FIGURE 10

Design Approach

Streetscape Types
Urban Space Types
Streetwall Types

FIGURE 11

Streetscape Types

Type 1 : Binney Street
Type 2 : Local Streets
Type 3 : Park Edge Streets

SIXTH STREET

FIFTH STREET

THIRD STREET

SECOND STREET

FIRST STREET

ROGERS STREET

3

2

2

2

2

1

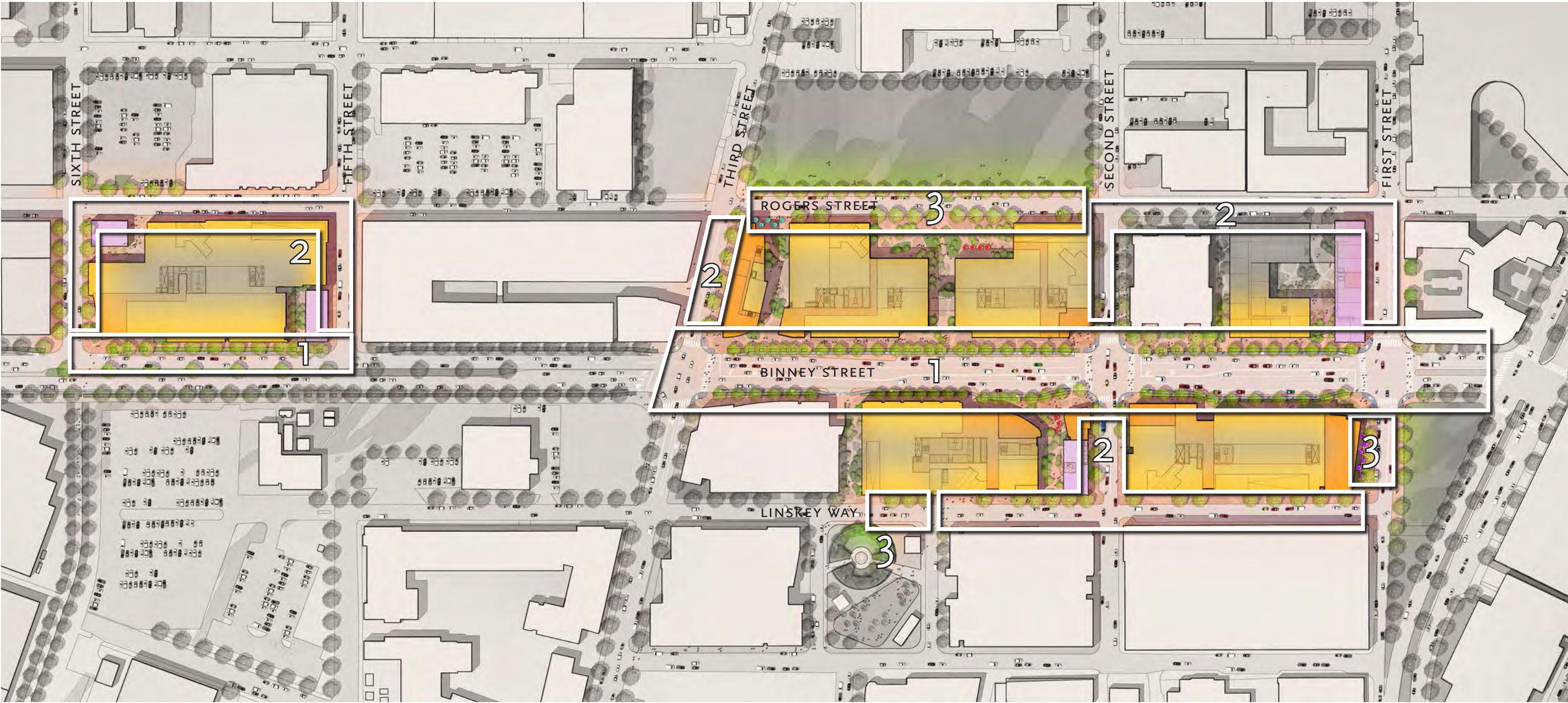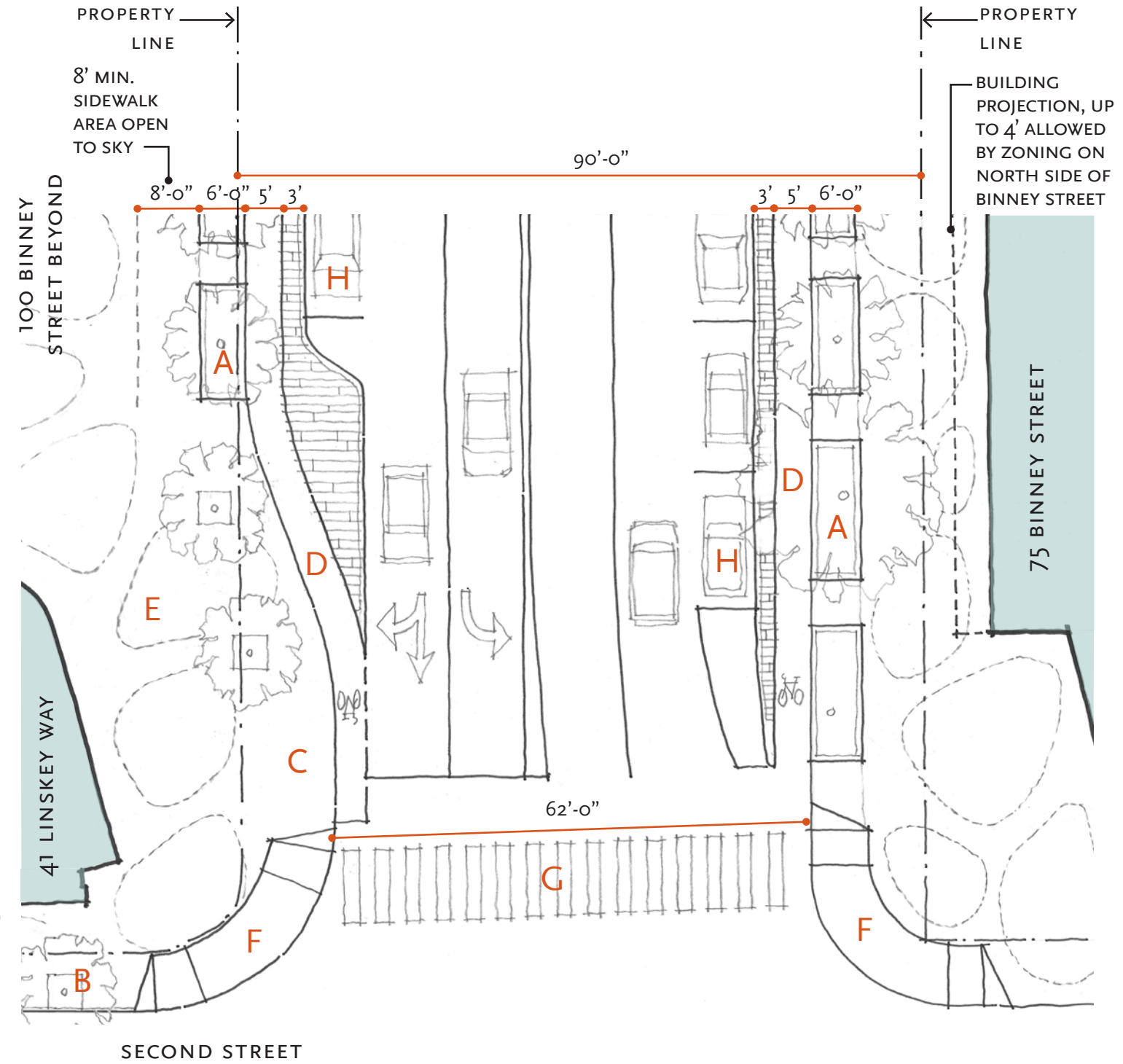BINNEY STREET

1

2

3

LINSKEY WAY

3

FIGURE 12

Streetscape Type 1:
Binney Street

Legend

A STREET TREE ZONE
   AND/ OR RAIN GARDEN
   PLANTING AREA

B STREET TREE PIT /
   TREE GRATE

C PEDESTRIAN SIDEWALK
   BULB-OUT

D CYCLE TRACK

E DECORATIVE HARDSCAPE
   ZONE

F ADA RAMP &
   COPENHAGEN LEFT

G PEDESTRIAN CROSSWALK

H STRIPED STREET PARKING

K STREET LIGHTING &
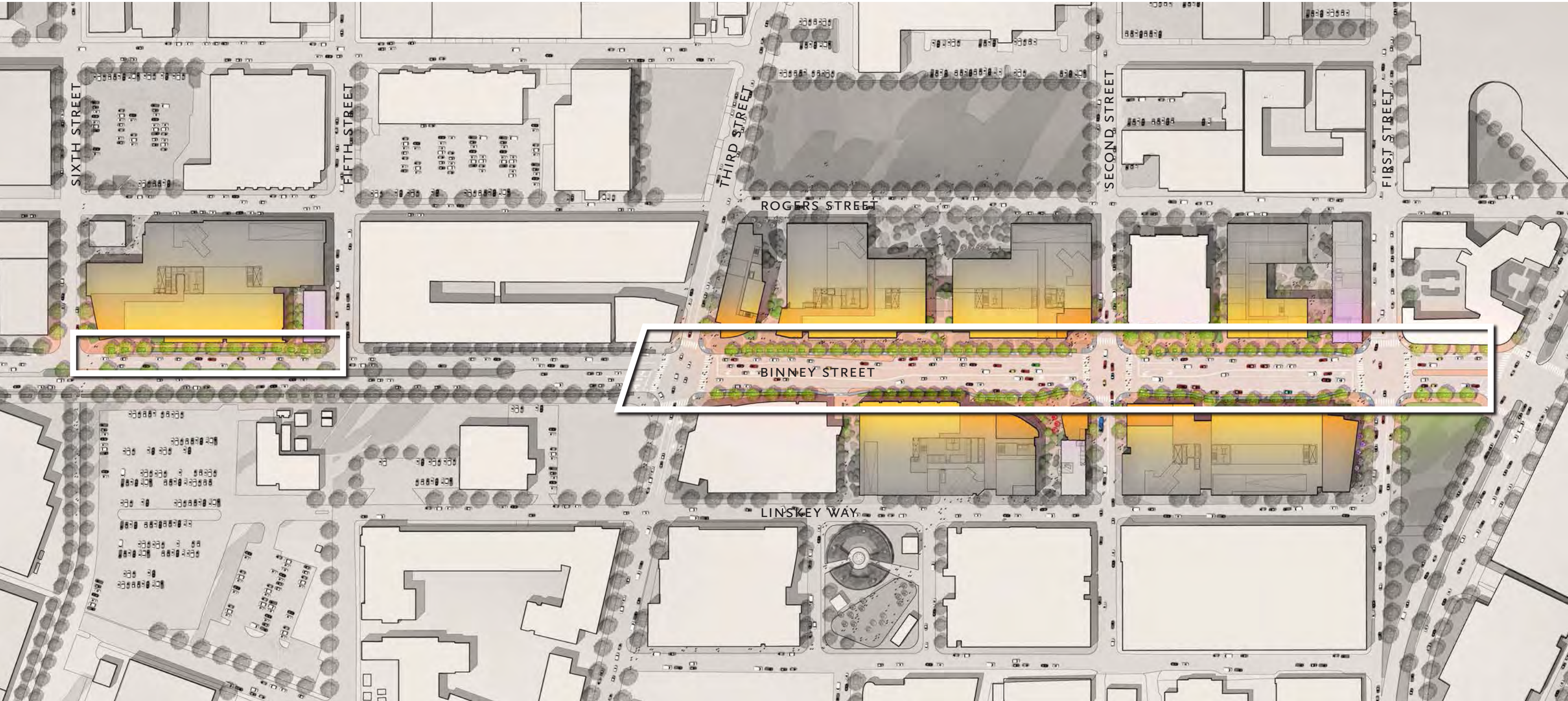   PEDESTRIAN LIGHTING
   (LOCATIONS/ SPACING
   TBD)

PROPERTY LINE

PROPERTY LINE

BUILDING PROJECTION, UP TO 4' ALLOWED BY ZONING ON NORTH SIDE OF BINNEY STREET

8' MIN. SIDEWALK AREA OPEN TO SKY

100 BINNEY STREET BEYOND

90'-0"

8'-0" 6'-0" 5' 3'   3' 5' 6'-0"

75 BINNEY STREET

41 LINSKEY WAY

62'-0"

SECOND STREET

Streetscape Plan

NOTE: ALL DIMENSIONS APPROXIMATE

0'   10'   20'   40'

N

FIGURE 13

SIXTH STREET

FIFTH STREET

THIRD STREET

SECOND STREET

FIRST STREET

ROGERS STREET

BINNEY STREET

LINSKEY WAY

FIGURE 14

Streetscape Type 1:
Existing Aerial View of Binney Street

Third Street

270
Third Street

125 Binney Street

75 Binney Street

Binney Street

100 Binney Street

0'   30'   60'   120'

N
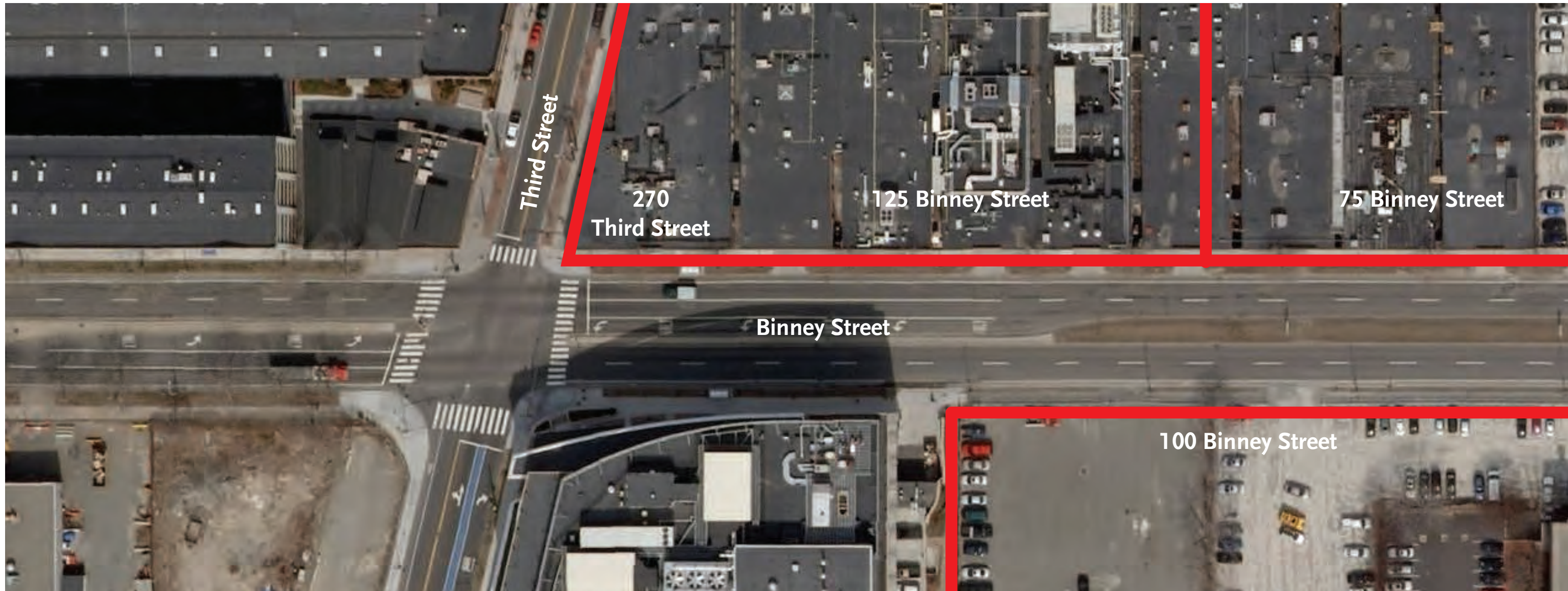
Second Street

161 First Street

First Street

Binney Street

Land Boulevard

50 Binney Street

Triangle Park

FIGURE 15

Streetscape Type 1:
Proposed Plan of Binney Street

0'   30'   60'   120'

N

FIGURE 16

LEGEND

- –·–·– PROPERTY LINE
- �" STREET TREE AREA
- ▪ CYCLE TRACK
- ▪ BUFFER
- ▪ RETAIL
- ▪ BUILDING TO BE PRESERVED
- ▪ PEDESTRIAN REALM
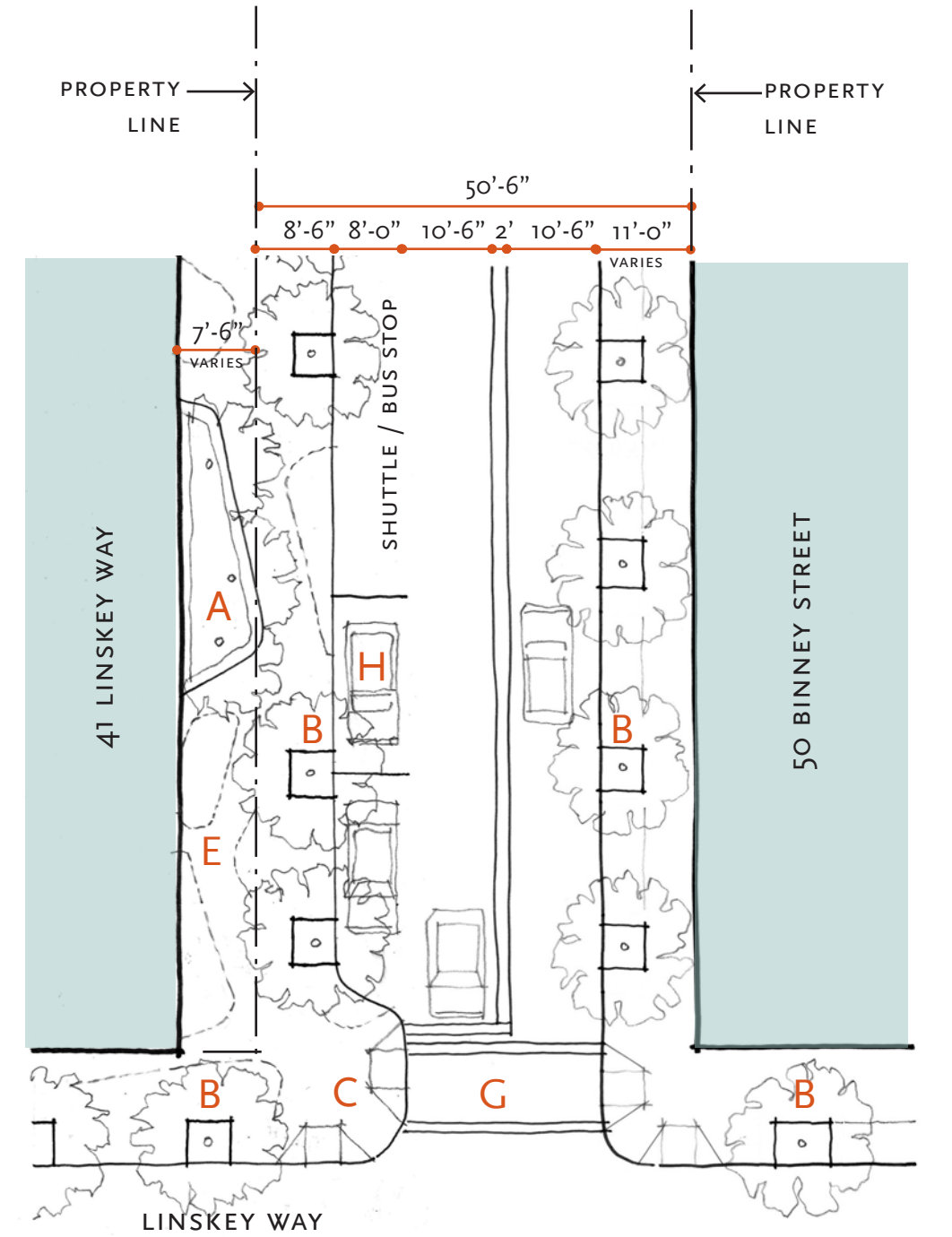- ▪ PARKING SPACES
- ▪ PROPOSED BUILDING

FIGURE 16
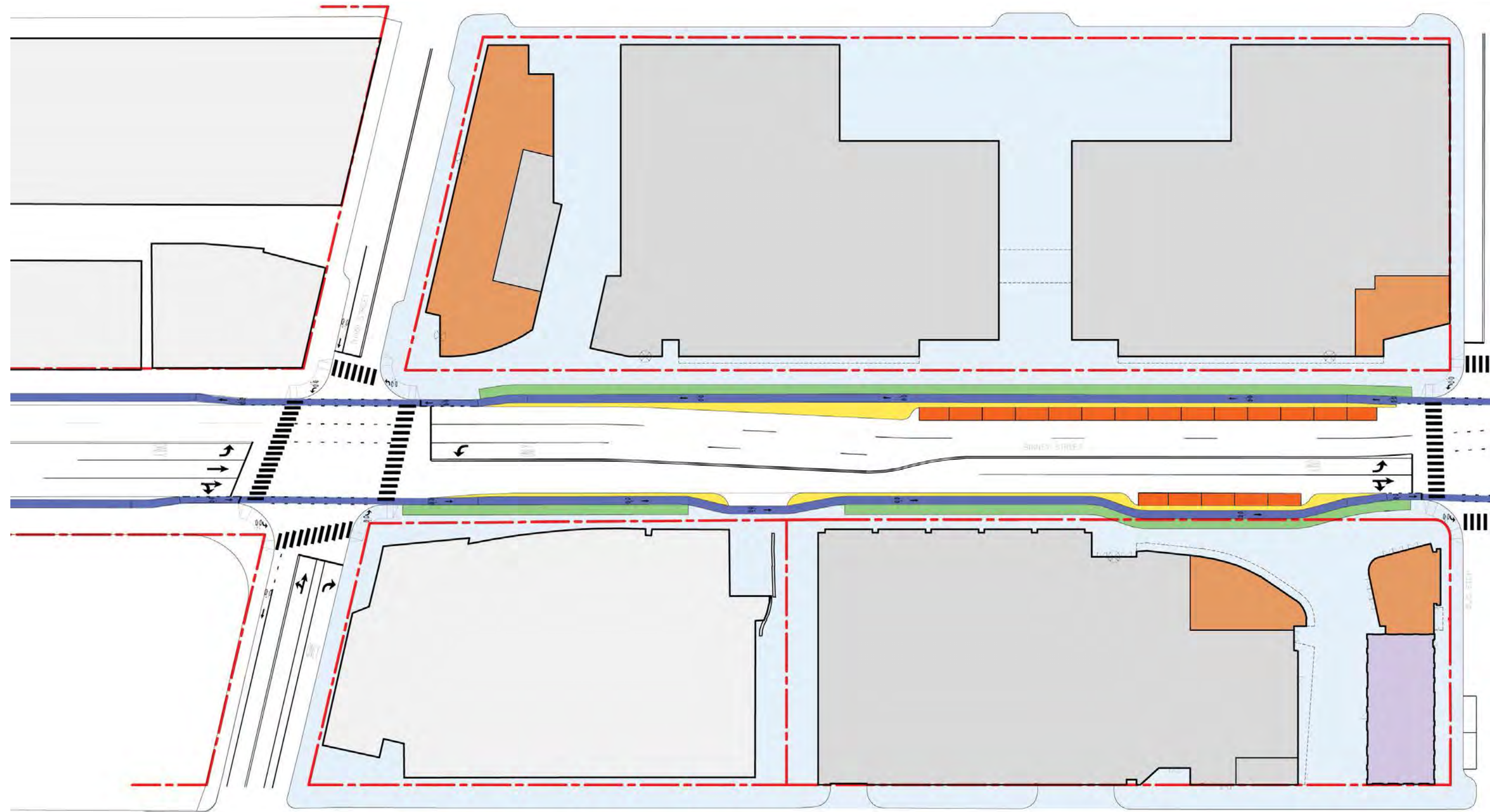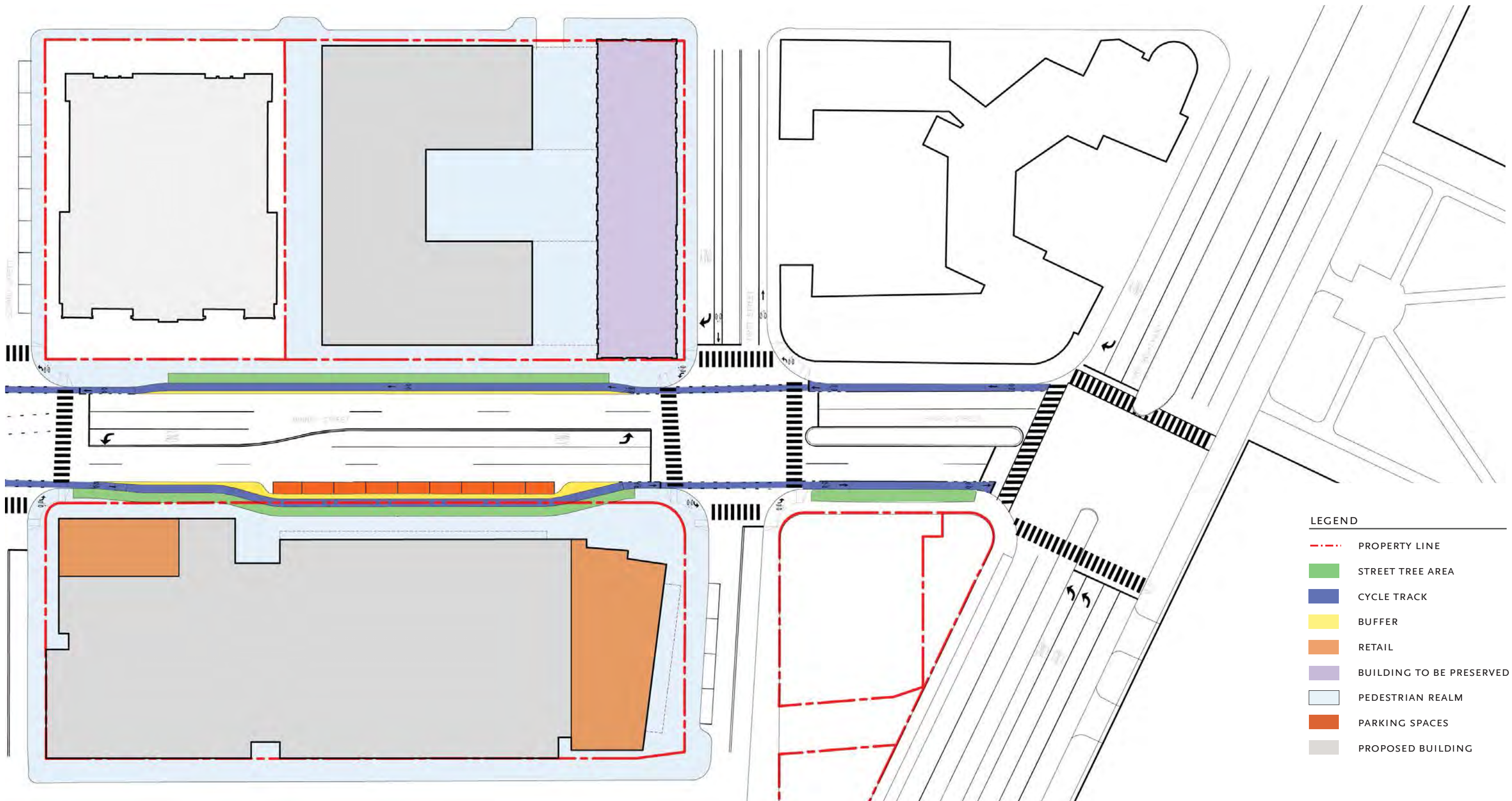
Streetscape Type 2:
Local Streets

LEGEND

A STREET TREE ZONE AND/ OR RAIN GARDEN PLANTING AREA

B STREET TREE PIT / TREE GRATE

C PEDESTRIAN SIDEWALK BULB-OUT

D CYCLE TRACK

E DECORATIVE HARDSCAPE ZONE

F ADA RAMP & COPENHAGEN LEFT

G PEDESTRIAN CROSSWALK

H STRIPED STREET PARKING

K STREET LIGHTING & PEDESTRIAN LIGHTING (LOCATIONS/ SPACING TBD)

PROPERTY LINE

PROPERTY LINE

50'-6"

8'-6" 8'-0" 10'-6" 2' 10'-6" 11'-0"

VARIES

7'-6" VARIES

41 LINSKEY WAY

SHUTTLE / BUS STOP

50 BINNEY STREET

LINSKEY WAY

Streetscape Plan

NOTE: ALL DIMENSIONS APPROXIMATE

0'   10'   20'   40'

N

FIGURE 17

SIXTH STREET

FIFTH STREET

THIRD STREET

SECOND STREET

FIRST STREET

ROGERS STREET

BINNEY STREET

LINSKEY WAY

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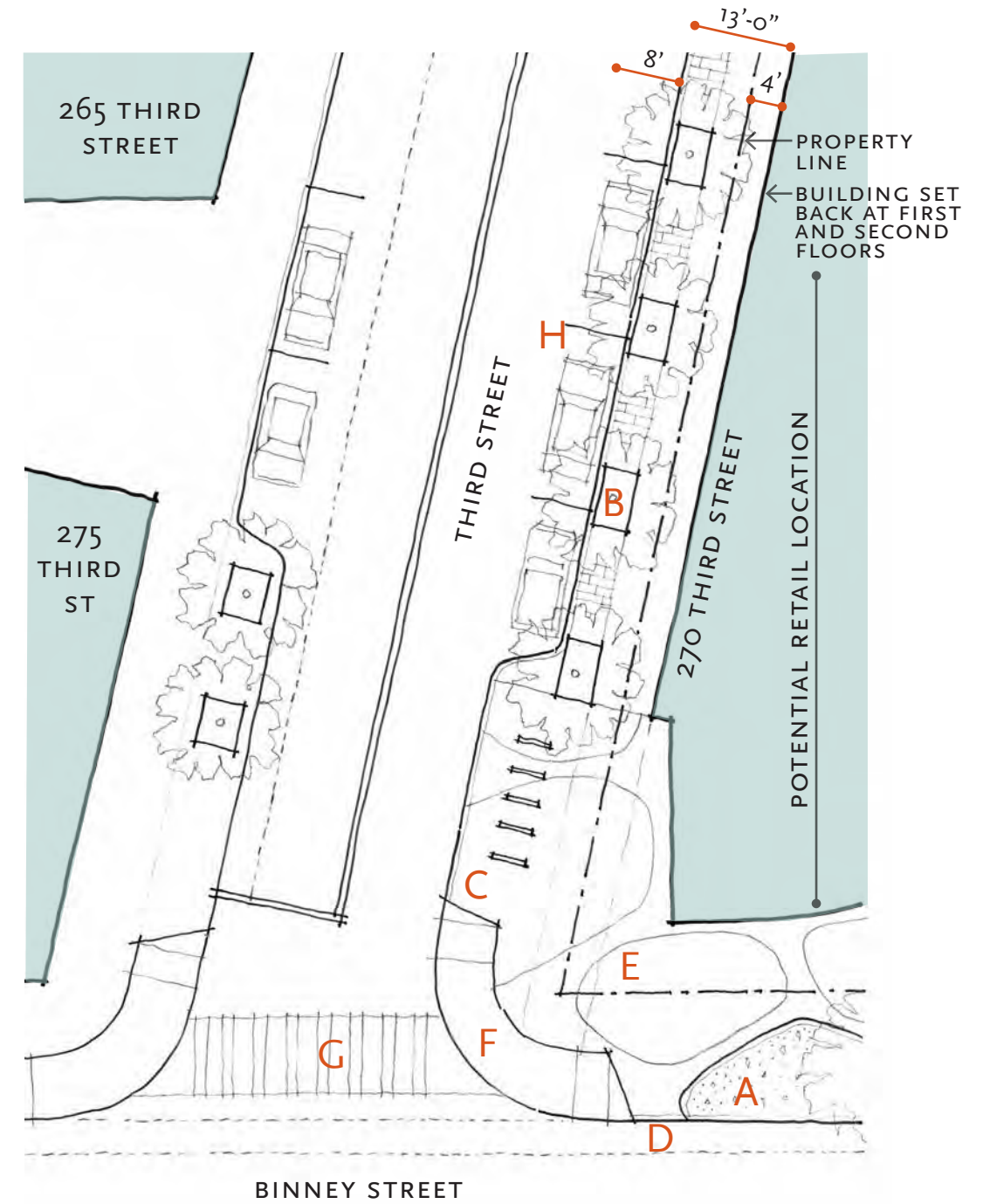
Streetscape Type 2a:
Local Streets - Third Street

Legend

A STREET TREE ZONE AND/ OR RAIN GARDEN PLANTING AREA

B STREET TREE PIT / TREE GRATE

C PEDESTRIAN SIDEWALK BULB-OUT

D CYCLE TRACK

E DECORATIVE HARDSCAPE ZONE

F ADA RAMP & COPENHAGEN LEFT

G PEDESTRIAN CROSSWALK

H STRIPED STREET PARKING

Streetscape Plan

NOTE: ALL DIMENSIONS APPROXIMATE

SIXTH STREET

FIFTH STREET

THIRD STREET

SECOND STREET

FIRST STREET

ROGERS STREET

BINNEY STREET

LINSKEY WAY

FIGURE 18

Streetscape Type 3:
Park-Edge Streets

LEGEND

A STREET TREE ZONE AND/ OR RAIN GARDEN PLANTING AREA

B STREET TREE PIT / TREE GRATE

C PEDESTRIAN SIDEWALK BULB-OUT

D CYCLE TRACK

E DECORATIVE HARDSCAPE ZONE

F ADA RAMP & COPENHAGEN LEFT

G PEDESTRIAN CROSSWALK

H STRIPED STREET PARKING

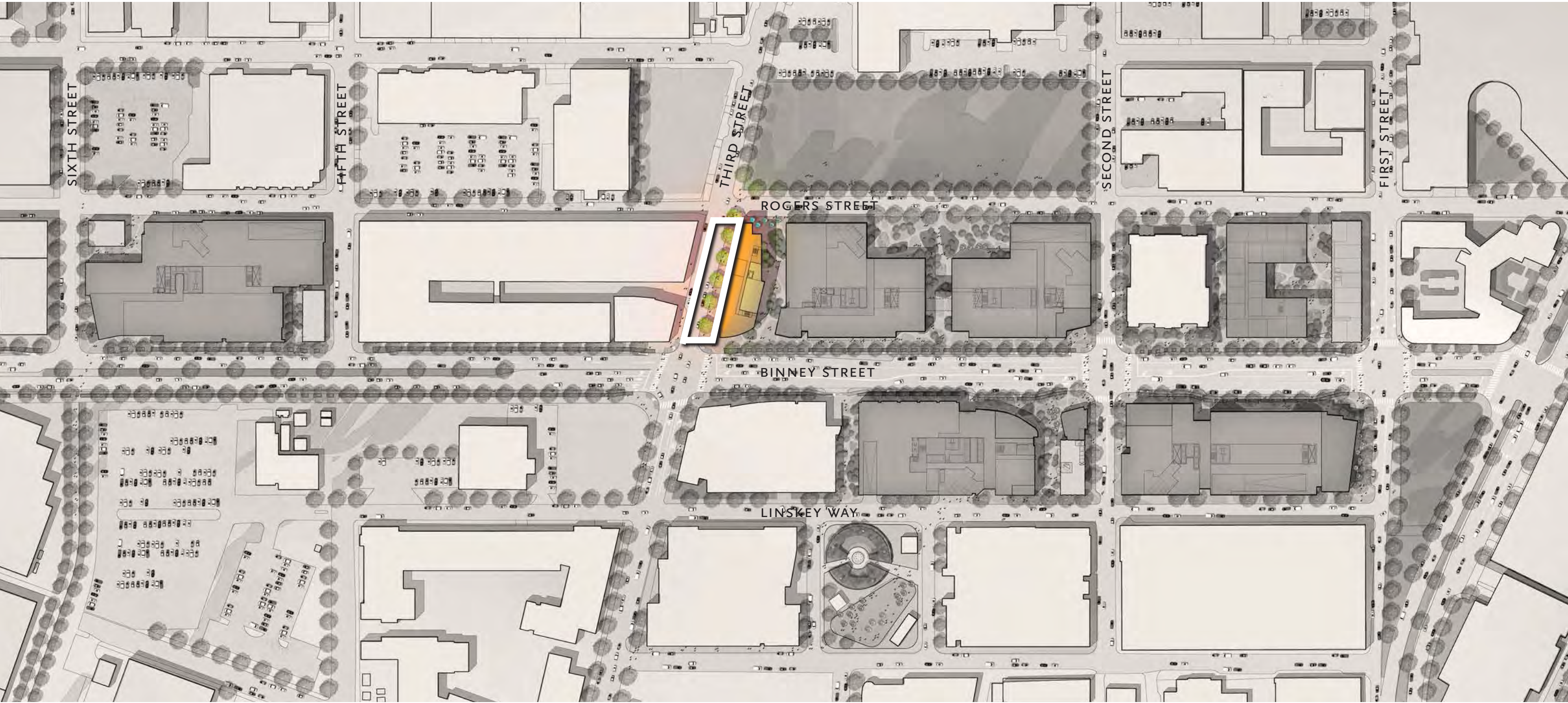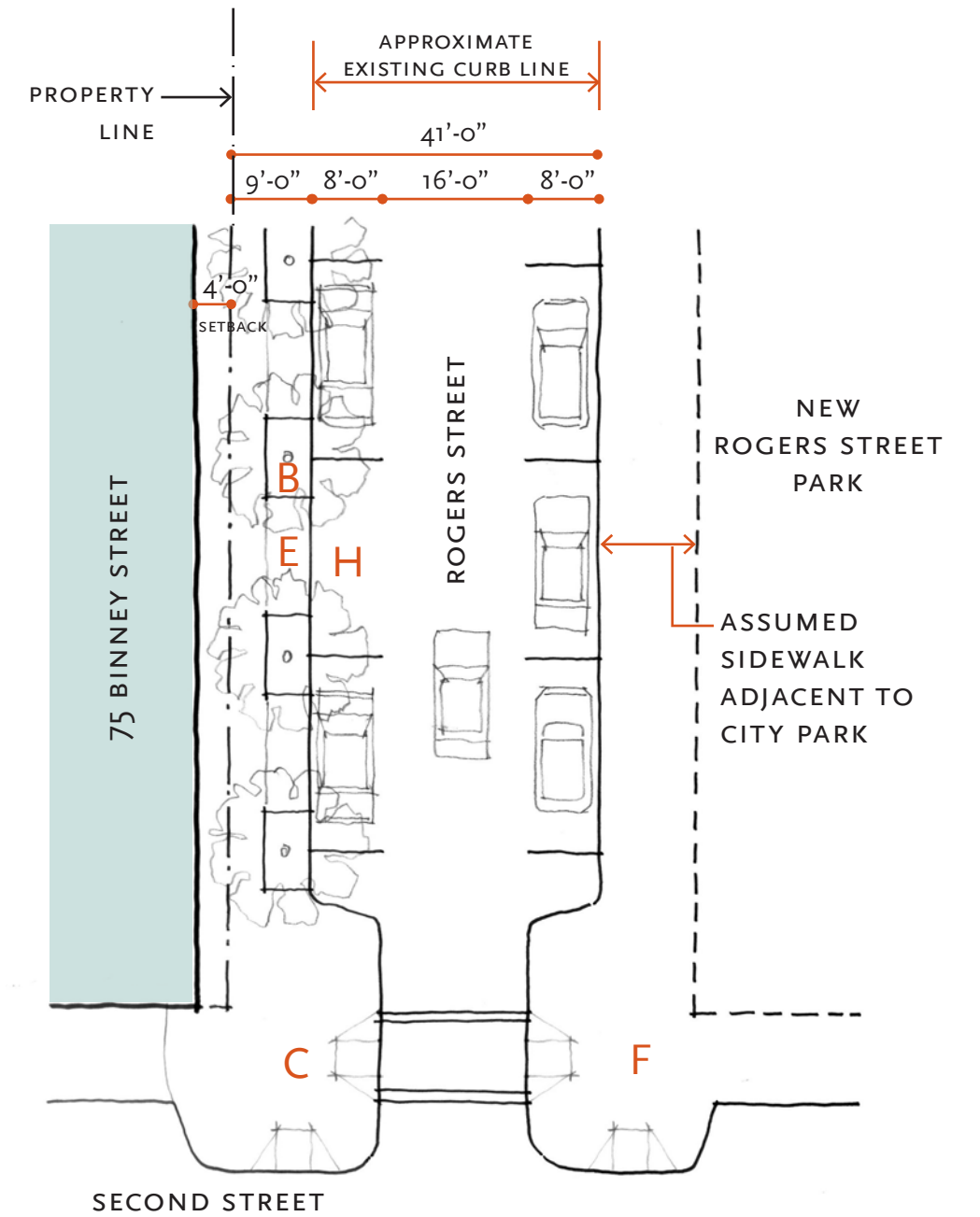K STREET LIGHTING & PEDESTRIAN LIGHTING (LOCATIONS/ SPACING TBD)

APPROXIMATE EXISTING CURB LINE

PROPERTY LINE

41'-0"

9'-0" 8'-0" 16'-0" 8'-0"

4'-0" SETBACK

75 BINNEY STREET

ROGERS STREET

NEW ROGERS STREET PARK

ASSUMED SIDEWALK ADJACENT TO CITY PARK

SECOND STREET

Streetscape Plan

NOTE: ALL DIMENSIONS APPROXIMATE

0'   10'   20'   40'

N

FIGURE 19

SIXTH STREET

FIFTH STREET

THIRD STREET

SECOND STREET

FIRST STREET
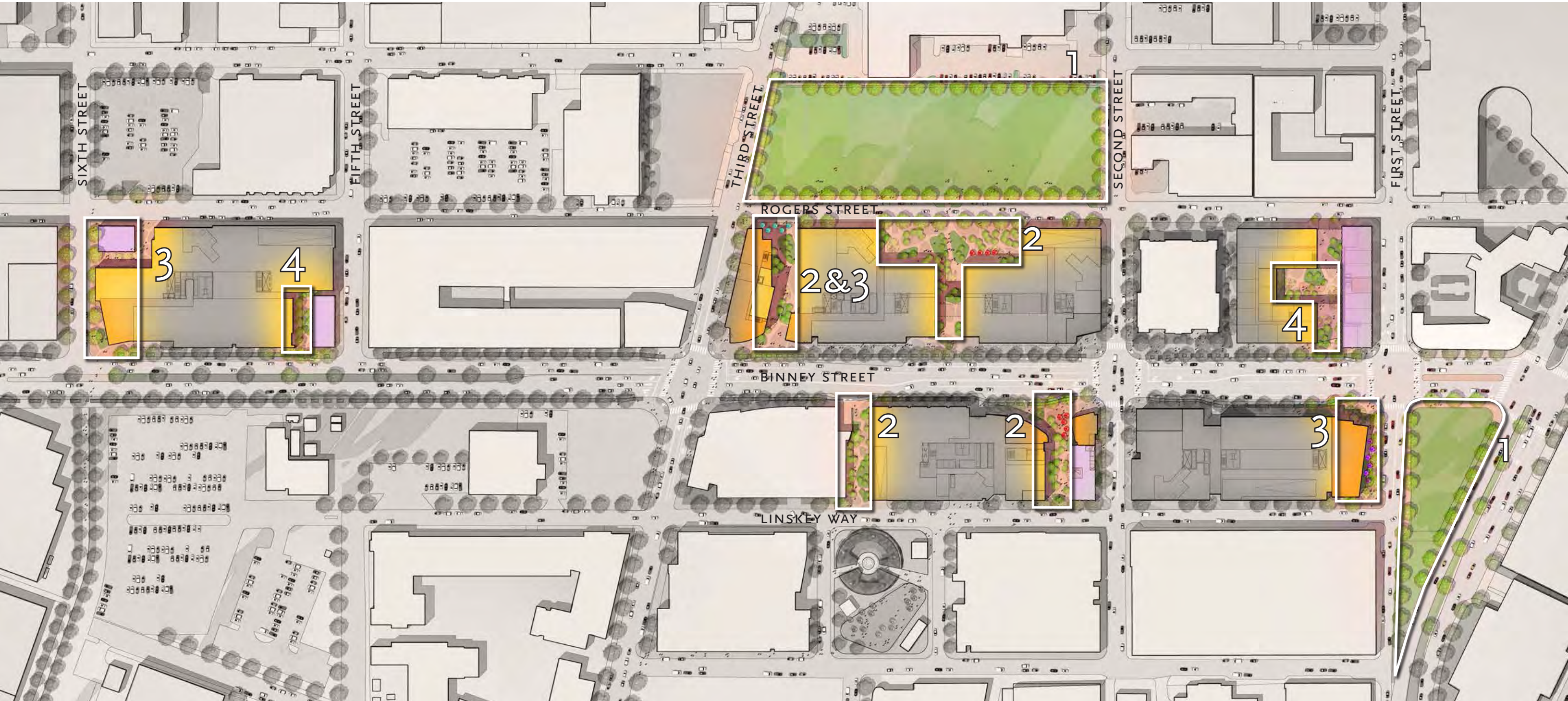
ROGERS STREET

BINNEY STREET

LINSKEY WAY

FIGURE 20

Conceptual View of
Rogers Street Park

FIGURE 21

Urban Space Types

Type 1 : Public Parks
Type 2 : Through-Block Connectors
Type 3 : Active Gathering Spaces
Type 4 : Courtyards

FIGURE 22

Urban Space Type 1:
Public Parks

FIGURE 23

SIXTH STREET

FIFTH STREET

THIRD STREET

SECOND STREET

FIRST STREET

ROGERS STREET

BINNEY STREET

LINSKEY WAY

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FIGURE 24
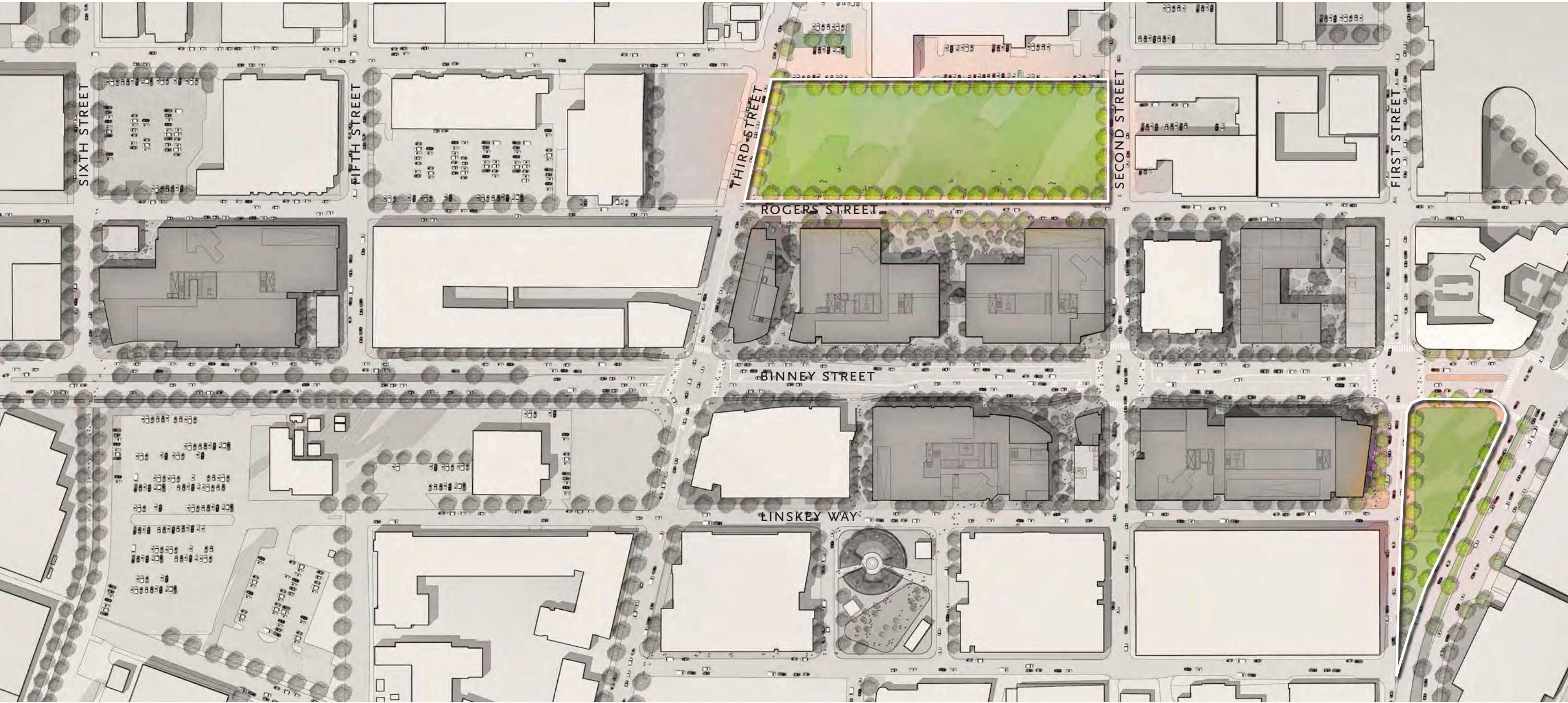
Urban Space Type 2:
Through-Block Connectors

FIGURE 25

SIXTH STREET

FIFTH STREET

THIRD STREET

SECOND STREET

FIRST STREET

ROGERS STREET

BINNEY STREET

LINSKEY WAY

FIGURE 26
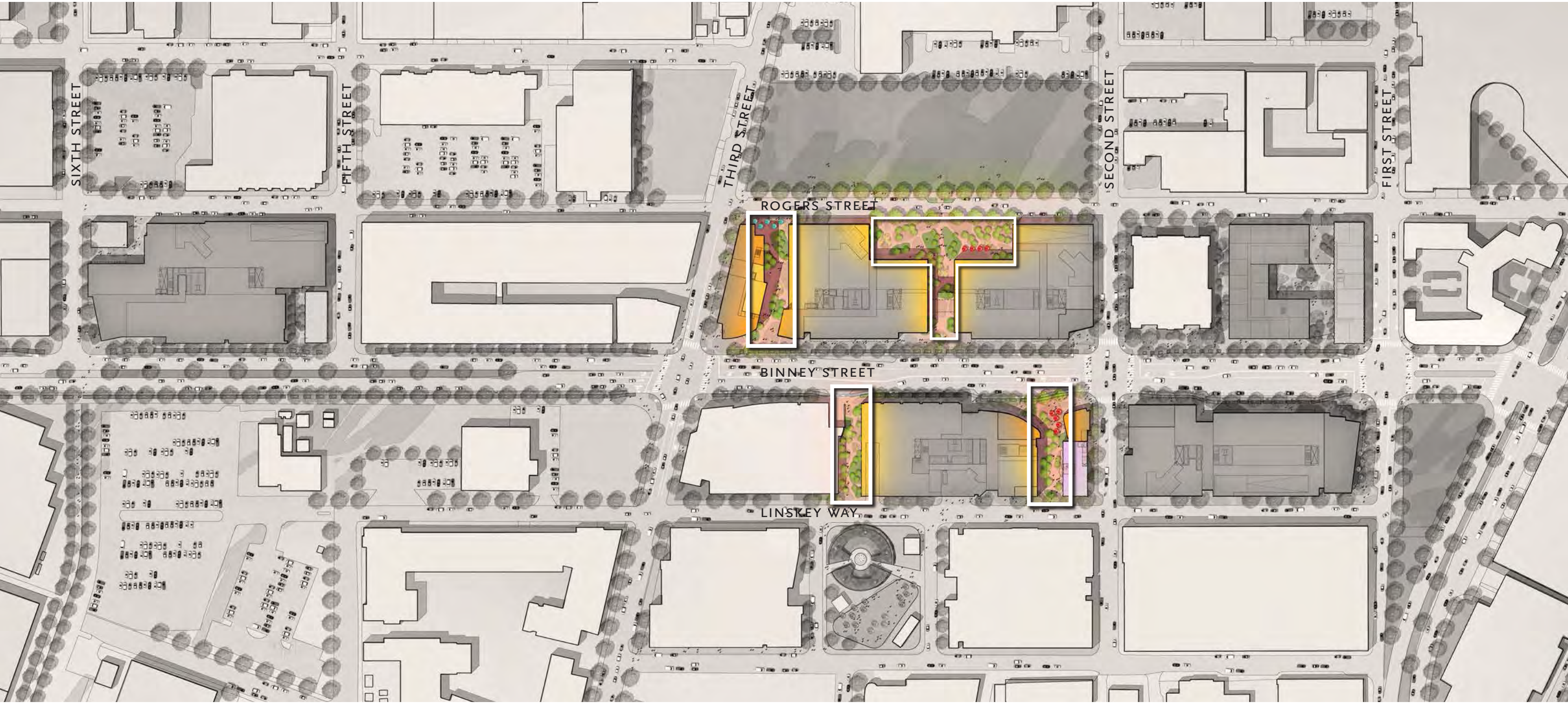
Urban Space Type 3:
Active Gathering Spaces

FIGURE 27

SIXTH STREET

FIFTH STREET

THIRD STREET

SECOND STREET

FIRST STREET

ROGERS STREET

BINNEY STREET

LINSKEY WAY

FIGURE 28

Urban Space Type 4: Courtyards

FIGURE 29

SIXTH STREET

FIFTH STREET

THIRD STREET

SECOND STREET

FIRST STREET

ROGERS STREET

BINNEY STREET

BINNEY STREET

LINSKEY WAY

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