

Streetwall Types

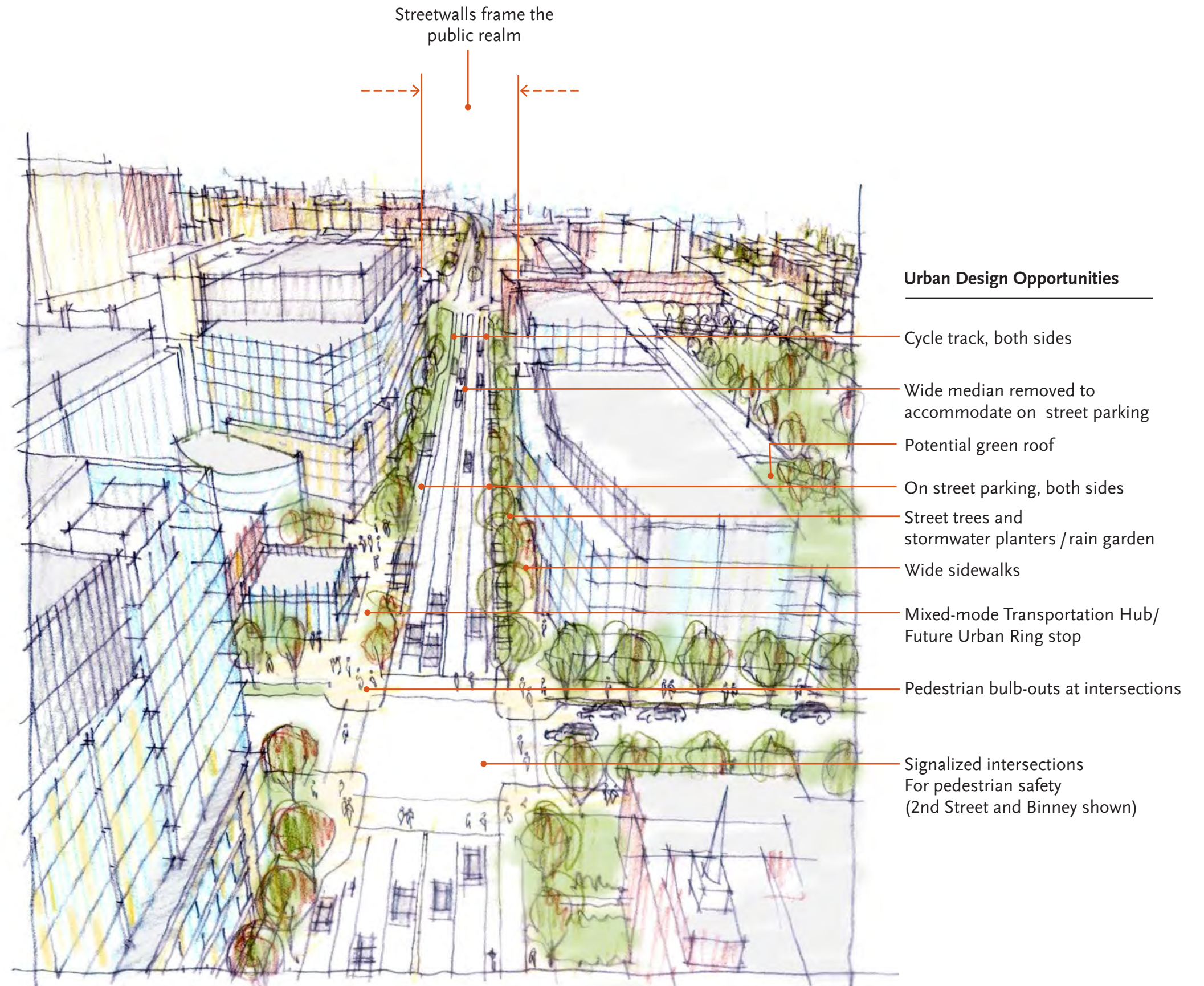
Streetwall Types

- 1. South Side of Binney Street
- 2. North Side of Binney Street
- 3. Residential
- 4. Park Facades

Storefront Design

- Two-Story Retail Podium
- Single Story Retail Base
- Retail Pavilion

Service Access Design



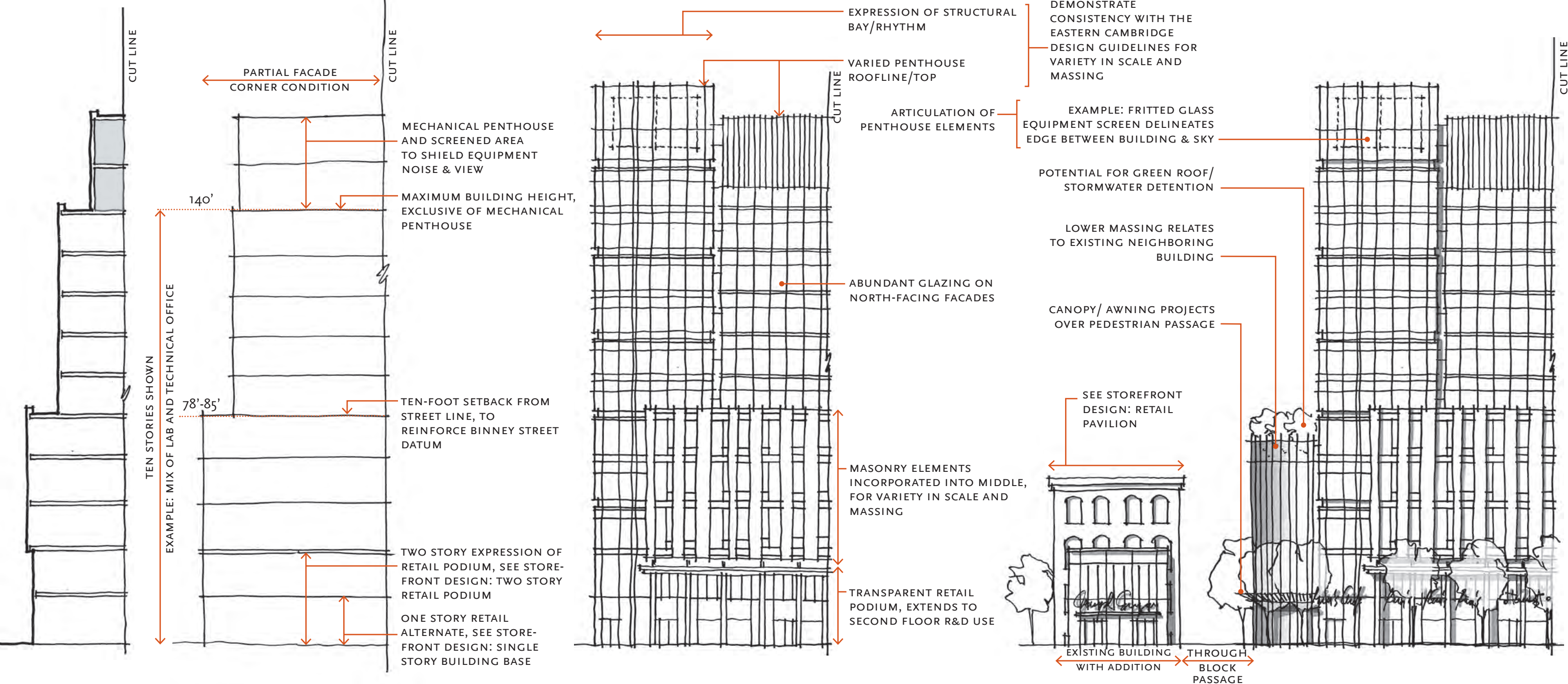
Bird's Eye Concept Sketch Looking East Down Binney Street

Streetwall Types

- Type 1 : South Side of Binney Street
- Type 2 : North Side of Binney Street
- Type 3 : Residential
- Type 4 : Park Facades

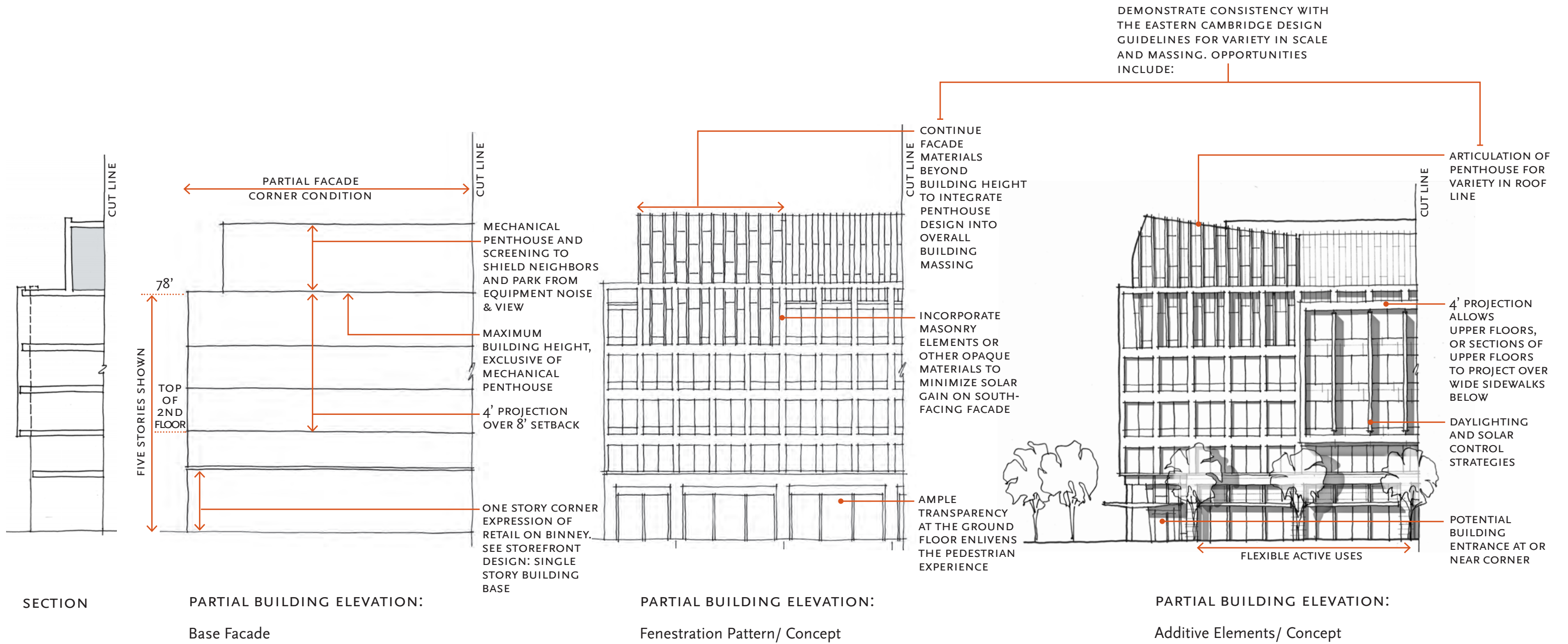


Streetwall Type 1: South Side of Binney Street



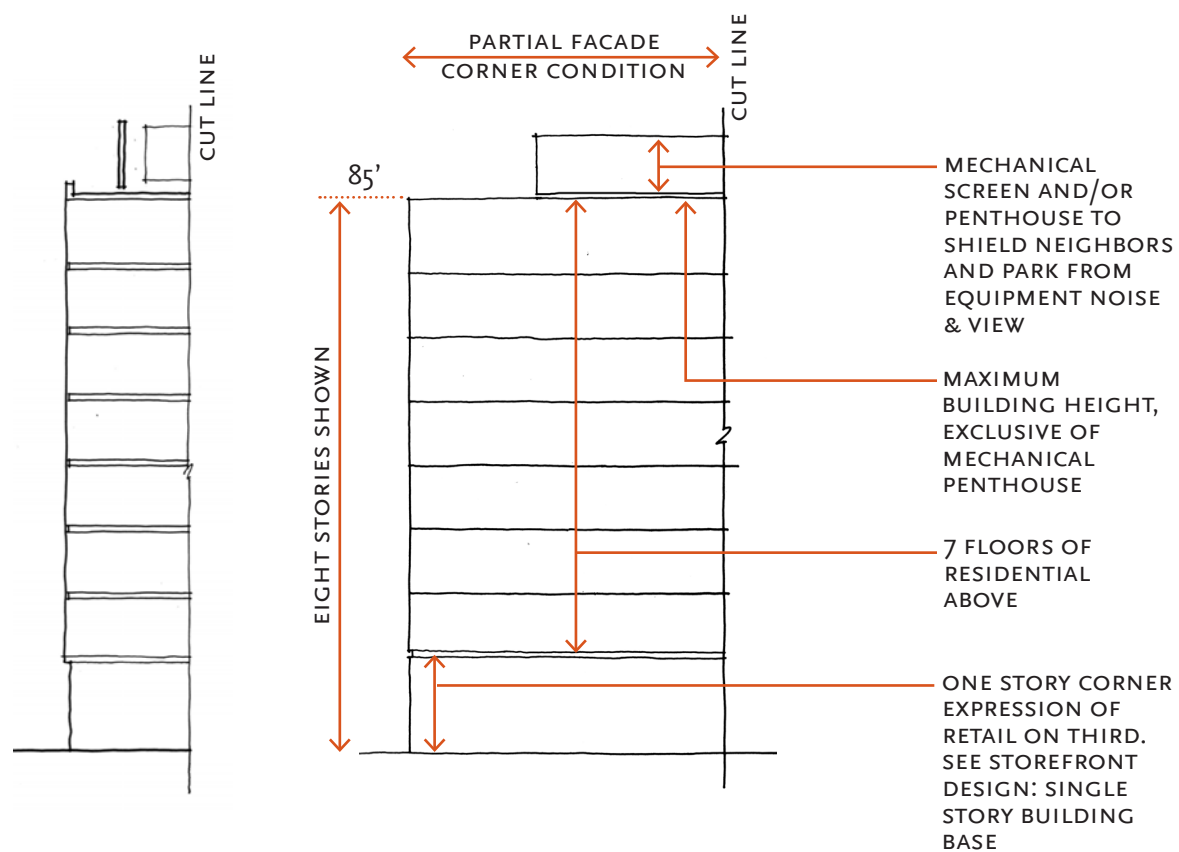


Streetwall Type 2: North Side of Binney Street





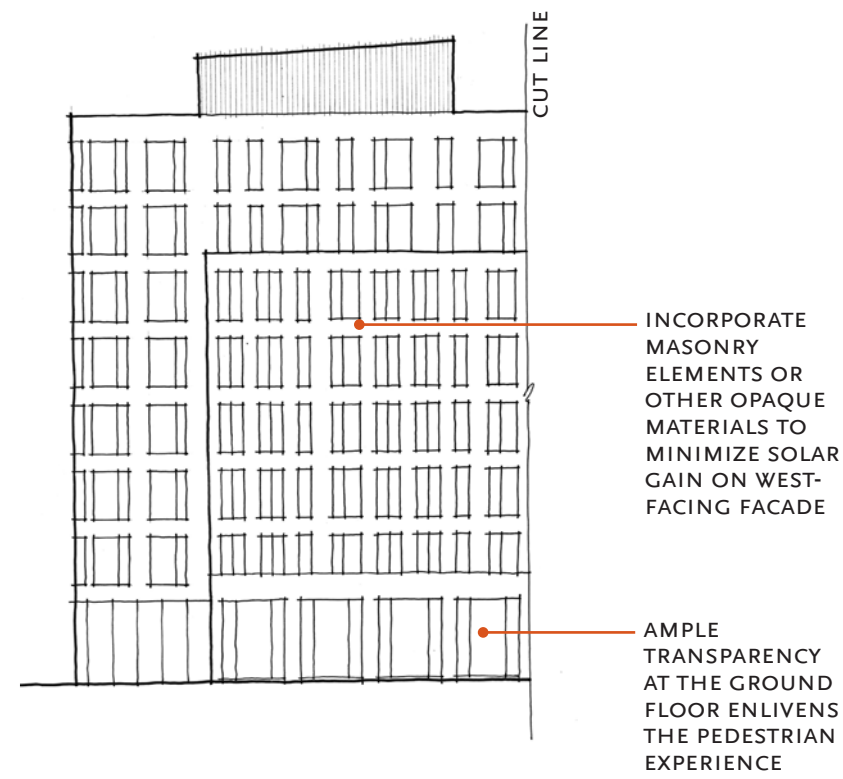
Streetwall Type 3: Residential



SECTION

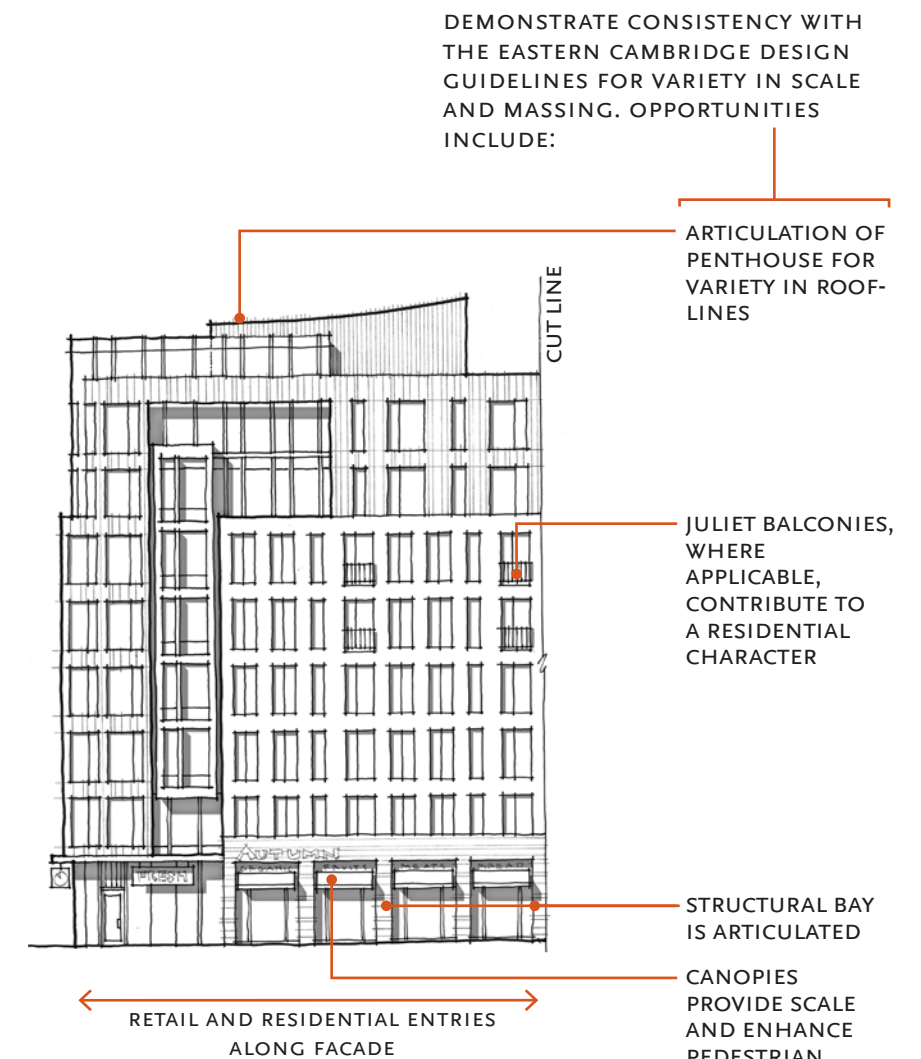
PARTIAL BUILDING ELEVATION:

Base Facade



PARTIAL BUILDING ELEVATION:

Fenestration Pattern/ Concept

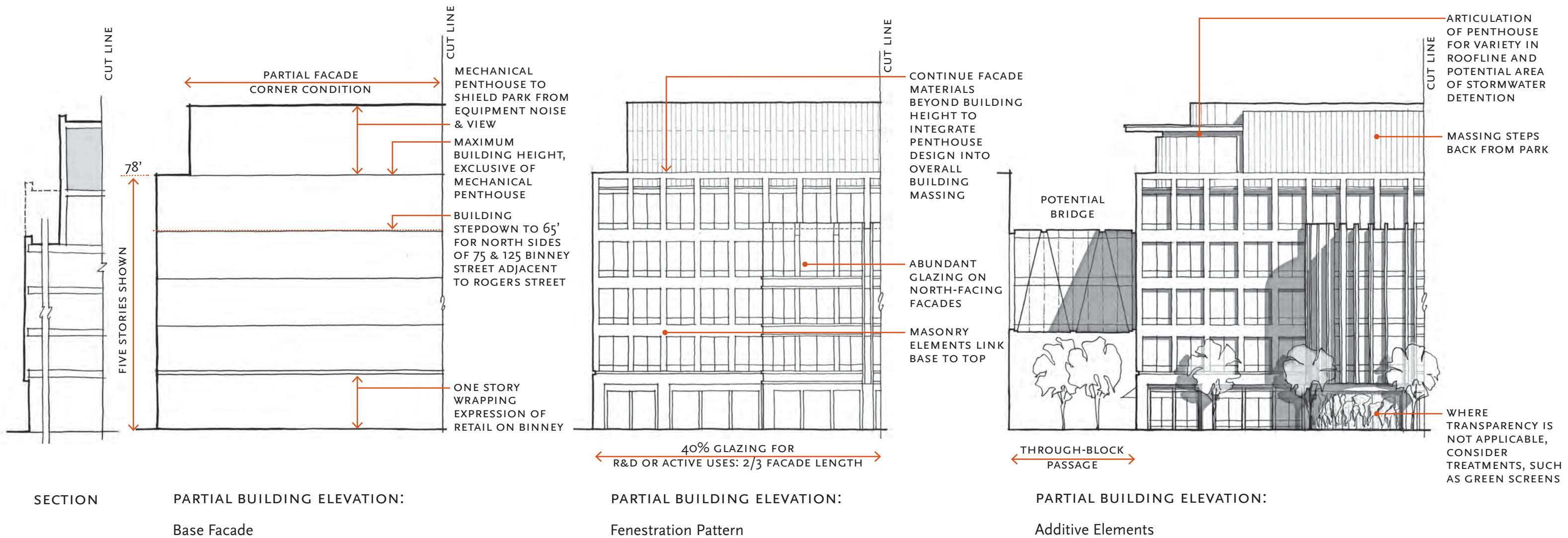


PARTIAL BUILDING ELEVATION:

Additive Elements/ Concept



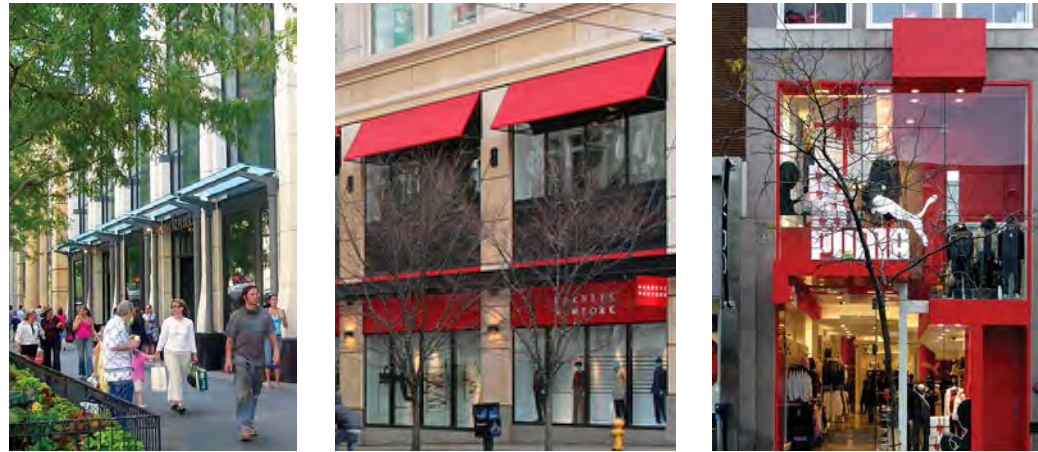
Streetwall Type 4: Park Facades



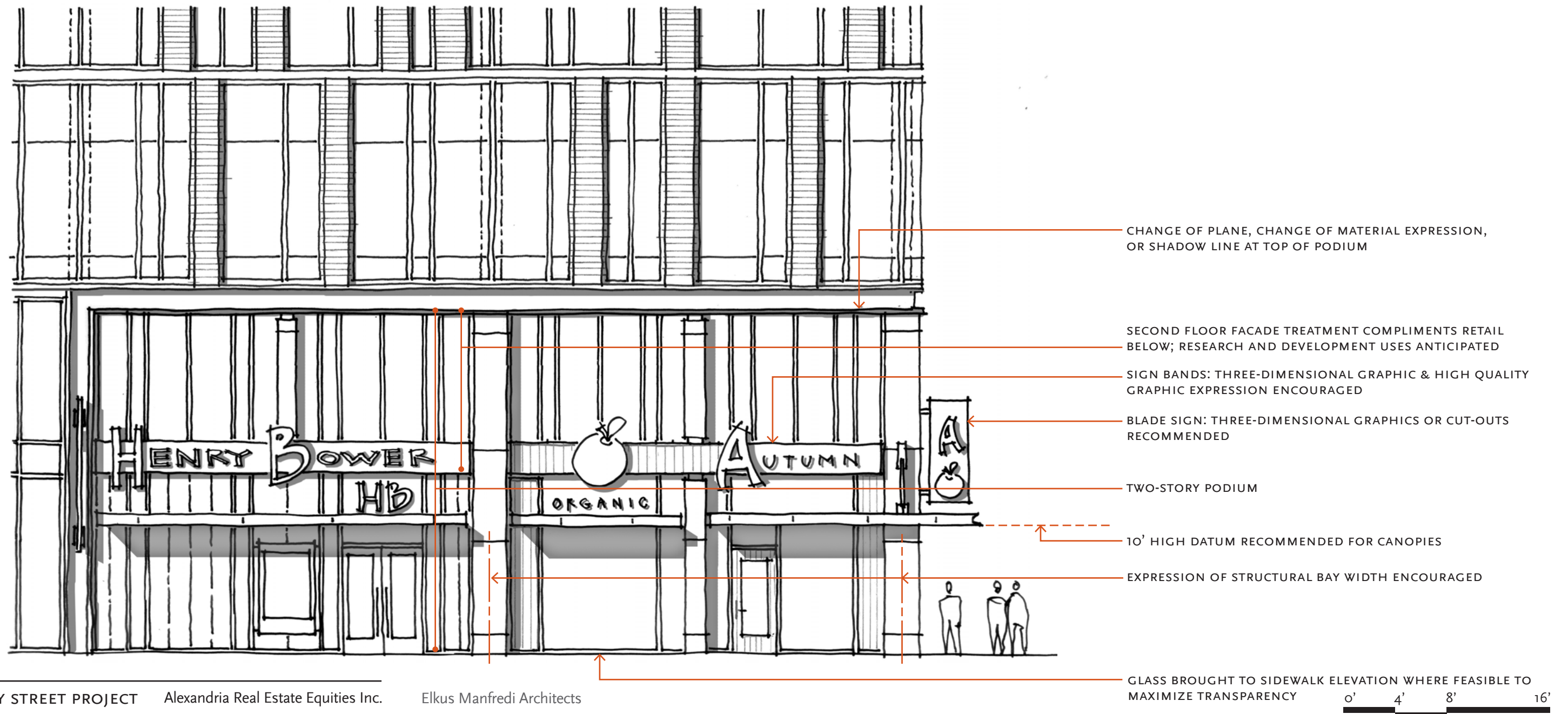


Storefront Design: Two-Story Retail Podium

Right: Precedent Photos
Below: Partial building elevation/ concept



For storefronts on the south side of Binney Street, at 50 Binney and 100 Binney, a two-story expression may be desirable. These are the two largest and tallest of the Binney Street buildings; retail located at the base of these buildings may benefit from a two-story appearance that will be of sufficient scale to command a visual presence. Sections of this two-story expression may be especially effective if articulated either as a projection -a building podium- or as a recess. While R&D uses are anticipated for the second floor, the building envelope for the second floor will be comprised of a complimentary treatment to the ground floor retail.

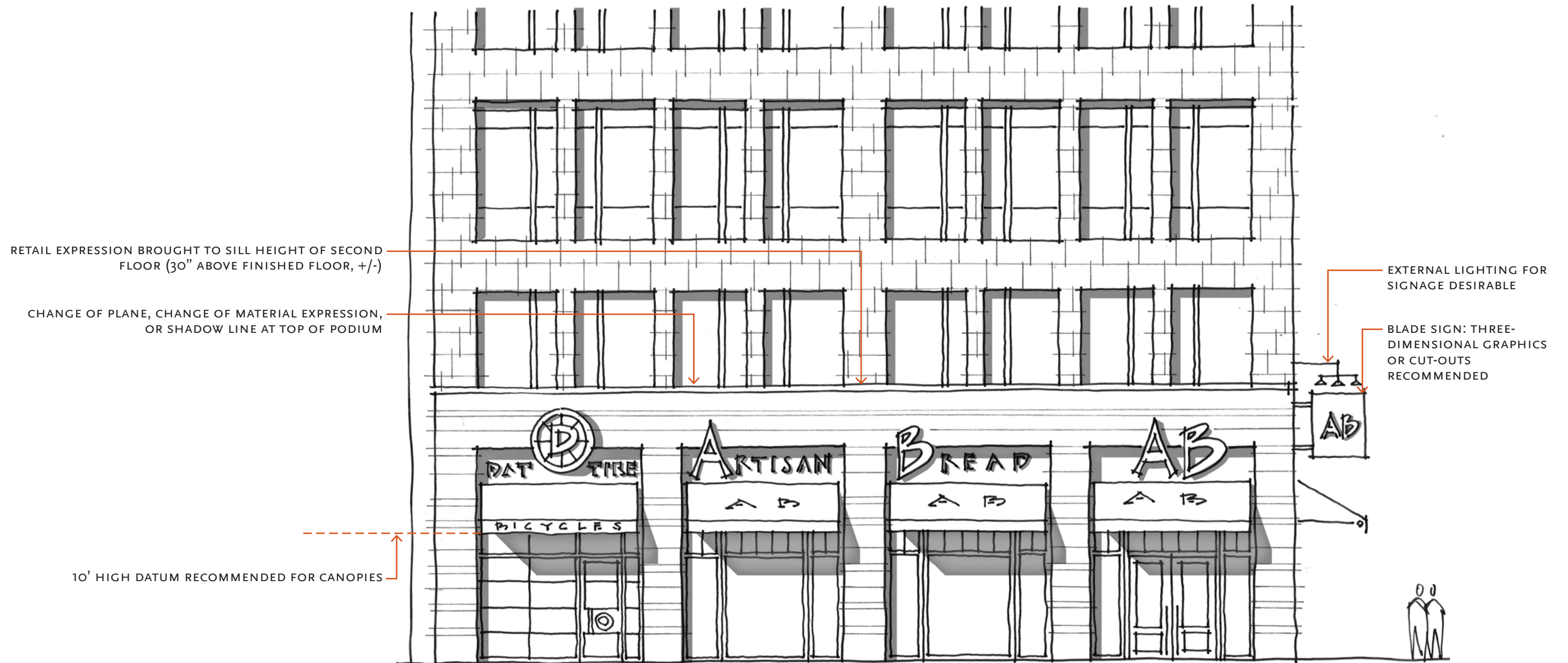


For storefronts other than those at 50 Binney and 100 Binney, a single-story building base may be most appropriate. This approach may be combined with the two-story retail podium approach for variety, or to mark a particularly important location – such as at a building corner condition facing an intersection. To give adequate presence to the retail, consideration should be given to extending the retail base material or articulation above the second floor elevation (see diagram).



Left: Precedent Photos
Below: Partial building elevation/ concept

Storefront Design: Single-Story Building Base

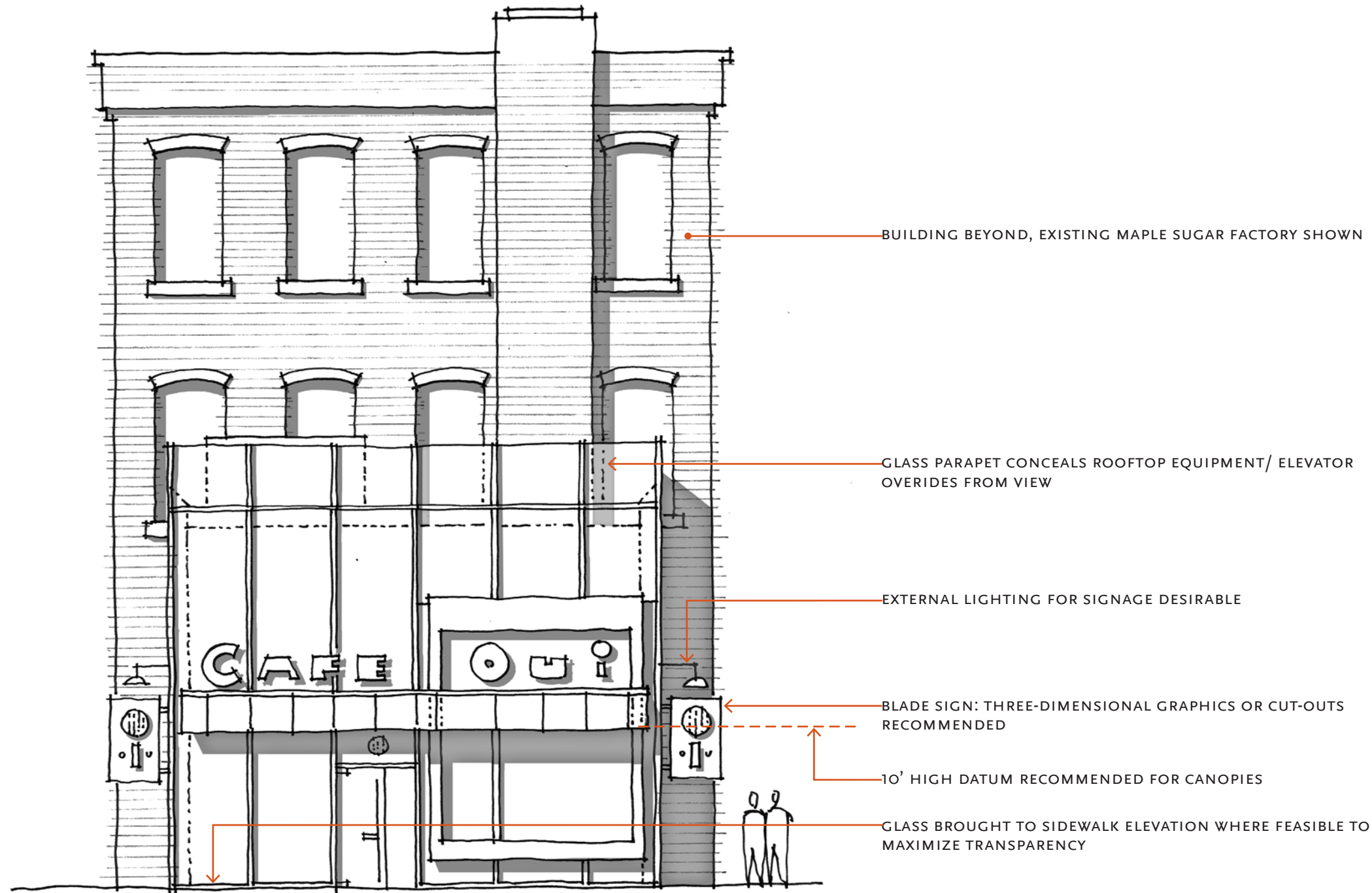


Storefront Design: Retail Pavilion

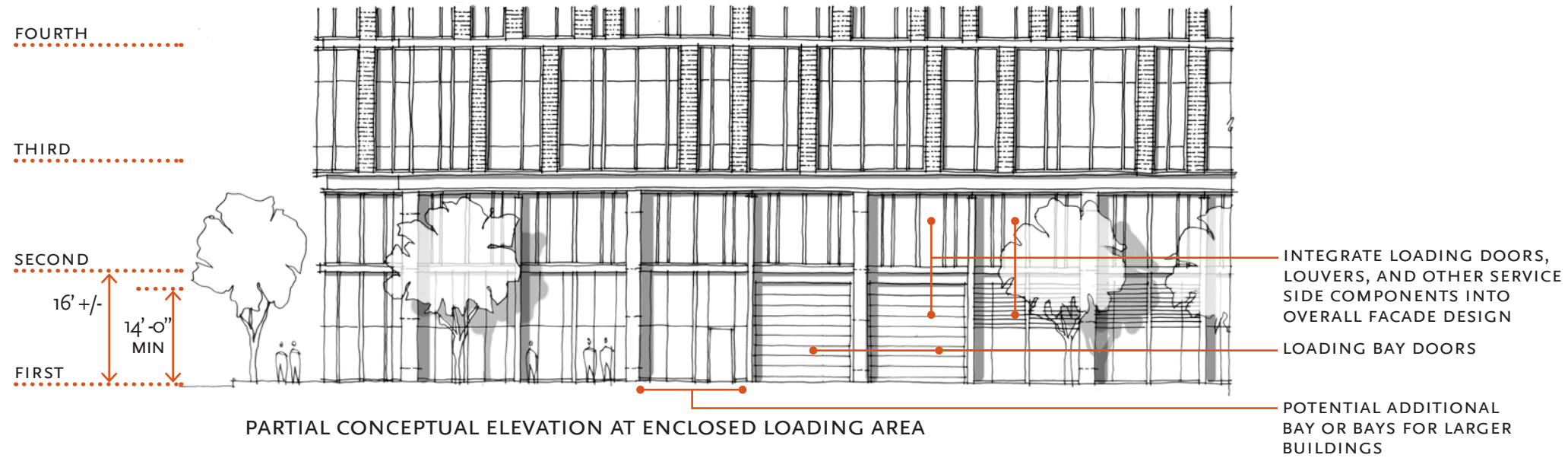


Right: Precedent Photo
Below: Partial building elevation/ concept

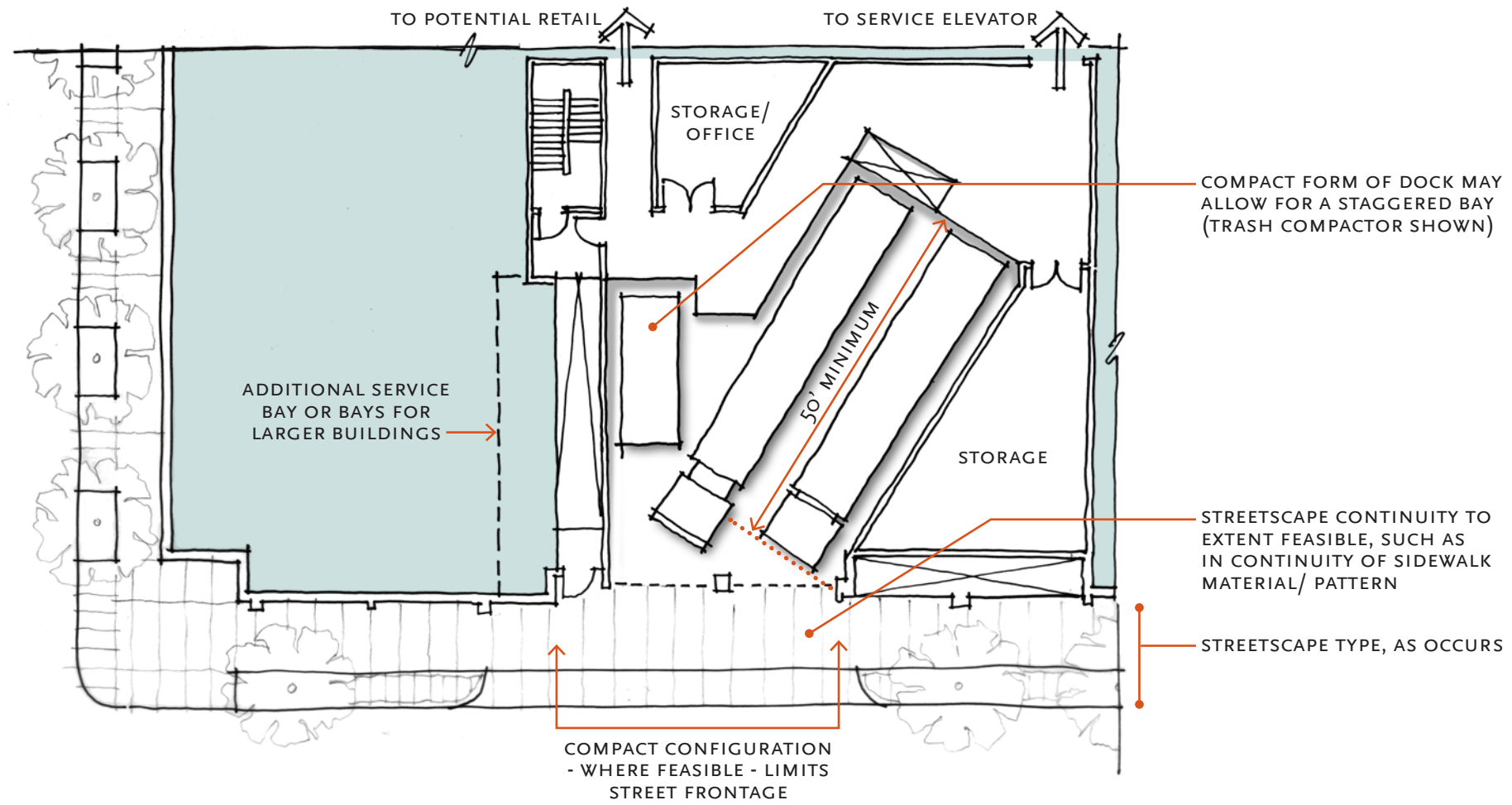
The master plan for Binney Street calls for a building addition to the former Maple Sugar Factory or separate retail structure at the southwestern corner of Binney Street and Second Street. The potential for a pavilion-type building addition here or elsewhere offers the opportunity for the building design as a whole to be marked by a retail identity, creating variety and interest to the street.



Service Access Design



PARTIAL CONCEPTUAL ELEVATION AT ENCLOSED LOADING AREA



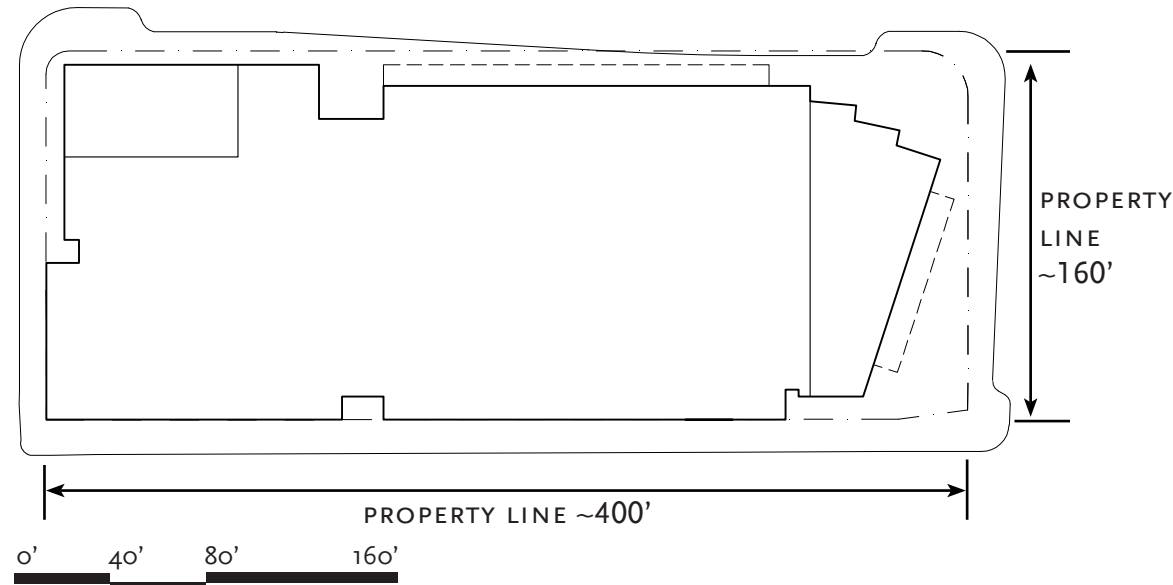
CONCEPTUAL PLAN OF ENCLOSED LOADING AREA



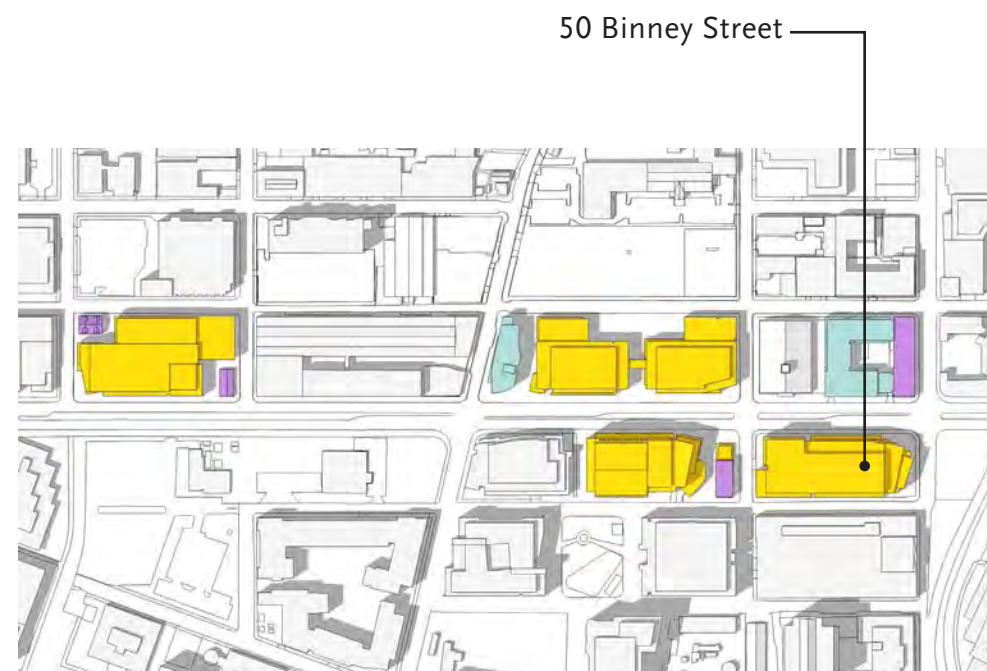
FIGURE 44

50 Binney Street Conceptual Massing

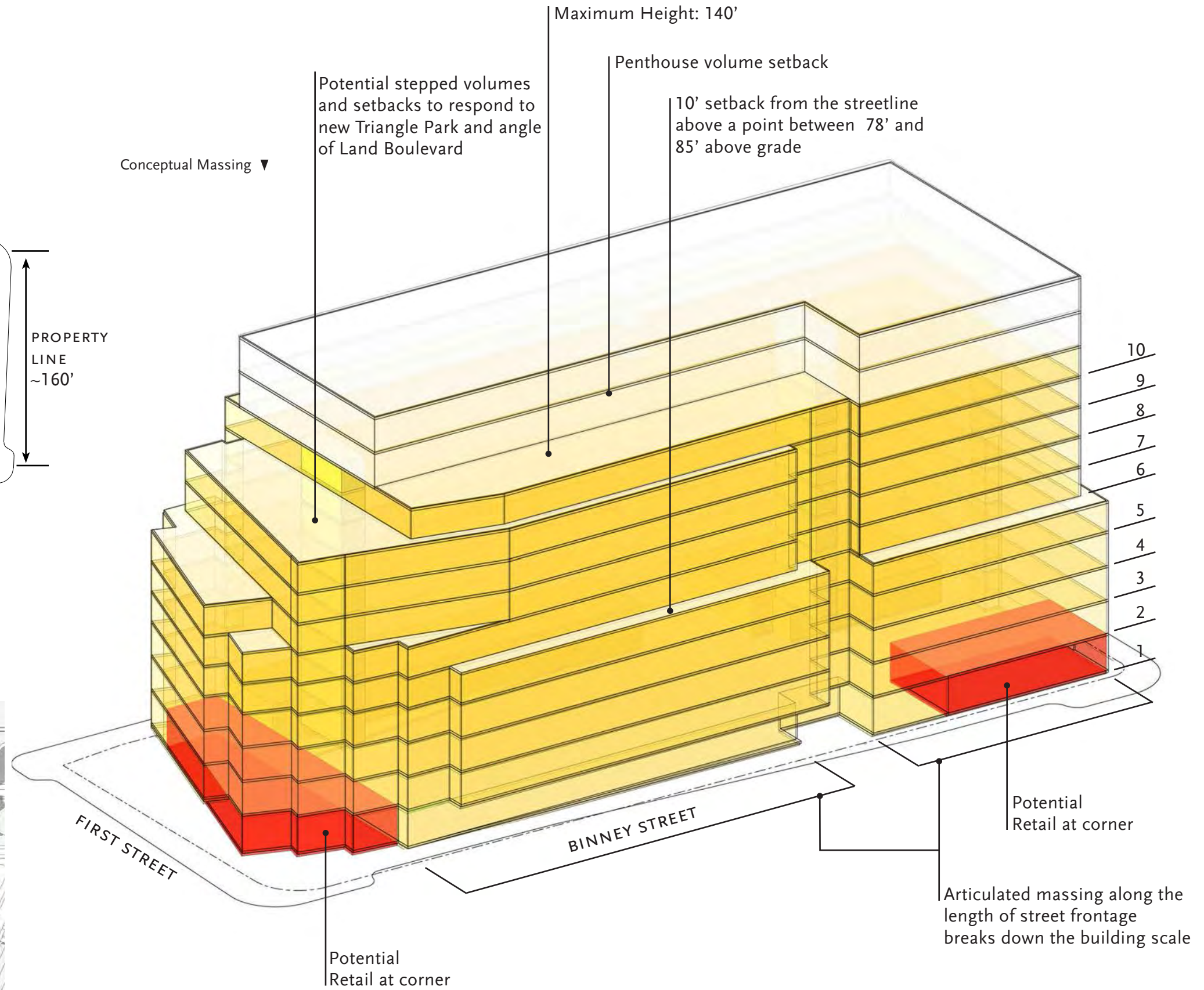
Conceptual Plan ▼



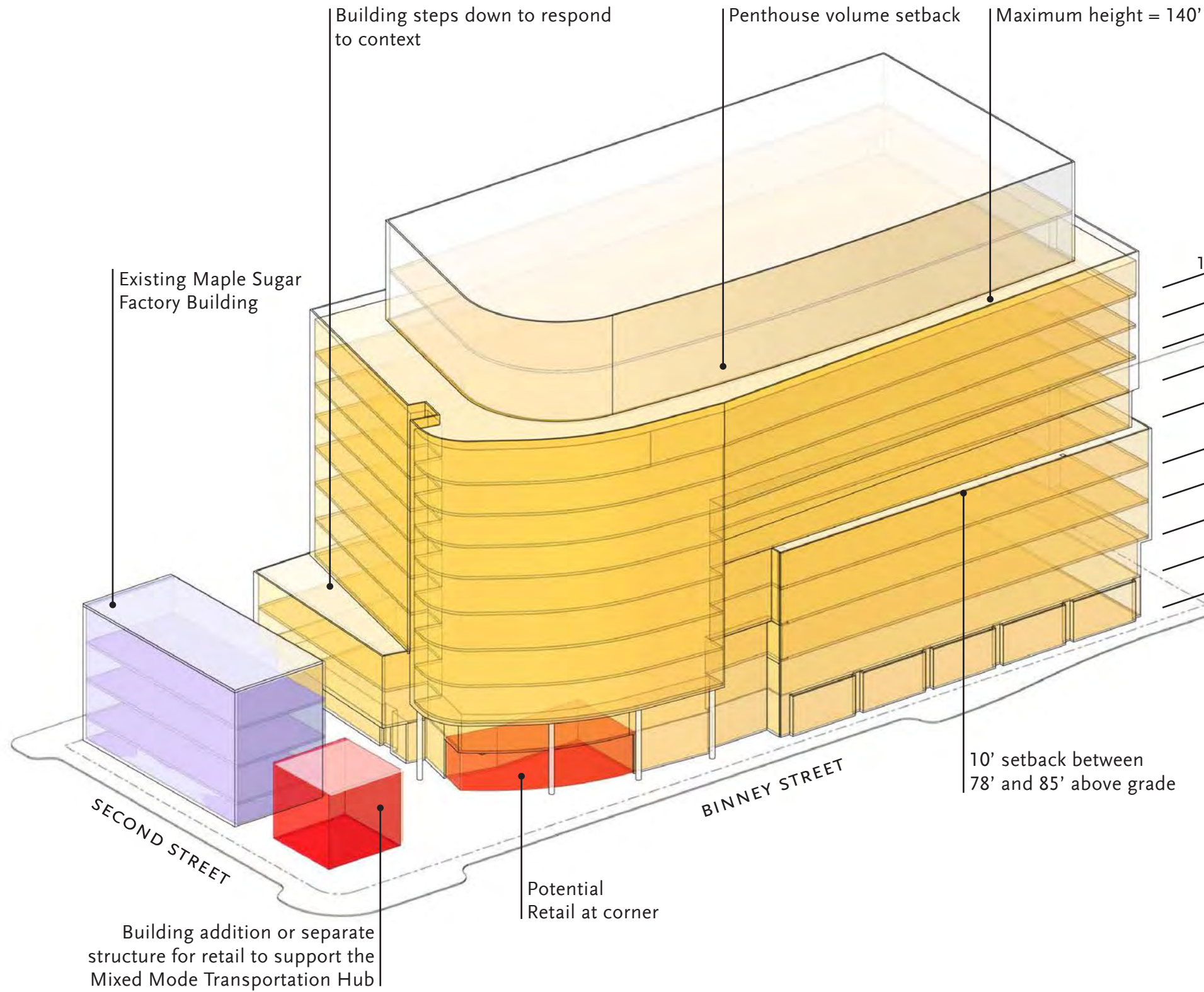
Massing in Context ▼



Conceptual Massing ▼



100 Binney Street Conceptual Massing



◀ Conceptual Massing

▼ Conceptual Plan



▼ Massing in Context

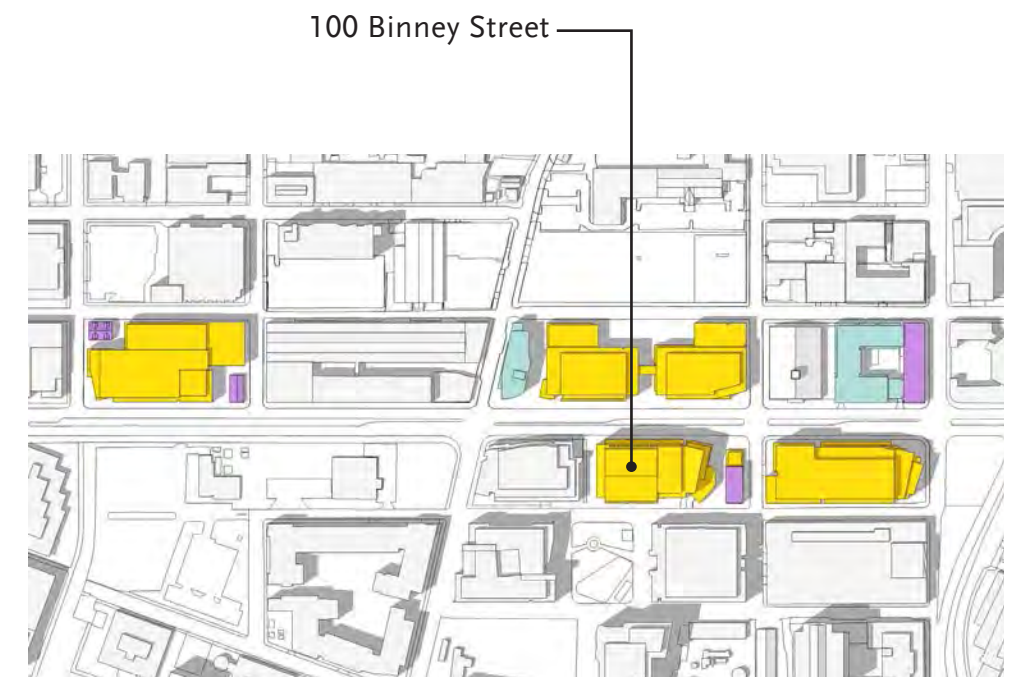
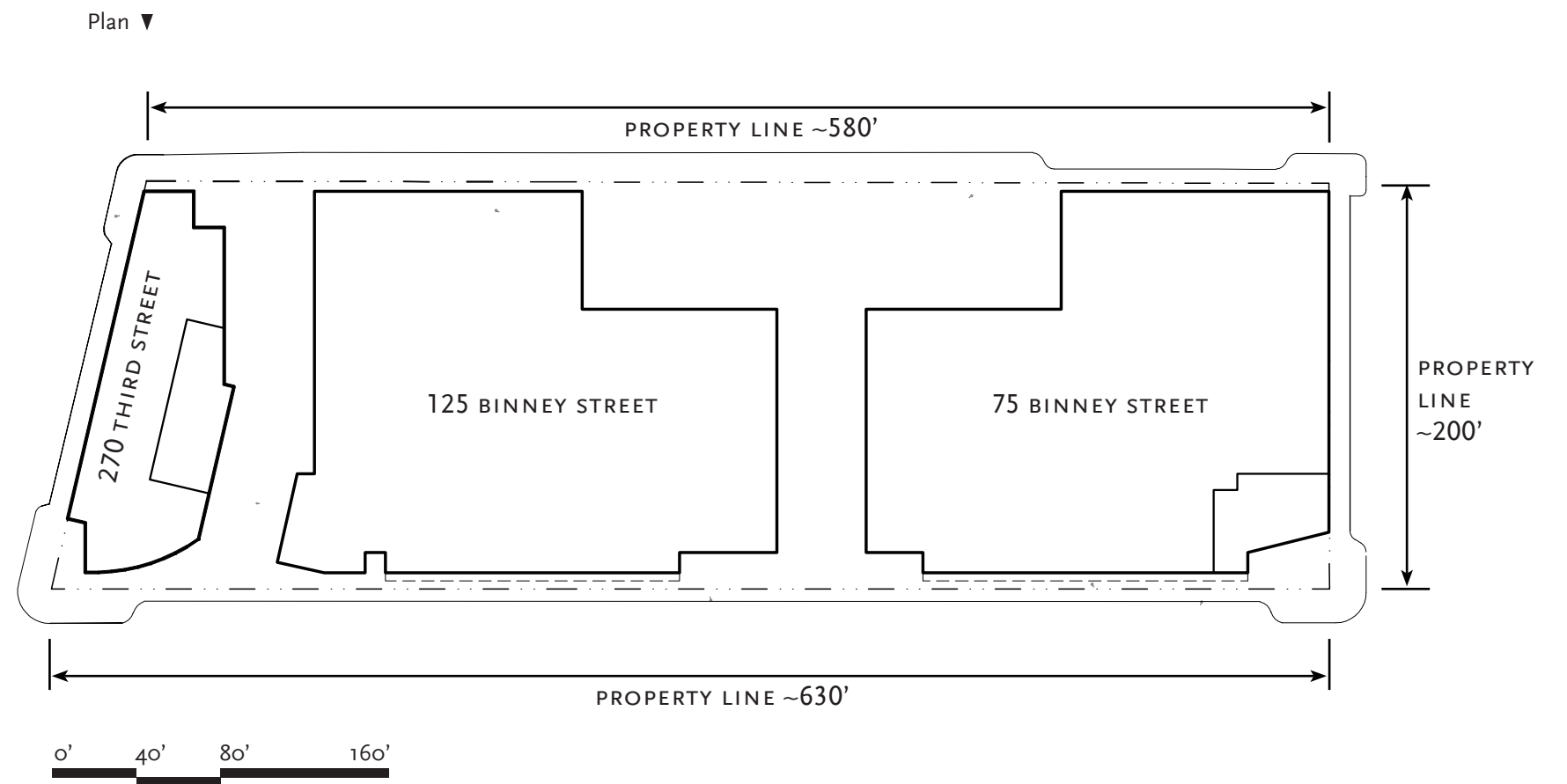
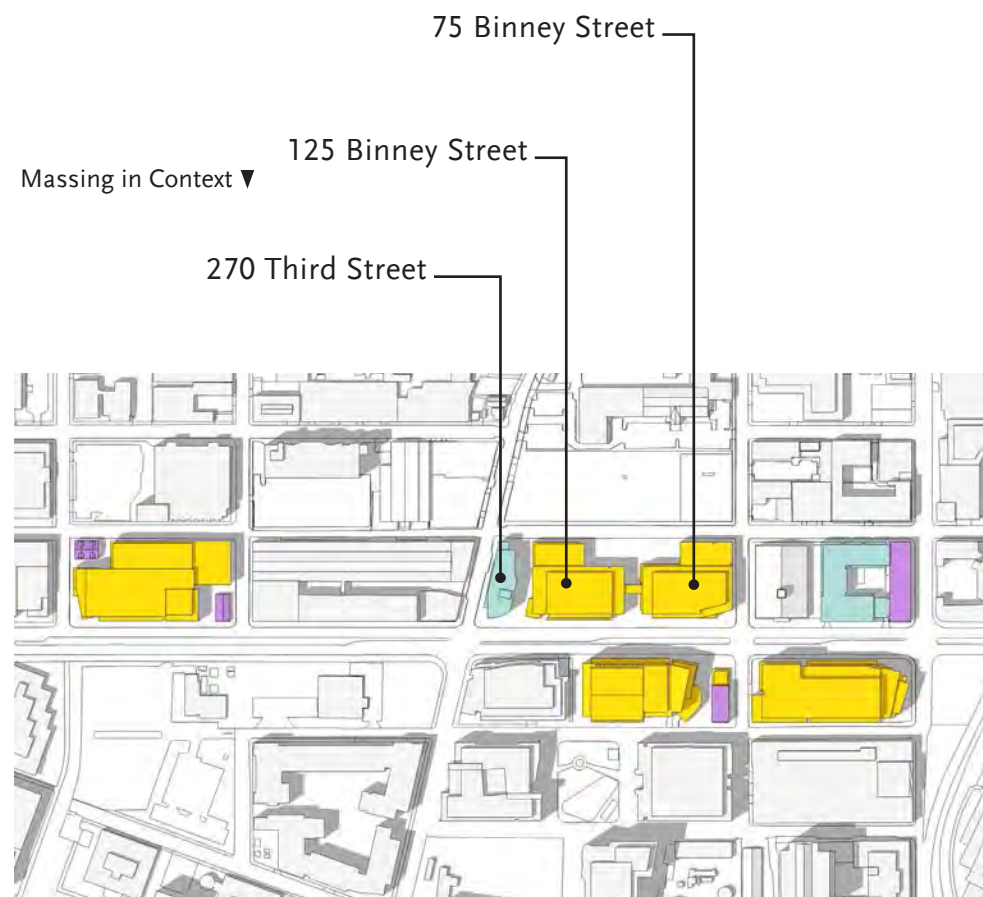


FIGURE 46

75 and 125 Binney Street and 270 Third Street Conceptual Massing



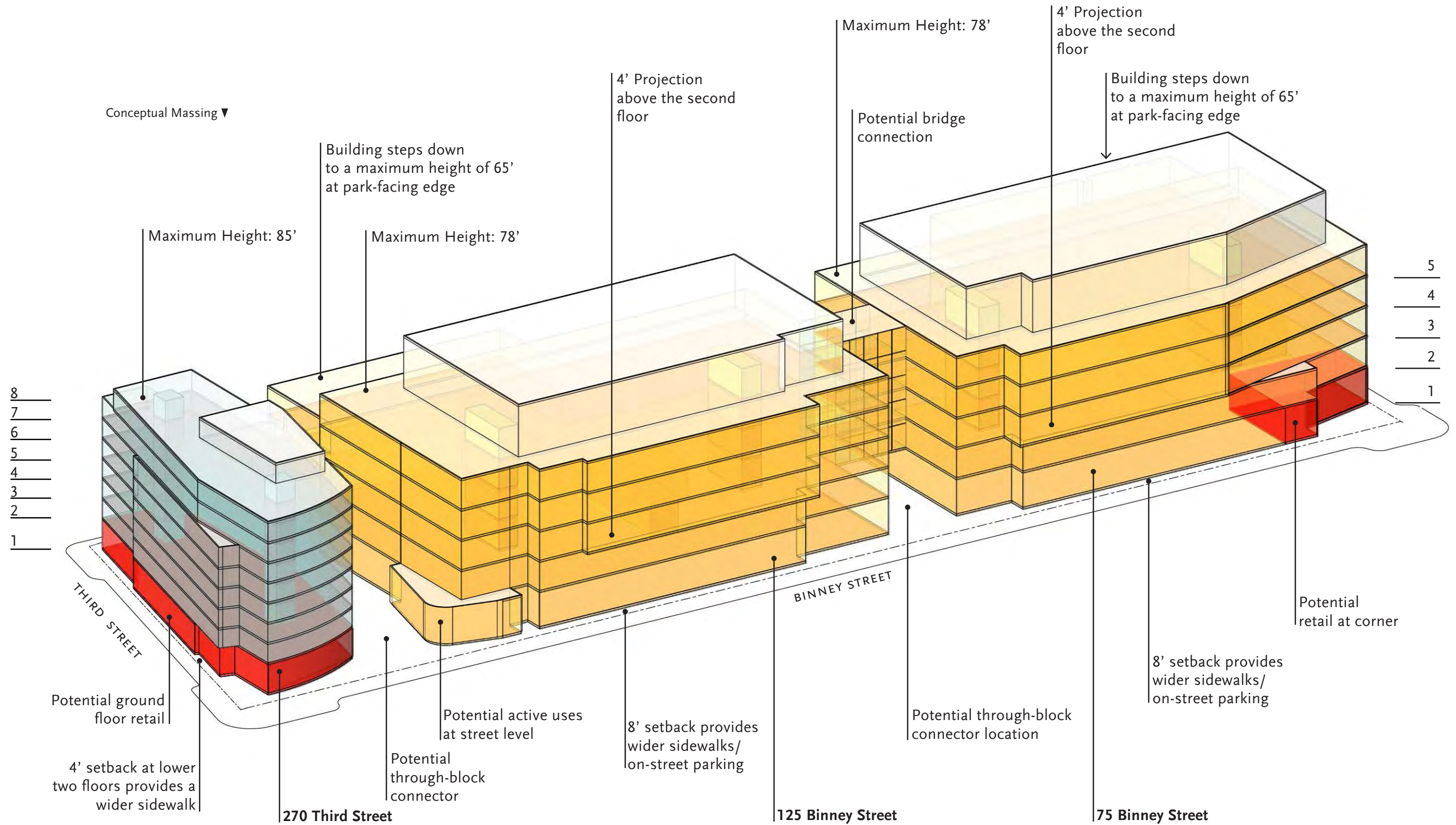
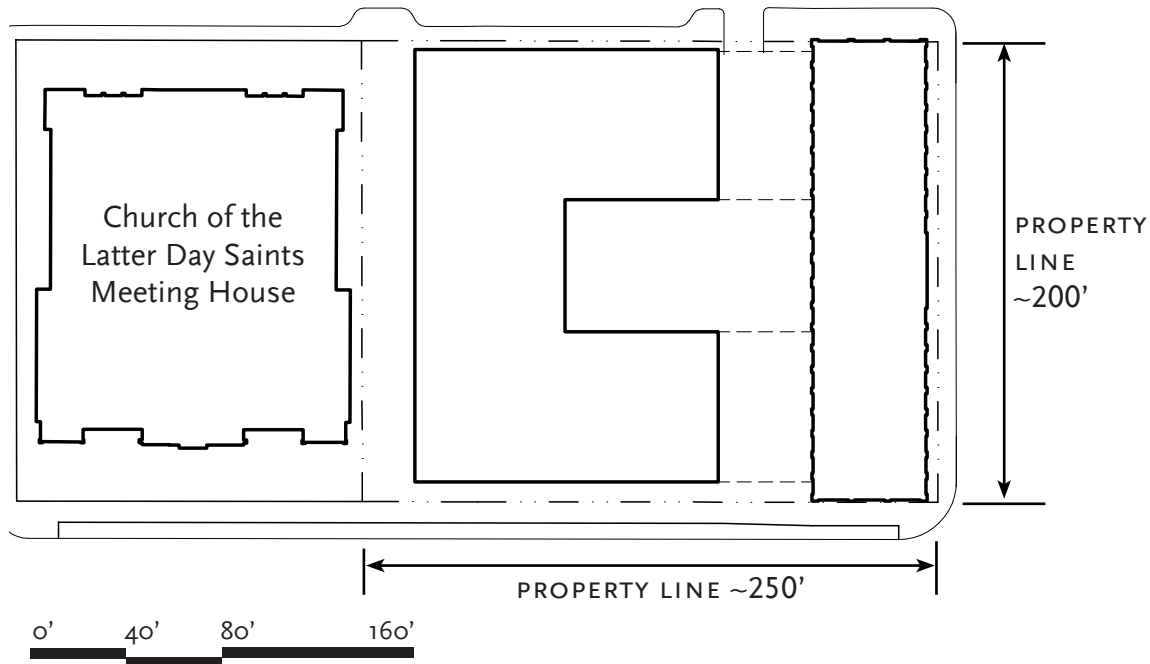


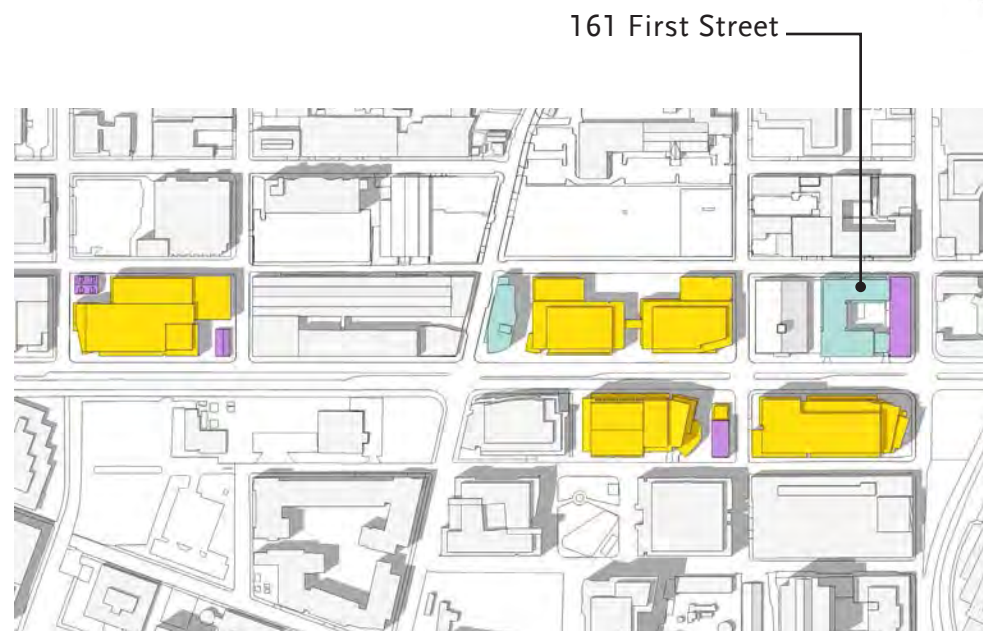
FIGURE 48

161 First Street Conceptual Massing

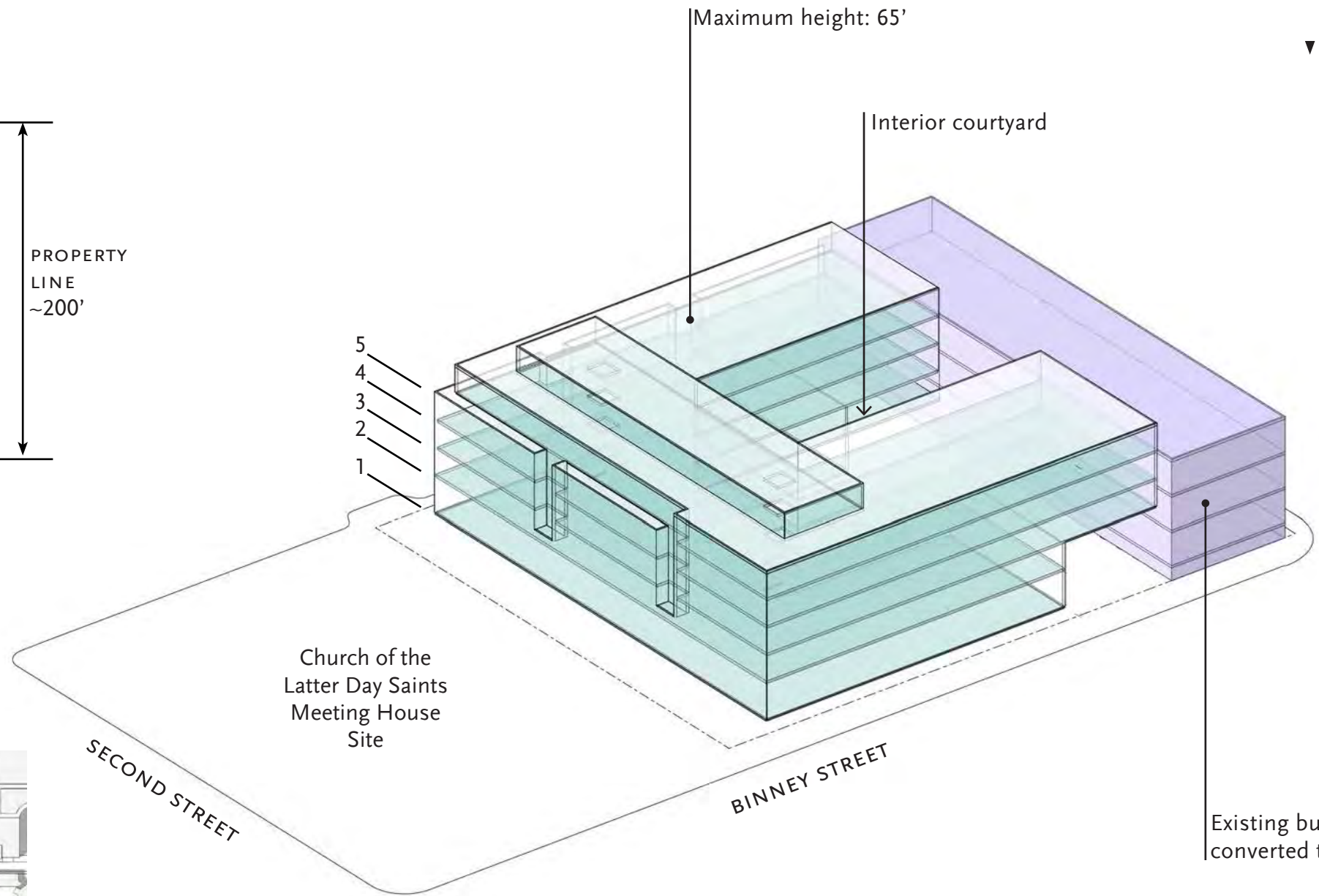
Conceptual Plan ▼



Massing in Context ▼



▼ Conceptual Massing



225 Binney Street Conceptual Massing

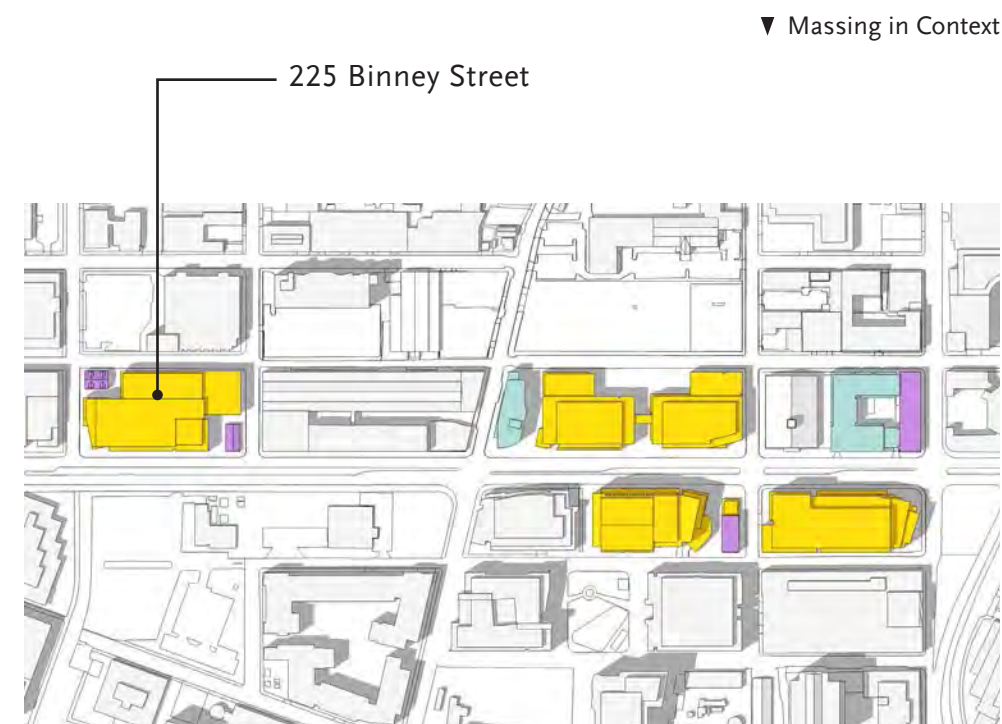
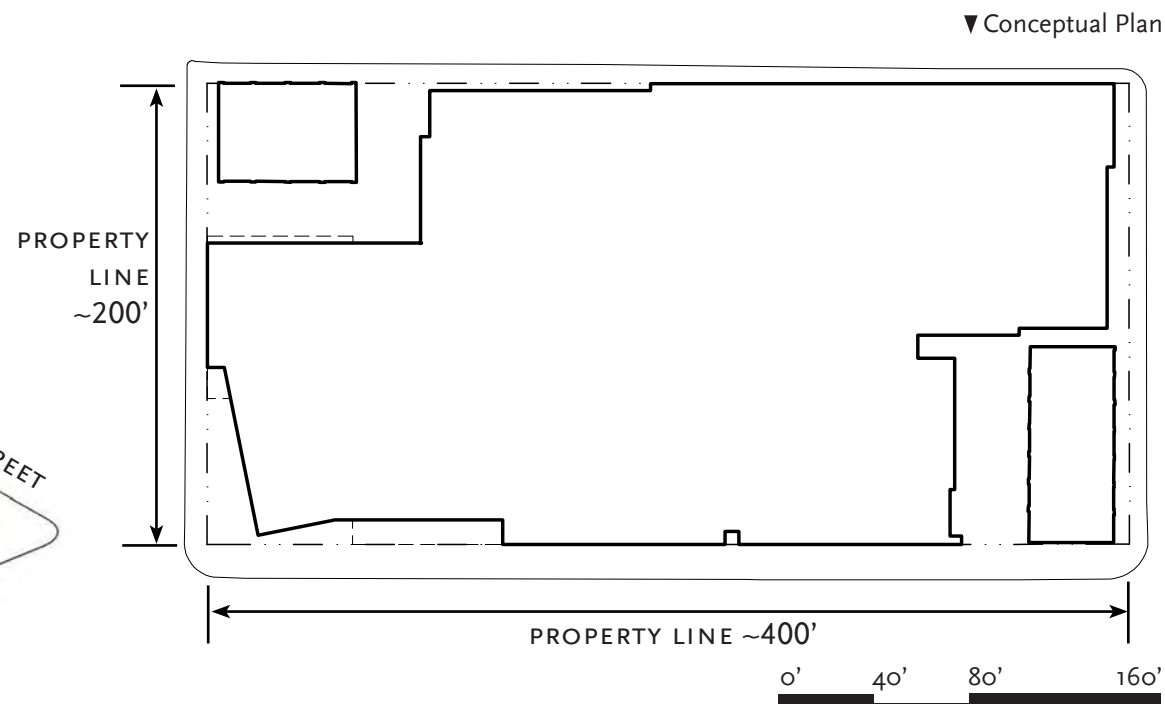
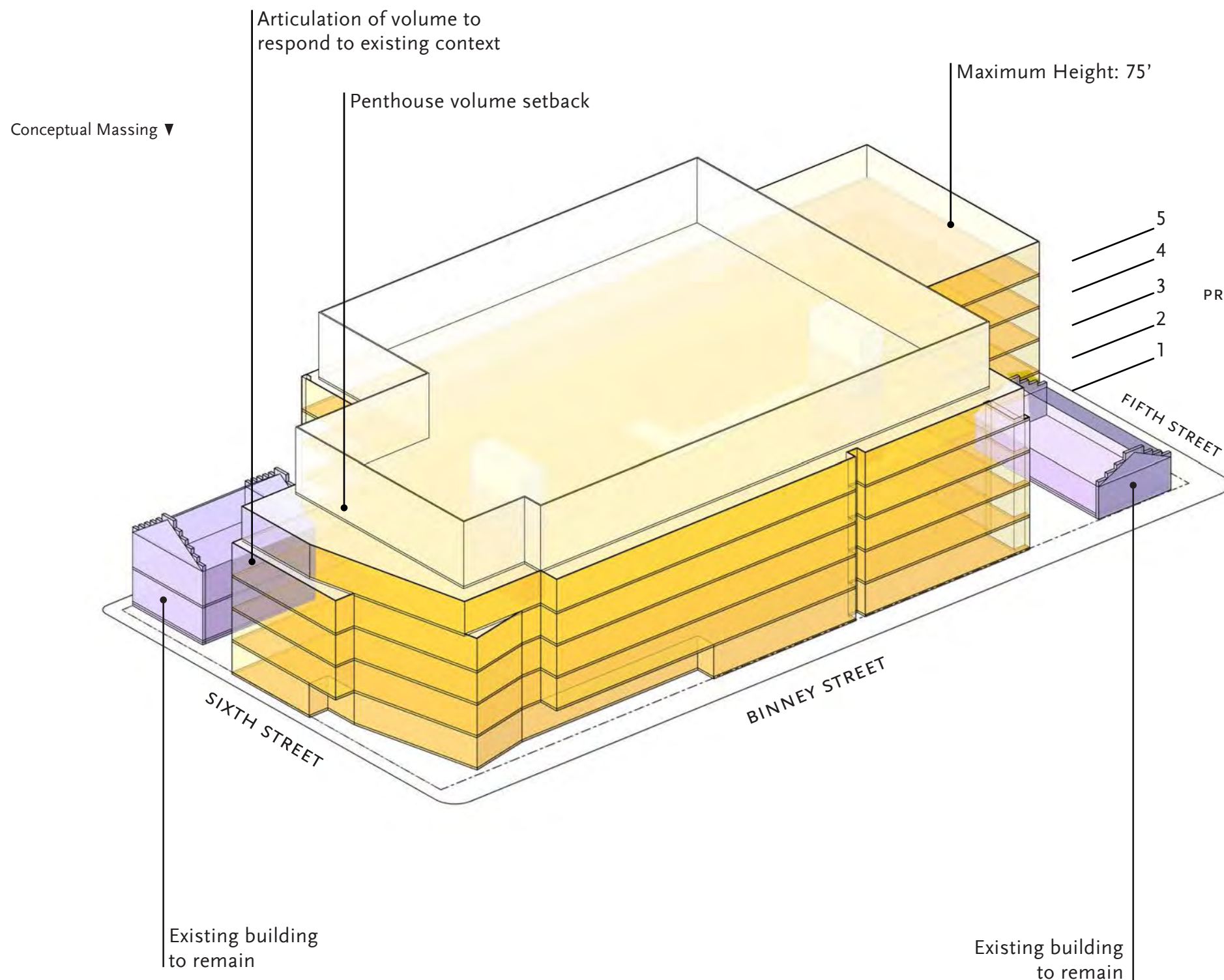
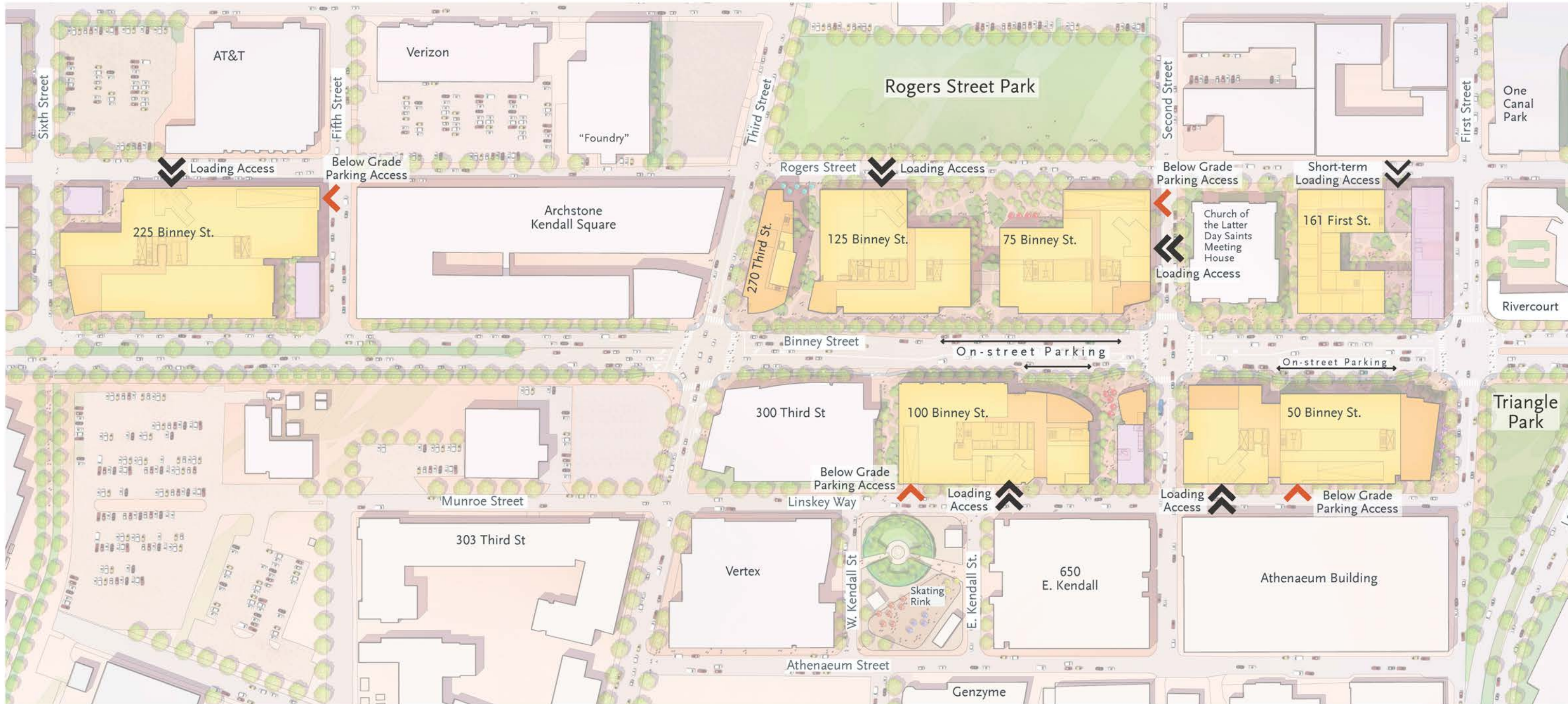


FIGURE 50

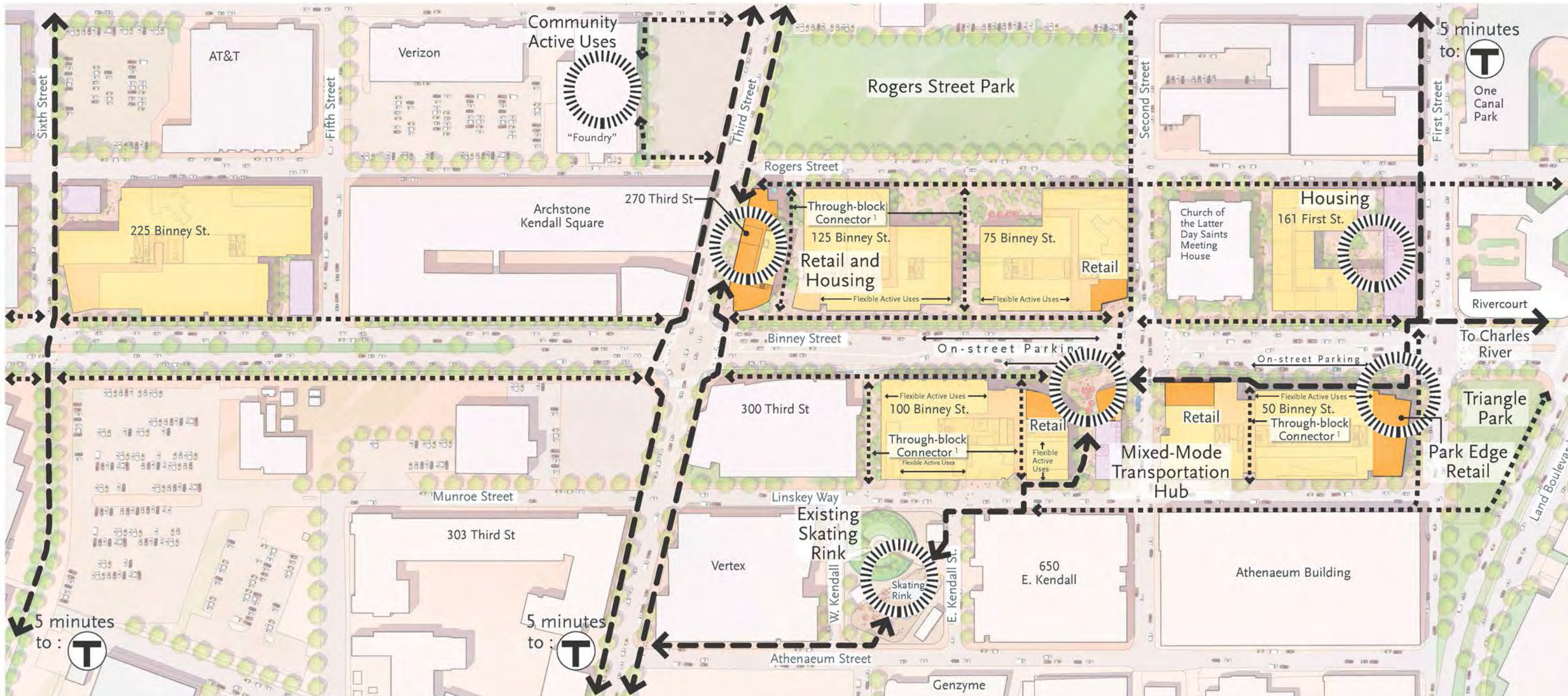
Parking and Loading Access



Conceptual Plan



Pedestrian Routes and Destinations



BUILDING SITES
 RETAIL
 BUILDING TO BE PRESERVED
 DESTINATION NODE

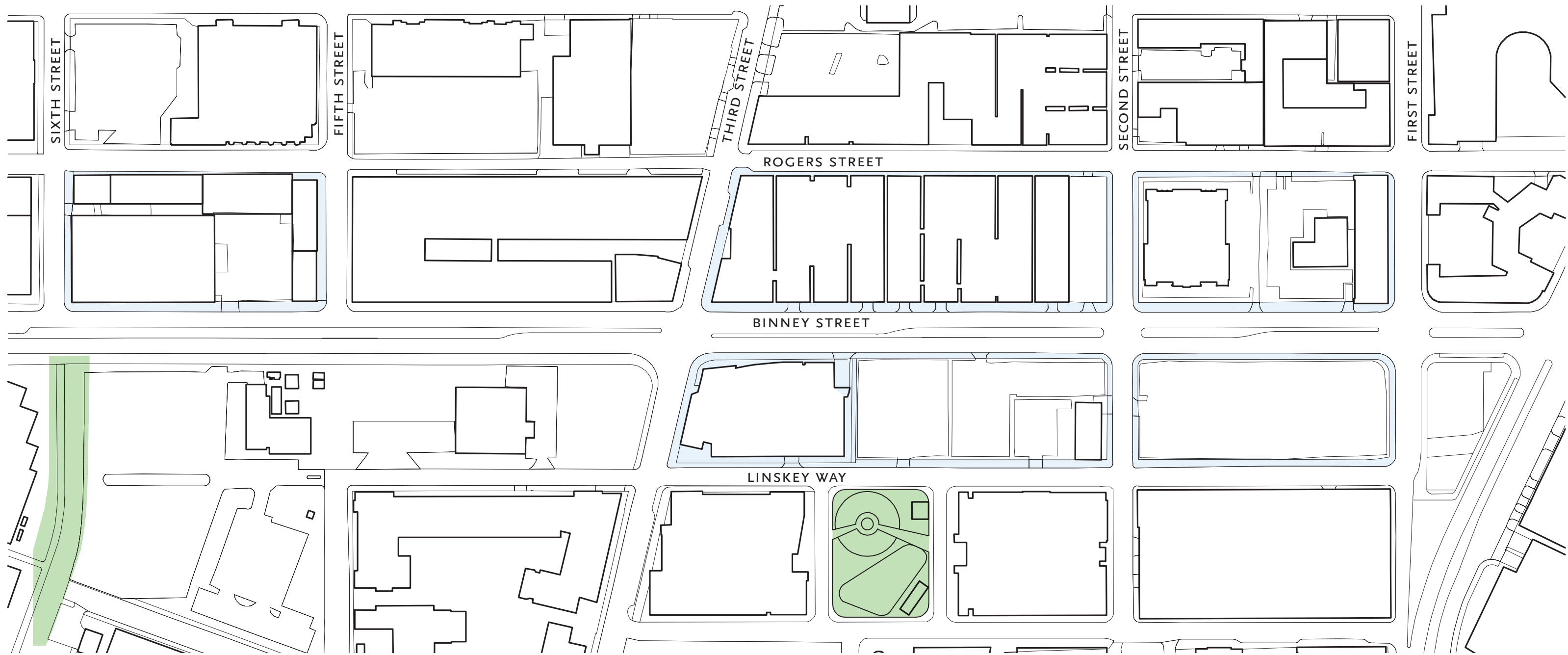
NOTES:
 1. Potential through-block connections and locations

Conceptual Plan



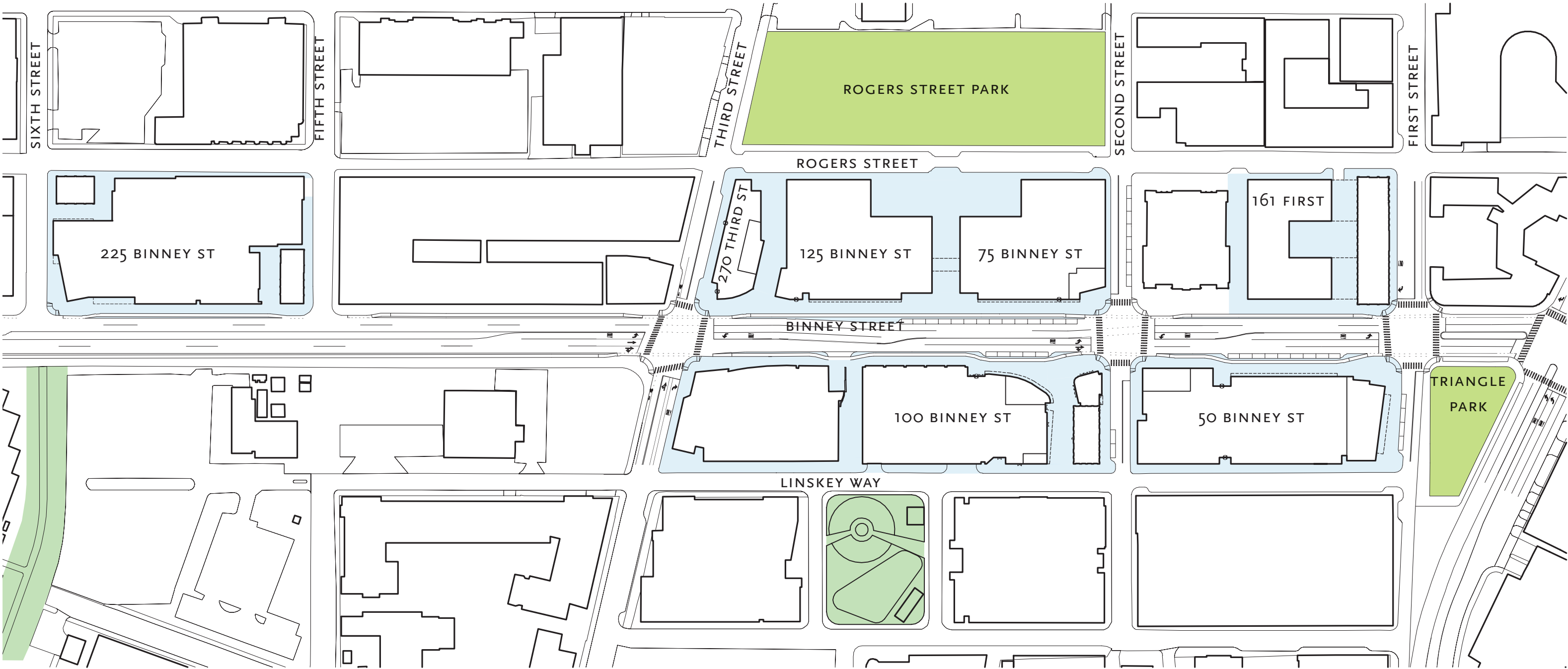
FIGURE 52

Existing Public Realm and Adjacent Open Space

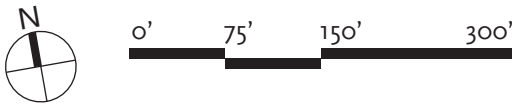


ADJACENT OPEN SPACE PUBLIC REALM

Proposed Public Realm and Adjacent Open Space



ADJACENT OPEN SPACE CITY OF CAMBRIDGE OPEN SPACE PUBLIC REALM



A Landscape of Diverse Elements Materials Palette



RICH PAVING MATERIAL



FLOWER BEDS

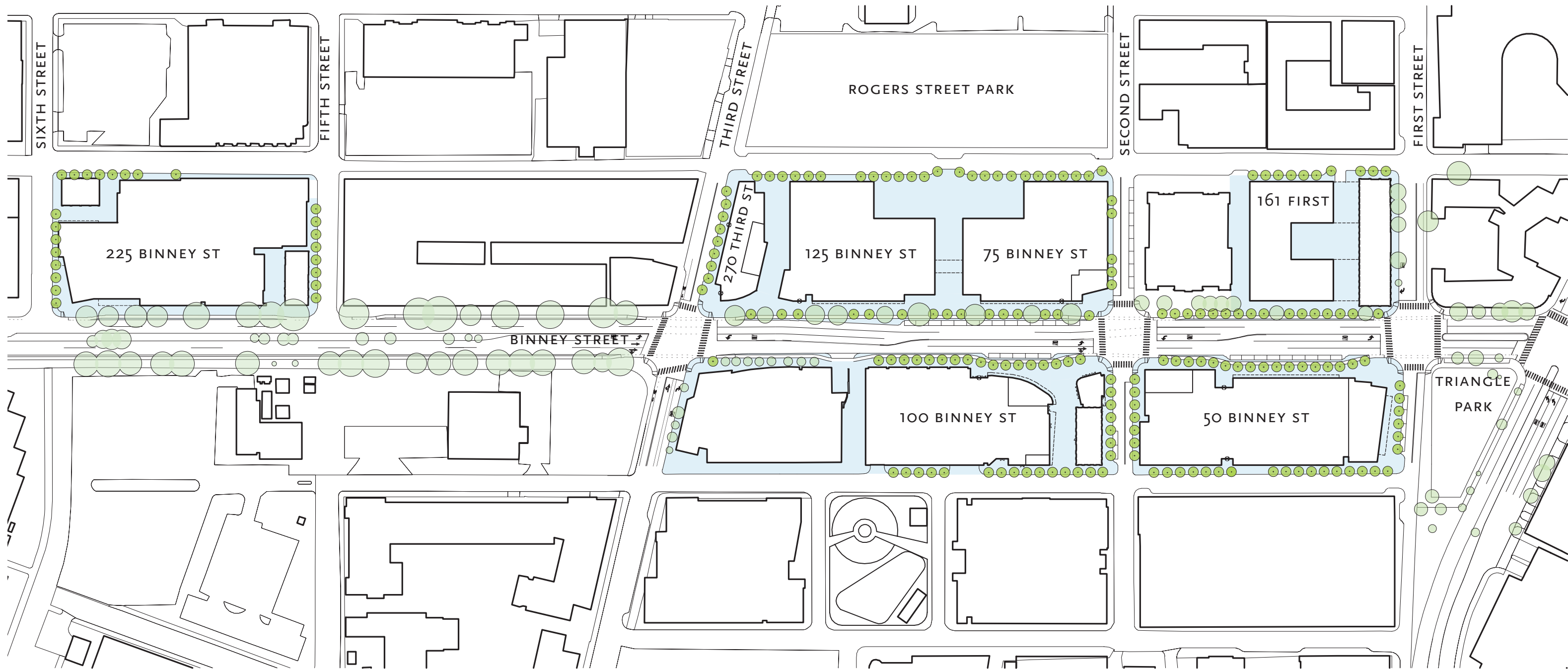


CAFE TERRACE

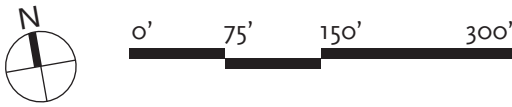


PLANTING BEDS

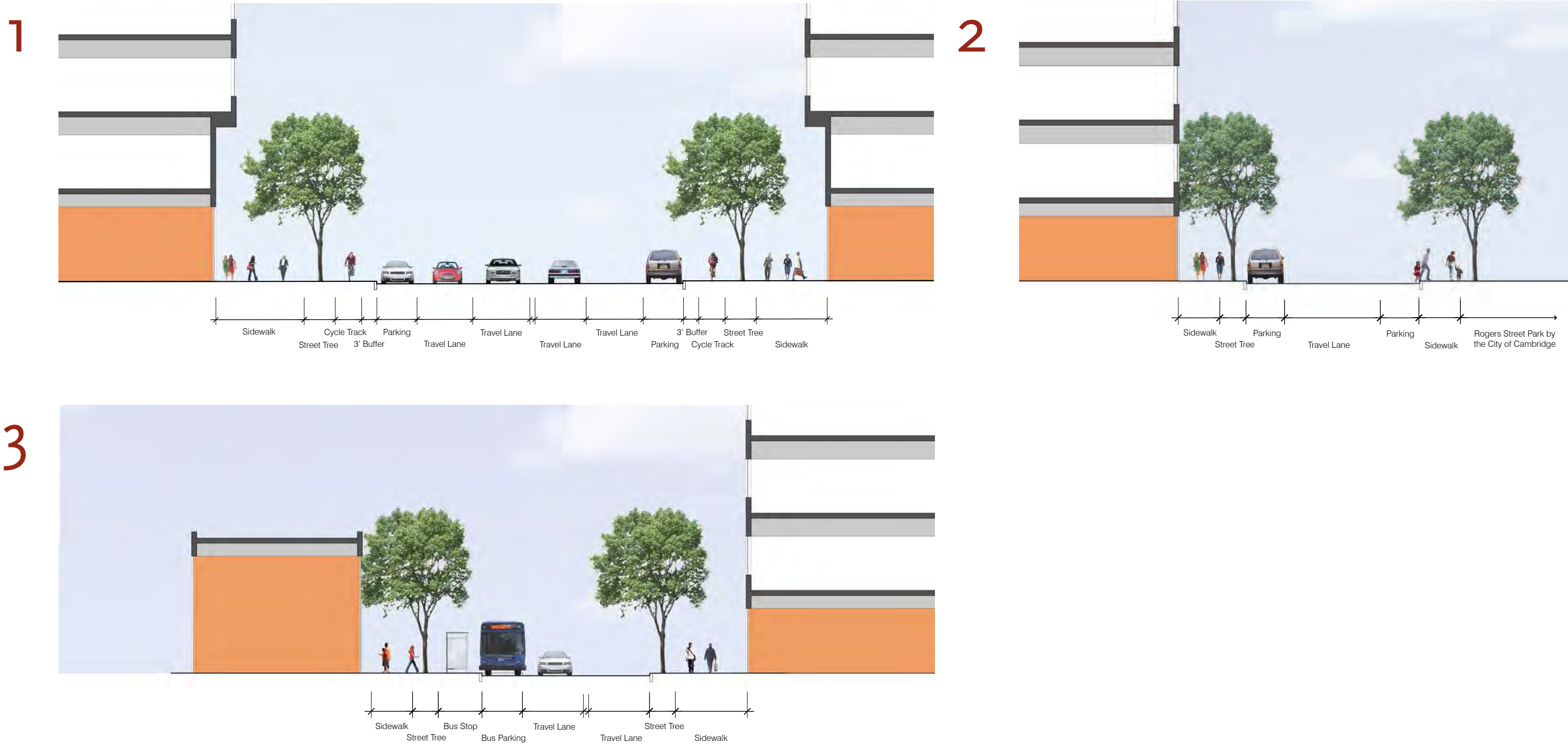
Proposed Street Trees

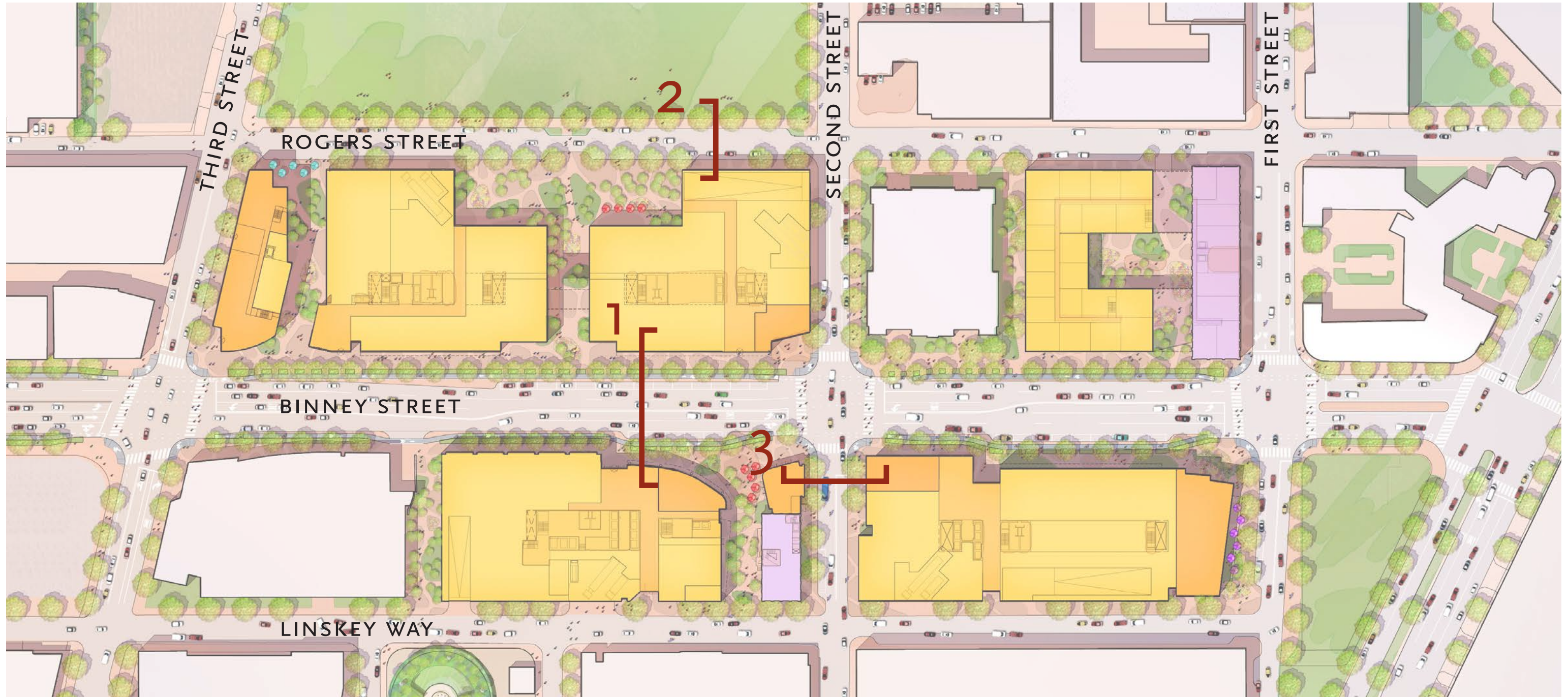


EXISTING TREES PROPOSED STREET TREES PUBLIC REALM



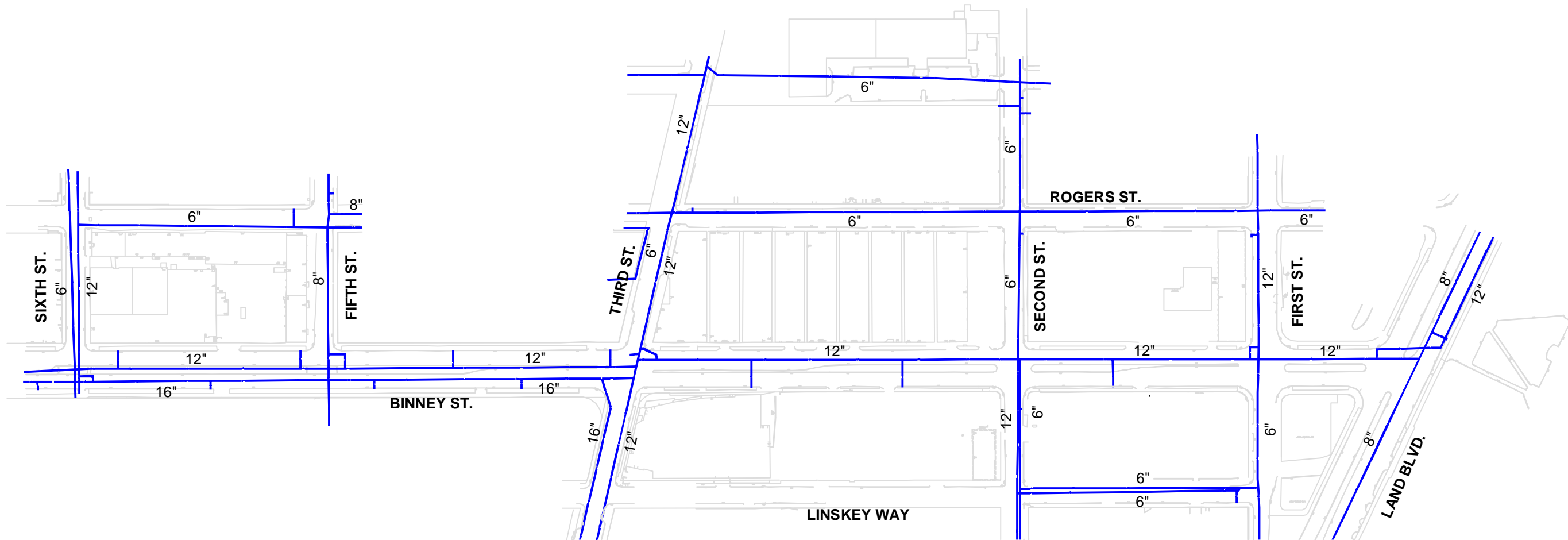
Streetscape Types Sections





0' 50' 100' 200'

Existing Water Infrastructure

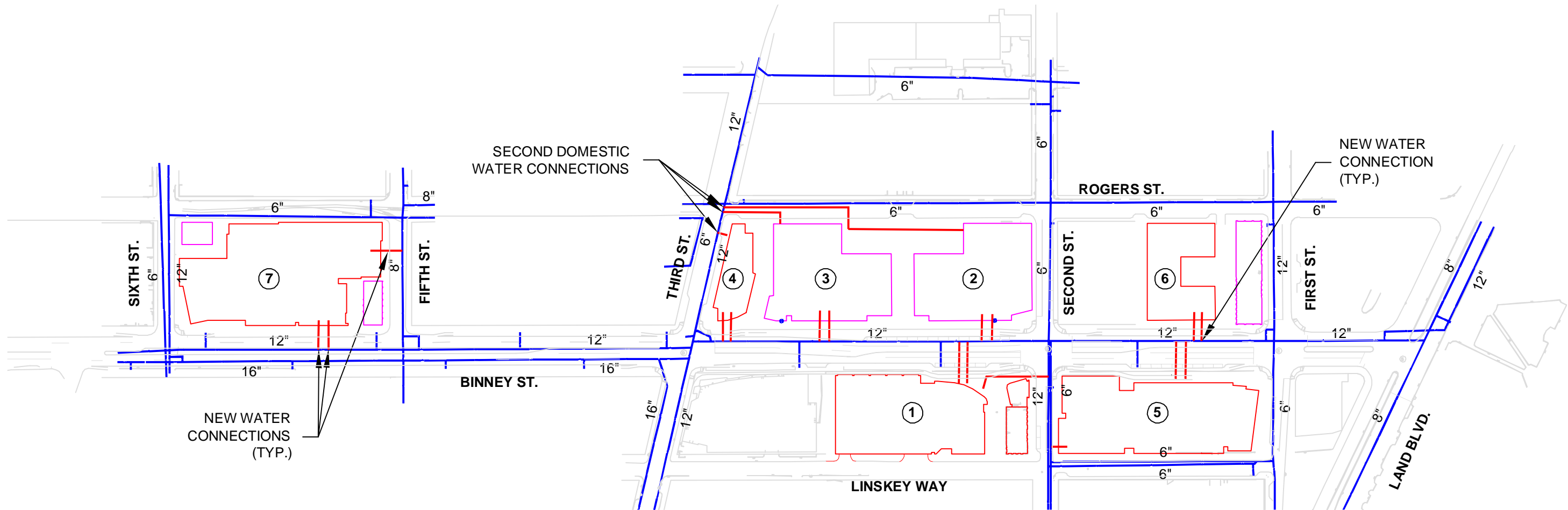


LEGEND

6" EXISTING WATER LINE AND PIPE SIZE



Proposed Water Modifications



LEGEND

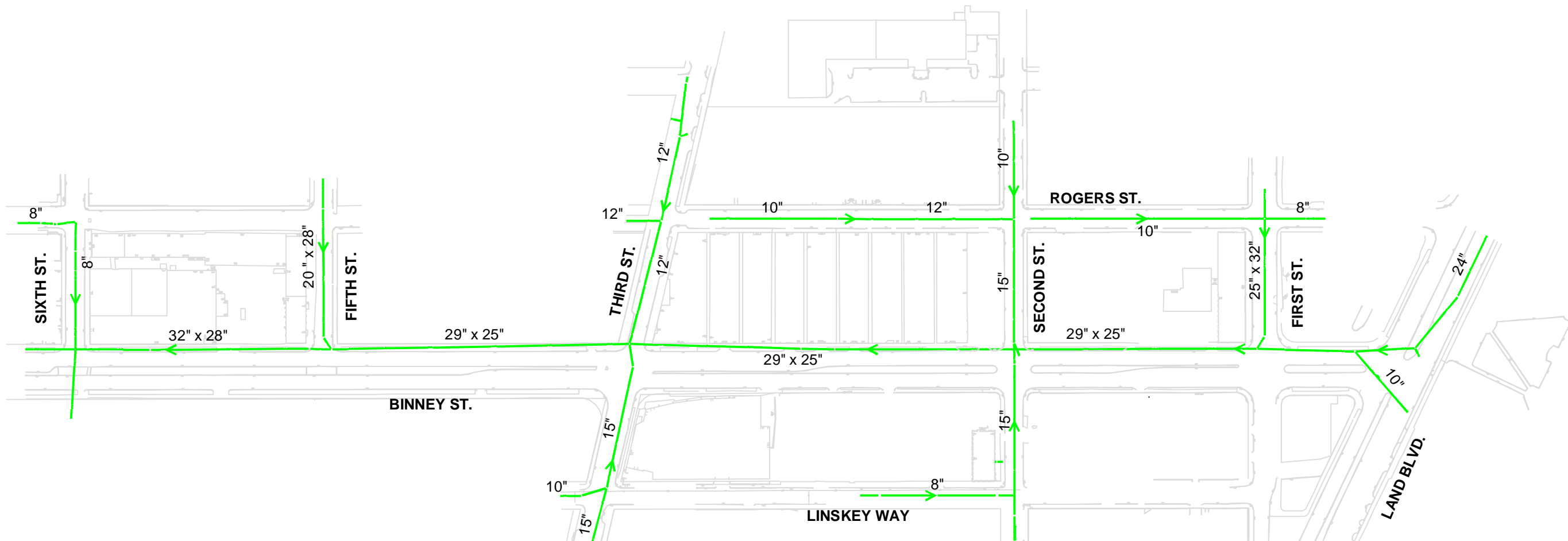
- 6" EXISTING WATER LINE AND PIPE SIZE
- PROPOSED WATER SERVICE AND FIRE PROTECTION CONNECTIONS

BUILDING KEY

- ① 100 BINNEY STREET
- ② 75 BINNEY STREET
- ③ 125 BINNEY STREET
- ④ 270 THIRD STREET
- ⑤ 50 BINNEY STREET
- ⑥ 161 FIRST STREET
- ⑦ 225 BINNEY STREET



Existing Sewer Infrastructure

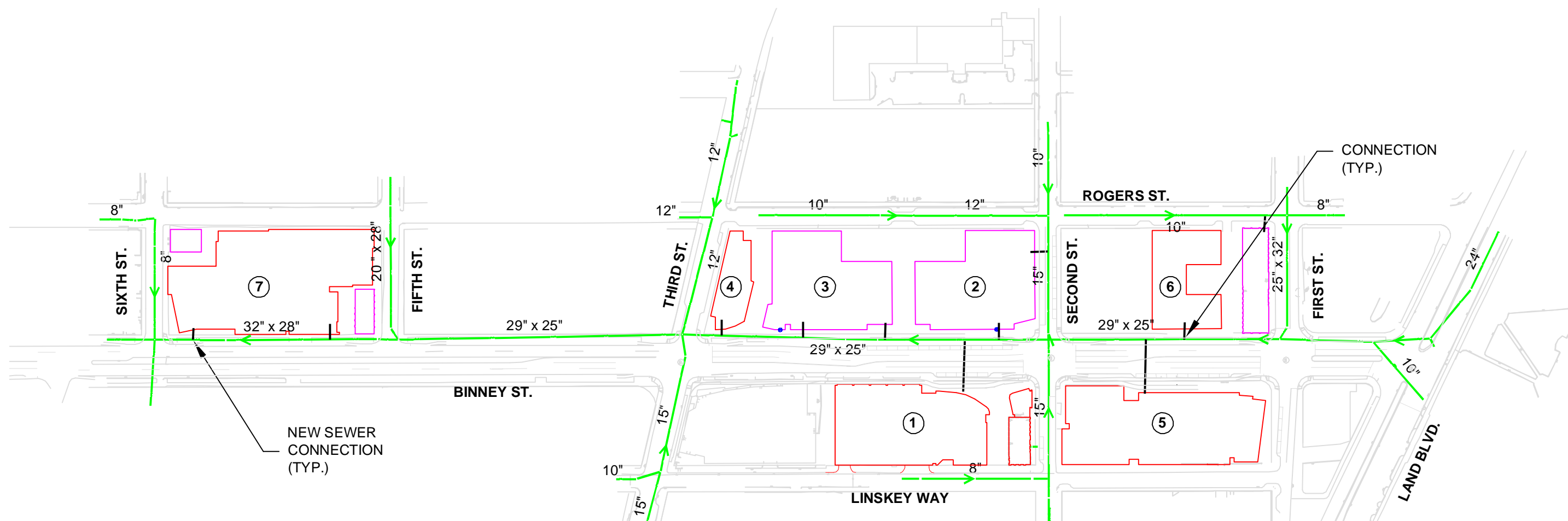


LEGEND

- 12" EXISTING SEWER LINE AND PIPE SIZE
- DIRECTION OF FLOW



Proposed Sewer Modifications



LEGEND

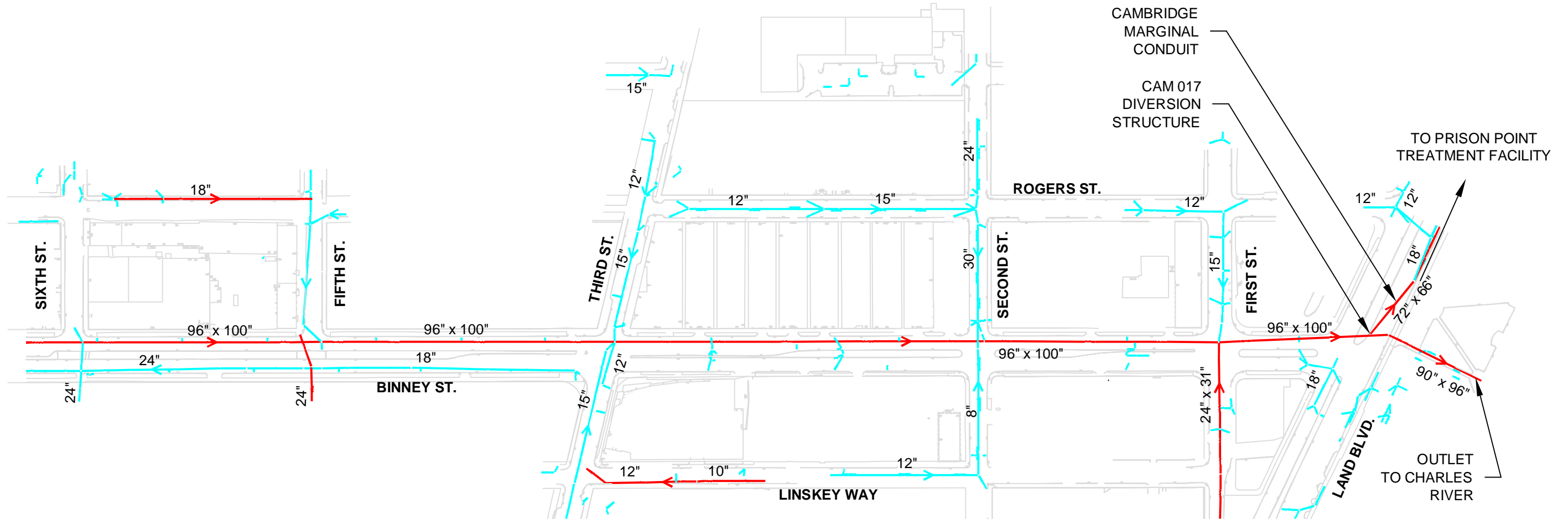
- 12" EXISTING SEWER LINE AND PIPE SIZE
- PROPOSED SEWER SERVICE LINE
- DIRECTION OF FLOW

BUILDING KEY

- ① 100 BINNEY STREET
- ② 75 BINNEY STREET
- ③ 125 BINNEY STREET
- ④ 270 THIRD STREET
- ⑤ 50 BINNEY STREET
- ⑥ 161 FIRST STREET
- ⑦ 225 BINNEY STREET



Existing Stormwater Infrastructure

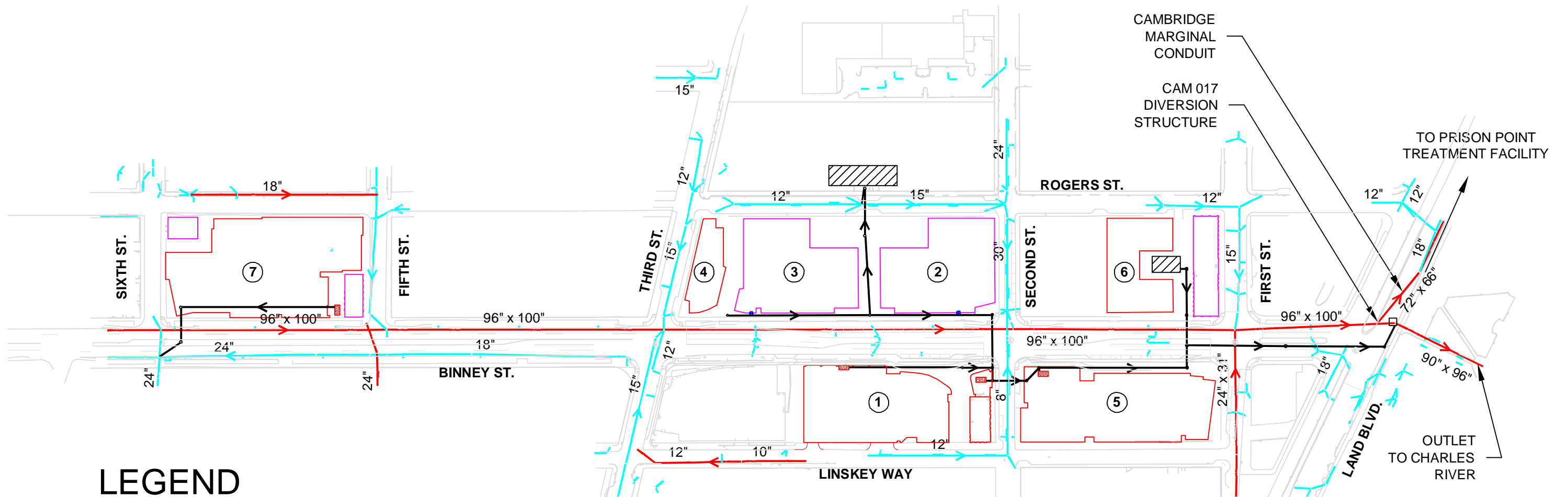


LEGEND

- 12" EXISTING DRAIN LINE AND PIPE SIZE
- 96" x 100" EXISTING COMBINED LINE AND PIPE SIZE



Proposed Stormwater Modifications



LEGEND

- 12" EXISTING DRAIN LINE AND PIPE SIZE
- 96" x 100" EXISTING COMBINED LINE AND PIPE SIZE
- PROPOSED DRAIN AND FLOW DIRECTION
- ▨ PROPOSED INFILTRATION SYSTEM
- ▨ PROPOSED SAND FILTER
- DIRECTION OF FLOW — DRAIN LINE

BUILDING KEY

- ① 100 BINNEY STREET
- ② 75 BINNEY STREET
- ③ 125 BINNEY STREET
- ④ 270 THIRD STREET
- ⑤ 50 BINNEY STREET
- ⑥ 161 FIRST STREET
- ⑦ 225 BINNEY STREET



0' 100' 200' 400'