



161 FIRST STREET: PLANNING BOARD **SPECIAL PERMIT #243**

DESIGN REVIEW GRAPHIC MATERIAL | JULY 2019

PROJECT ADDRESS:

161 First Street
Cambridge, MA

OWNER:

ARE - MA Region No.21, LLC
Alexandria Real Estate Equities
400 Technology Square, Suite 101
Cambridge, MA 02139

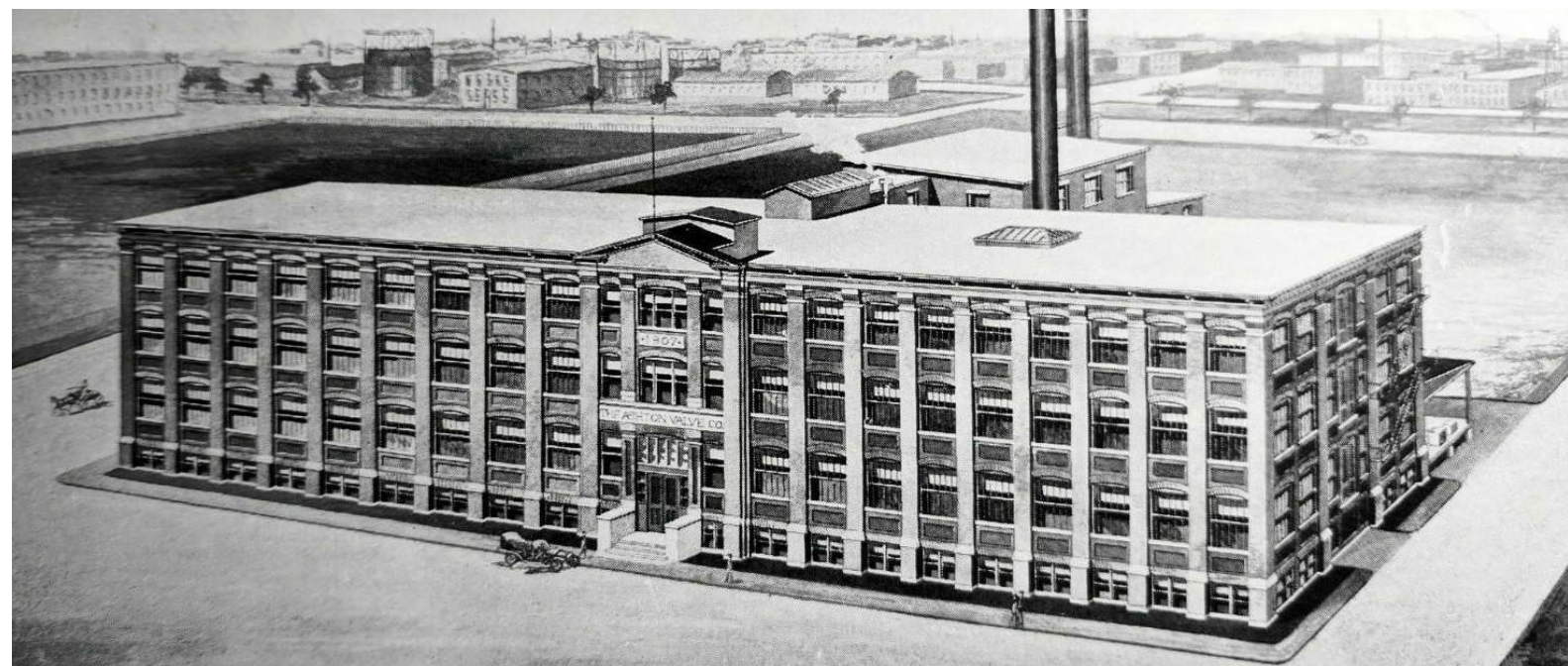


TABLE OF CONTENTS /

Planning Board Special Permit #243




Owner	
Alexandria Real Estate Equities, Inc.	
Project Management	
RedGate	
Architect	
Perkins+Will	
Civil Engineering	
Klienfelder	
Landscape Architect	
Copley Wolff Design Group	
Structural Engineering	
McNamara Salvia	
Mechanical, Electrical, Plumbing + Fire Protection	
BR+A Engineering, Inc.	
Code Consultant	
Code Red Consultants	
Acoustical Consultant	
Acentech	
Transportation Consulting Services	
Vanasse Hangen Brustlin, Inc.	
Historic Imagery	3
Masterplan	4
Views	5
From Rogers Street and First Street	5
From First Street and Binney Street	6
From Binney Street towards First Street	7
Aerial View of Rear Yard from Binney Street	8
Main Entry - First Street	9
From Binney Street towards First Street	10
Aerial View of Rear Yard from Rogers Street	11
Aerial View of Roof Deck	12
Elevations	13
Plans	14
First and Second Floor Plans	14
Third, Fourth and Roof Plans	15
Building Section	16
Exterior Material Palette	17
Landscape	18
Landscape Plan at Rear Yard Plaza	18
Plantings and Hardscape	19
Roof Deck Plan and Materials	20
Bike Plan	21
Shadow Studies	22

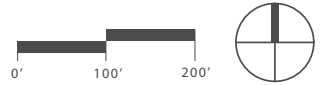
HISTORIC IMAGERY



MASTERPLAN

PUD 243

-  PUD 243 Properties
-  161 First Street
-  Existing Buildings



VIEW

From Rogers Street and First Street



VIEW

From First Street and Binney Street



VIEW

From Binney Street towards First Street



VIEW

Aerial View of Rear Yard from Binney Street



VIEW

Main Entry - First Street



VIEW

From Binney Street towards First Street



VIEW

Aerial View of Rear Yard from Rogers Street



VIEW

Aerial View



ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION

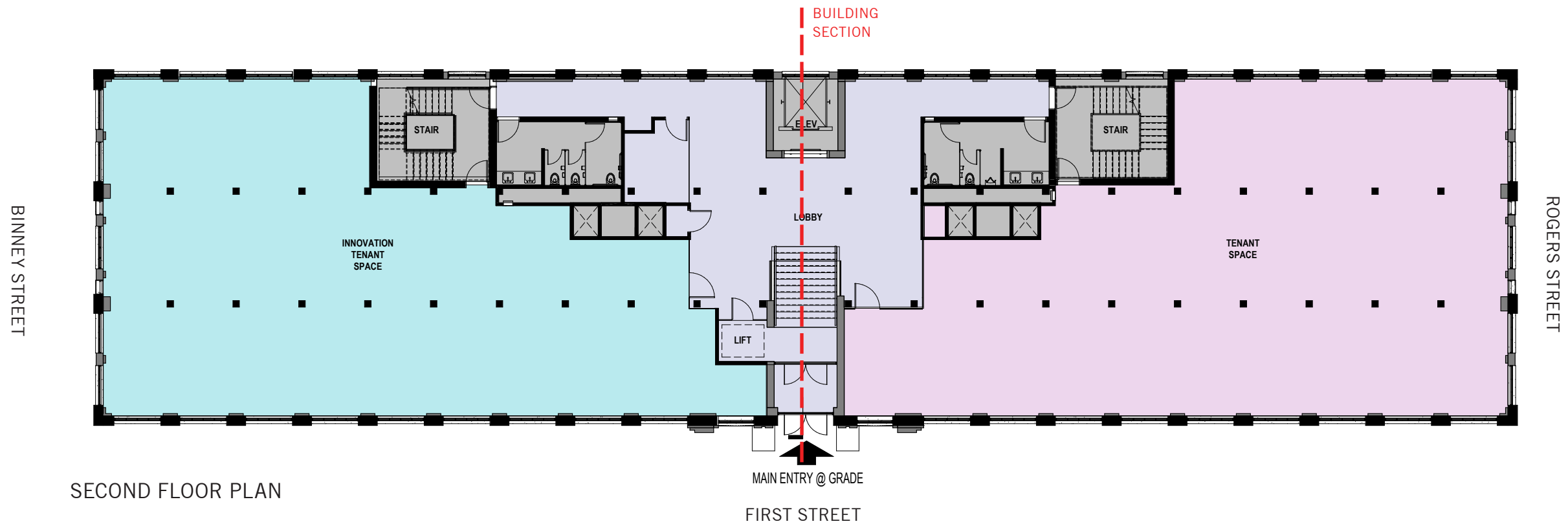


NORTH ELEVATION

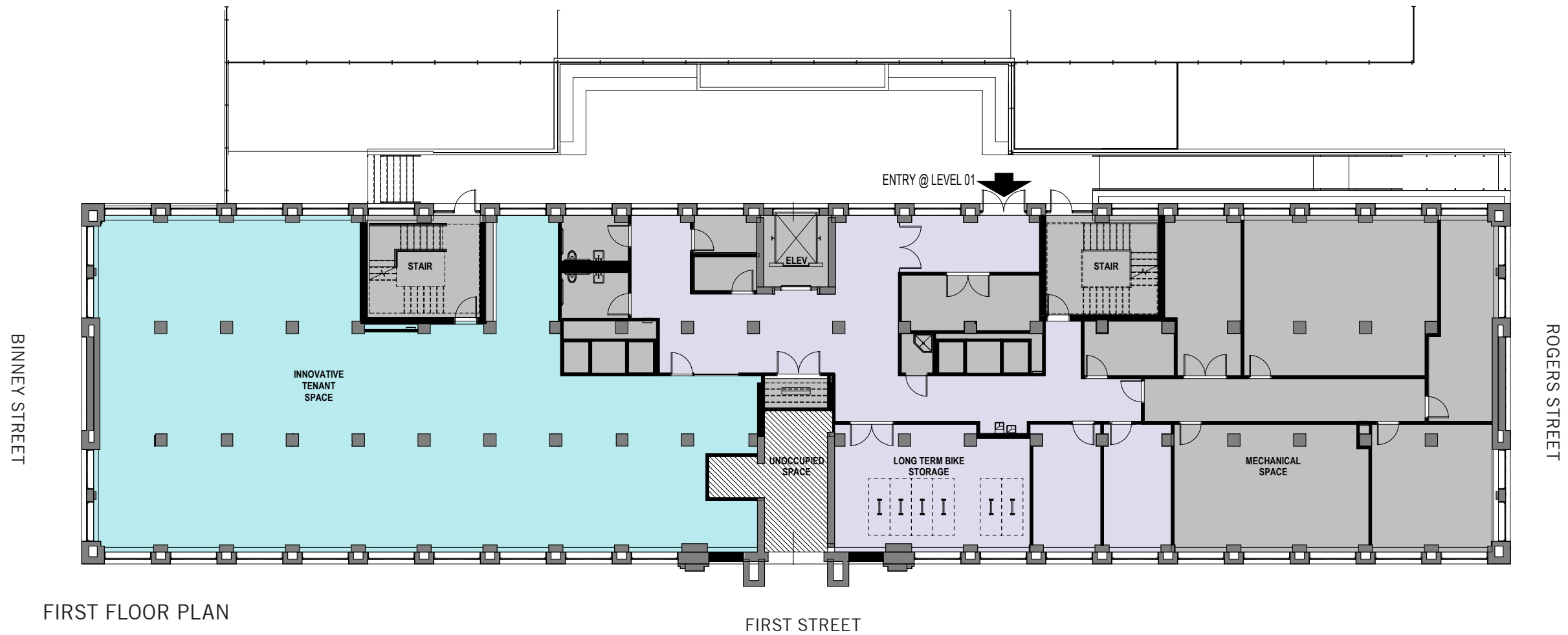


WEST ELEVATION

PLANS

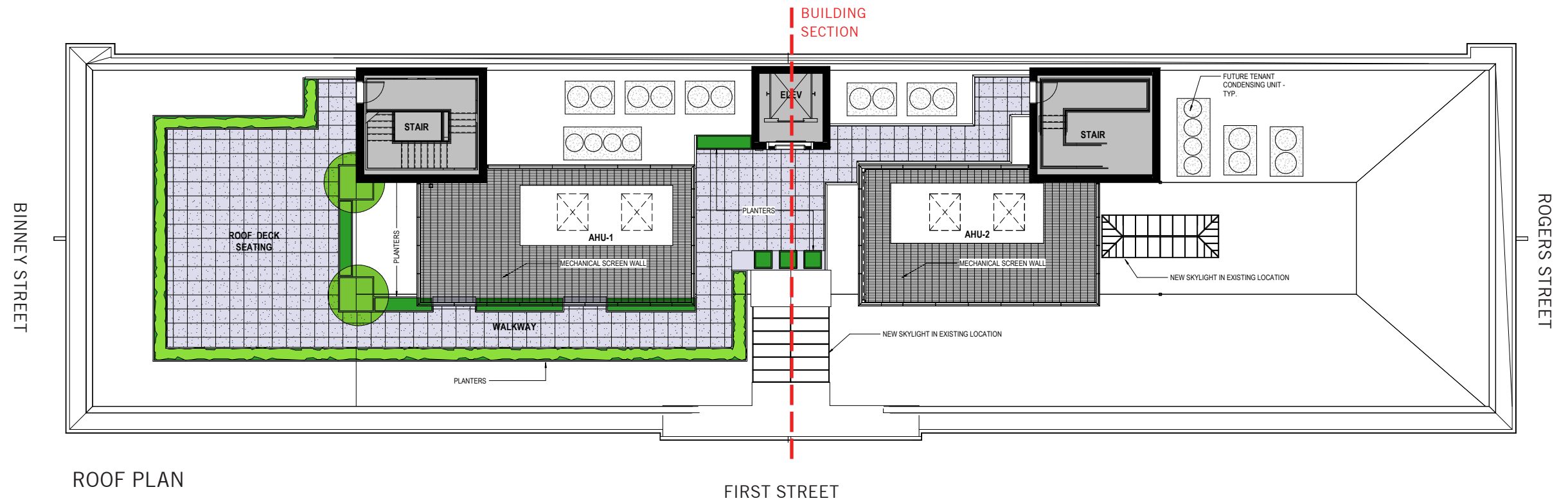


SECOND FLOOR PLAN

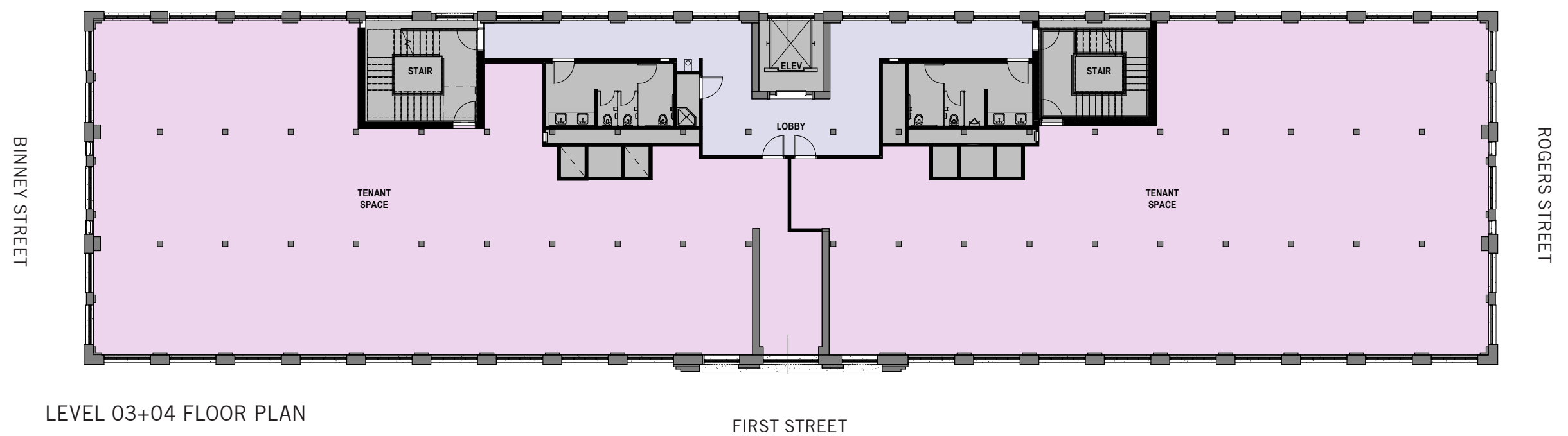


FIRST FLOOR PLAN

PLANS

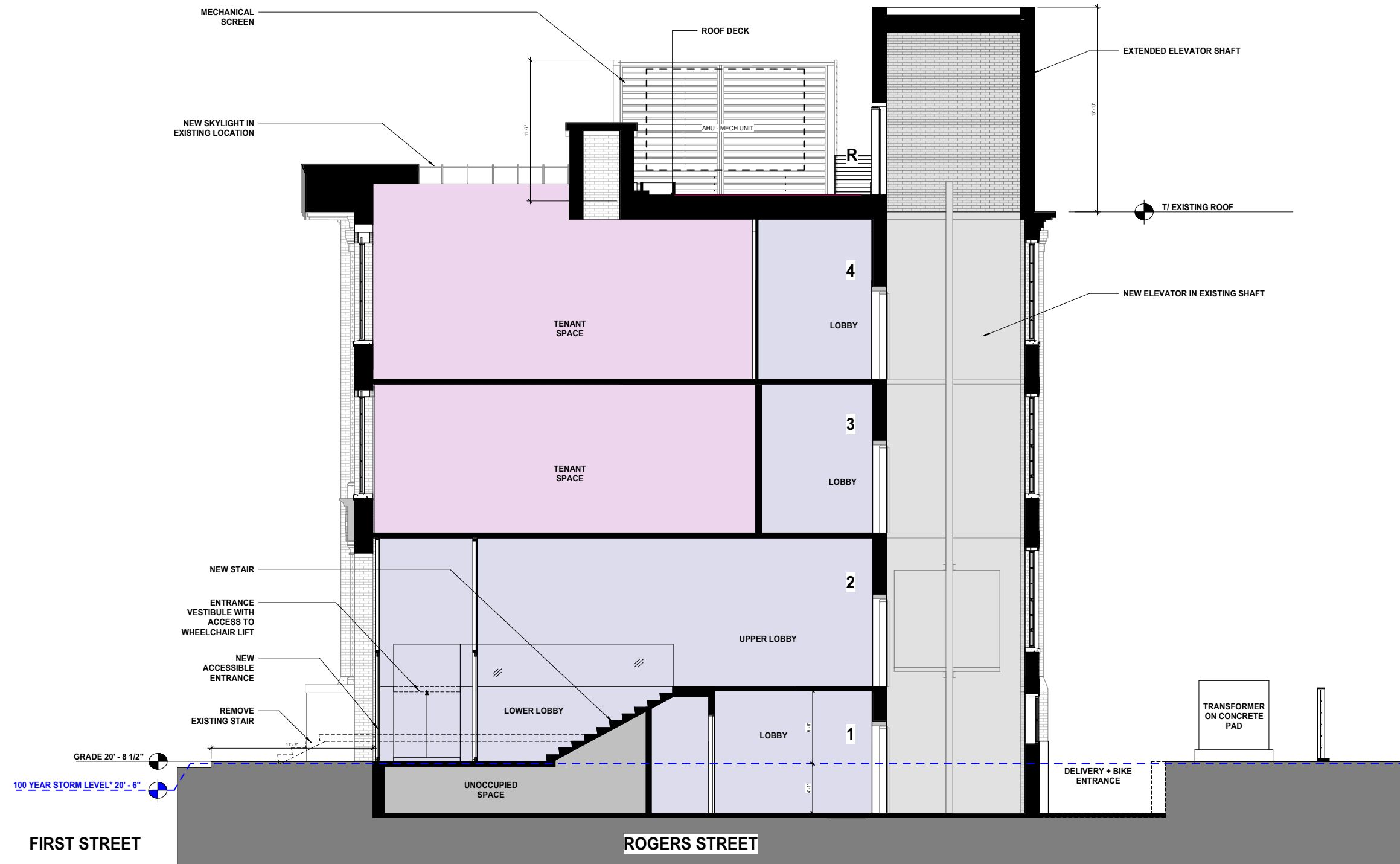


ROOF PLAN



LEVEL 03+04 FLOOR PLAN

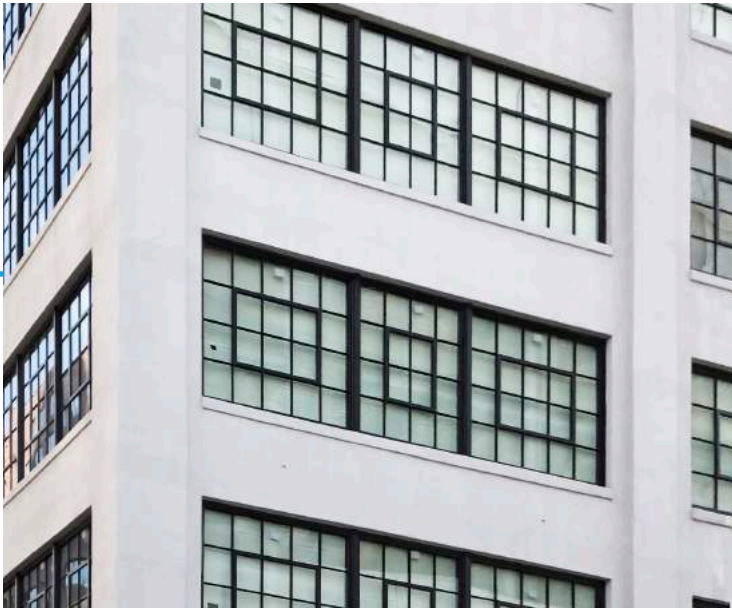
BUILDING SECTION



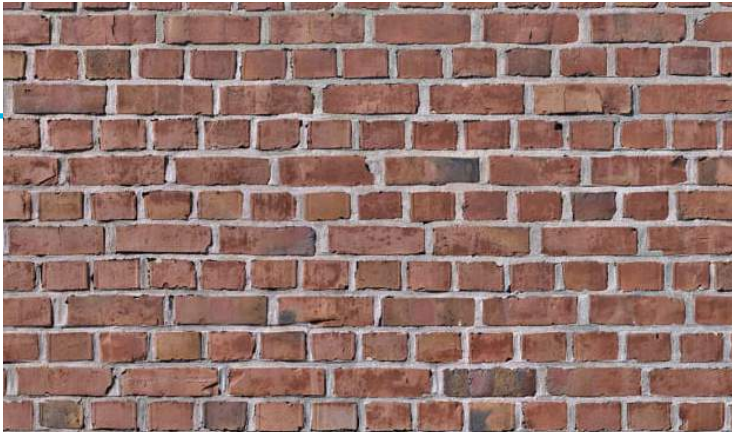
EXTERIOR MATERIAL PALLETTE



Standing seam metal paneling.



New high energy efficient windows with applied muntin and hoppers to match historic character.



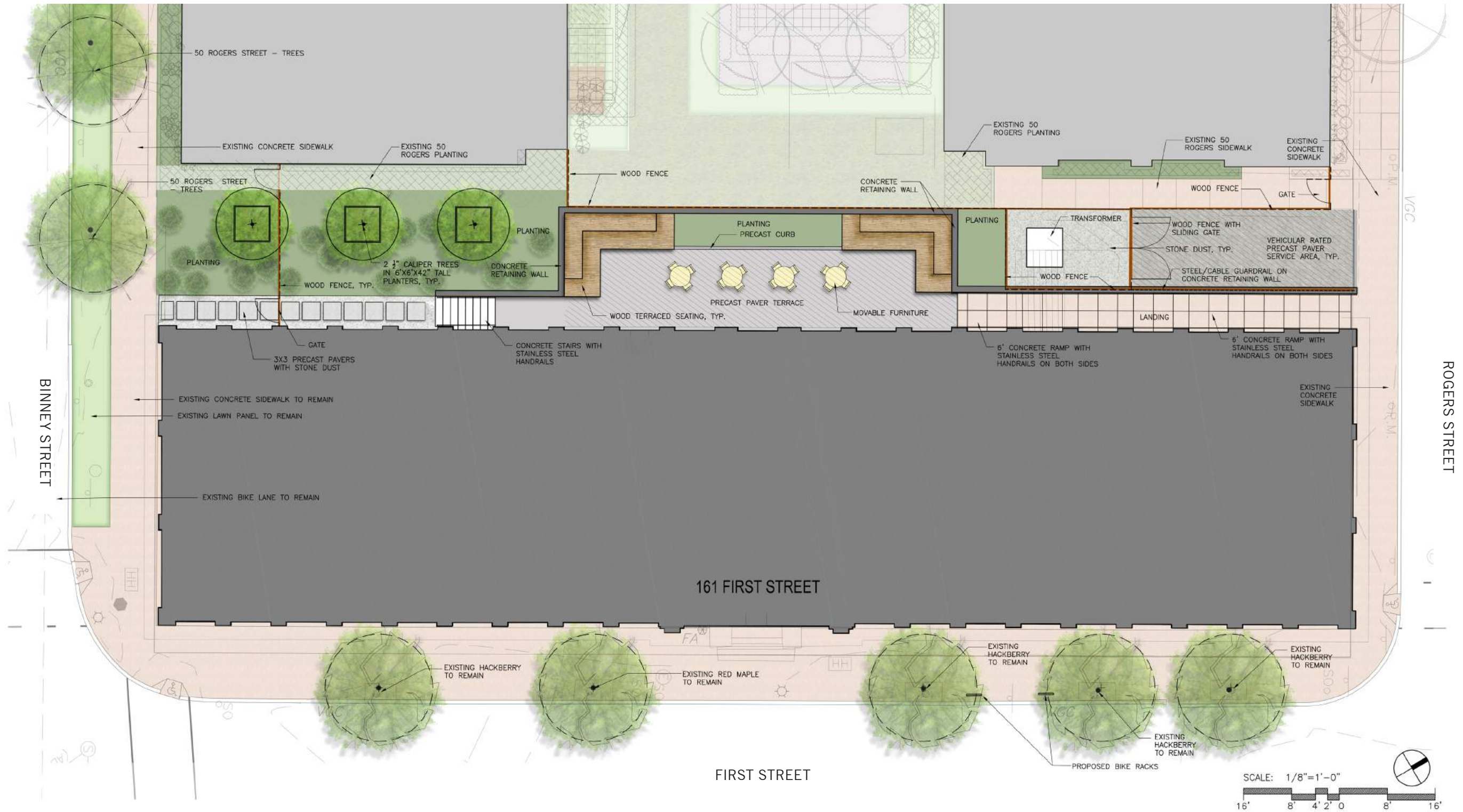
Existing brick to be repointed.



Historic photo of 161 First Street.

LANDSCAPE

Landscape Plan at Rear
Yard Plaza



LANDSCAPE

Plantings and Hardscape

Rear Yard Plaza Materials



Terraced Wood Seating



Curbs and Planters



Rear Yard/Service Area Pavers



Cable Guardrail



Paver / Stone Dust Path



Wood Fence



Trees in Planters



Bike Racks

Plantings



Serviceberry



Persian Ironwood



Hostas



Helleborus



Climbing Hydrangea



Liriope



Ferns



Coral Bells



Deutzia "Little Nikko"



Spring Bulbs



Rhododendron



Solomon's Seal



Summersweet



Sweetspire "Little Henry"



Ornamental Grasses



Viburnum



Holly



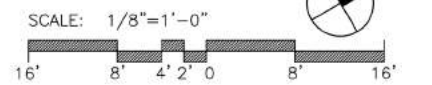
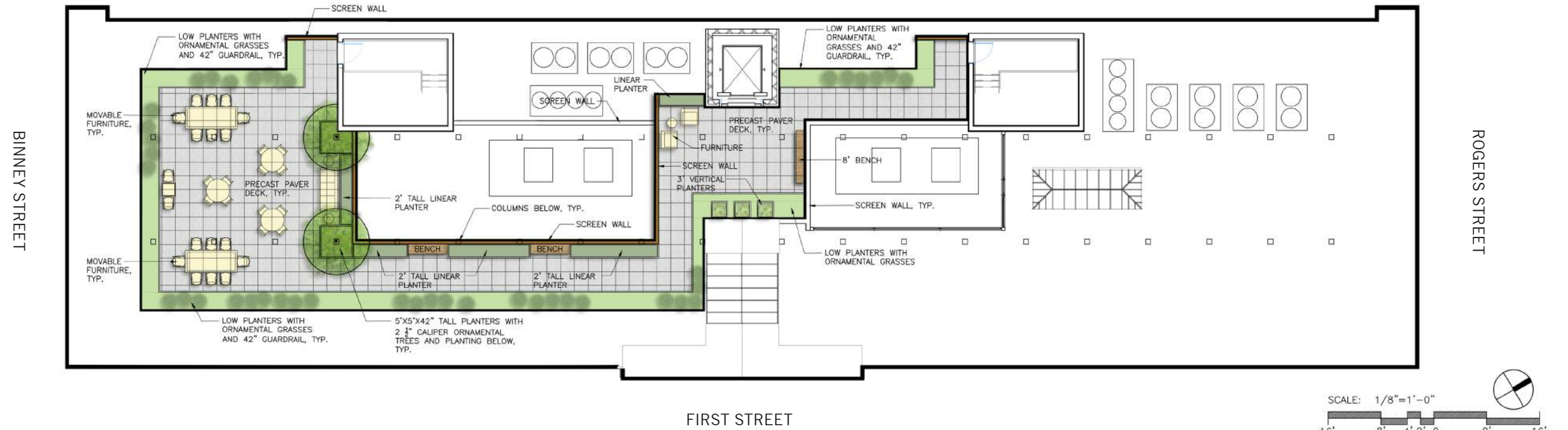
Inkberry



Fothergilla

LANDSCAPE

Roof Deck Plan and Materials



Precast Paver Deck



Wood Screen Wall



Linear Planters



Linear Planters



Glass Railing With Low Planting

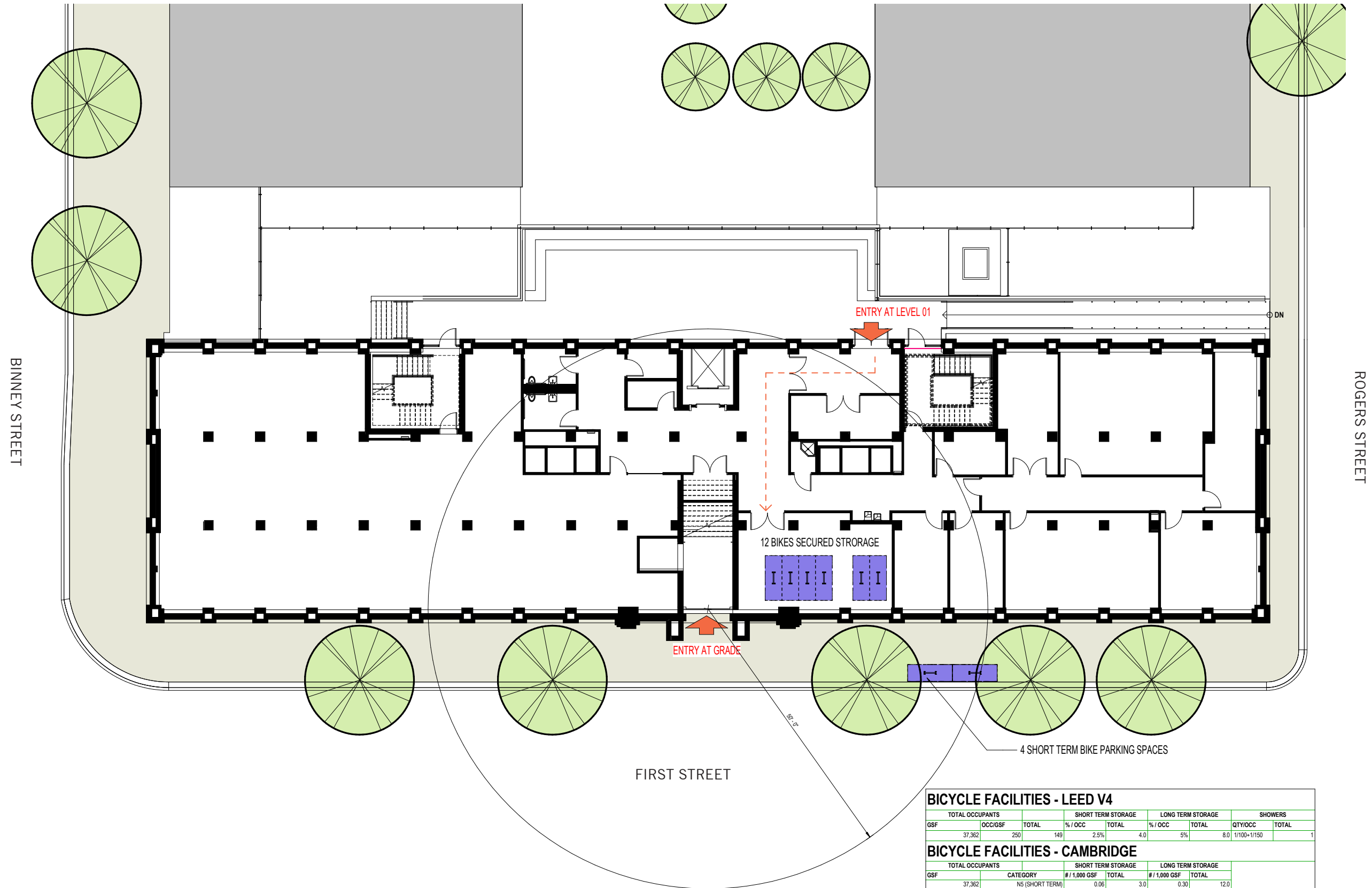


Ornamental Trees in Planters



Vertical Planters

PLANS
Bike Plan

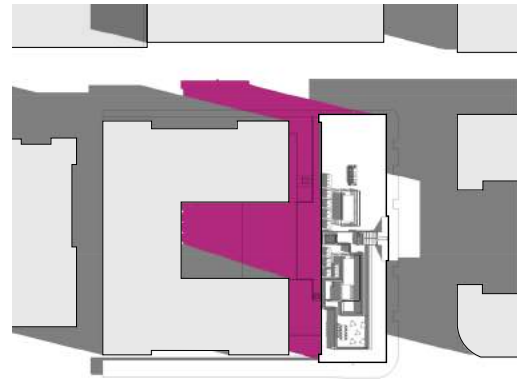


BICYCLE FACILITIES - LEED V4									
TOTAL OCCUPANTS		SHORT TERM STORAGE				LONG TERM STORAGE		SHOWERS	
GSF	OCC/GSF	TOTAL	% / OCC	TOTAL	% / OCC	TOTAL	QTY/OCC	TOTAL	
37,362	250	149	2.5%	4.0	5%	8.0	1/100-1/150	1	

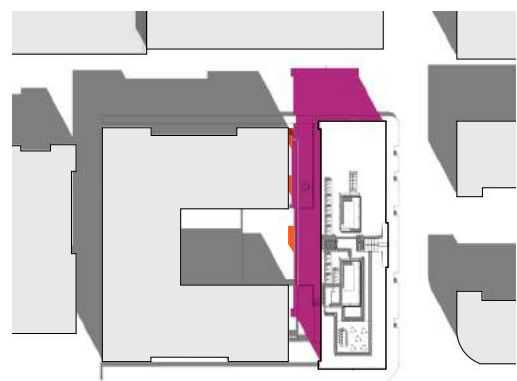
BICYCLE FACILITIES - CAMBRIDGE									
TOTAL OCCUPANTS		SHORT TERM STORAGE			LONG TERM STORAGE				
GSF	CATEGORY	# / 1,000 GSF	TOTAL	# / 1,000 GSF	TOTAL				
37,362	N5 (SHORT TERM)	0.06	3.0	0.30	12.0				
	N1 (LONG TERM)								

SHADOW STUDIES

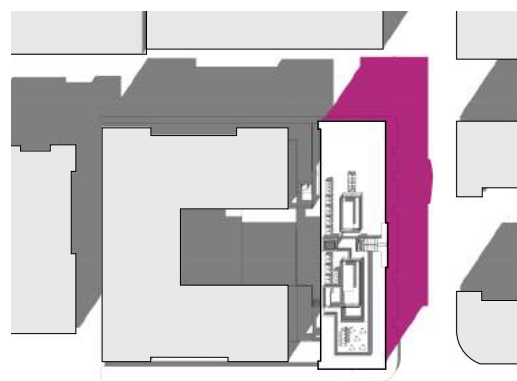
Spring



9 AM



12 PM

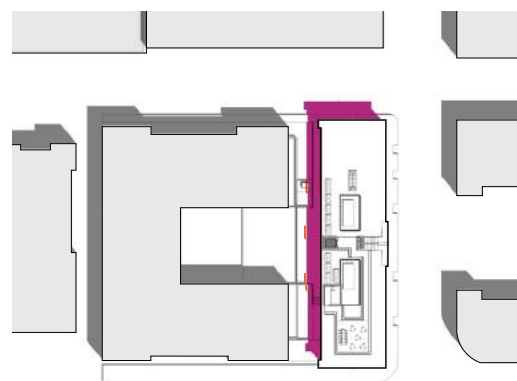


3 PM

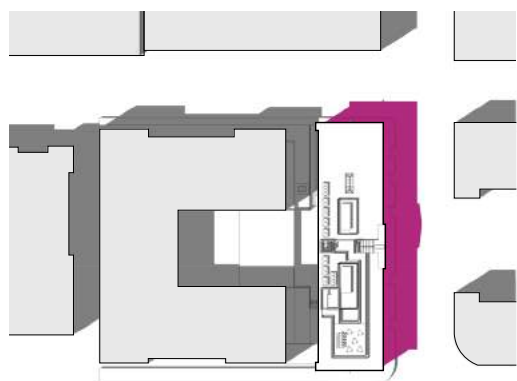
Summer



9 AM

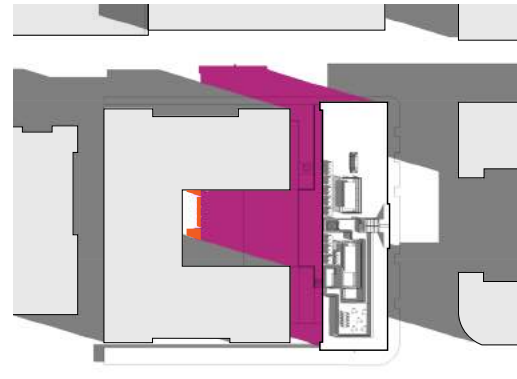


12 PM



3 PM

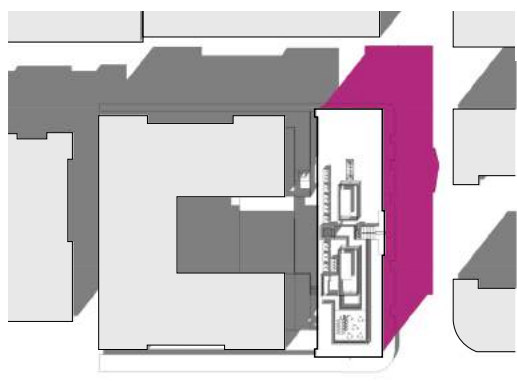
Autumn



9 AM

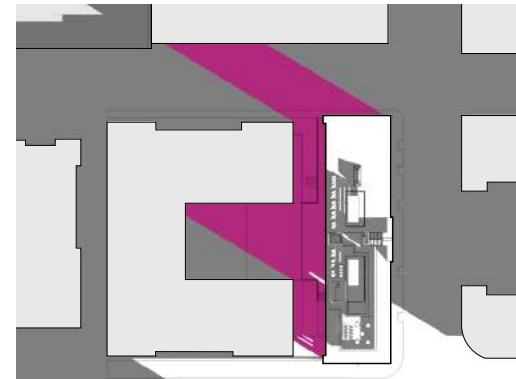


12 PM



3 PM

Winter



9 AM



12 PM



3 PM

Key

- 161 First St Existing Shadow
- 161 First St Roof Access Shadow
- Shadows from Surrounding Buildings

