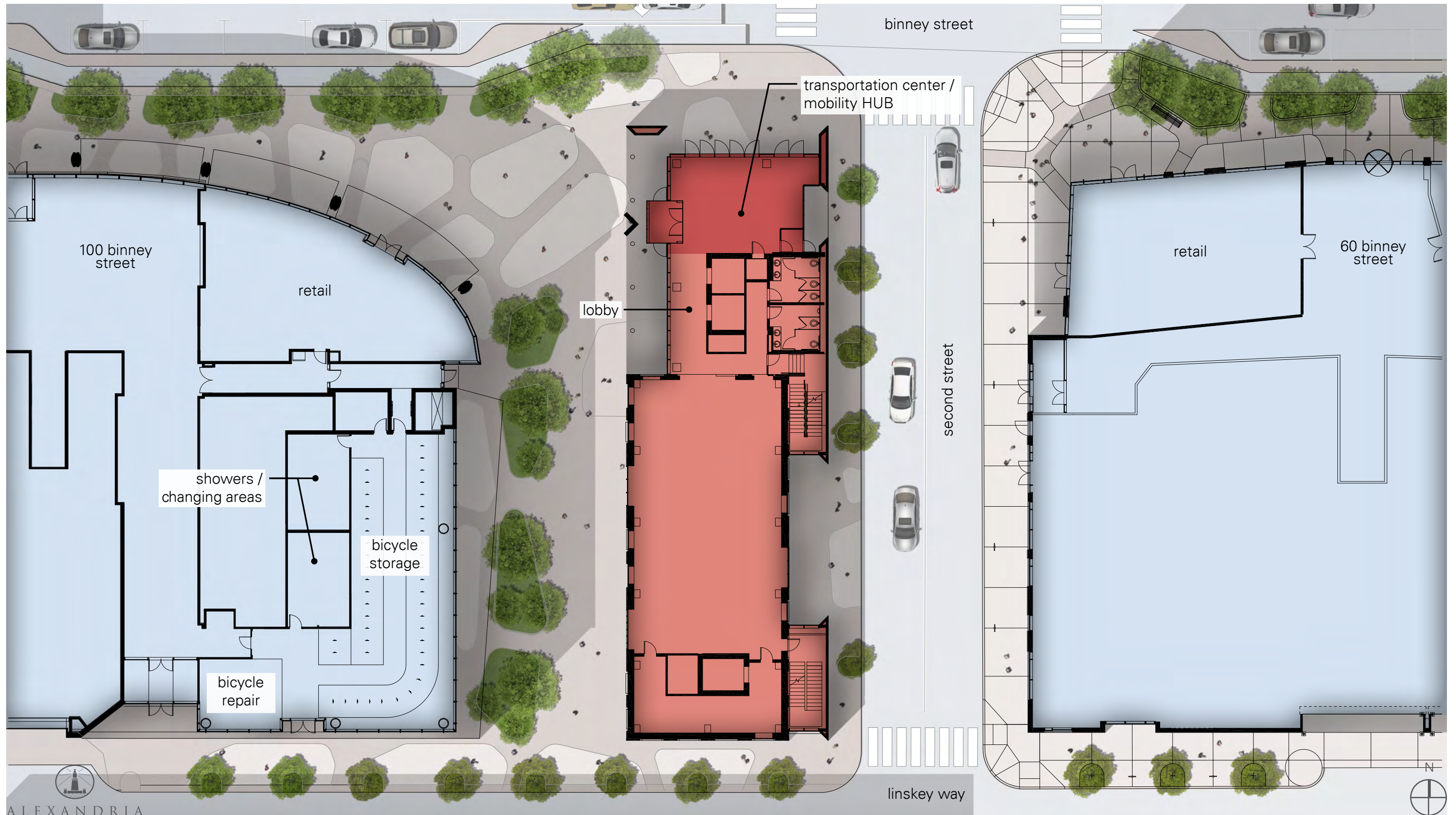
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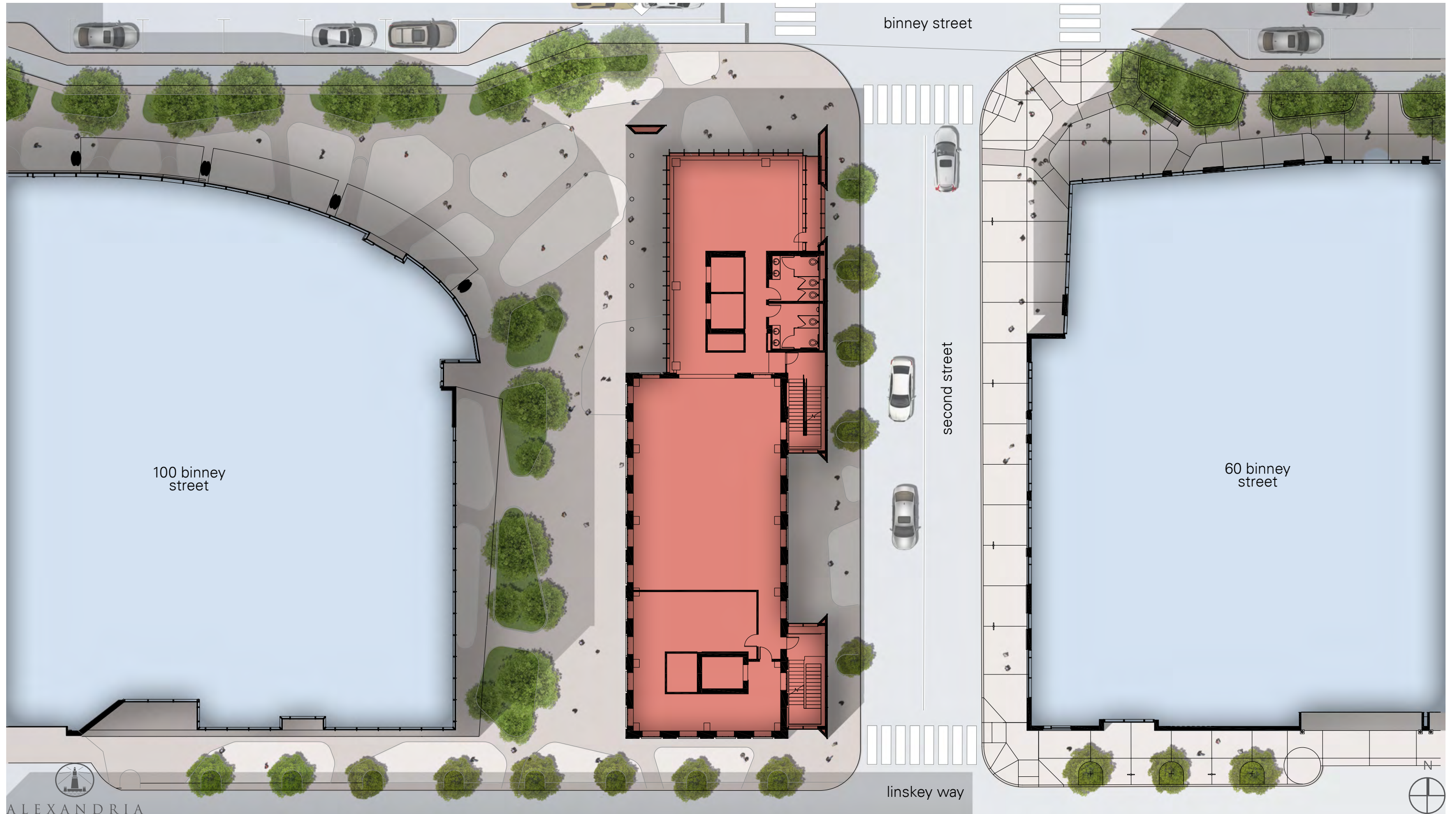
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# FLOOR PLAN LEVEL 1

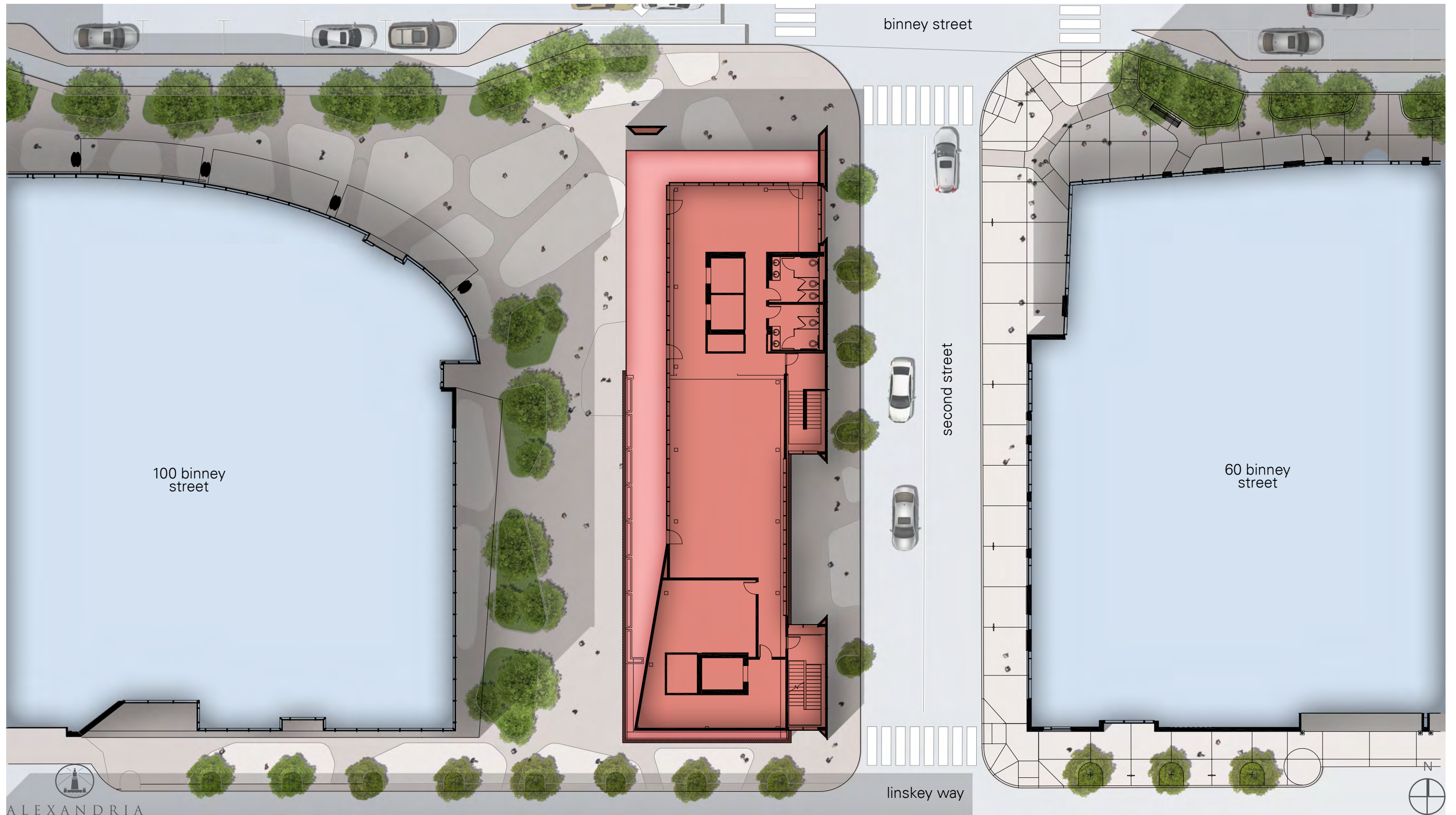


# FLOOR PLAN LEVELS 2-3



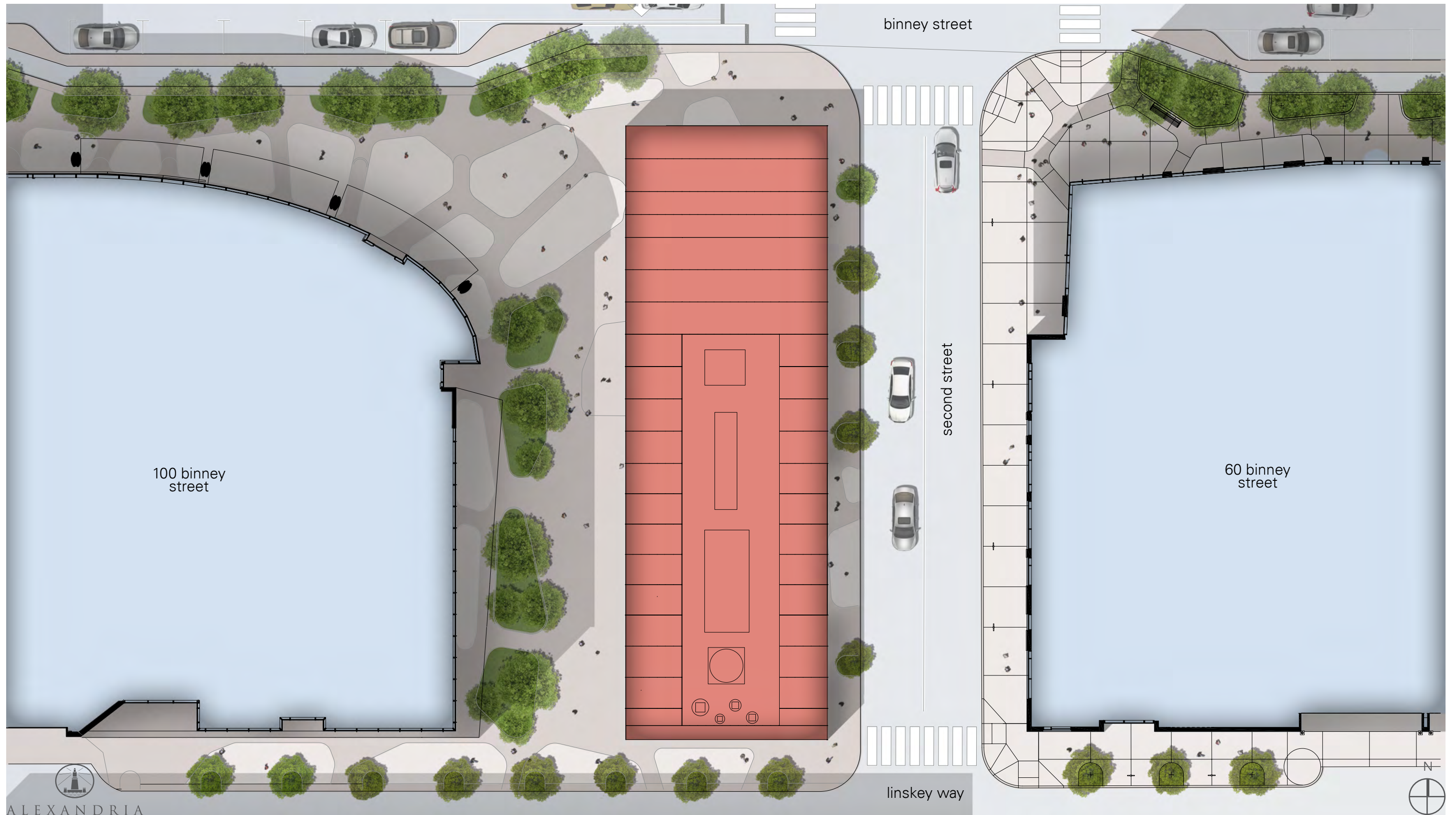
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# FLOOR PLAN LEVEL 4

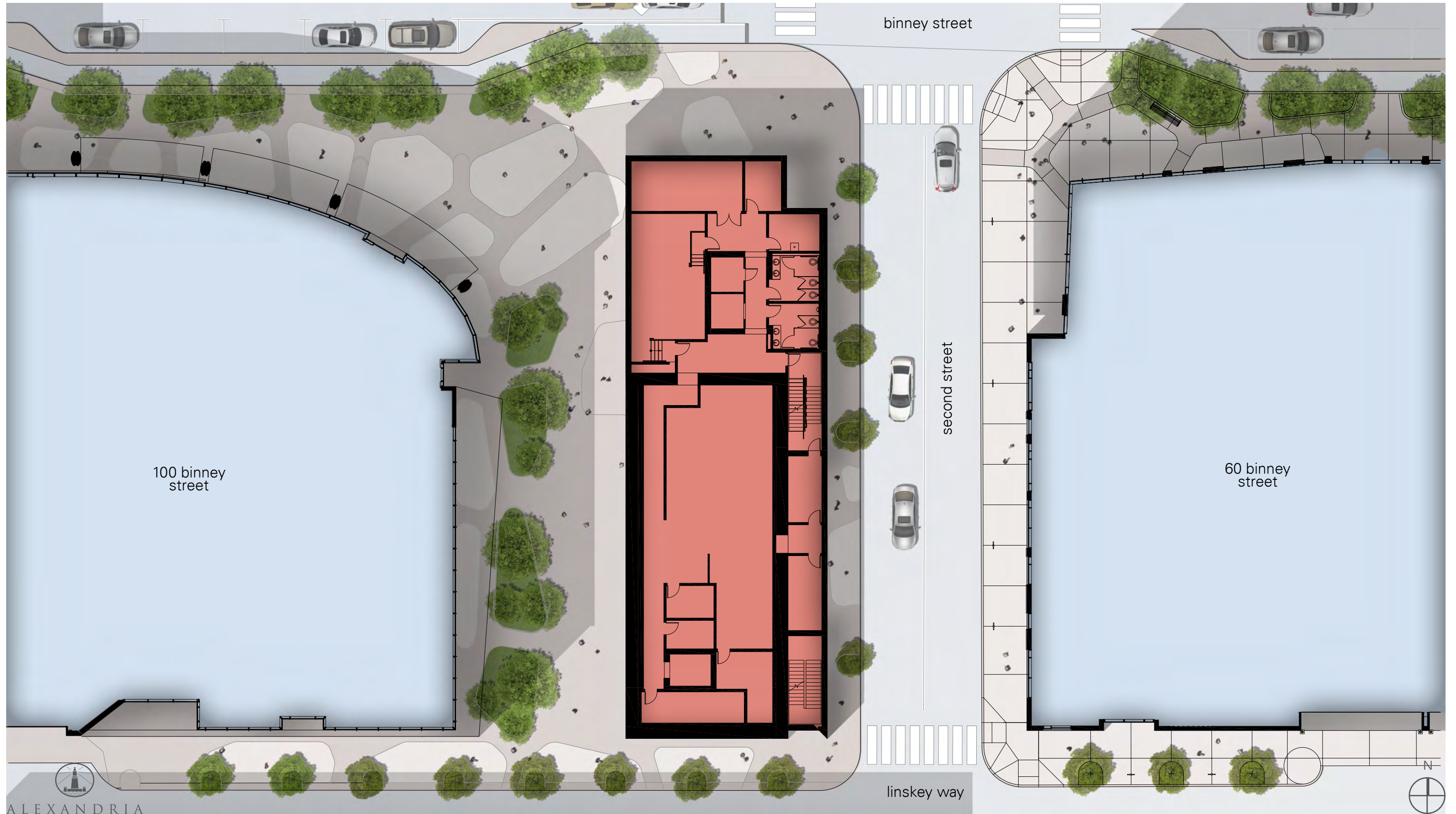


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# FLOOR PLAN ROOF



# FLOOR PLAN LEVEL B1



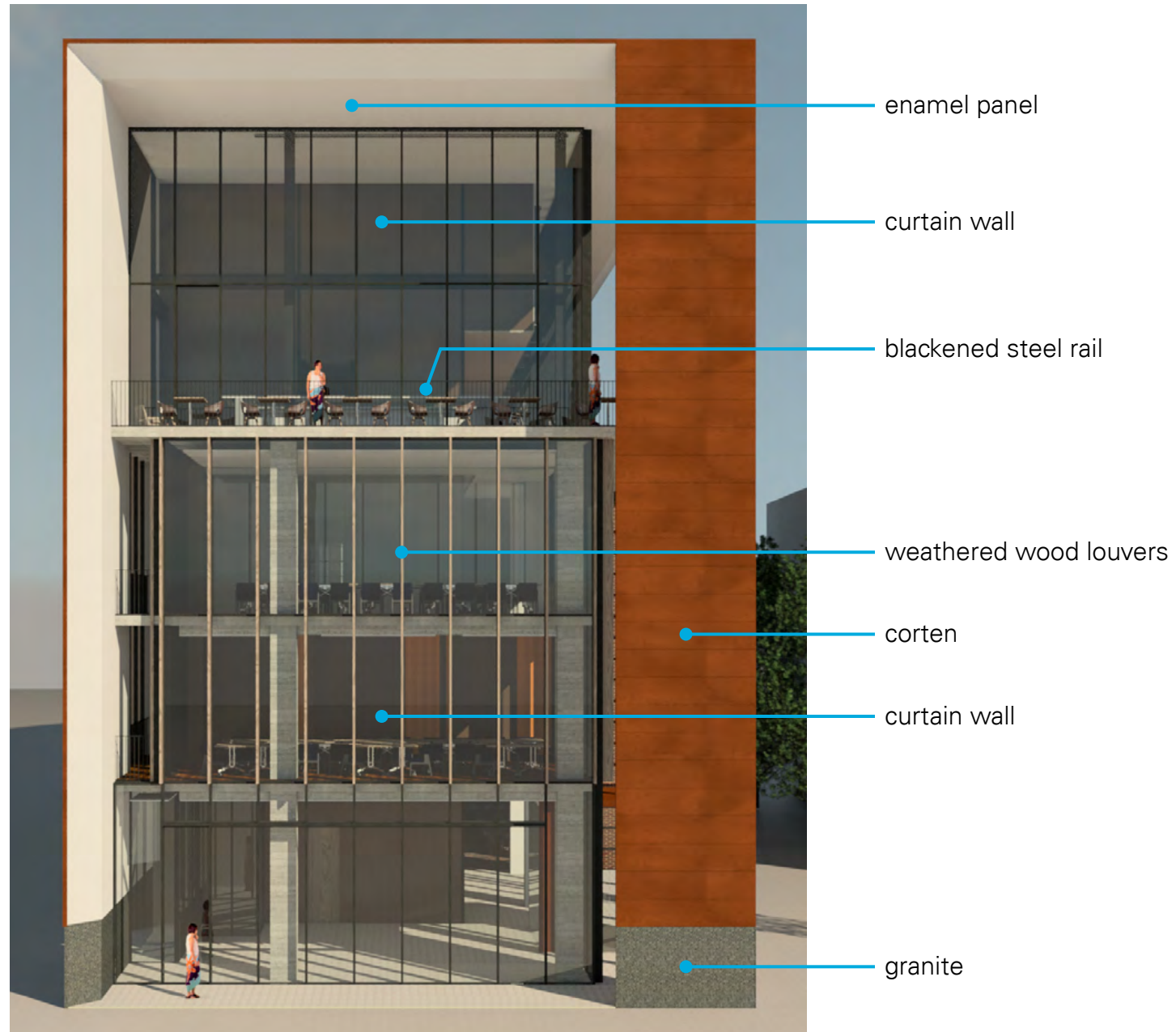
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# ELEVATION WEST

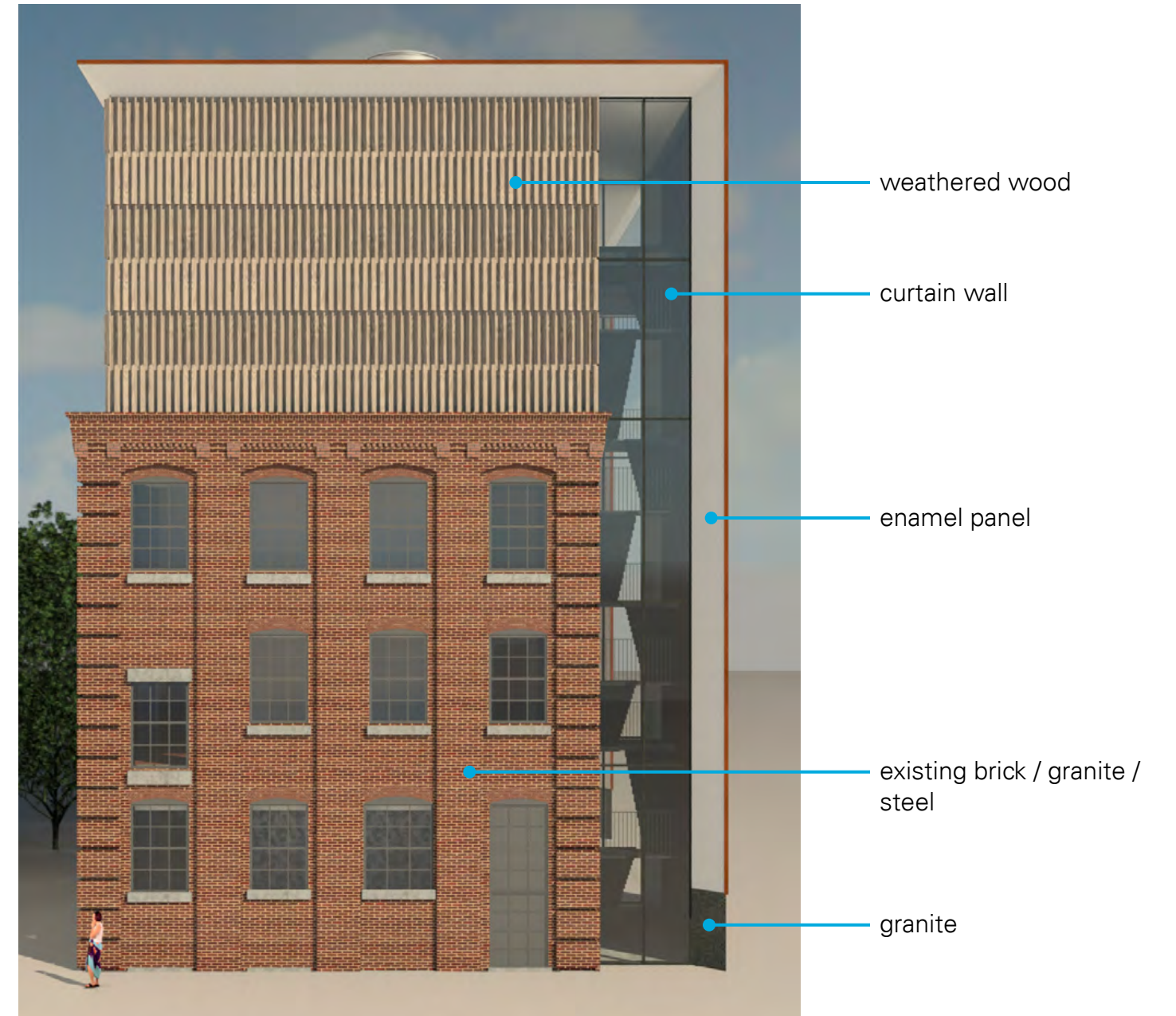




# ELEVATION NORTH AND SOUTH

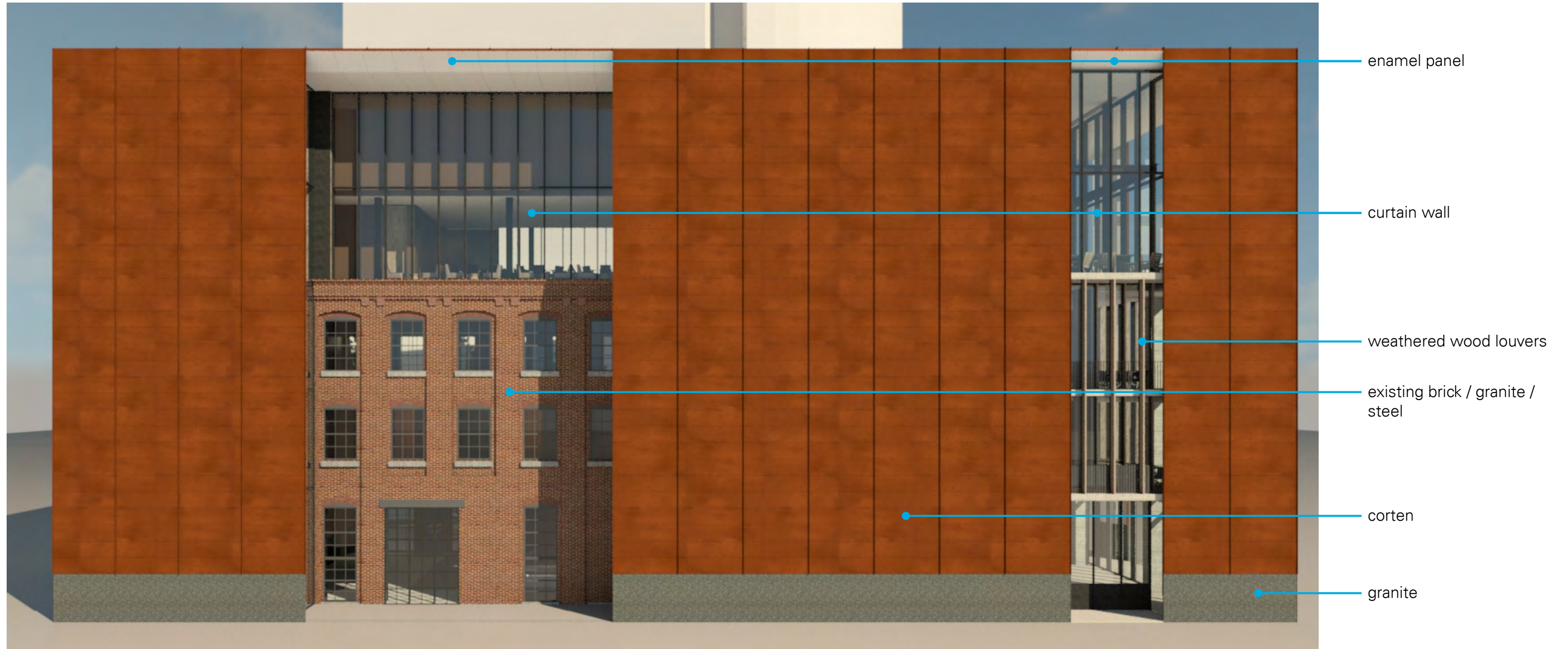


NORTH ELEVATION

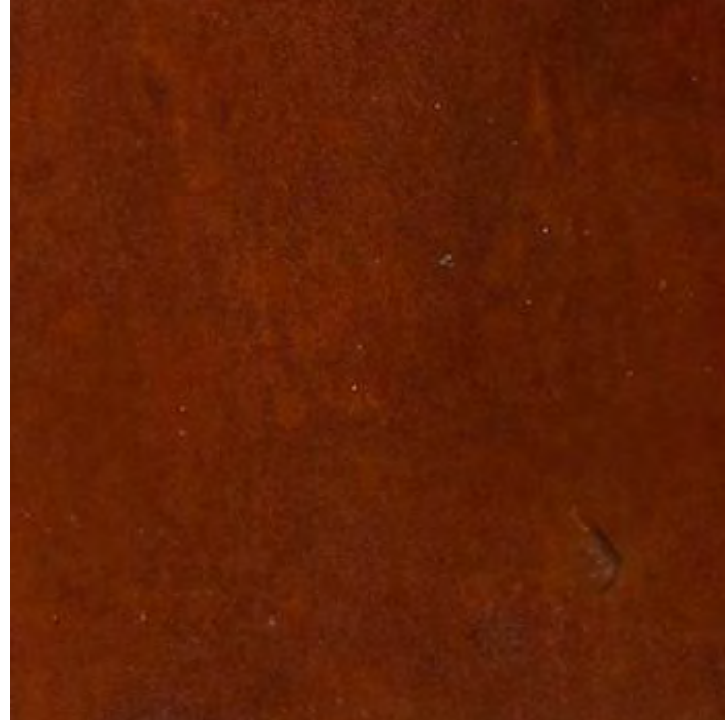


SOUTH ELEVATION

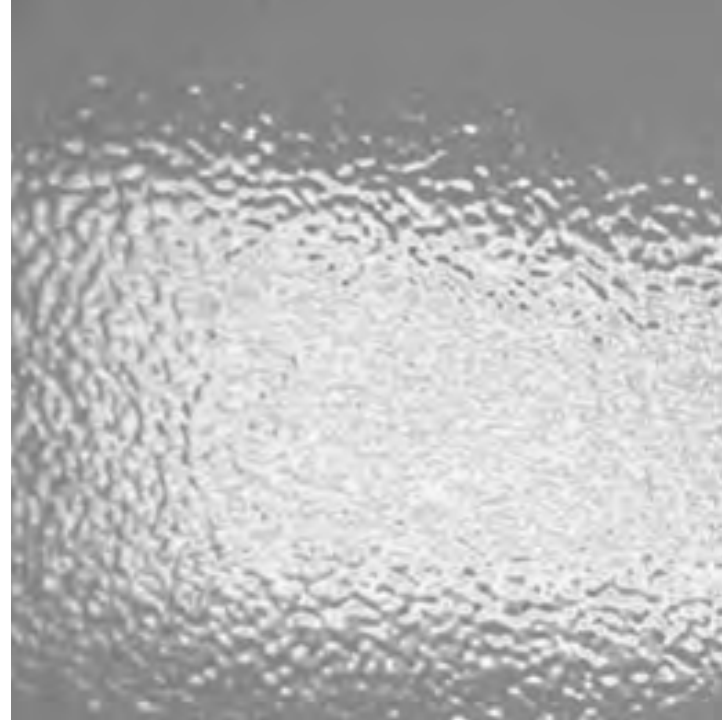
# ELEVATION EAST



# BUILDING MATERIALS



Corten



Enamel Panel



Curtain Wall



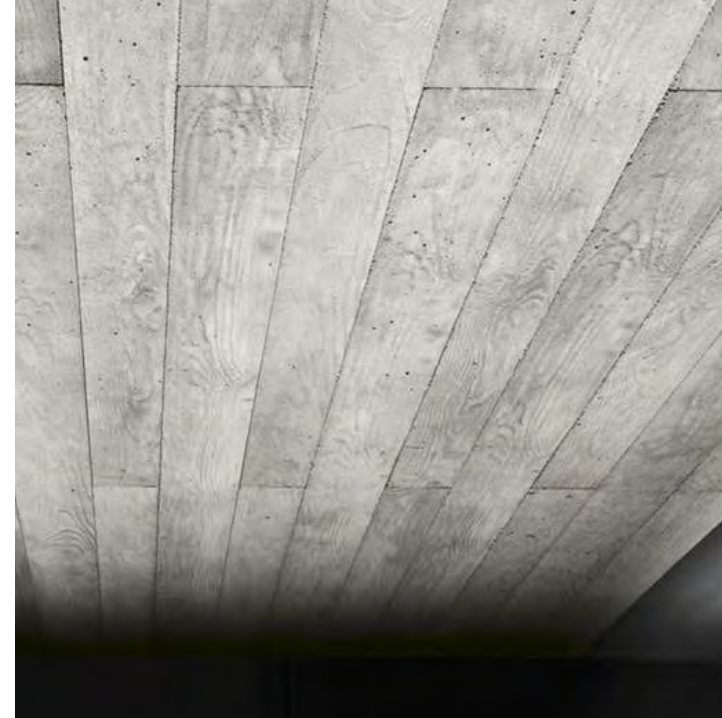
Weathered Wood



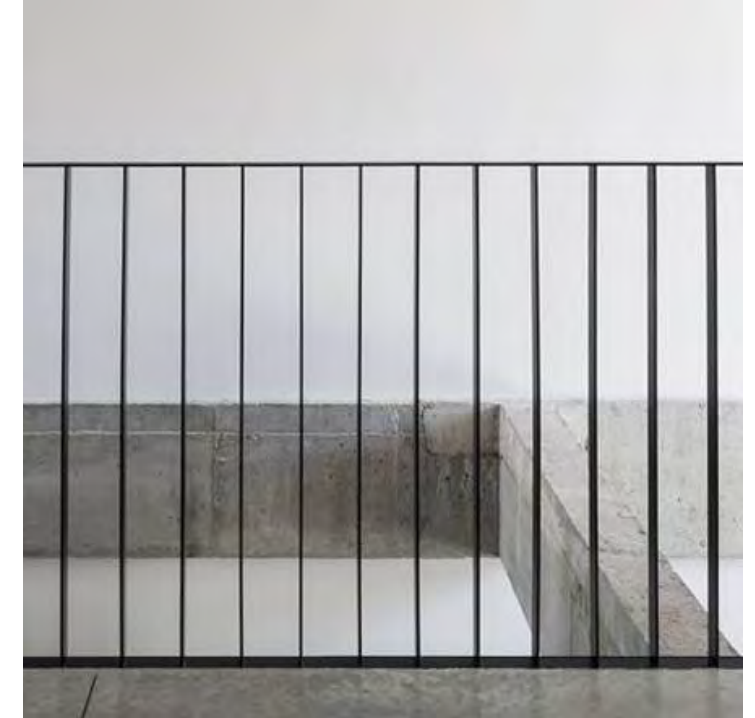
Existing Brick / Granite / Steel



Honed Granite



Board-Formed Concrete



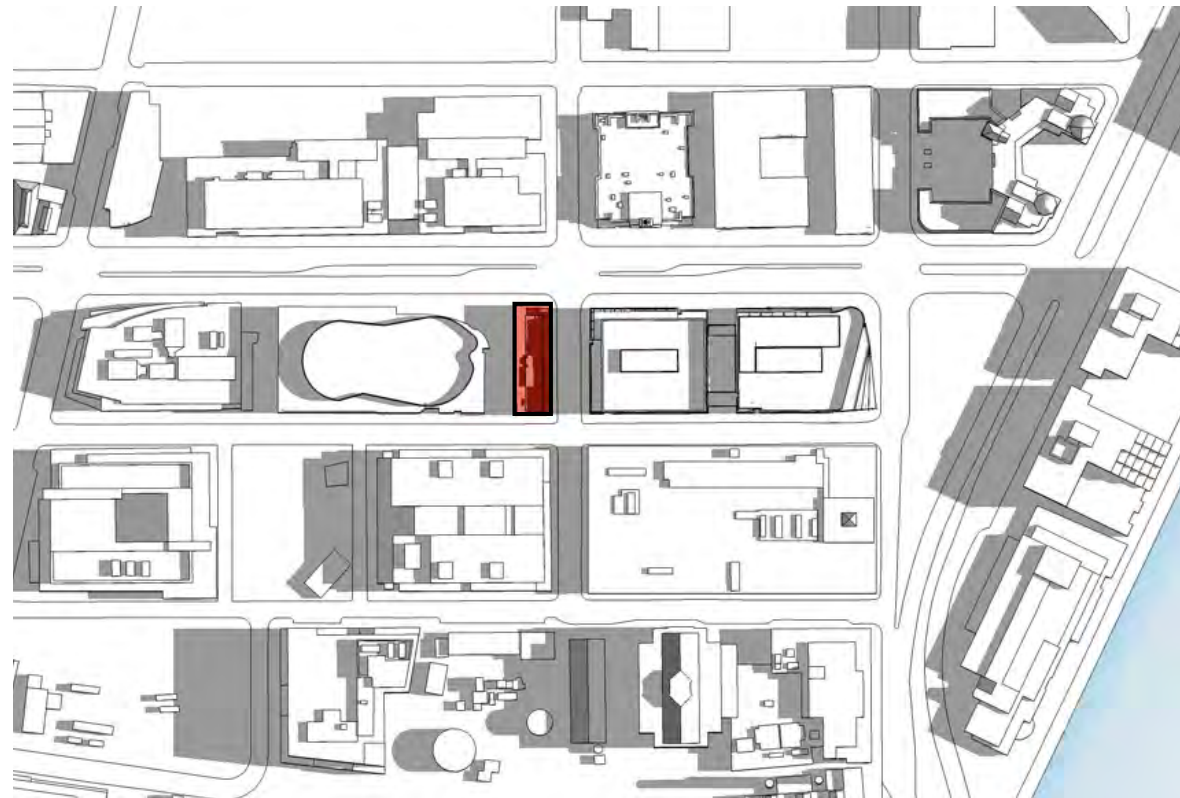
Blackened Steel Rail



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# SHADOW STUDY SUMMER SOLSTICE | JUNE 21



9:00 AM



11:00 AM



1:00 PM



3:00 PM



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# SHADOW STUDY FALL EQUINOX | SEPTEMBER 22



9:00 AM



11:00 AM

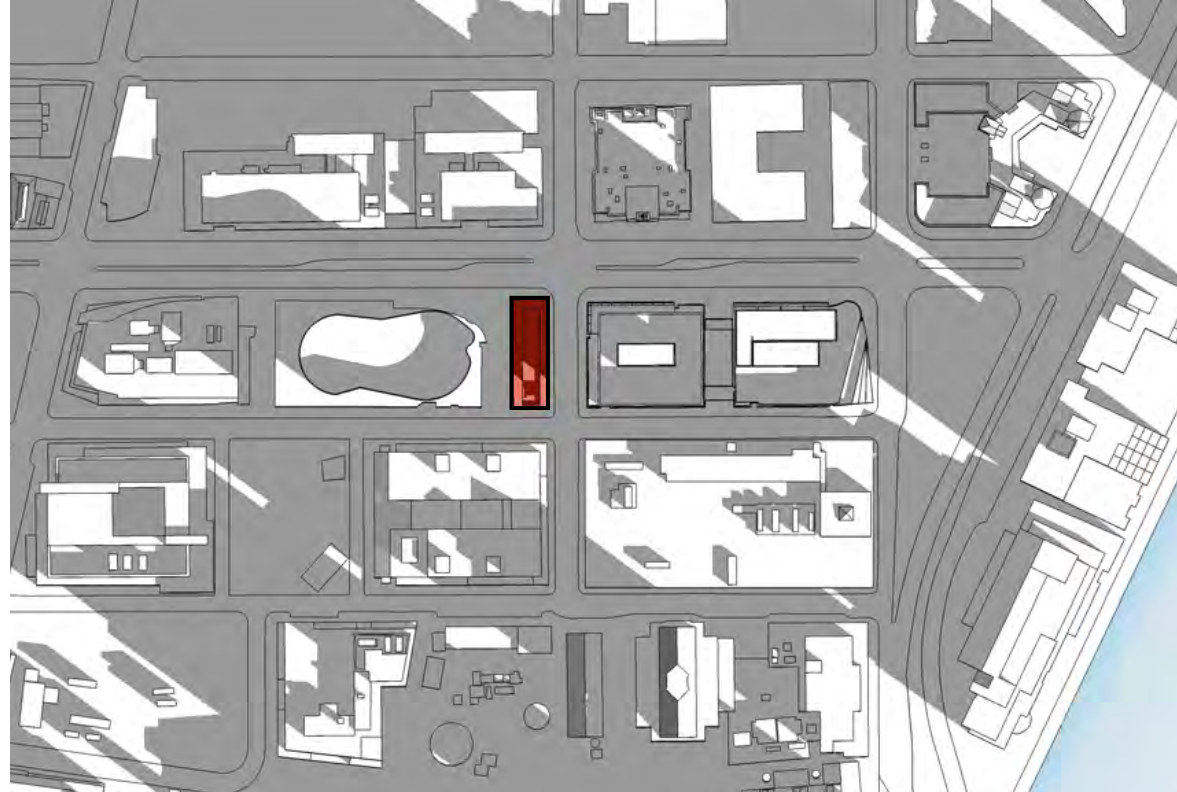


1:00 PM



3:00 PM

# SHADOW STUDY WINTER SOLSTICE | DECEMBER 21



9:00 AM



11:00 AM



1:00 pM



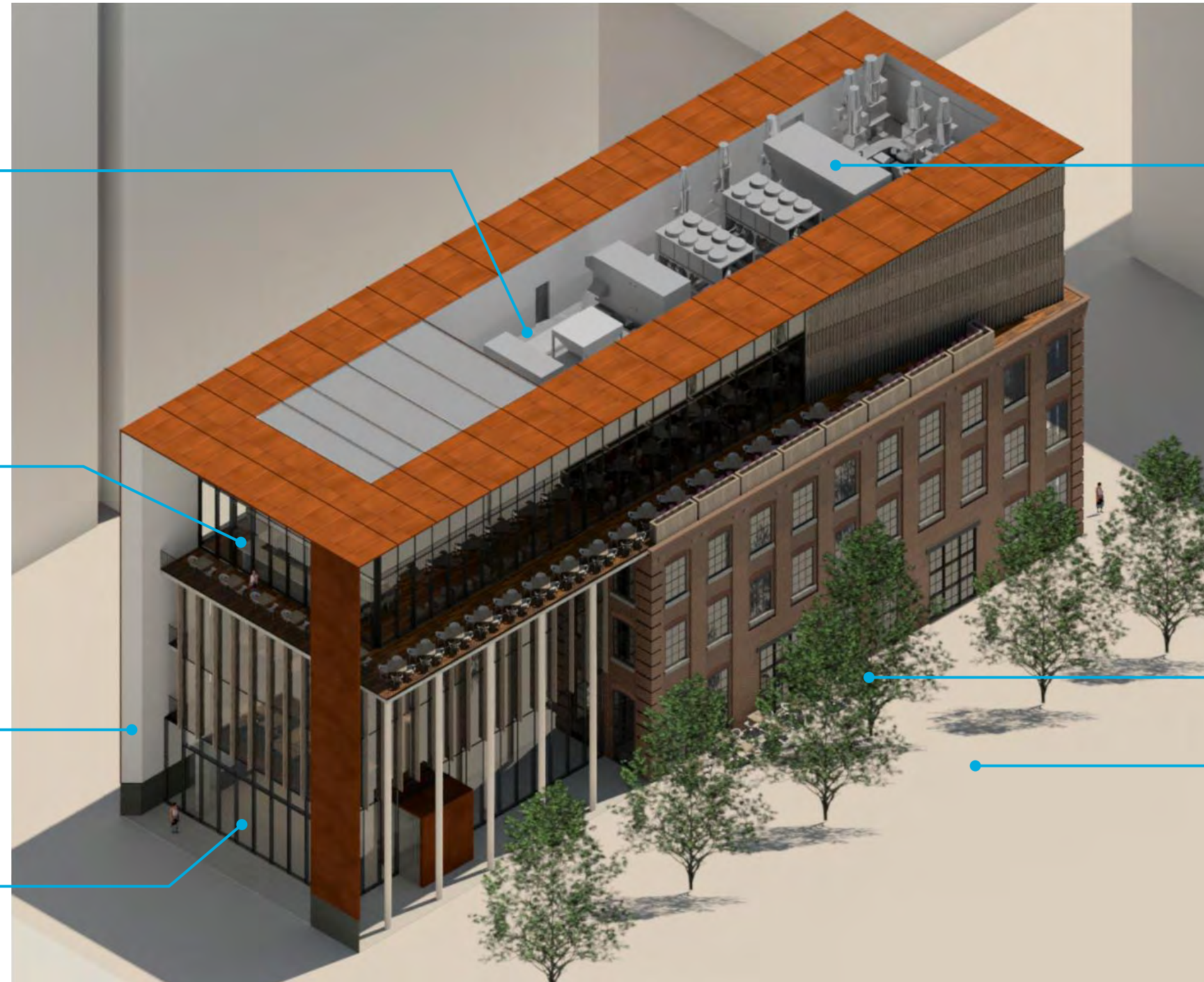
3:00 pM



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# SUSTAINABLE FEATURES CONCEPTS AND STRATEGIES



## Rooftop Stormwater Management

A rooftop stormwater detention system, capable of retaining several inches of water, will control the flow of rainwater drainage from the roof. This system will reduce peak runoff to the sewer infrastructure.

## Daylight and Views

Abundant high-performance low-e glazing on the north facade will maximize daylight and views without solar glare.

## Development Density

The high density of construction on the site will support greater levels of mass transit use and will support increased neighborhood amenities.

## Alternative Transportation Access

41 Linskey will be a model for alternative transportation by reducing single-occupancy-vehicles, encourage cycling and the use of mass transportation.

## High Efficiency Mechanical Systems

To ensure all HVAC systems and associated controls, lighting and domestic hot water function correctly, this project will be commissioned. This project will meet or exceed the requirements of the energy code to improve the efficiency of the facility.

## Water Efficient Landscaping

Reduces potable water consumption.

## Reducing Heat-Island Effect

The designed hardscape will include gray concrete, light pavers and exposed aggregate to satisfy SRI requirements.

## Construction Waste Management

The project has set a goal to divert 75% or more of site generated waste from landfills. Materials will be recycled, or where feasible, re-used on site.

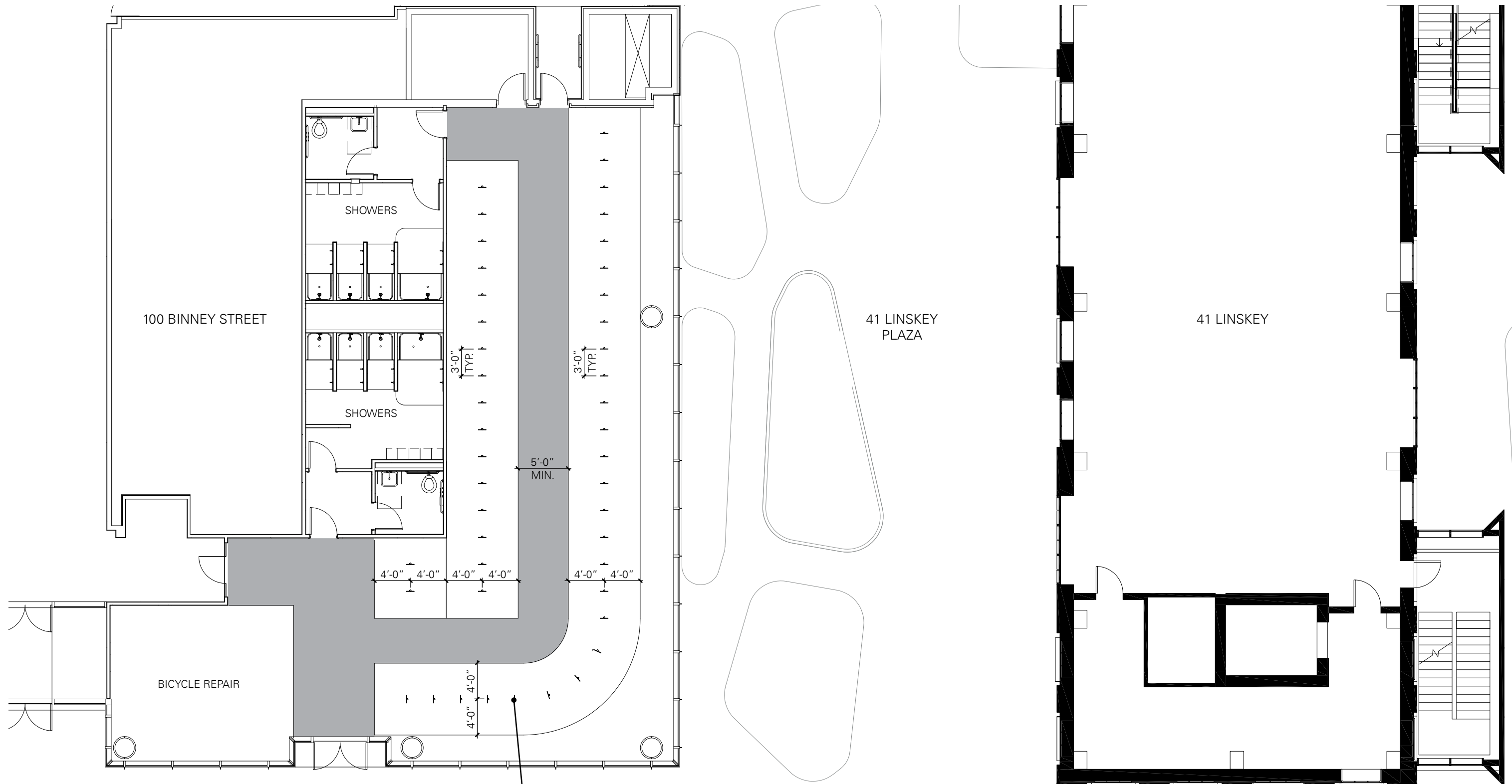


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# BICYCLE FACILITY PLAN

TOTAL: 90 BICYCLE SPACES



NOTE: BICYCLE RACKS COMPLY WITH CAMBRIDGE ZONING ORDINANCE ARTICLE 6.100

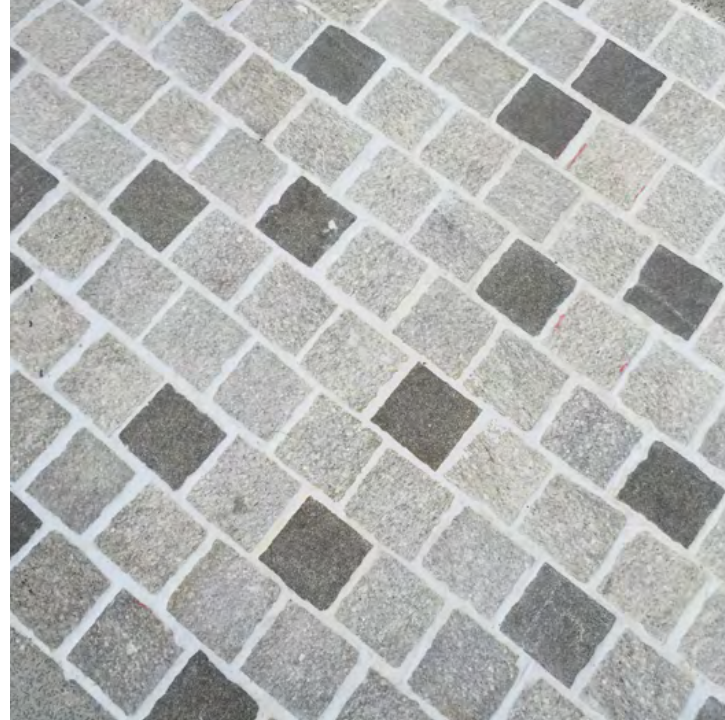


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# LANDSCAPE MATERIALS



Stone Setts Pavement



Exposed Aggregate Concrete Pavement



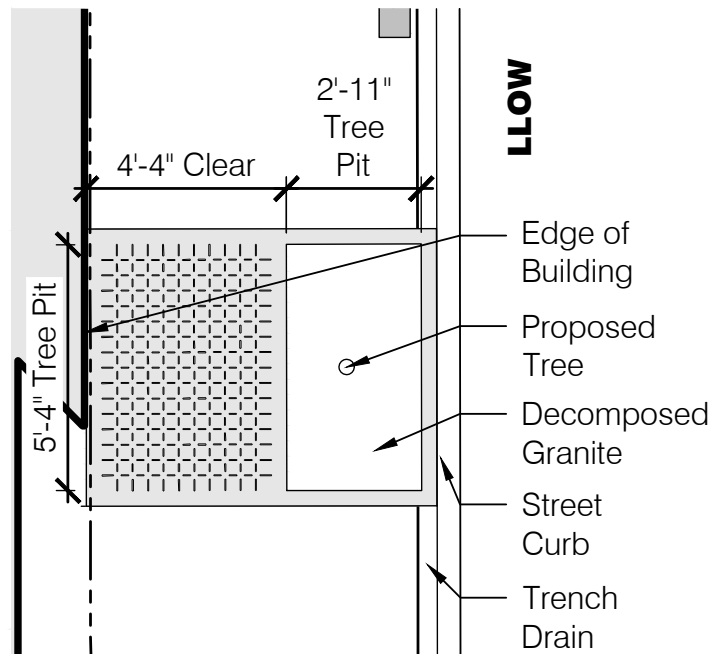
Concrete Pavement



Decomposed Granite



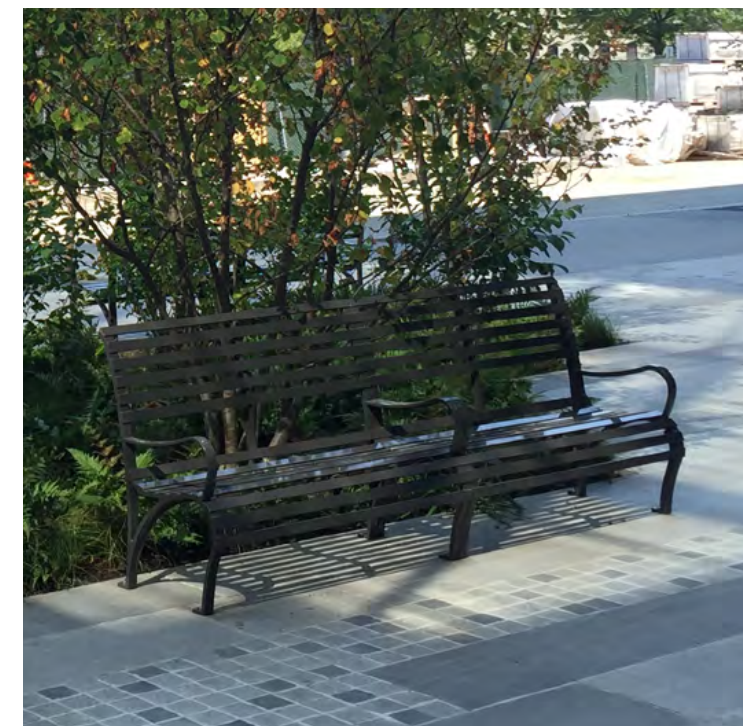
Corten Steel Tree Grate



Corten Steel Tree Gate



Bike Rack



Landscape Bench

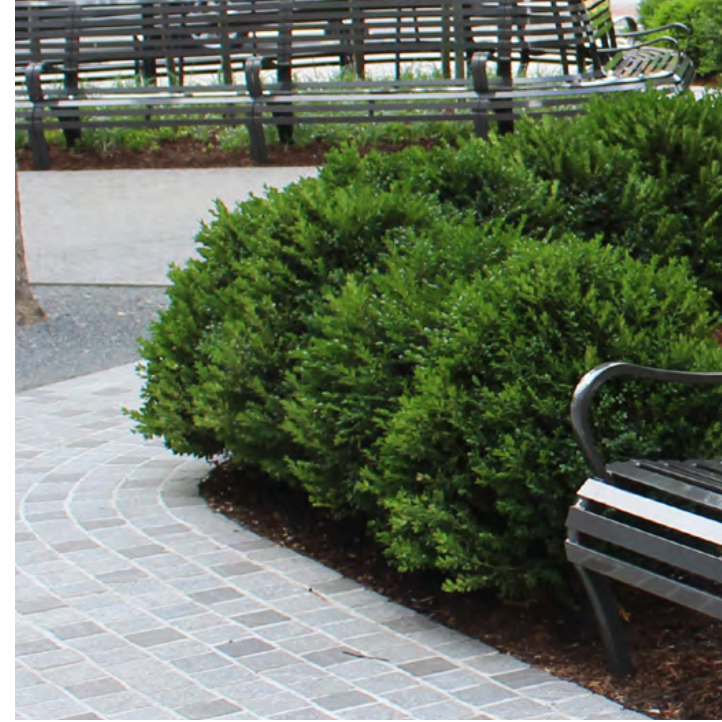
# LANDSCAPE PLANTINGS



*Ginkgo biloba* | Ginko



*Gleditsia triacanthos var. inermis* | Honey Locust



*Buxus microphylla* | Boxwood Hedge



*Dryopteris Maginalis* | Leatherwood Fern



*Hosta Royal Standard* | Plantain Lily



*Hosta plantaginea* | Hosta



*Hemerocallis Joan Senior* | Daylily



*Hemerocallis Fragrant Returns* | Daylily



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