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## Graphic Materials

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# Binney Street Project

*revised* March 15, 2010

Submitted by:  
ALEXANDRIA REAL ESTATE EQUITIES INC

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# Graphic Materials

## Binney Street Project

revised March 15, 2010

### ALEXANDRIA REAL ESTATE EQUITIES INC

Architecture and Urban Design

**Elkus Manfredi Architects**

Landscape Architecture

**Michael Van Valkenburgh Associates, Inc.**

Transportation

**Vanasse Hangen Brustlin, Inc.**

Infrastructure

**S E A Consultants, Inc.**

Permitting

**Epsilon Associates, Inc.**

Planning

**Catherine Donaher + Associates**

Structural Engineering

**McNamara/Salvia Inc.**

Acoustics

**Cavanaugh Tocci Associates, Inc.**

Legal

**Adams & Rafferty**

**WilmerHale**

Replaces Graphic Materials submitted December 17, 2009

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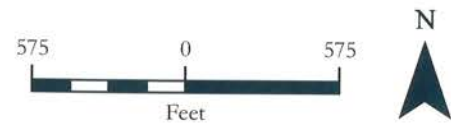
FIGURE 1

# Locus Map

## East Cambridge

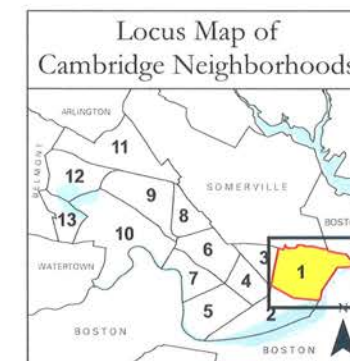
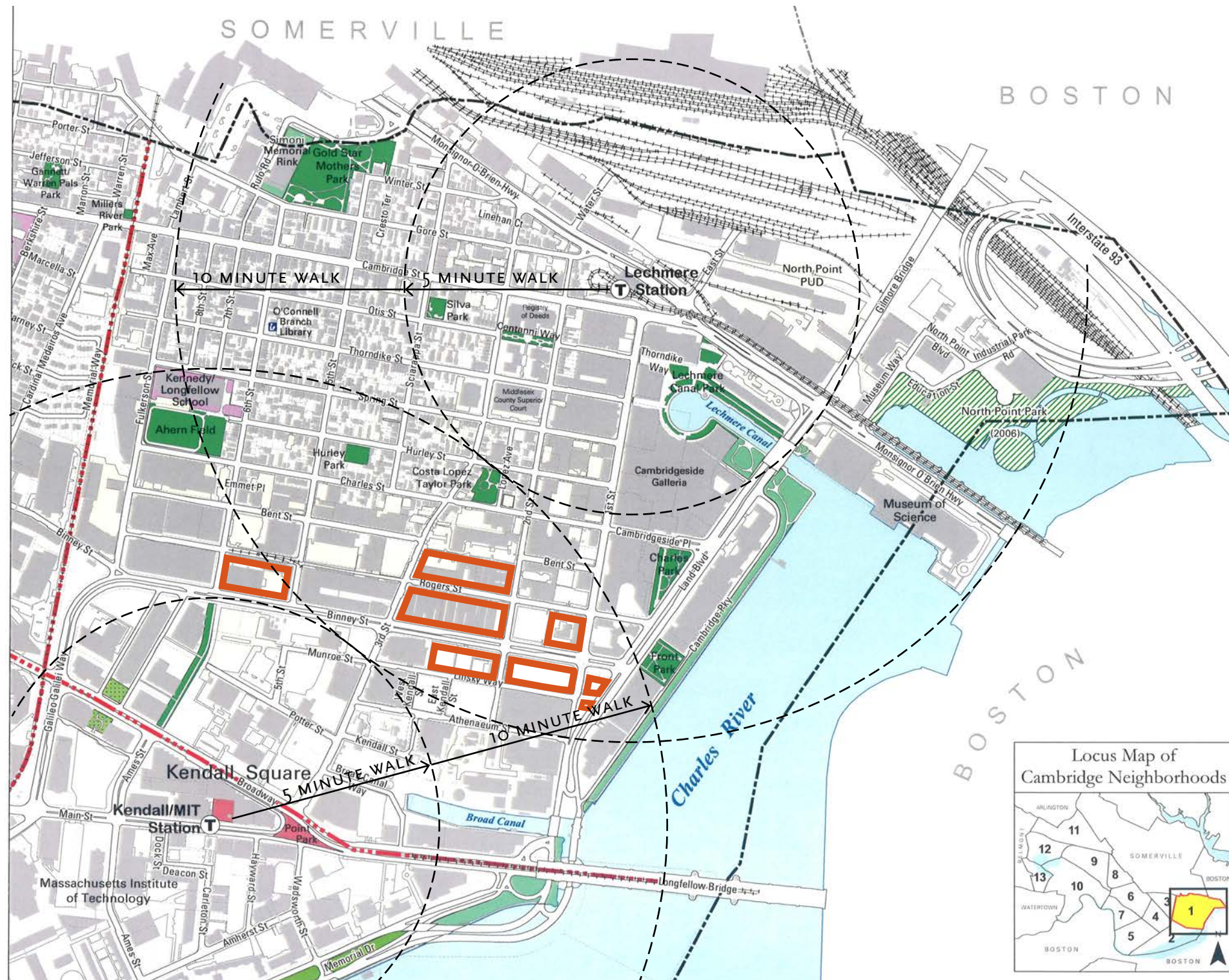
Cambridge, Massachusetts

-  City Boundary
-  Neighborhood Boundaries
-  MBTA Subway Station
-  City Park or Playground
-  DCR-Owned Park
-  DCR-Owned Parkway
-  Urban Plaza
-  Public School Grounds
-  Park Under Development
-  Privately-Owned, Publicly-Accessible Park
  
-  DEVELOPMENT PARCEL



Planimetric information displayed on this map was prepared through the use of photogrammetric methods from aerial photographs taken April 17, 2003. Certain features have been updated through other methods. This map is intended for planning purposes only.

Cambridge Community Development Department  
Cambridge GIS



# Existing Zoning

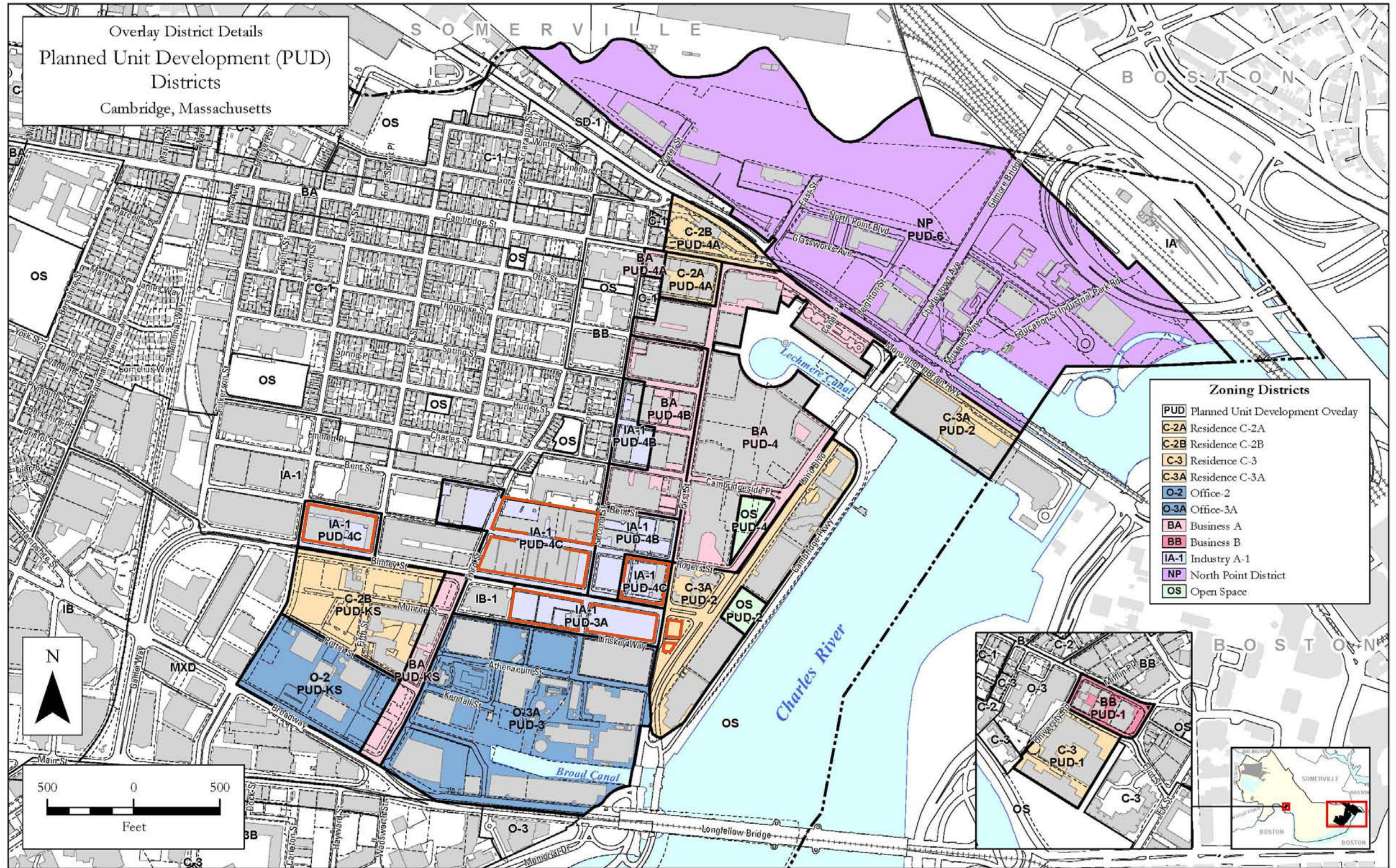
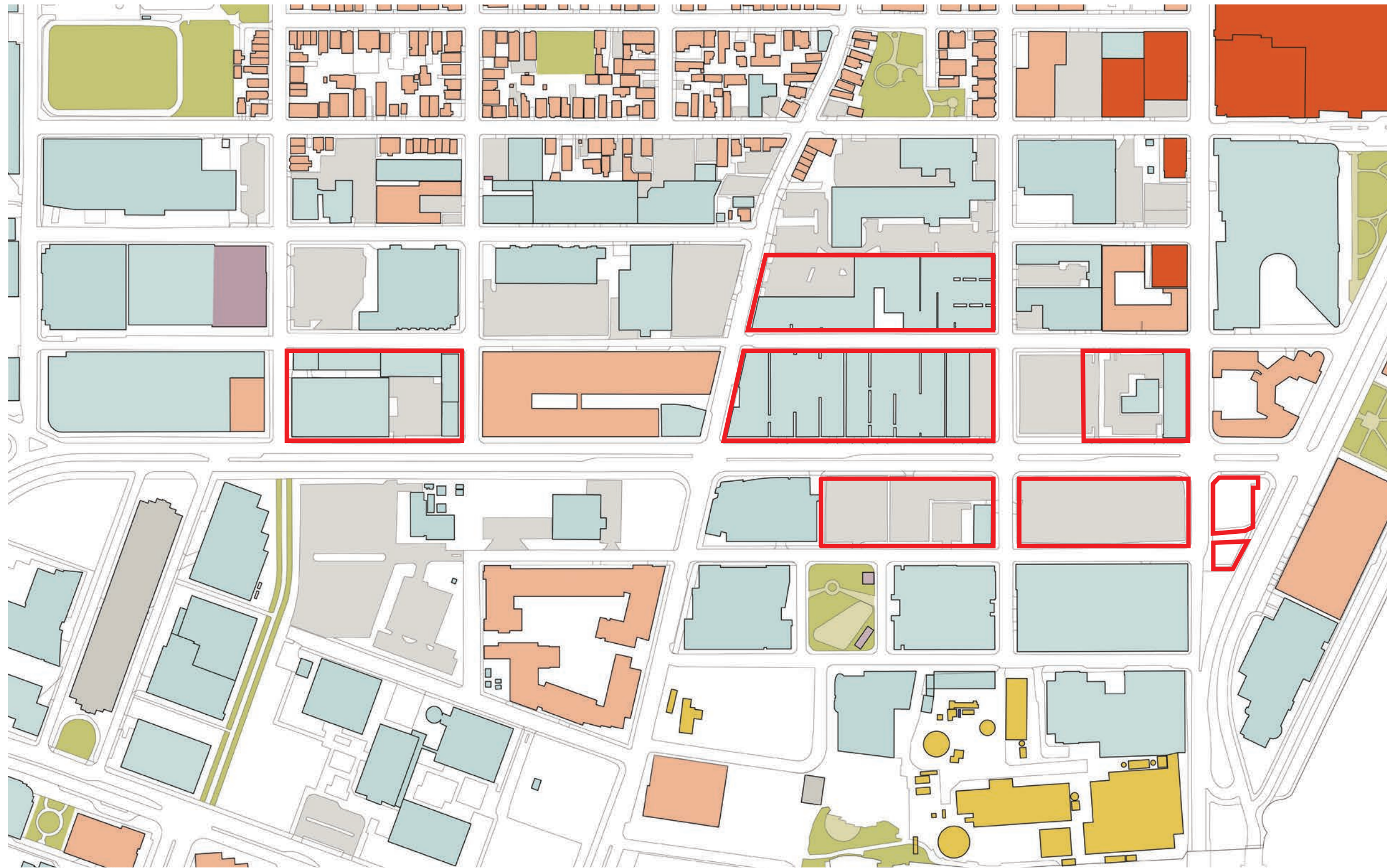


FIGURE 3

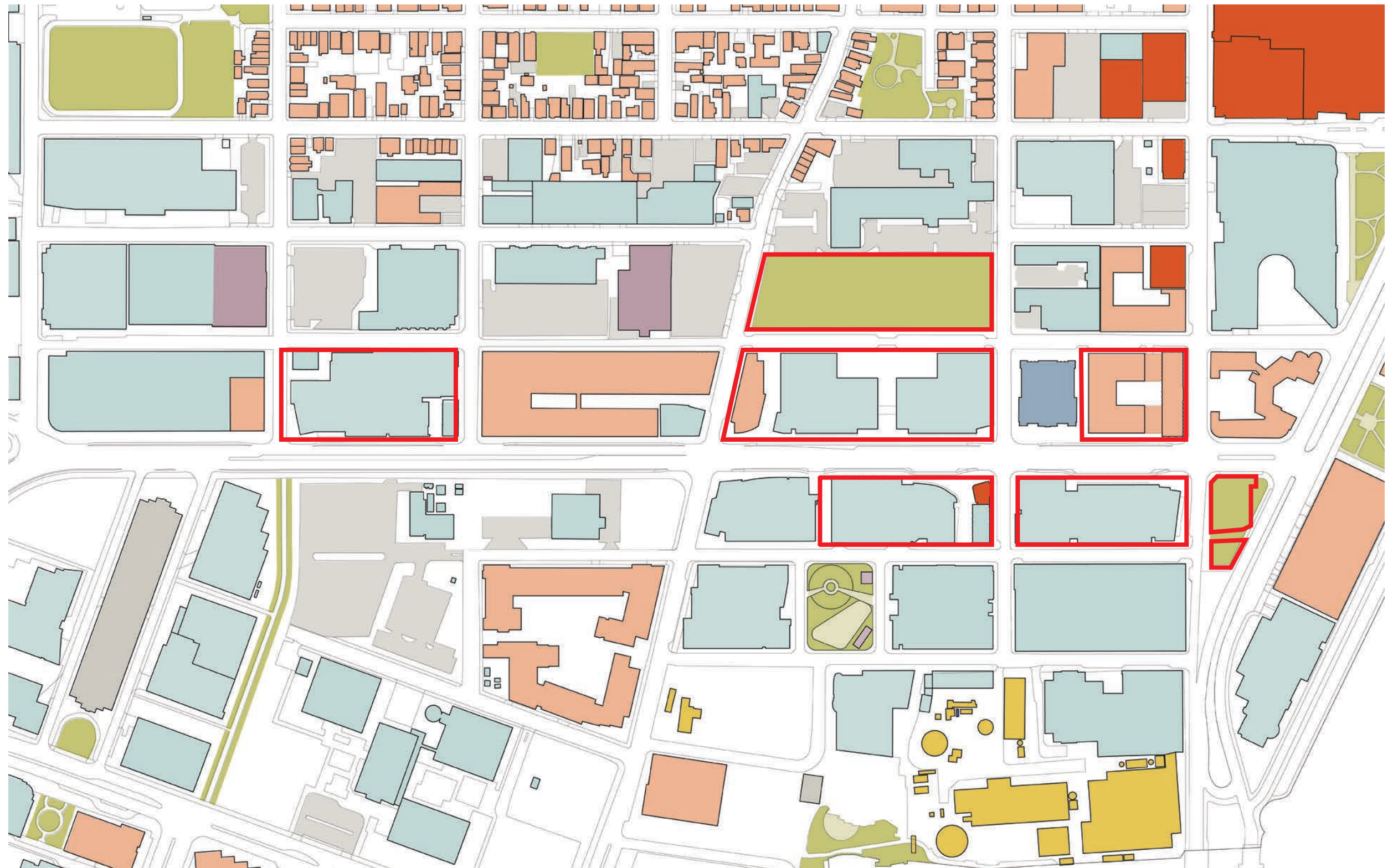
# Existing Land Use



PUD DEVELOPMENT PARCEL    PRINCIPAL USES:  R&D / OFFICE / MANUFACTURING     RESIDENTIAL     OPEN SPACE     COMMUNITY SPACE     INDUSTRIAL     RETAIL     PARKING



# Proposed Land Use



 PUD DEVELOPMENT PARCEL    PRINCIPAL USES:  R&D / OFFICE / MANUFACTURING    RESIDENTIAL    OPEN SPACE    COMMUNITY SPACE    INDUSTRIAL    RETAIL    PARKING    RELIGIOUS

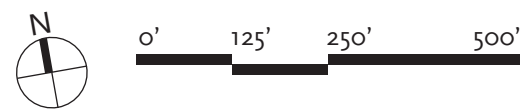
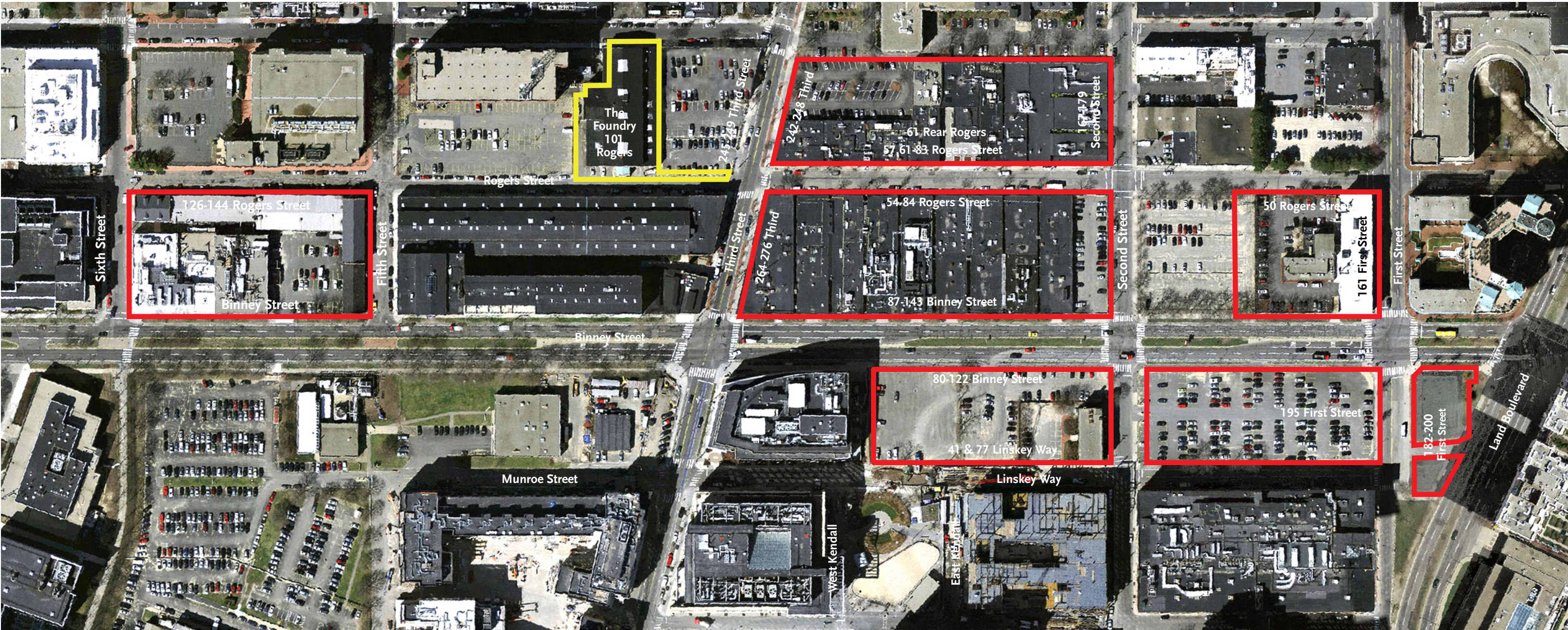


FIGURE 5

# Aerial with PUD Development Parcel

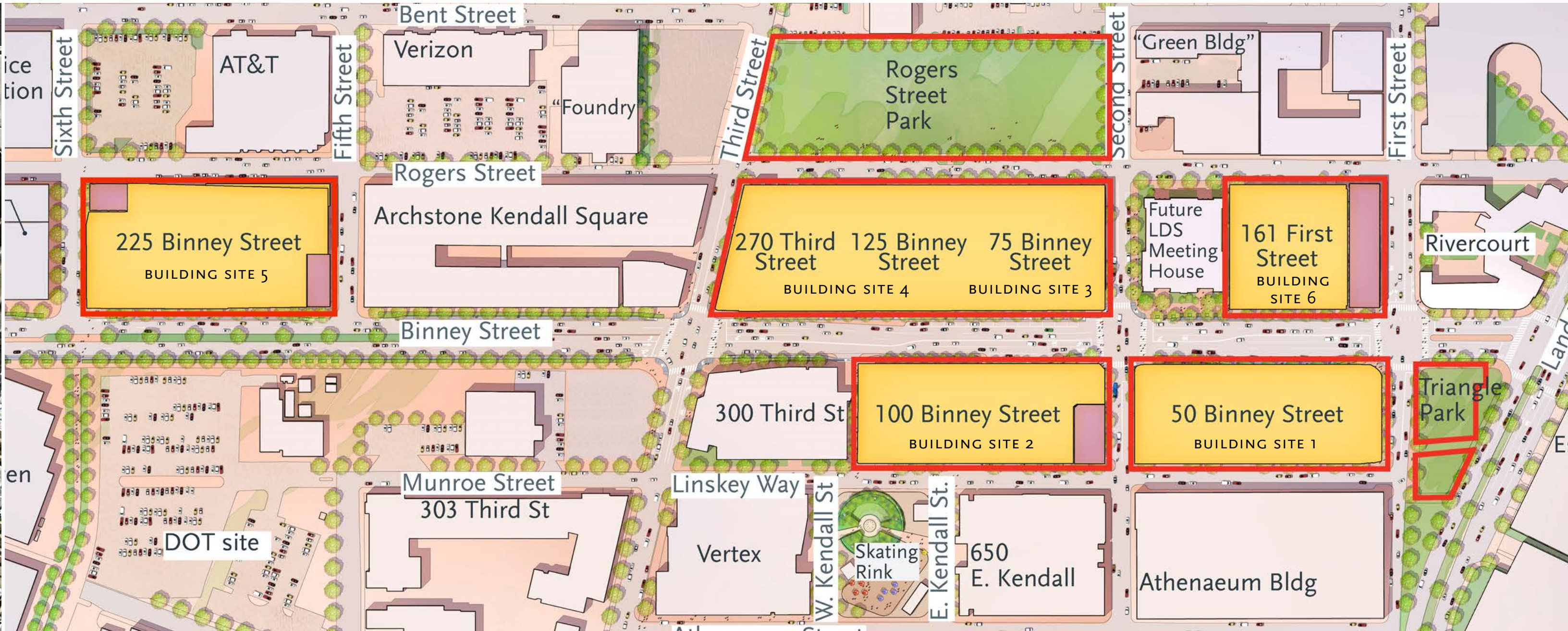


PUD DEVELOPMENT PARCEL     FUTURE MUNICIPAL/COMMUNITY USE

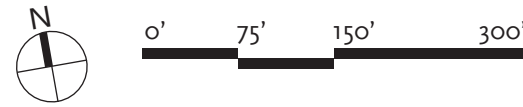




# PUD Development Parcel



PUD DEVELOPMENT PARCEL
  BUILDING SITES WITH PROPOSED ADDRESSES
  BUILDING TO BE PRESERVED



# Site Photographs



50 Binney Street Site



161 First Street / Housing Site



50 Binney Street Site



270 Third Street, 125 Binney Street & 75 Binney Street Site



100 Binney Street Site



41 Linskey Way / 100 Binney Street Site



225 Binney Street Site



140 Sixth Street / 225 Binney Street Site

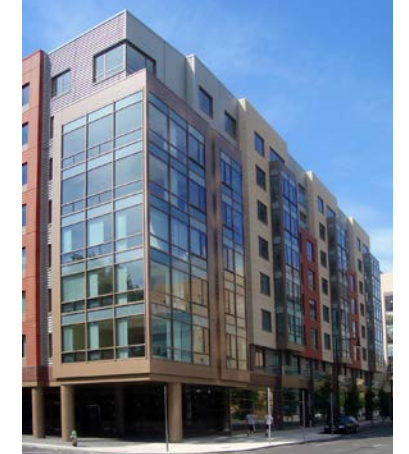
# Context Photographs



Vertex: Cambridge Research Park



101 Rogers Street



303 Third Street



Athenaeum Press, 215 First Street (on National Register Of Historic Places)



Genzyme: Cambridge Research Park



300 Third Street



Archstone Kendall Square, 265 & 275 Third Street



650 East Kendall Street: Cambridge Research Park



Watermark, 350 Third Street

FIGURE 9

# Proposed Site Plan

225 Binney St  
307,900 SF\*

125 Binney St  
172,800 SF\*

Archstone Kendall Square

270 Third St  
78,000 SF\*

300 Third Street

Munroe Street

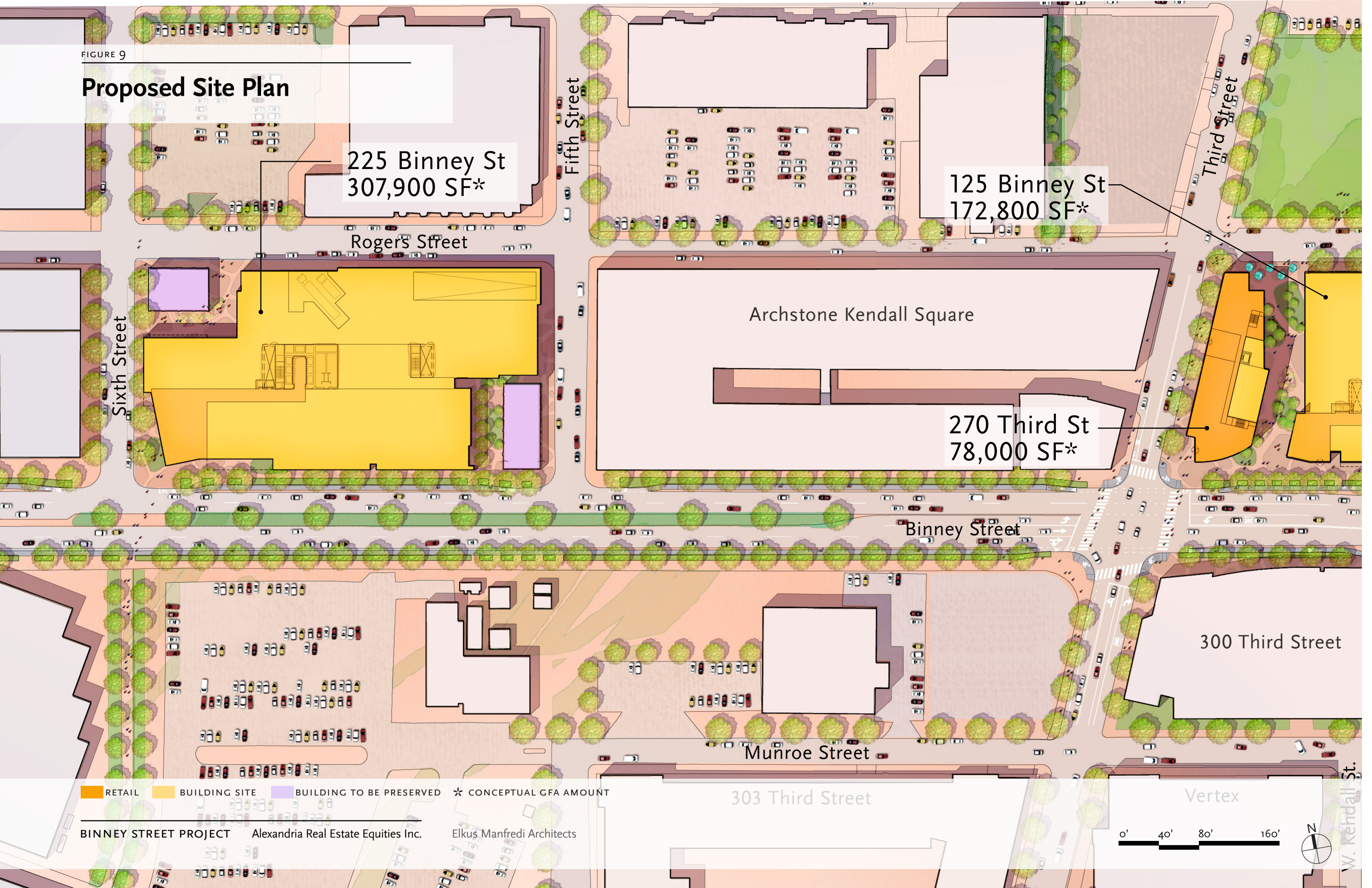
303 Third Street

Vertex

RETAIL BUILDING SITE BUILDING TO BE PRESERVED \* CONCEPTUAL GFA AMOUNT

BINNEY STREET PROJECT Alexandria Real Estate Equities Inc. Elkuş Manfredi Architects

0' 40' 80' 160'



Rogers Street Park

Second Street

75 Binney St  
165,900 SF\*

First Street

161 First St  
150,000 SF\*

Church of the Latter Day Saints Meeting House

Rivercourt

Triangle Park

100 Binney St  
387,600 SF\*

Linskey Way

50 Binney St  
491,000 SF\*

E. Kendall St.

650 E. Kendall

Athenaeum Building

Land Boulevard

