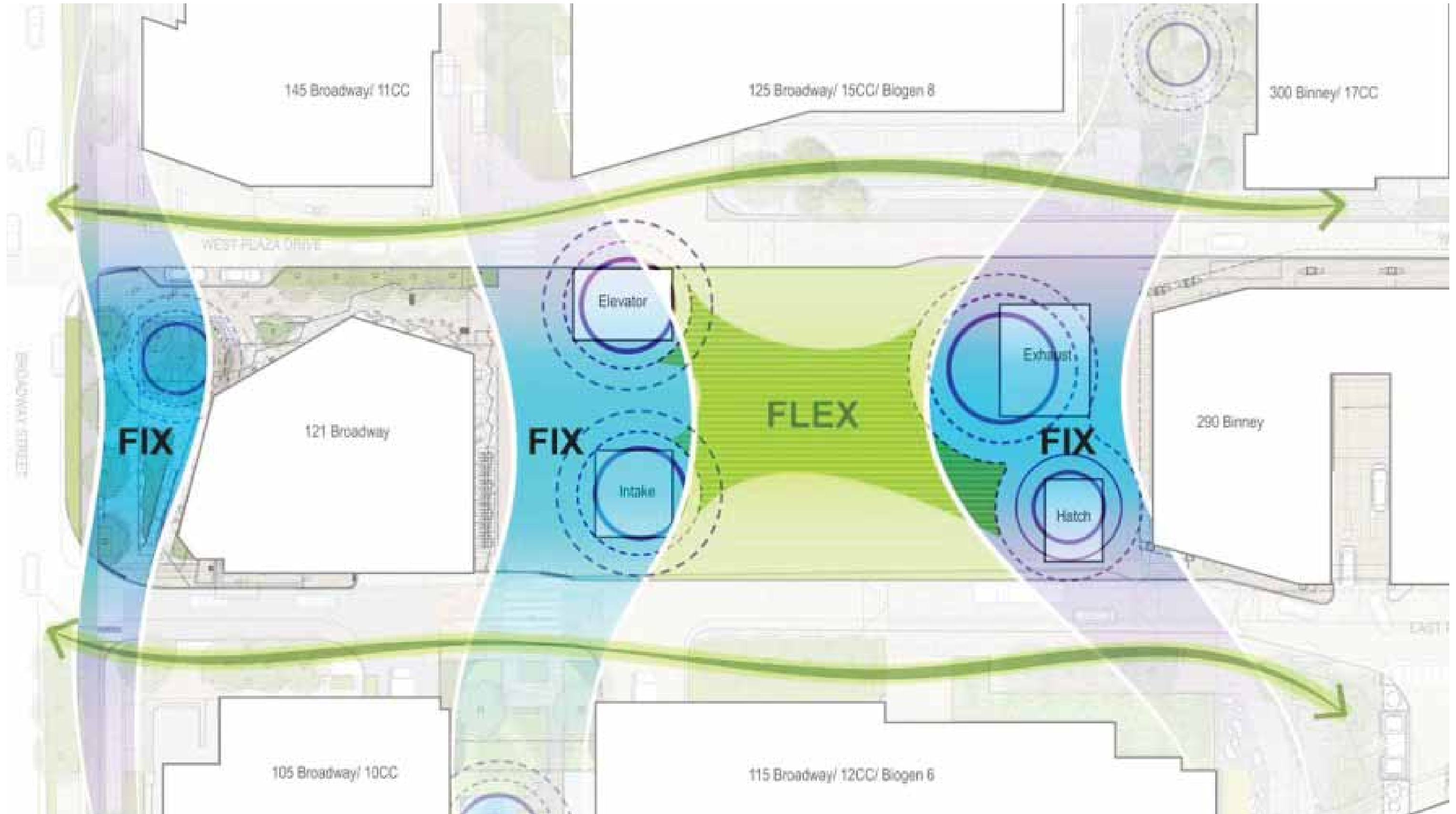


## 2. LANDSCAPE

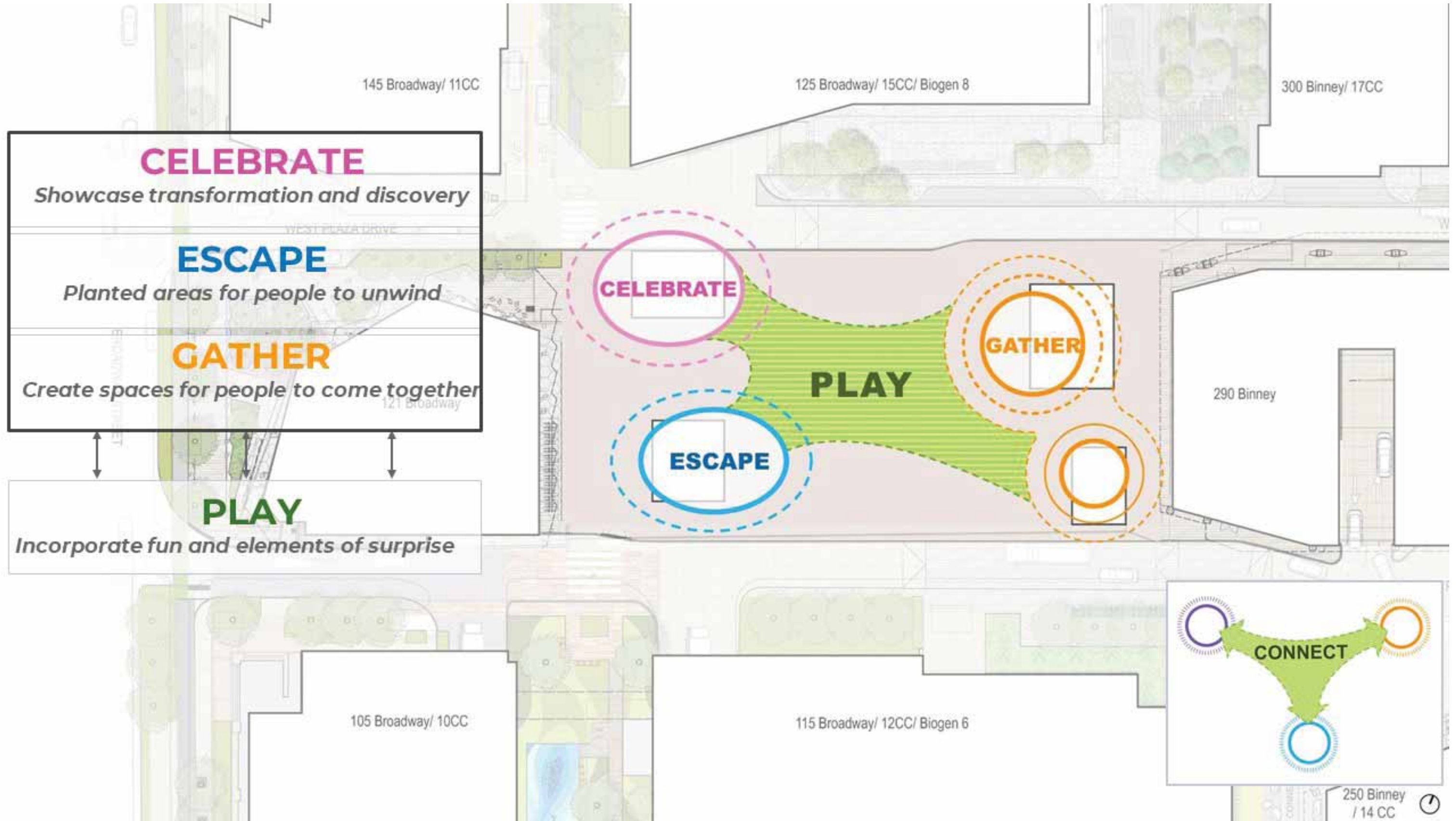
# 2.1 DESIGN VISION AND FRAMEWORK

## 2.1.1 DESIGN CONCEPT



# 2.1 DESIGN VISION AND FRAMEWORK

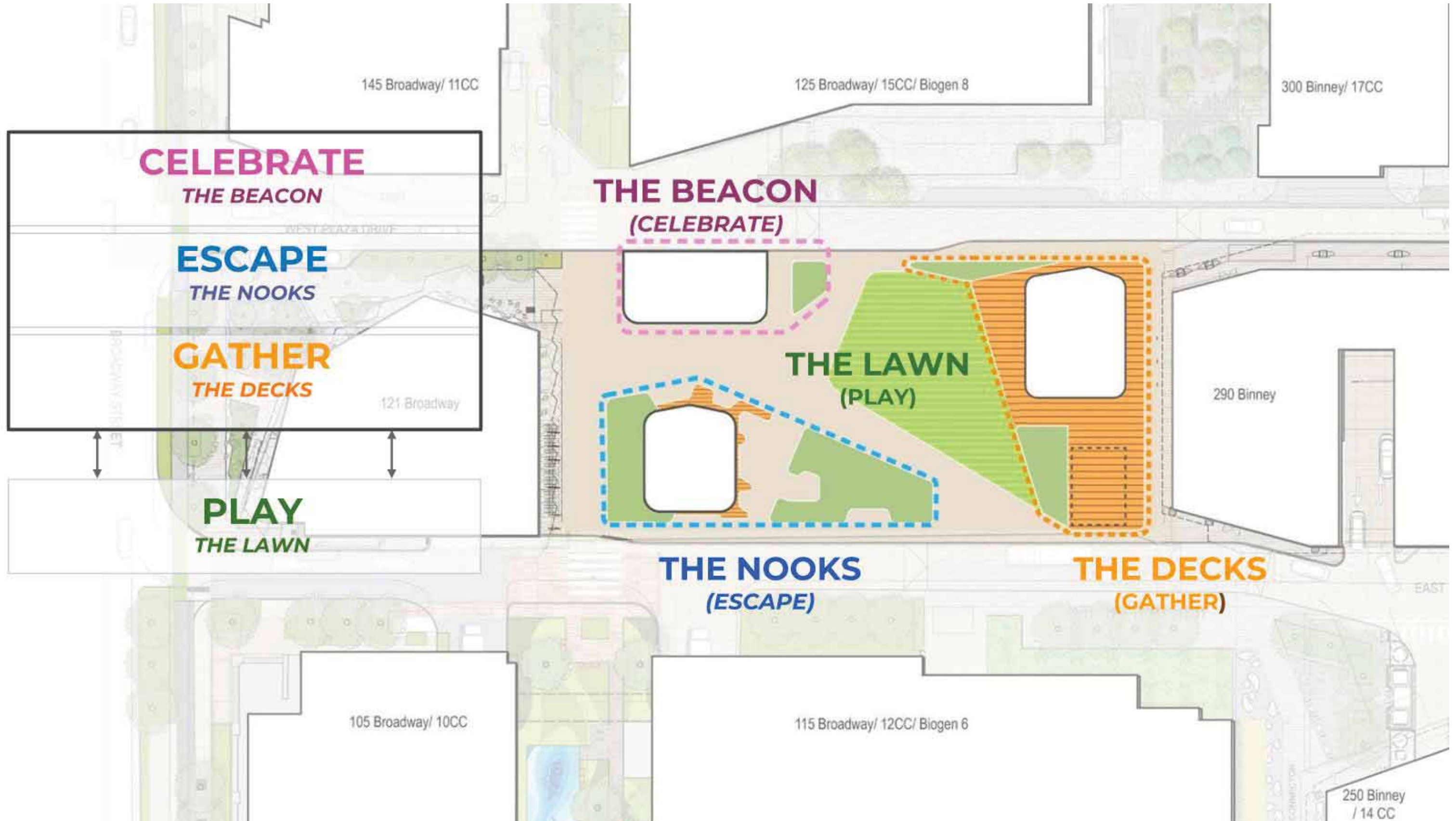
## 2.1.1 DESIGN CONCEPT





# 2.1 DESIGN VISION AND FRAMEWORK

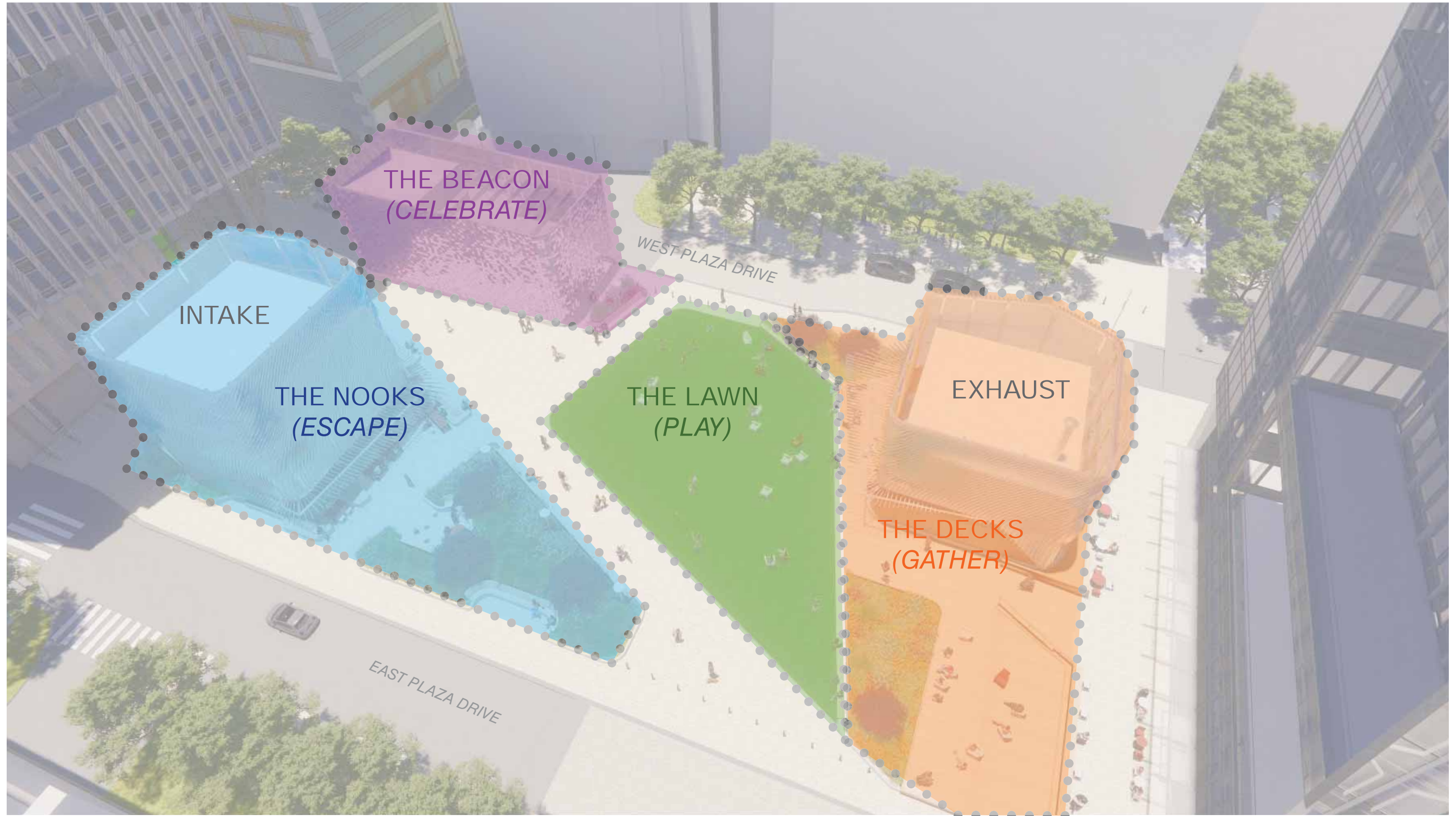
## 2.1.1 DESIGN CONCEPT





# 2.1 DESIGN VISION AND FRAMEWORK

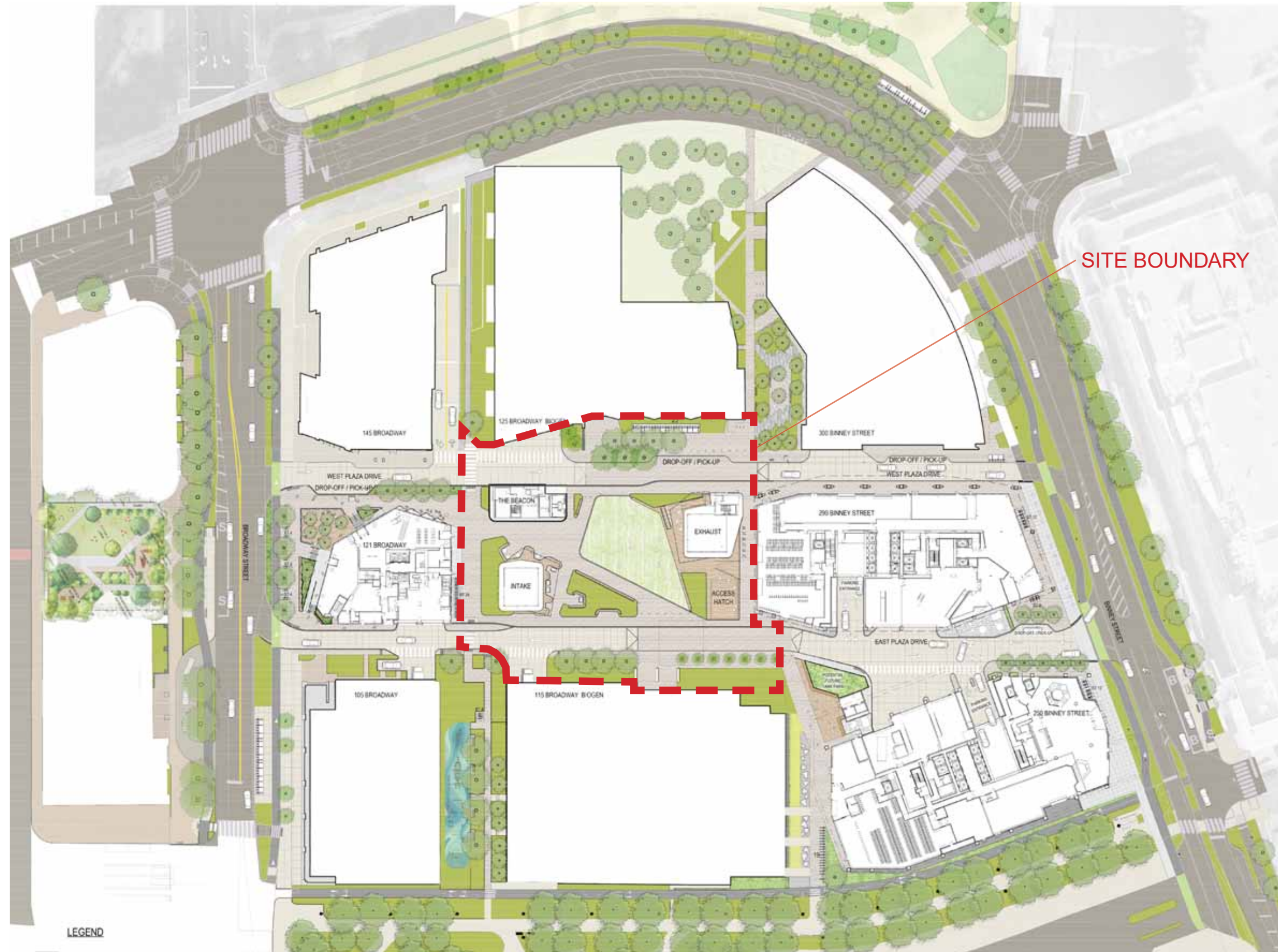
## 2.1.1 DESIGN CONCEPT





# 2.1 DESIGN VISION AND FRAMEWORK

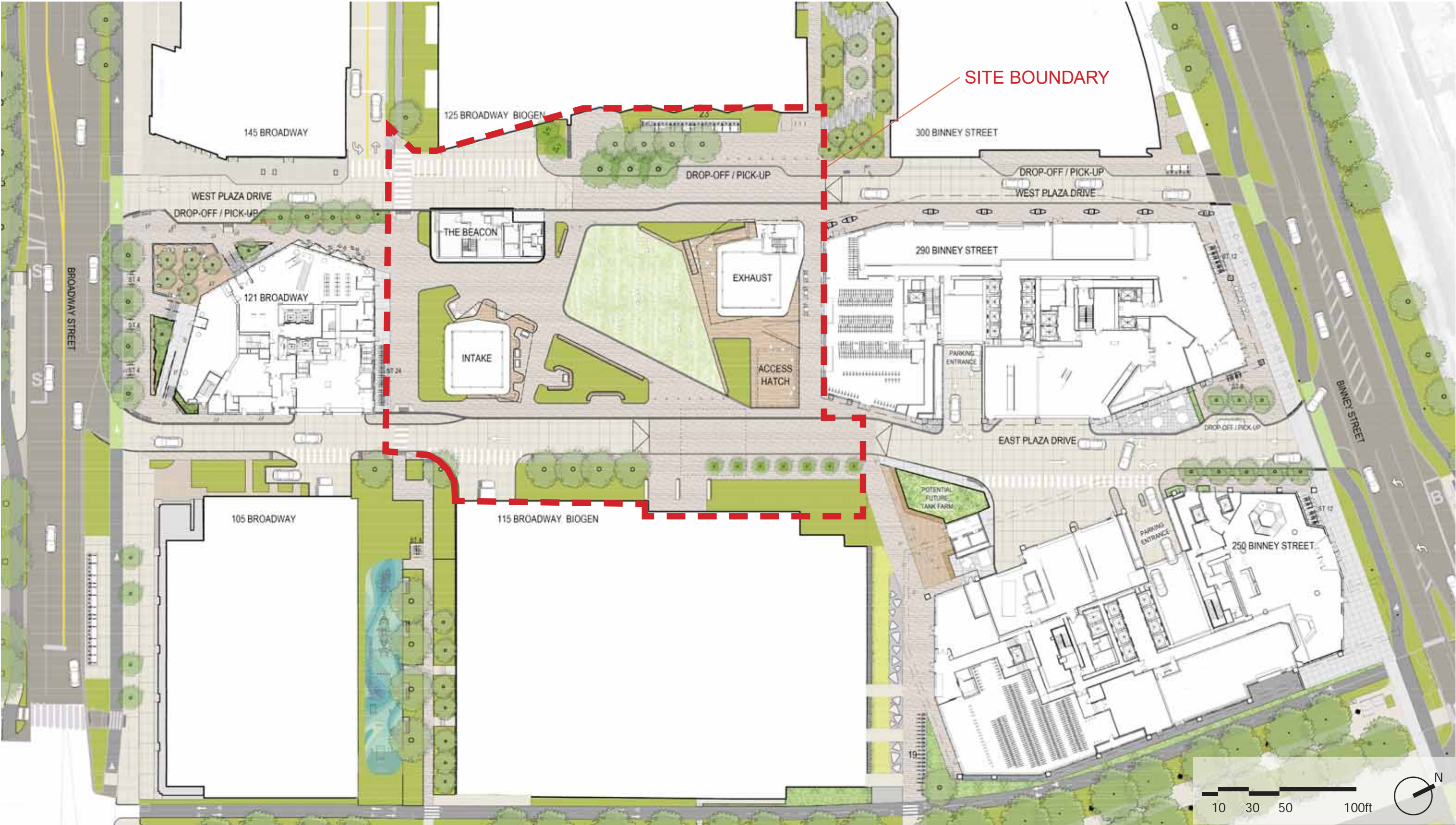
## 2.1.2 OVERALL ILLUSTRATIVE PLAN





# 2.1 DESIGN VISION AND FRAMEWORK

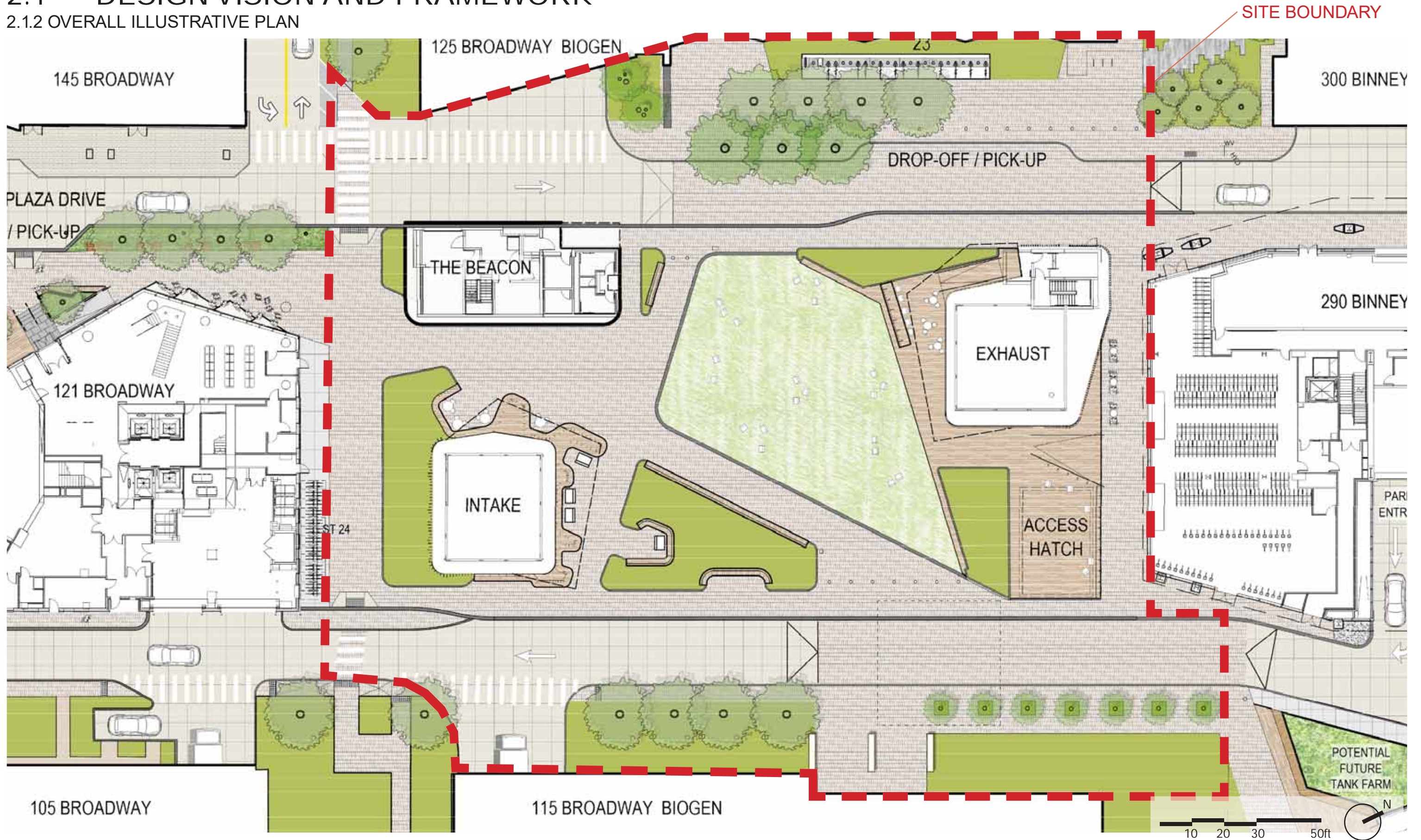
## 2.1.2 OVERALL ILLUSTRATIVE PLAN





# 2.1 DESIGN VISION AND FRAMEWORK

## 2.1.2 OVERALL ILLUSTRATIVE PLAN





# 2.1 DESIGN VISION AND FRAMEWORK

## 2.1.3 OVERALL AXON





# 2.1 DESIGN VISION AND FRAMEWORK

## 2.1.4 CONTEXT AND ARRIVAL EXPERIENCE





# 2.1 DESIGN VISION AND FRAMEWORK

## 2.1.4 CONTEXT AND ARRIVAL EXPERIENCE





# 2.1 DESIGN VISION AND FRAMEWORK

## 2.1.4 CONTEXT AND ARRIVAL EXPERIENCE





# 2.1 DESIGN VISION AND FRAMEWORK

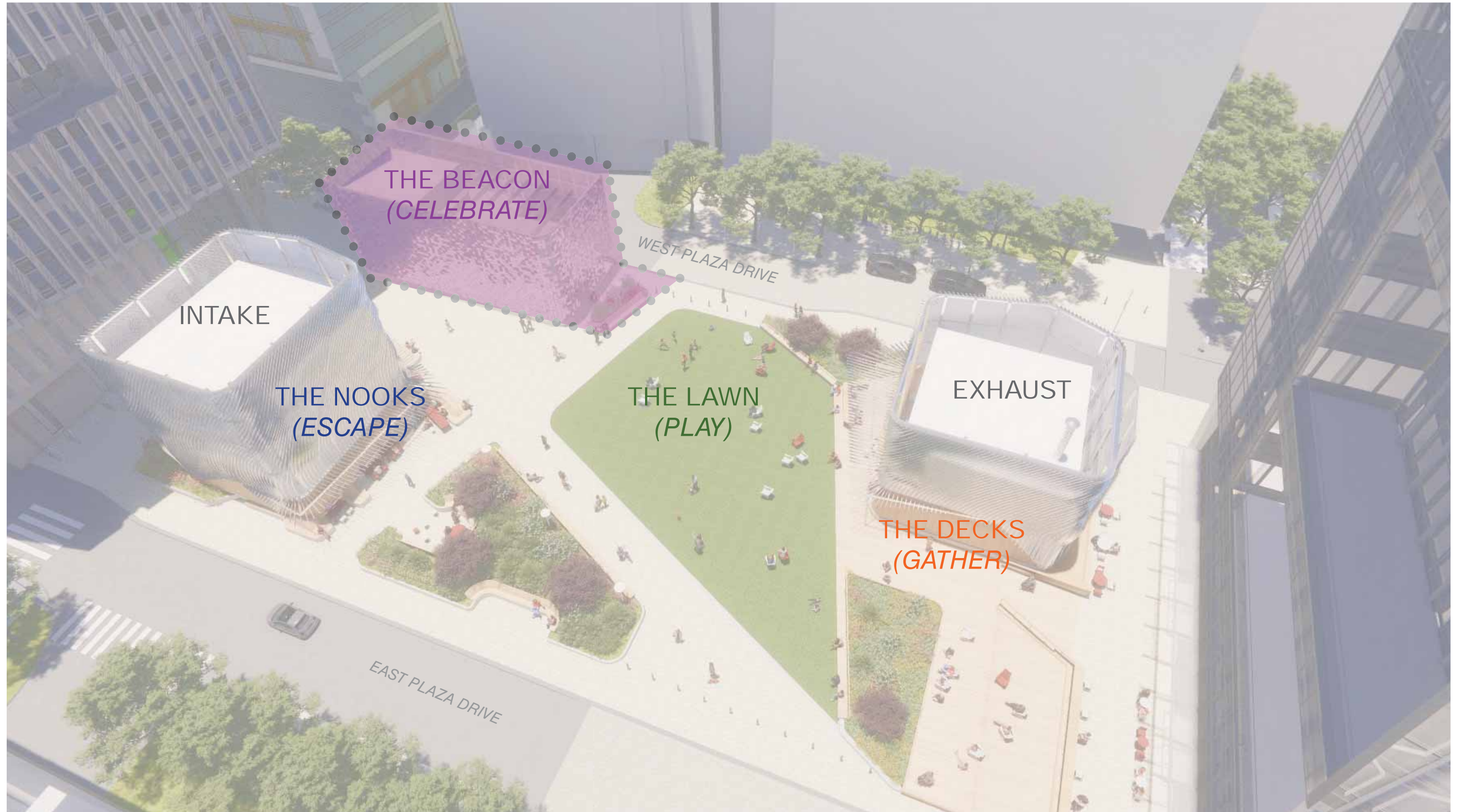
## 2.1.4 CONTEXT AND ARRIVAL EXPERIENCE





## 2.2 SITE AREAS

### 2.2.1 THE BEACON





## 2.2 SITE AREAS

### 2.2.1 THE BEACON

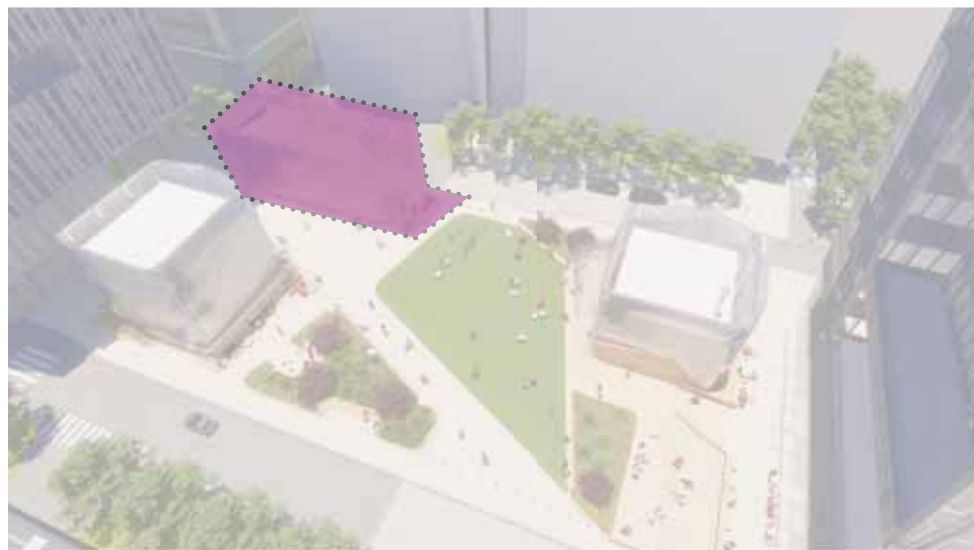
Inspiration

## CELEBRATE↑

An opportunity to showcase and celebrate the vibrancy of the district.

The beacon is designed as a celebration of the ever-changing environment, context, and people who visit. Through its mirrored facade, the viewer is invited to join in the vibrant mosaic that makes up the plaza, celebrating both their arrival and the role they play in shaping the public space.

## THE BEACON



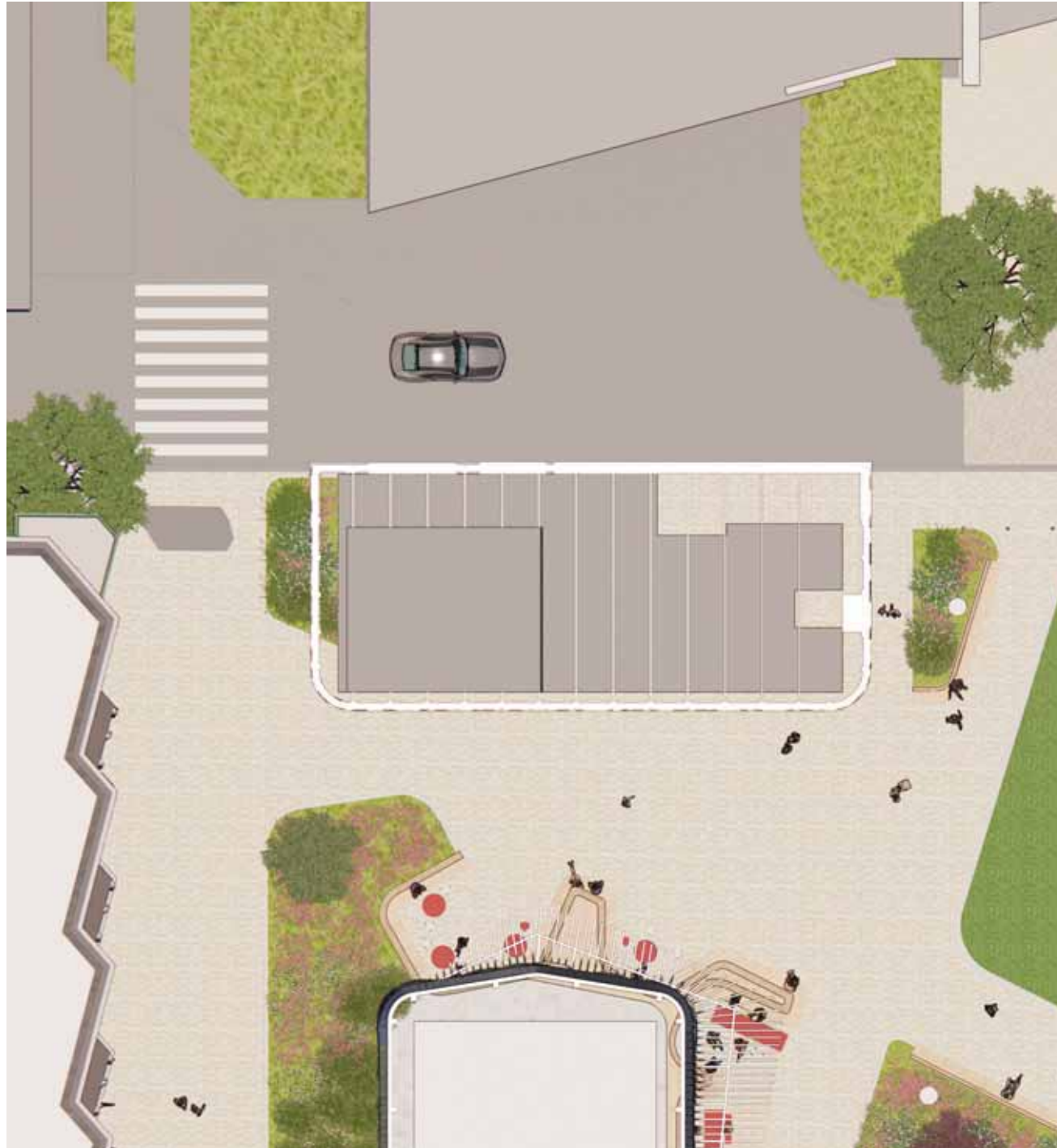
SASAKI

Lam



# 2.2 SITE AREAS

## 2.2.1 THE BEACON





# 2.2 SITE AREAS

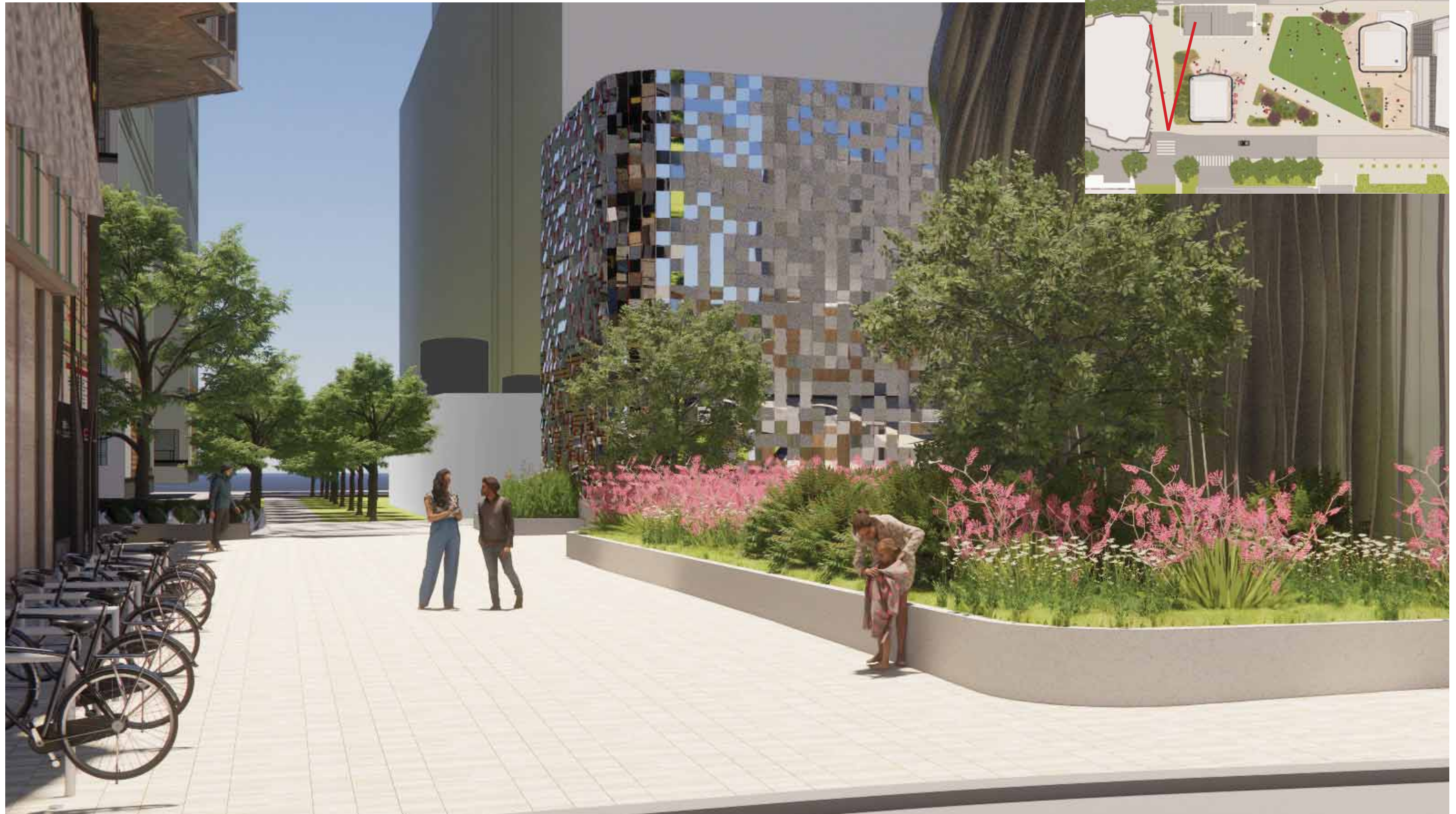
## 2.2.1 THE BEACON





# 2.2 SITE AREAS

## 2.2.1 THE BEACON





# 2.2 SITE AREAS

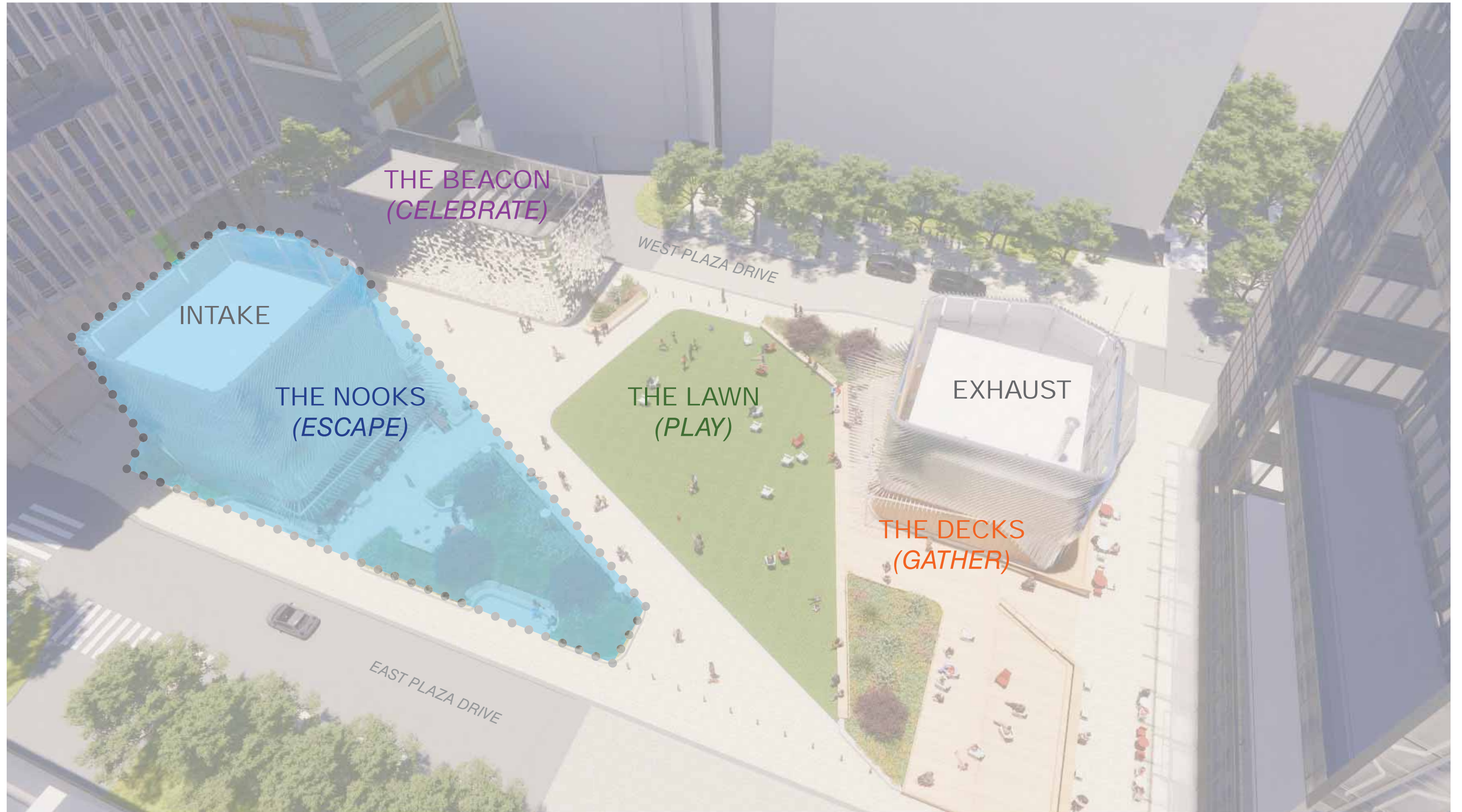
## 2.2.1 THE BEACON





## 2.2 SITE AREAS

### 2.2.2 THE NOOKS





## 2.2 SITE AREAS

### 2.2.2 THE NOOKS

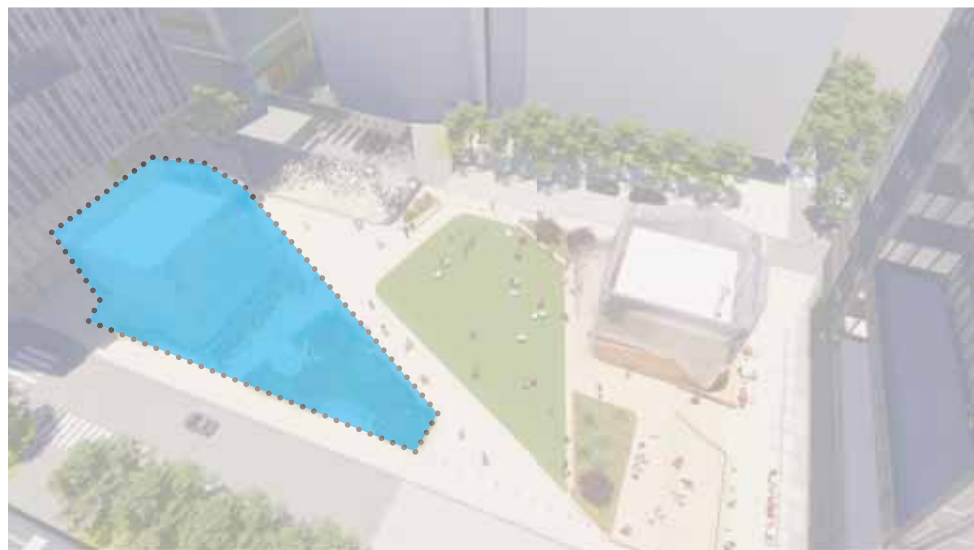
Inspiration

## ESCAPEÎ

Intimate spaces at the INTAKE structure with various degree of enclosure that offer a sense of urban wilderness as a respite for small group socializing and individual unwinding



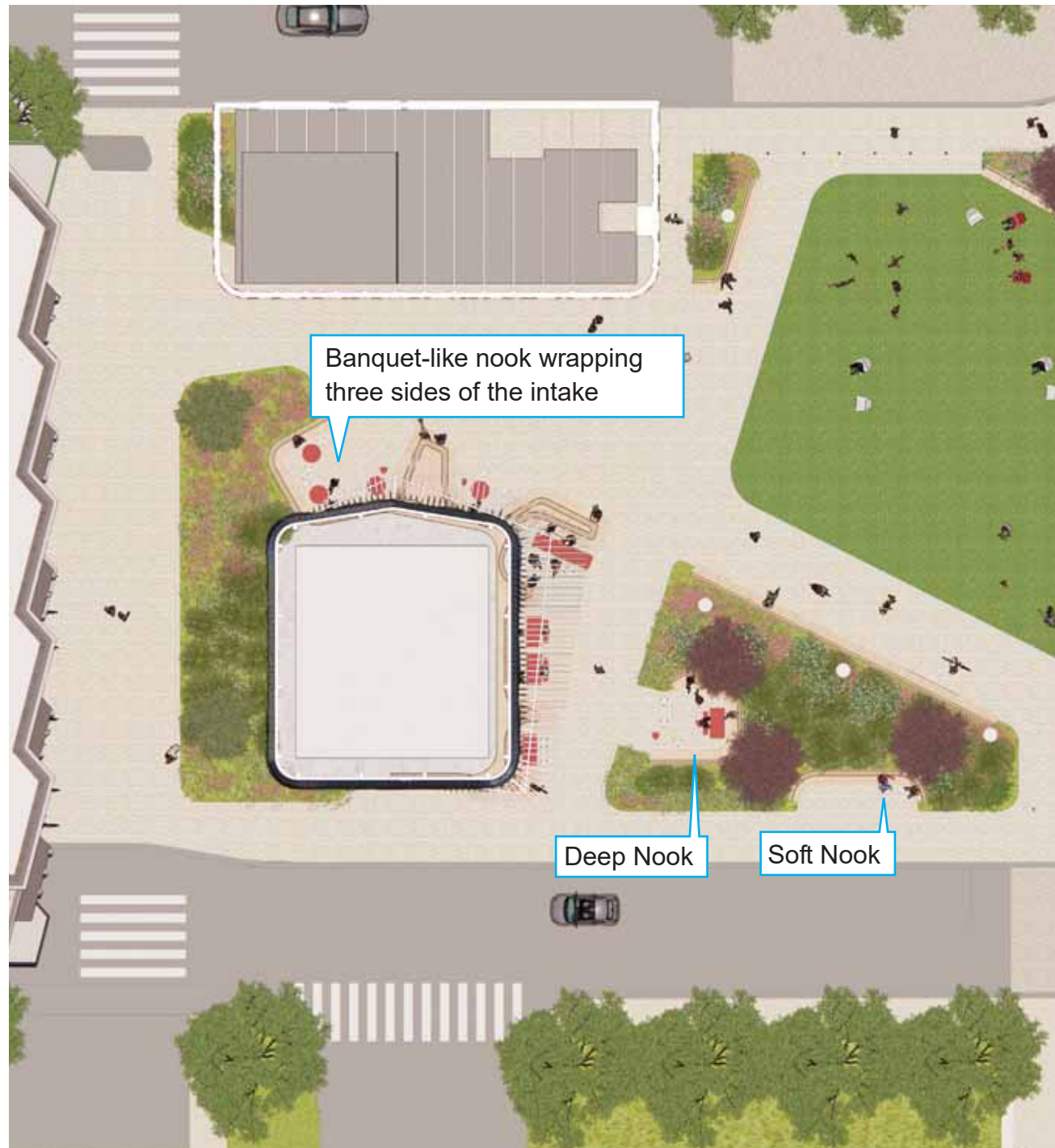
## THE NOOKS





# 2.2 SITE AREAS

## 2.2.2 THE NOOKS





# 2.2 SITE AREAS

## 2.2.2 THE NOOKS





# 2.2 SITE AREAS

## 2.2.2 THE NOOKS





# 2.2 SITE AREAS

## 2.2.2 THE NOOKS





# 2.2 SITE AREAS

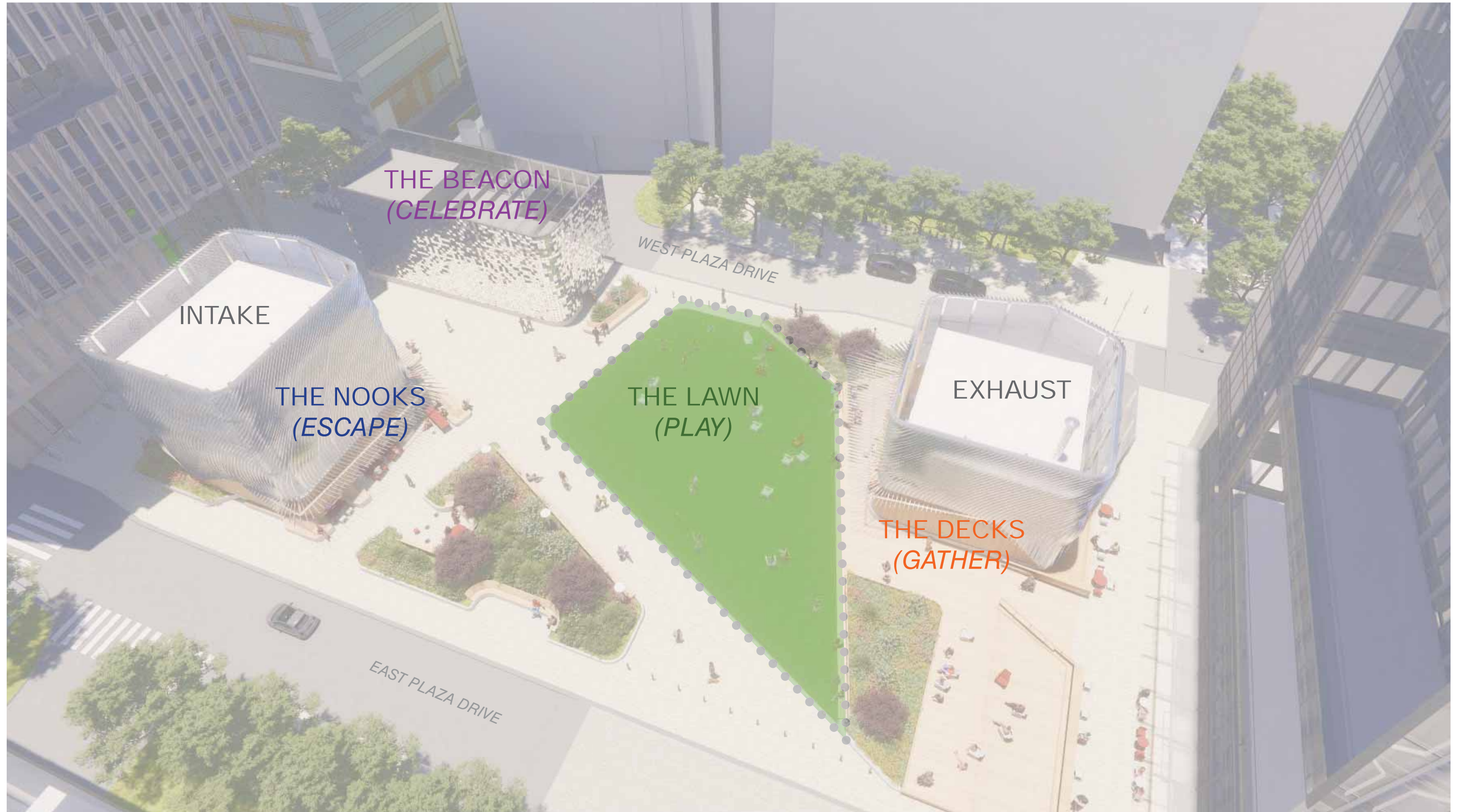
## 2.2.2 THE NOOKS





## 2.2 SITE AREAS

### 2.2.3 THE LAWN





# 2.2 SITE AREAS

## 2.2.3 THE LAWN

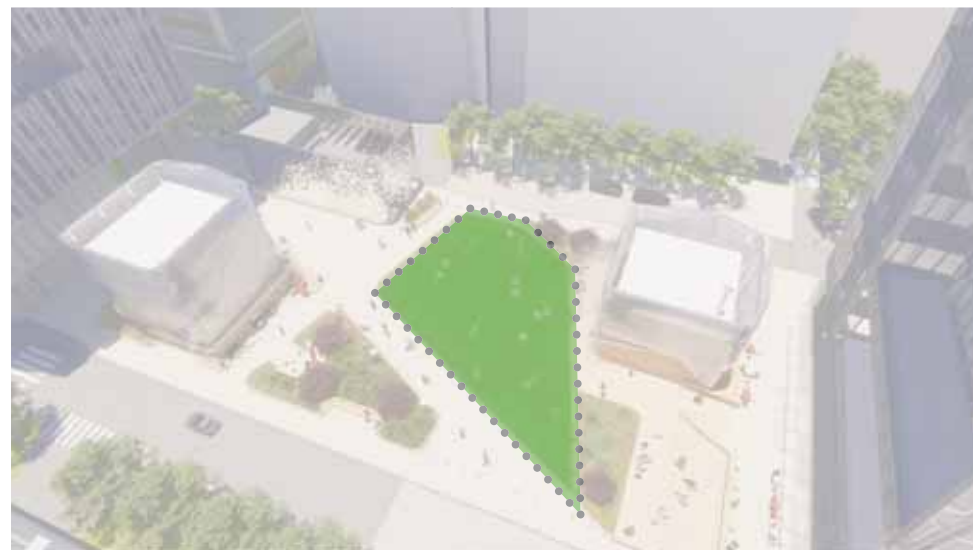
Inspiration

### PLAYÏ

Open zone designed for different scales of programming throughout the year



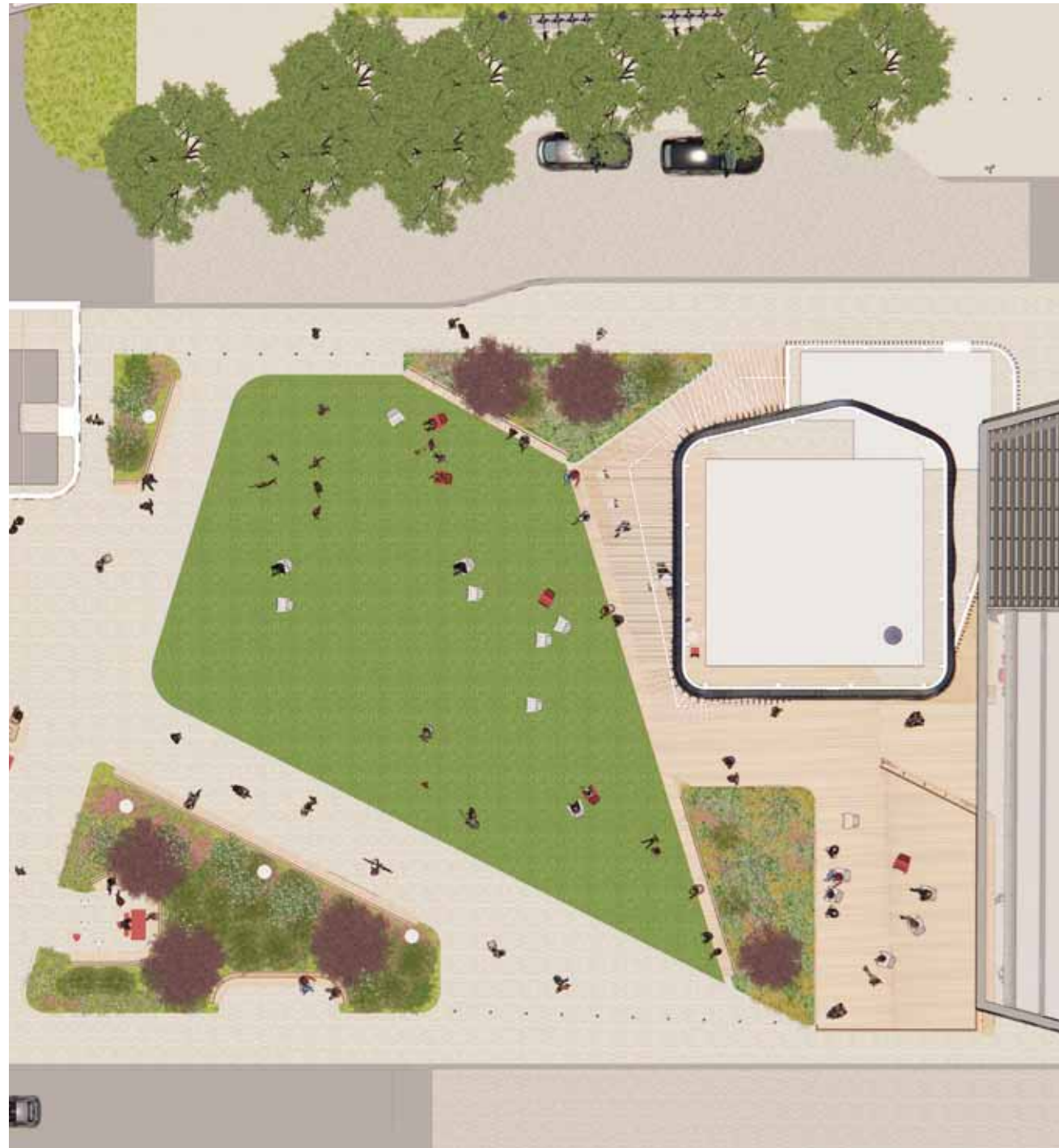
### THE LAWN





# 2.2 SITE AREAS

## 2.2.3 THE LAWN





# 2.2 SITE AREAS

## 2.2.3 THE LAWN





# 2.2 SITE AREAS

## 2.2.3 THE LAWN





# 2.2 SITE AREAS

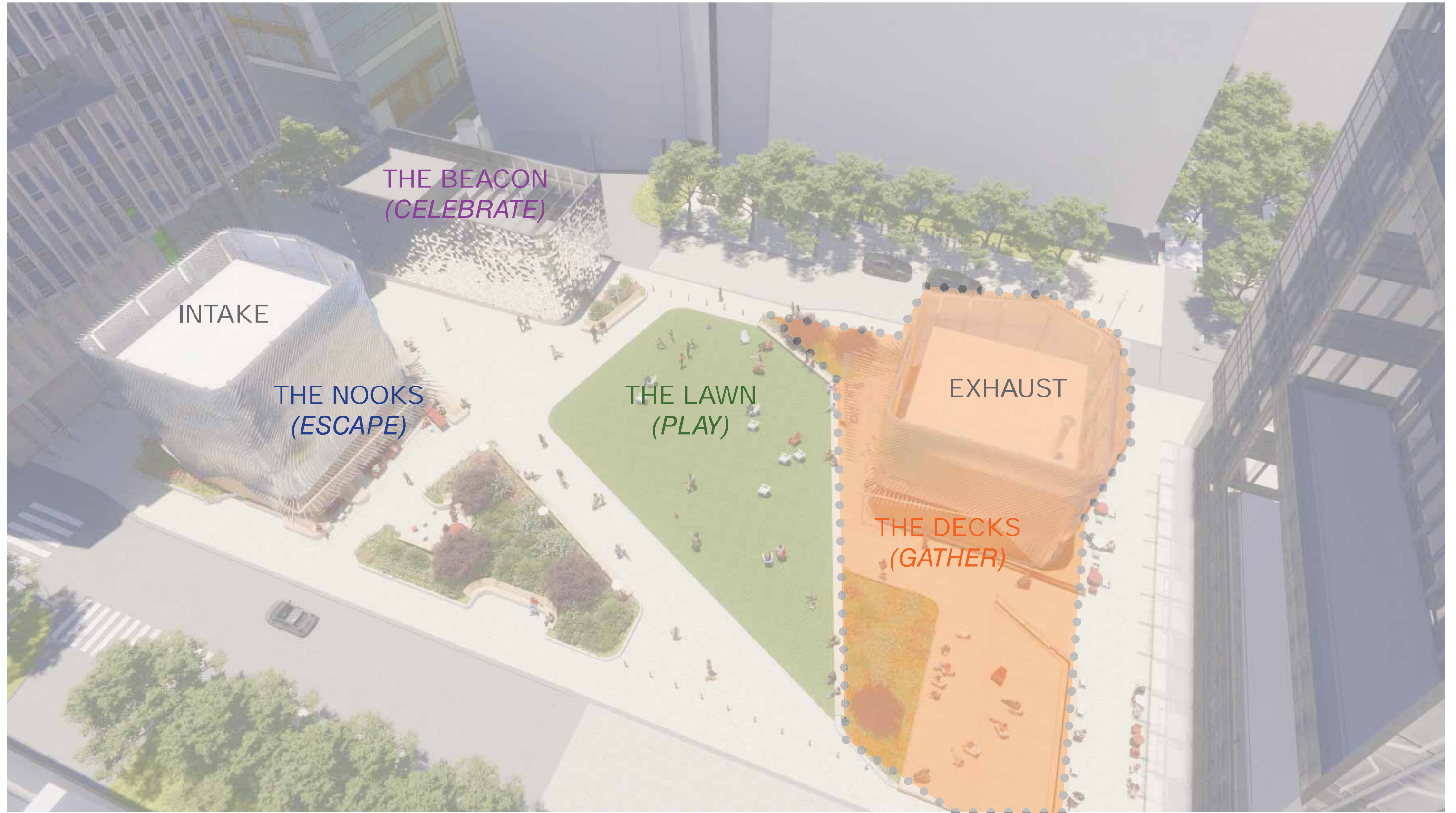
## 2.2.3 THE LAWN





## 2.2 SITE AREAS

### 2.2.4 THE DECK





## 2.2 SITE AREAS

### 2.2.4 THE DECK

Inspiration

## GATHERÎ

Open, flexible use areas at the EXHAUST + HATCH structures with a variety of fixed and movable furnishings that overlook the center of the plaza to allow gathering of all types



Combination of fixed and moveable furniture for gathering and working options



Sun deck overlooking lawn for flexible daily uses or for special events

## THE DECKS



Opportunities for playful elements such as swings that face towards the open lawn area



Various seating arrangements along each sides of the deck



# 2.2 SITE AREAS

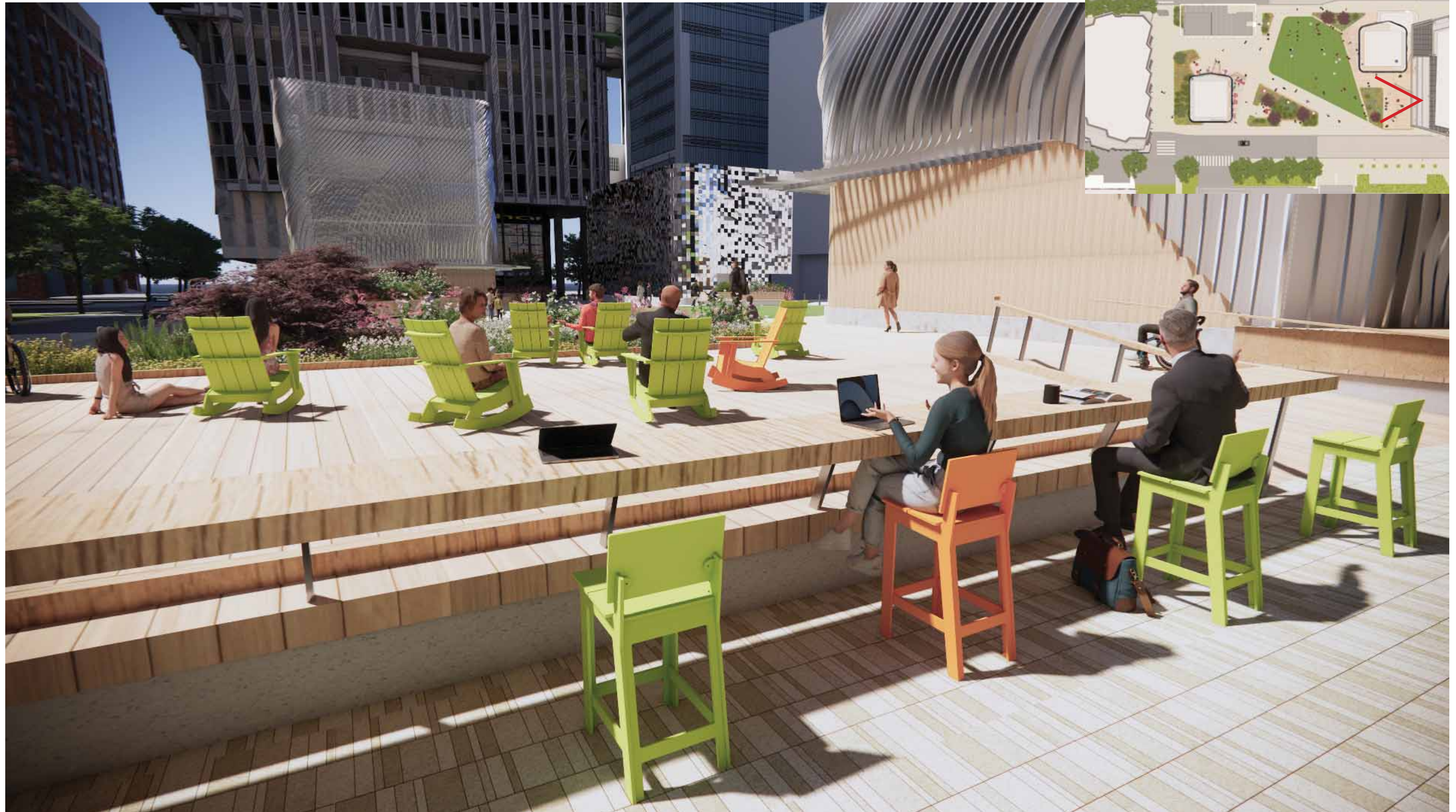
## 2.2.4 THE DECK





# 2.2 SITE AREAS

## 2.2.4 THE DECK





# 2.2 SITE AREAS

## 2.2.4 THE DECK





# 2.2 SITE AREAS

## 2.2.4 THE DECK





# 2.2 SITE AREAS

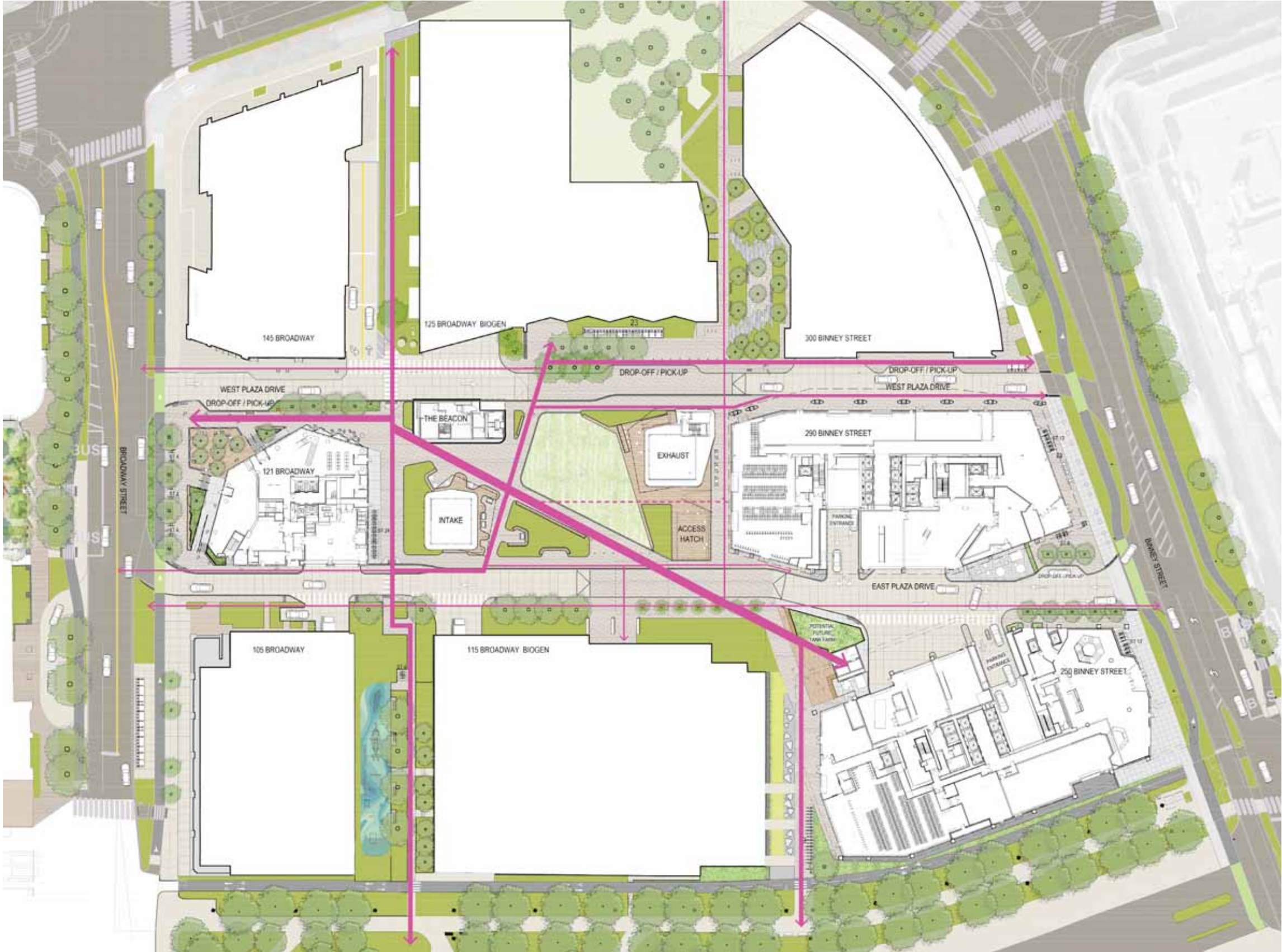
## 2.2.4 THE DECK





# 2.3 DESIGN ELEMENTS

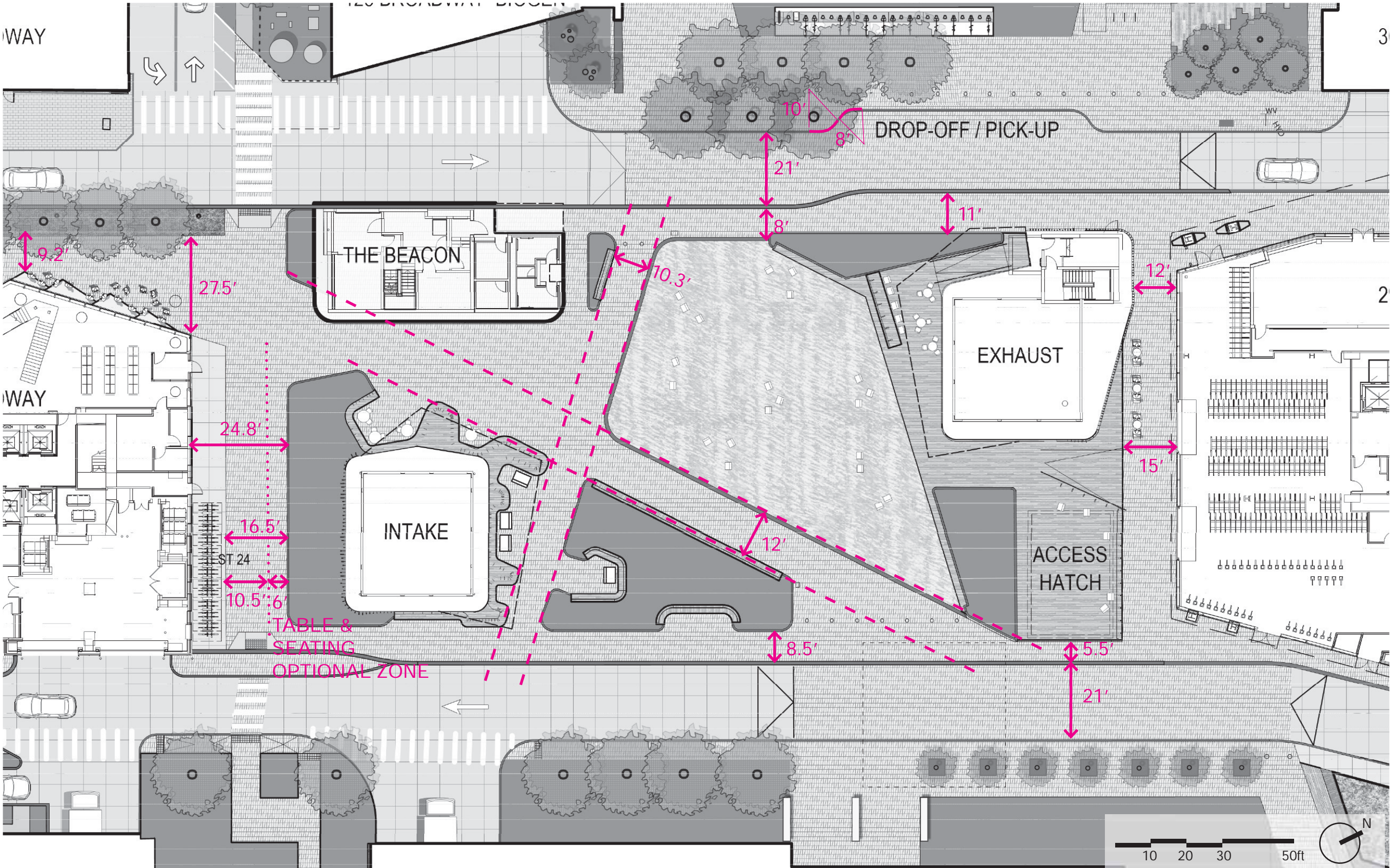
## 2.3.1.1 SITE CIRCULATION- PEDESTRIAN





# 2.3 DESIGN ELEMENTS

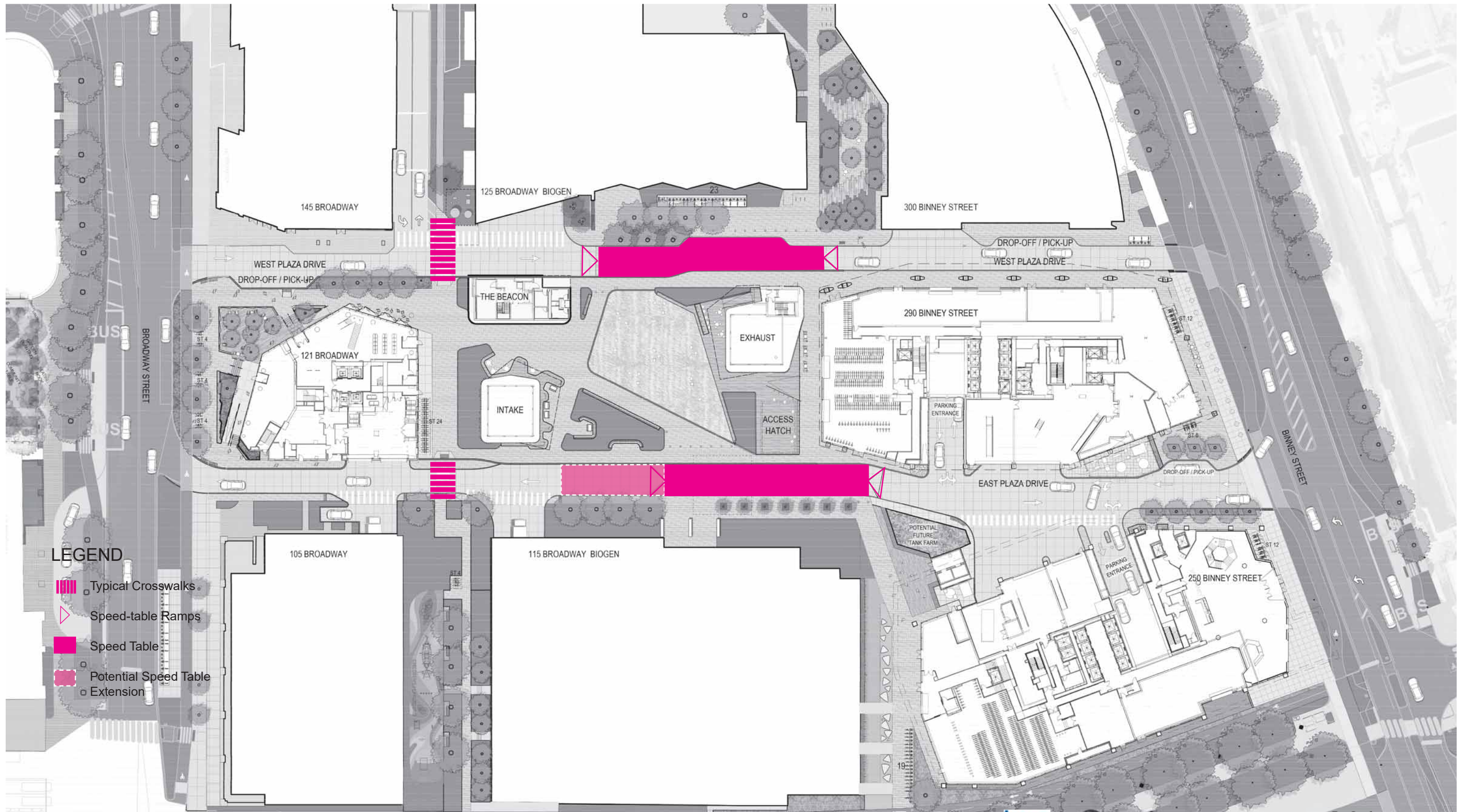
## 2.3.1.1 SITE CIRCULATION- PEDESTRIAN





# 2.3 DESIGN ELEMENTS

## 2.3.1.2 SITE CIRCULATION- CROSSWALKS/ SPEED-TABLES



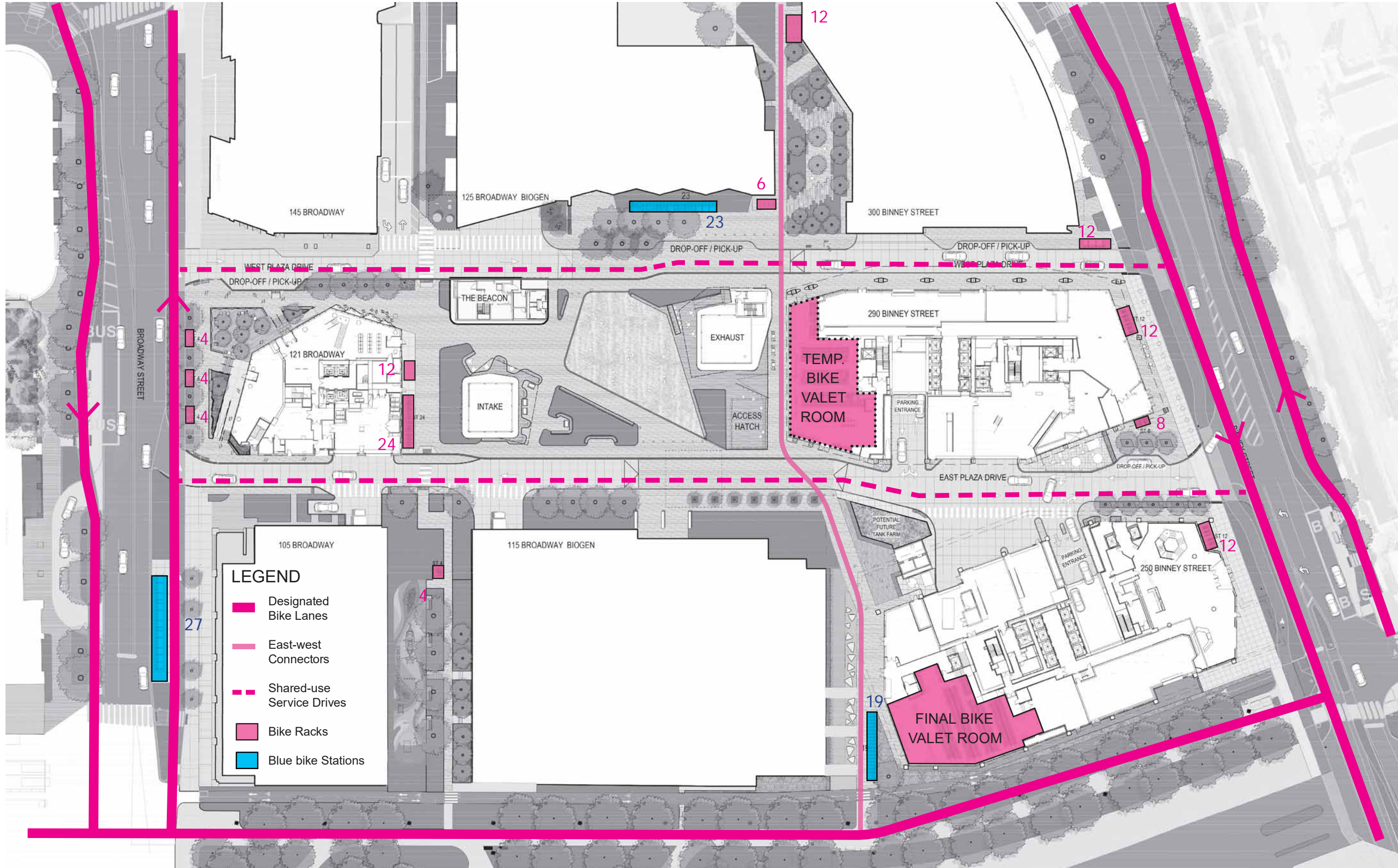
### LEGEND

- Typical Crosswalks
- Speed-table Ramps
- Speed Table
- Potential Speed Table Extension



# 2.3 DESIGN ELEMENTS

## 2.3.1.3 SITE CIRCULATION- BICYCLE



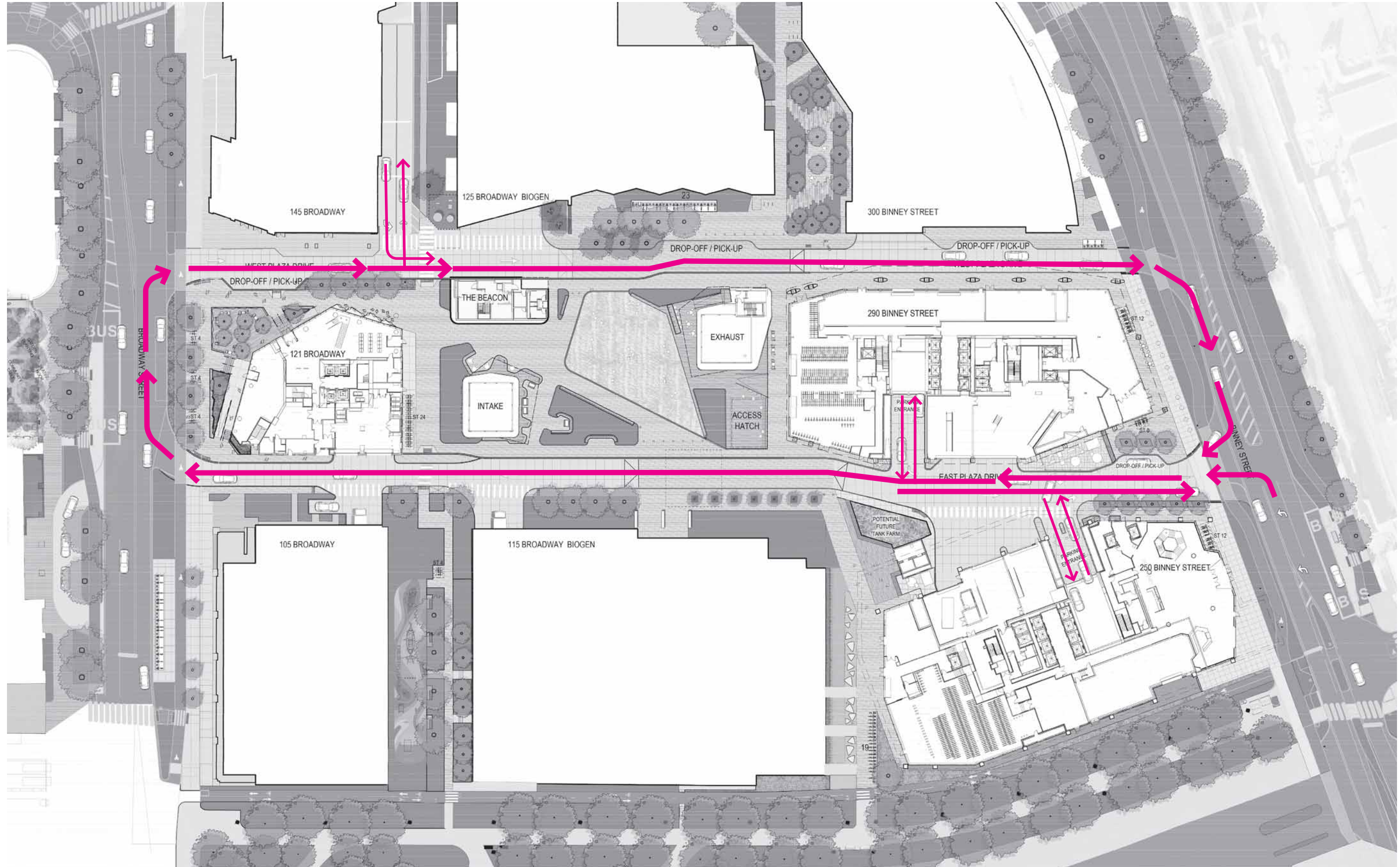
**LEGEND**

- Designated Bike Lanes
- East-west Connectors
- Shared-use Service Drives
- Bike Racks
- Blue bike Stations



# 2.3 DESIGN ELEMENTS

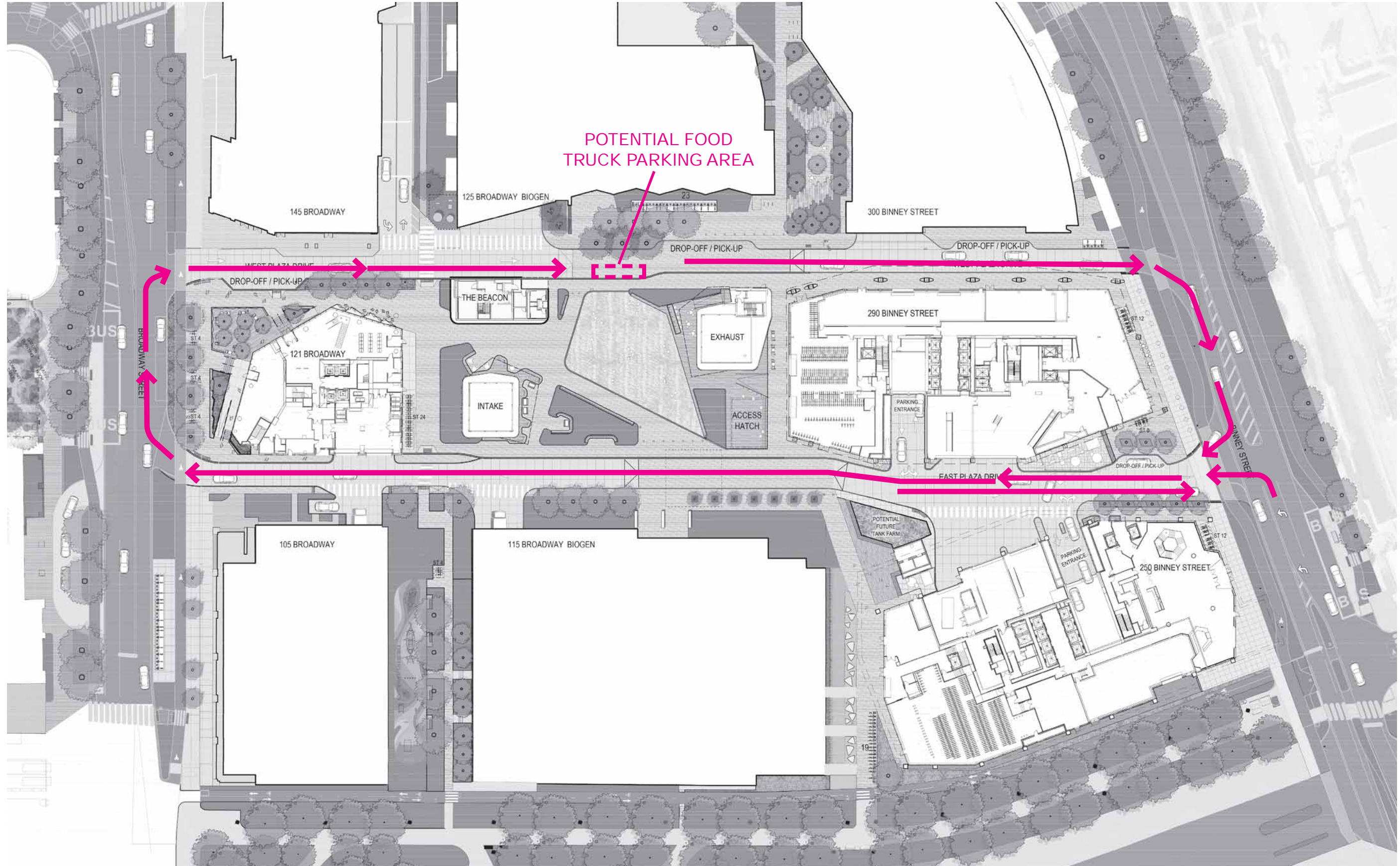
## 2.3.1.4 SITE CIRCULATION-VEHICULAR





# 2.3 DESIGN ELEMENTS

## 2.3.1.4A SITE CIRCULATION- FOOD TRUCK

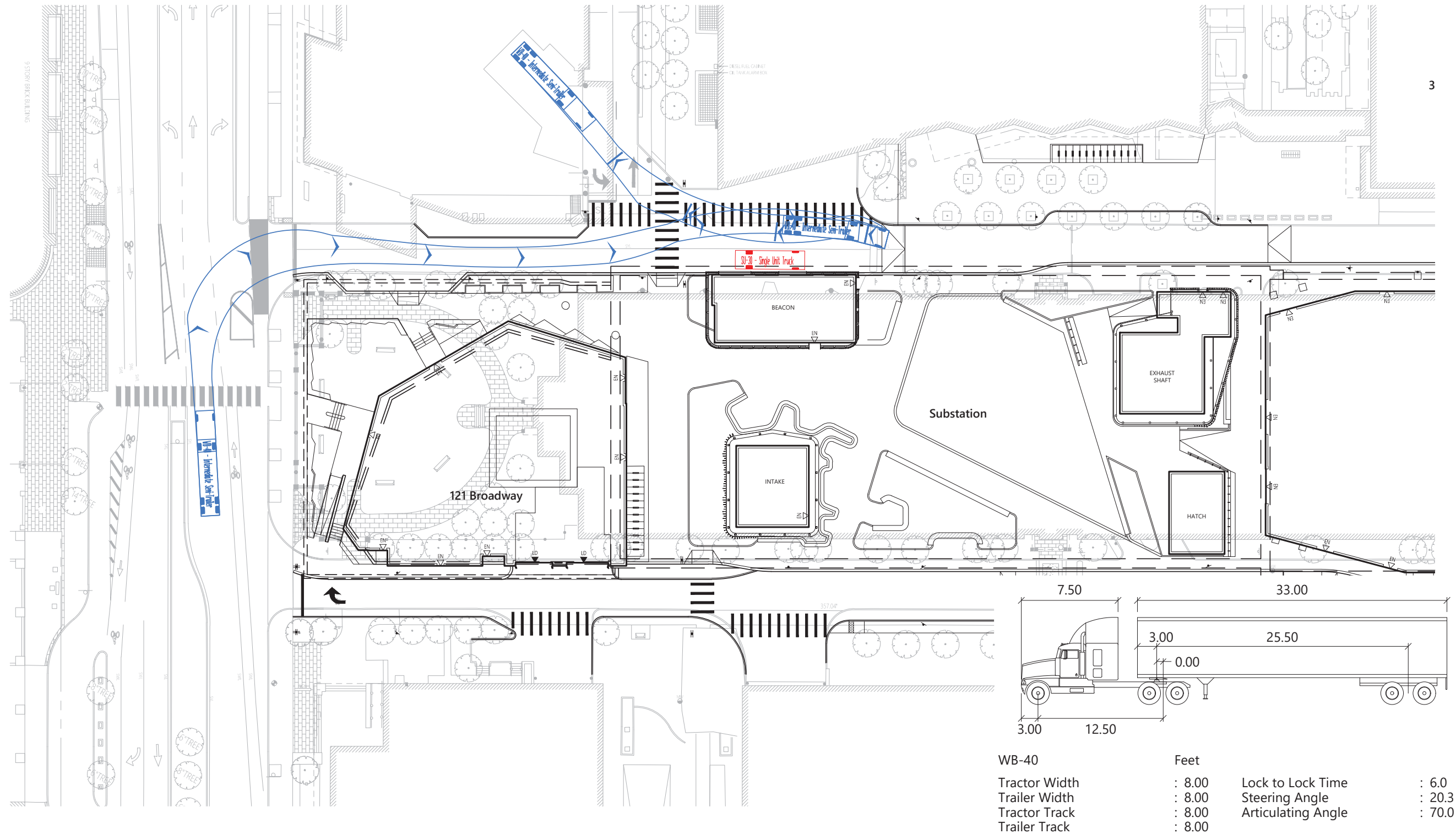




# 2.3 DESIGN ELEMENTS

## 2.3.1.5 SITE CIRCULATION- LOADING- BEACON LOADING

\\vhb\gbl\proj\Boston\12959.04 135 Broadway\cad\ld\Planmisc\Substation Turns\12959.04\_Substation>Loading.dwg



WB-40  
145 Loading  
Cambridge, MA

**Figure 1**

January 2024

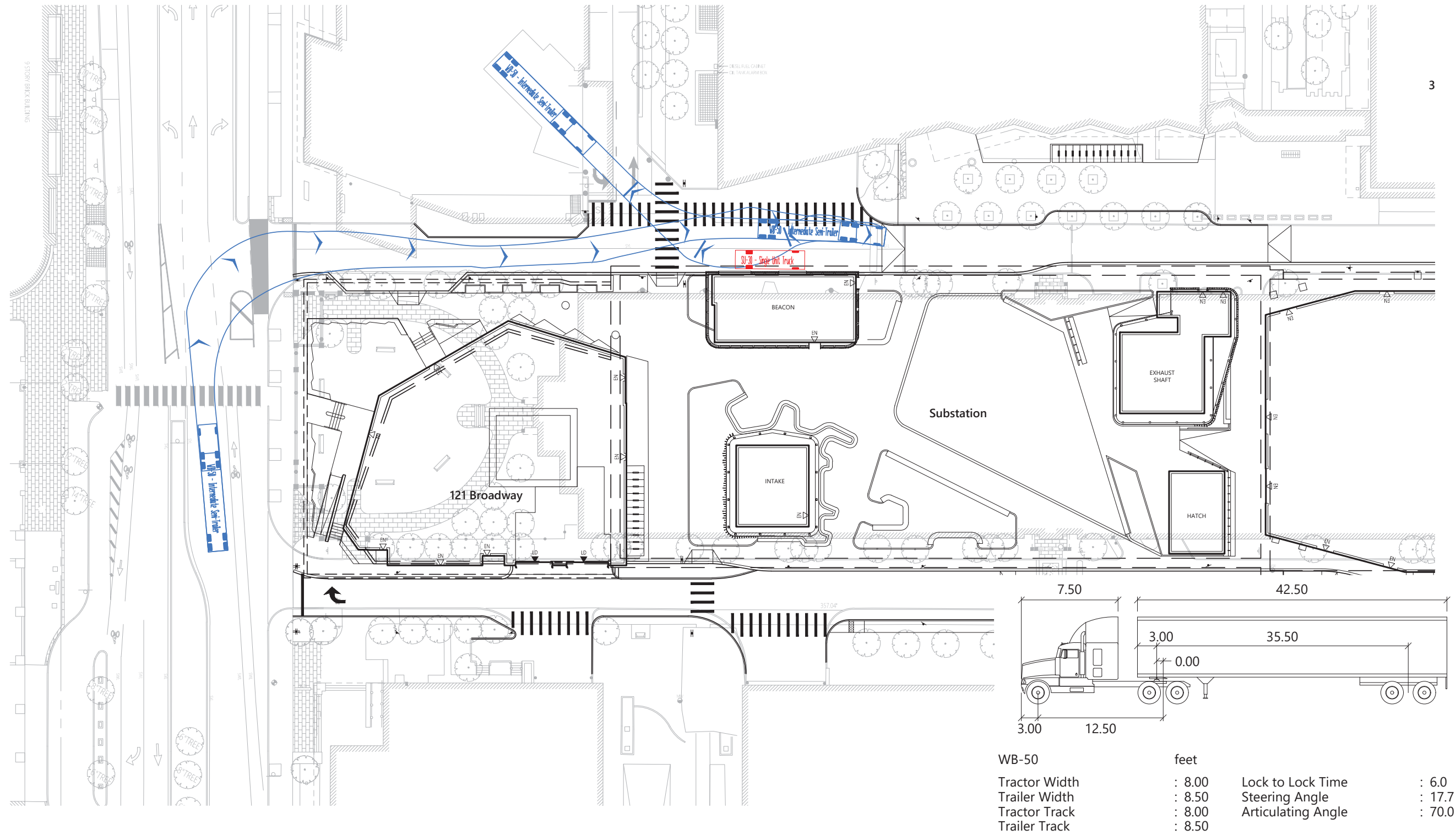




# 2.3 DESIGN ELEMENTS

## 2.3.1.5 SITE CIRCULATION- LOADING- BEACON LOADING

\\vhb\gbl\proj\Boston\12959.04 135 Broadway\cad\ld\Planmisc\Substation Turns\12959.04\_Substation>Loading.dwg



3



WB-50  
145 Loading  
Cambridge, MA

Figure 2

January 2024

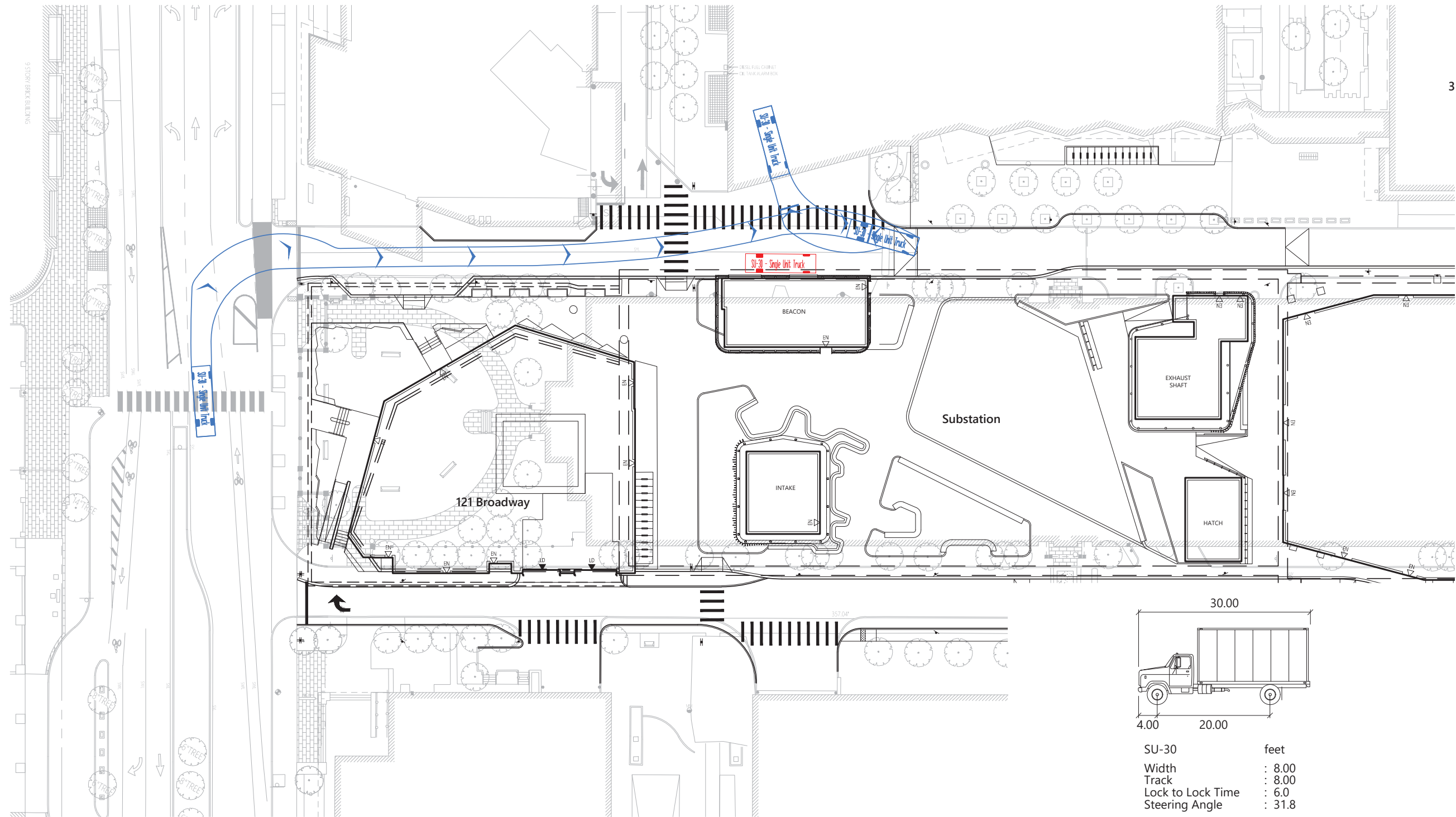




# 2.3 DESIGN ELEMENTS

## 2.3.1.5 SITE CIRCULATION- LOADING- BEACON LOADING

\\vhb\gbl\proj\Boston\12959.04 135 Broadway\cad\ld\Planmisc\Substation Turns\12959.04\_Substation>Loading.dwg



3



SU-30  
BioGen Loading  
Cambridge, MA

**Figure 3**

January 2024

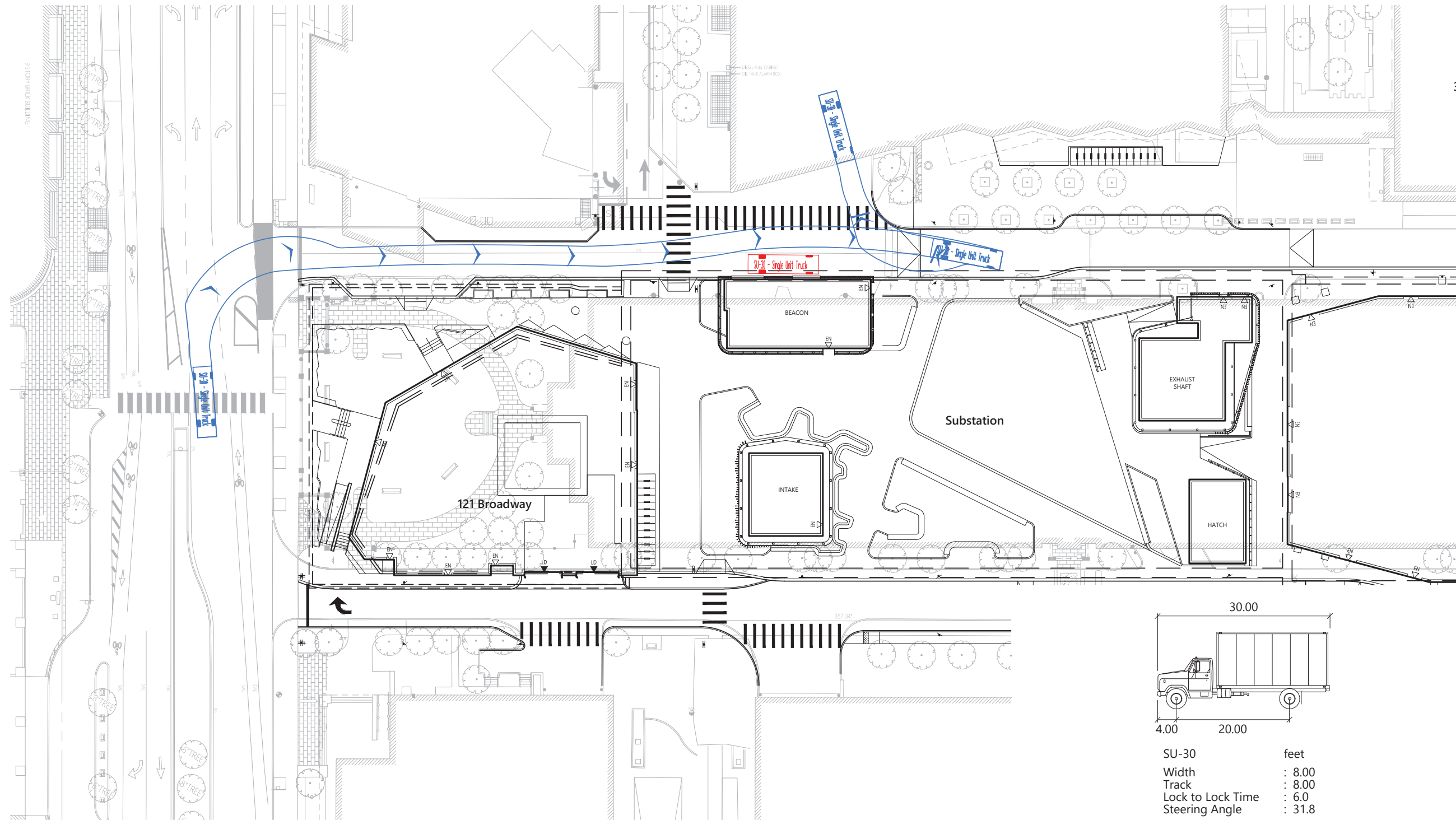




# 2.3 DESIGN ELEMENTS

## 2.3.1.5 SITE CIRCULATION- LOADING- BEACON LOADING

\\vhb\gbl\proj\Boston\12959.04 135 Broadway\cad\ld\Planmisc\Substation Turns\12959.04\_Substation>Loading.dwg



3



SU-30  
BioGen Loading  
Cambridge, MA

**Figure 4**

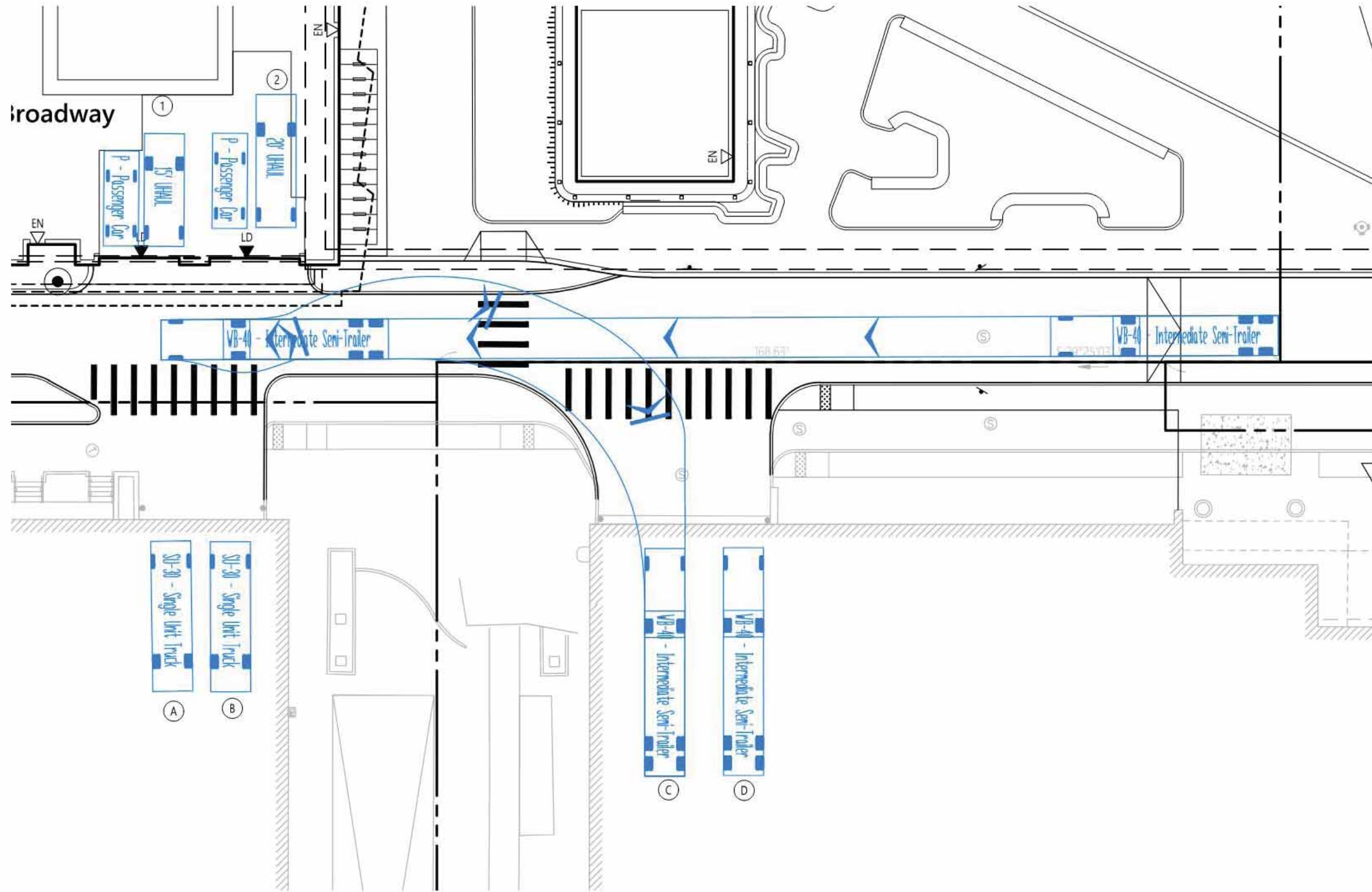
January 2024





# 2.3 DESIGN ELEMENTS

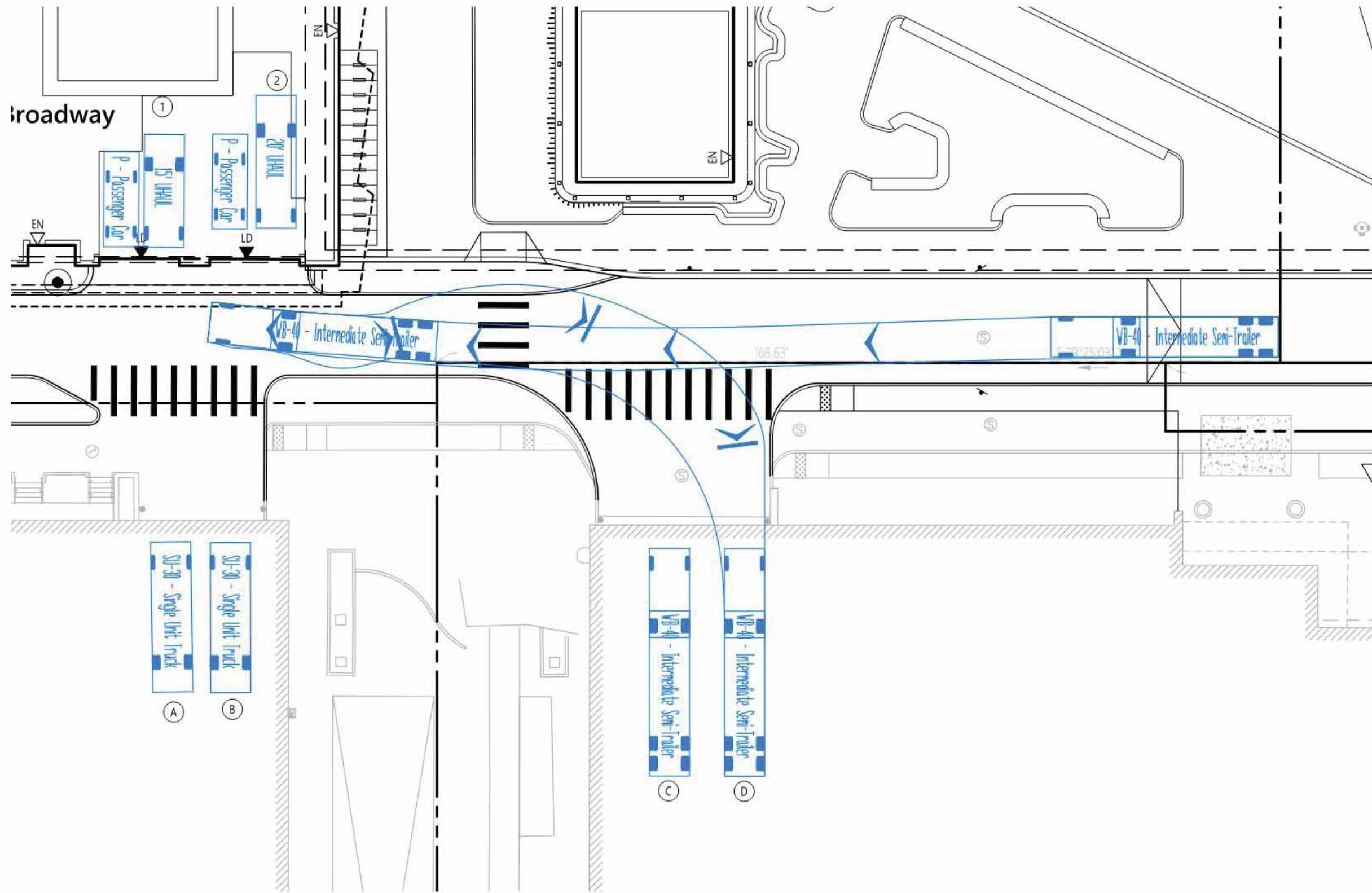
## 2.3.1.5 SITE CIRCULATION- LOADING- 115 BROADWAY LOADING





# 2.3 DESIGN ELEMENTS

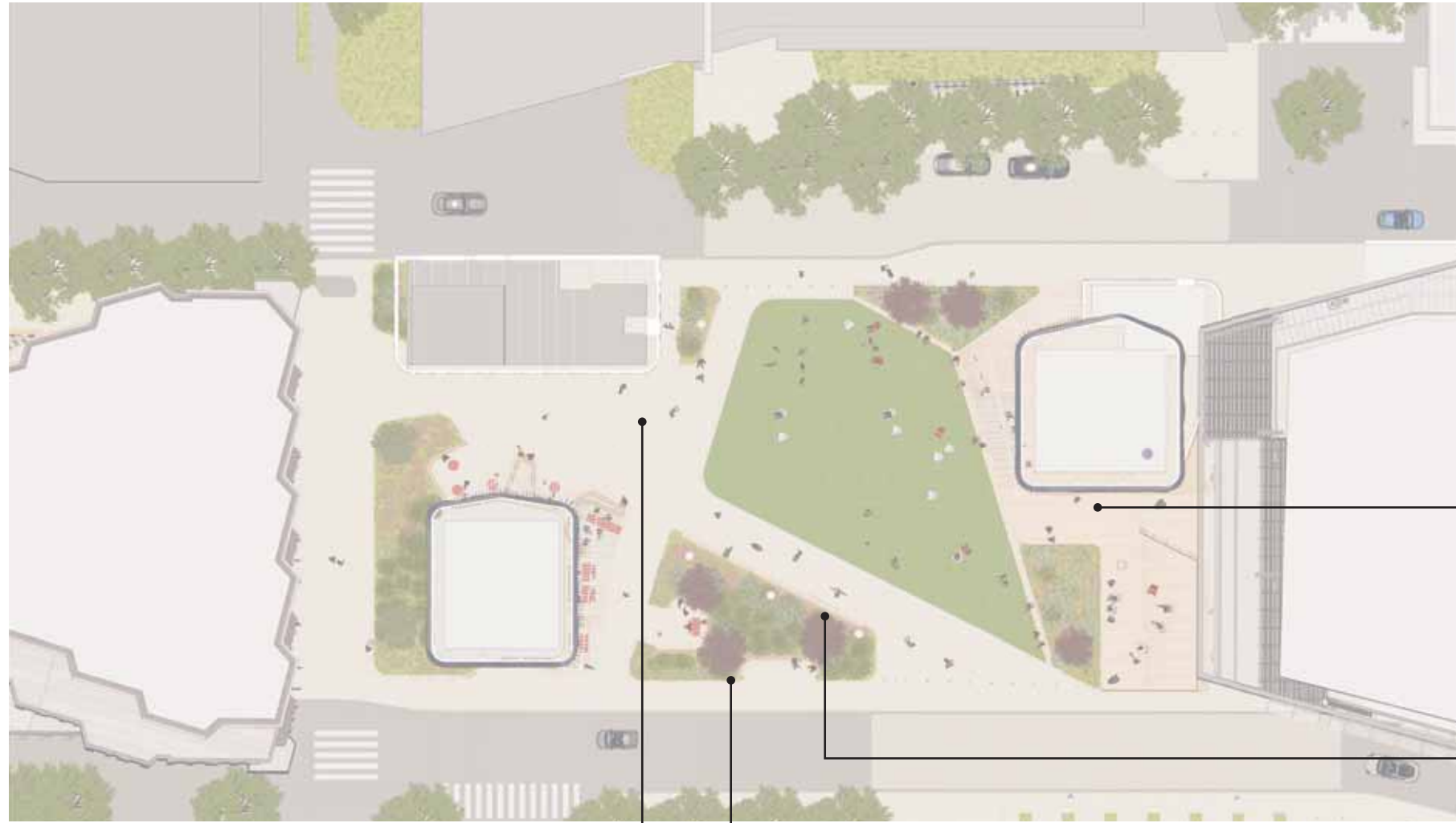
## 2.3.1.5 SITE CIRCULATION-VEHICULAR- 115 BROADWAY LOADING





# 2.3 DESIGN ELEMENTS

## 2.3.2.1 MATERIALS - PLAN



Materials Samples



Wood Decking



Wausau Porcelain Pavers

\* Plaza pavers will match the proposed pavers at the 121 Broad St and 290 Binney St projects. Final pavement patterns to be studied based on scale of spaces and circulation patterns.



Precast Raised Planters

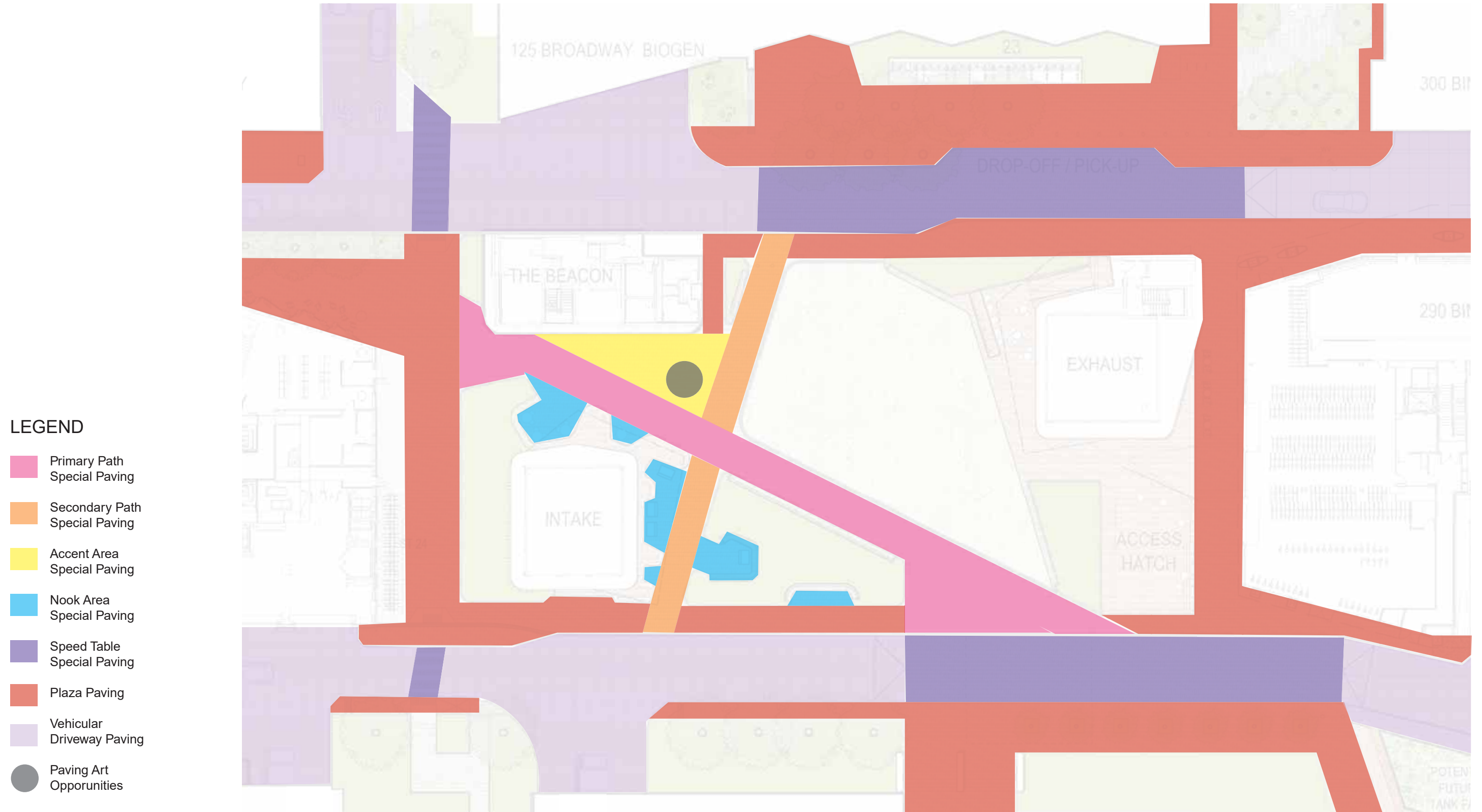


Wood Benches



# 2.3 DESIGN ELEMENTS

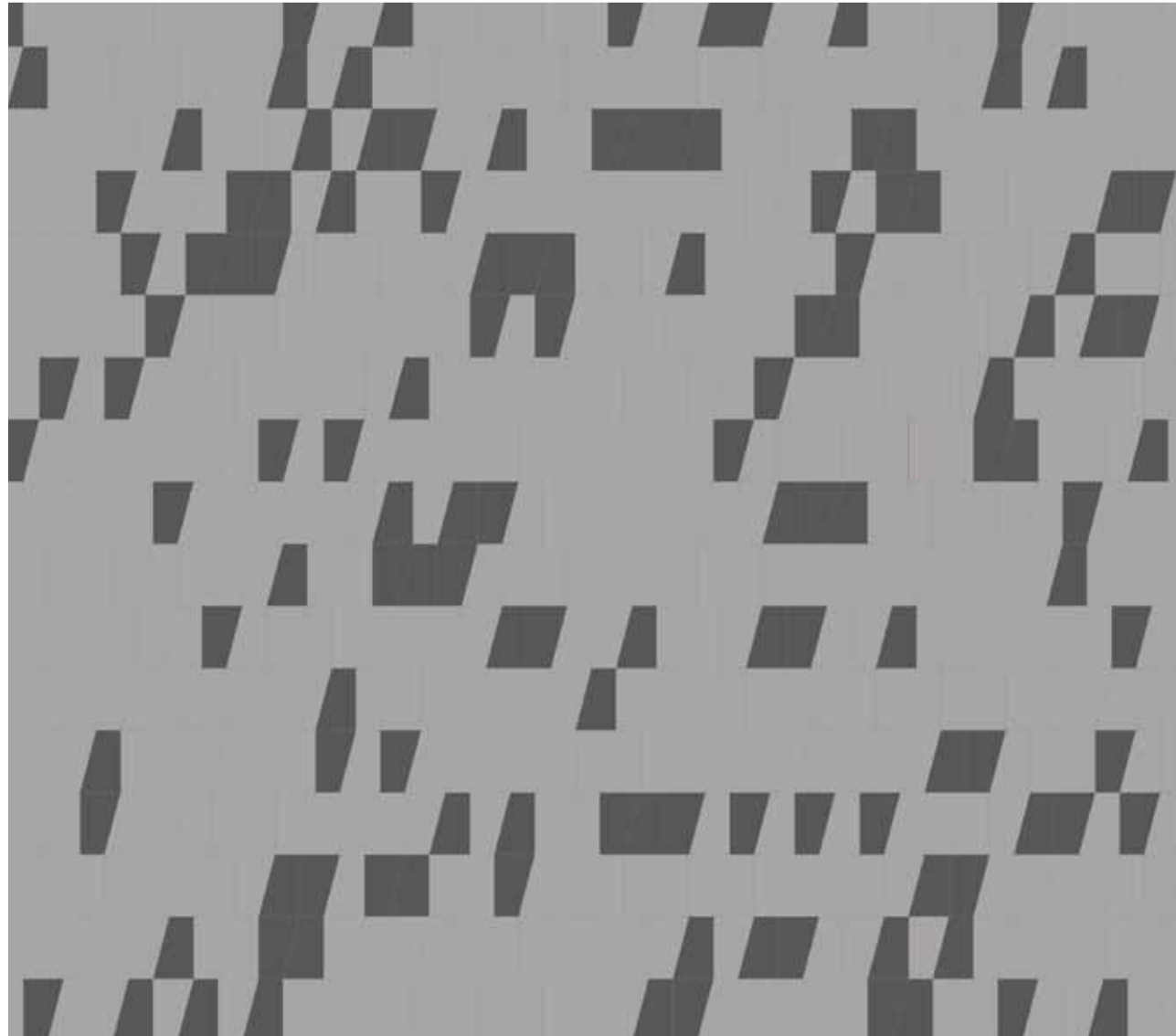
## 2.3.2.2 MATERIALS - PLACE MAKING PAVING STRATEGY





# 2.3 DESIGN ELEMENTS

## 2.3.2.3 MATERIALS - PAVING PRECEDENTS



PLAZA PAVING - NON ORTHAGONAL RECTANGULAR PAVER



VEHICULAR DRIVEWAY PAVING - CAST IN PLACE CONCRETE



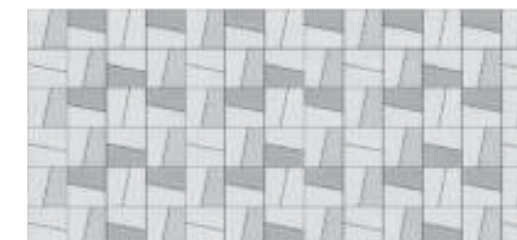
PAVING ART - POTENTIAL FOR CUSTOM PAVING ART BY LOCAL ARTISTS



SPEED TABLE PAVING

### PAVING PATTERN STUDY FOR MAIN PLAZA AREA - NON ORTHAGONAL RECTANGULAR PAVER

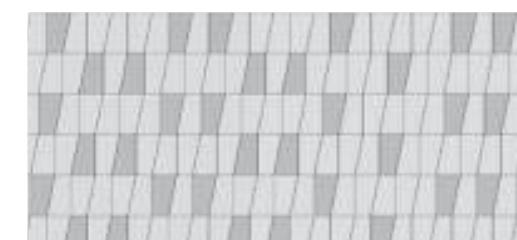
- PRIMARY PATH SPECIALPAVING
- SECONDARY PATH SPECIAL PAVING
- ACCENT AREA SPECIAL PAVING
- NOOK AREA SPECIAL PAVING



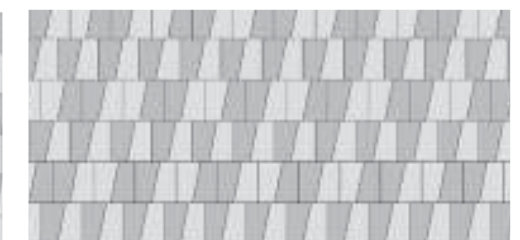
PAVING PATTERN 1



PAVING PATTERN 2



PAVING PATTERN 3



PAVING PATTERN 4



Color Selection - Wausau Ridgeline HRL-37



Color Selection - Wausau Frontier HFT-70



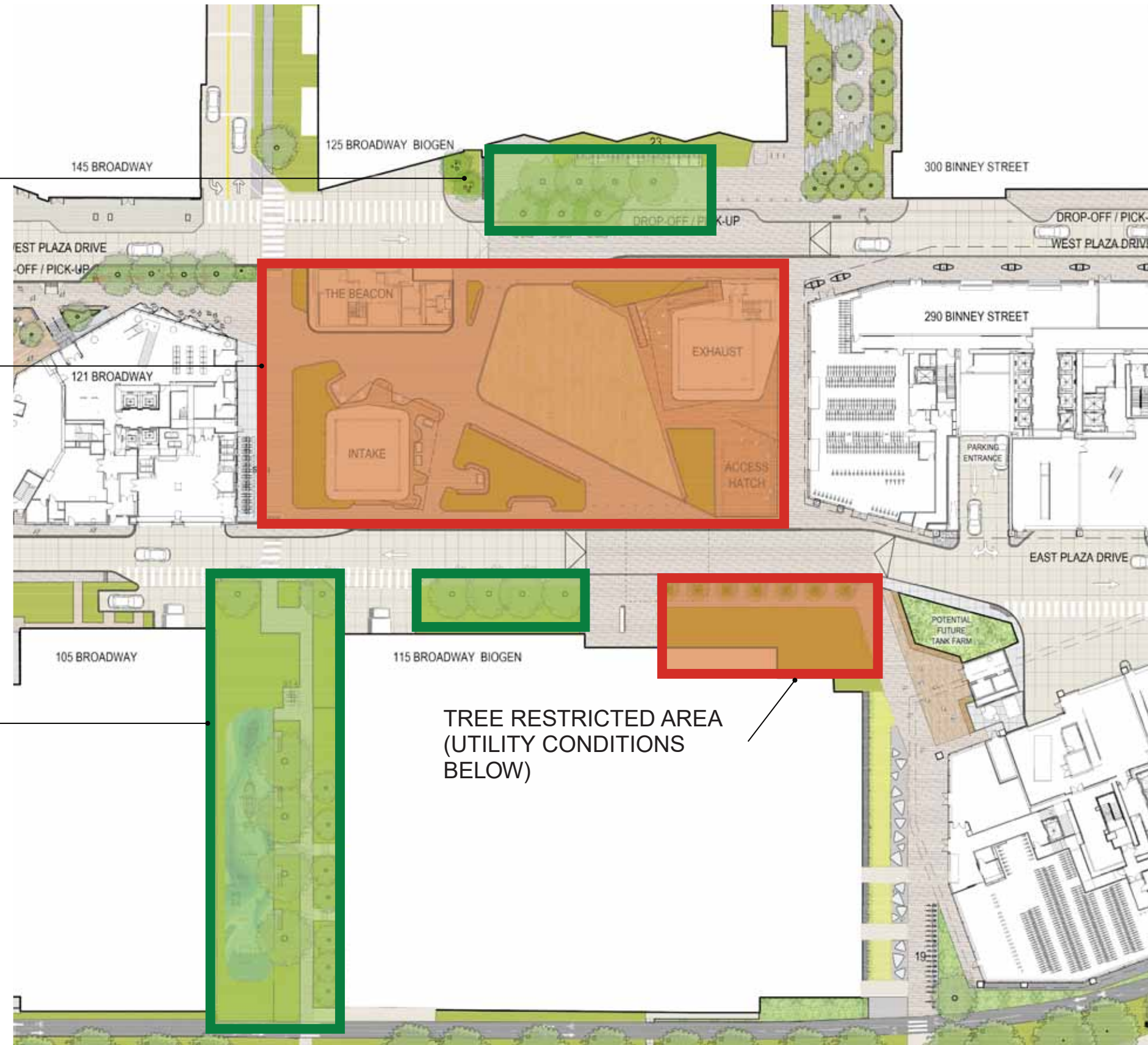
## 2.3 DESIGN ELEMENTS

### 2.3.3.1 PLANTINGS- TREE RESTRICTED AND OPPORTUNITY AREAS

(EXISTING MULTI-STEM TREES TO REMAIN AT THIS LOCATION)

TREE RESTRICTED AREA (EVERSOURCE LIMITATION FOR AREAS OVER VAULT)

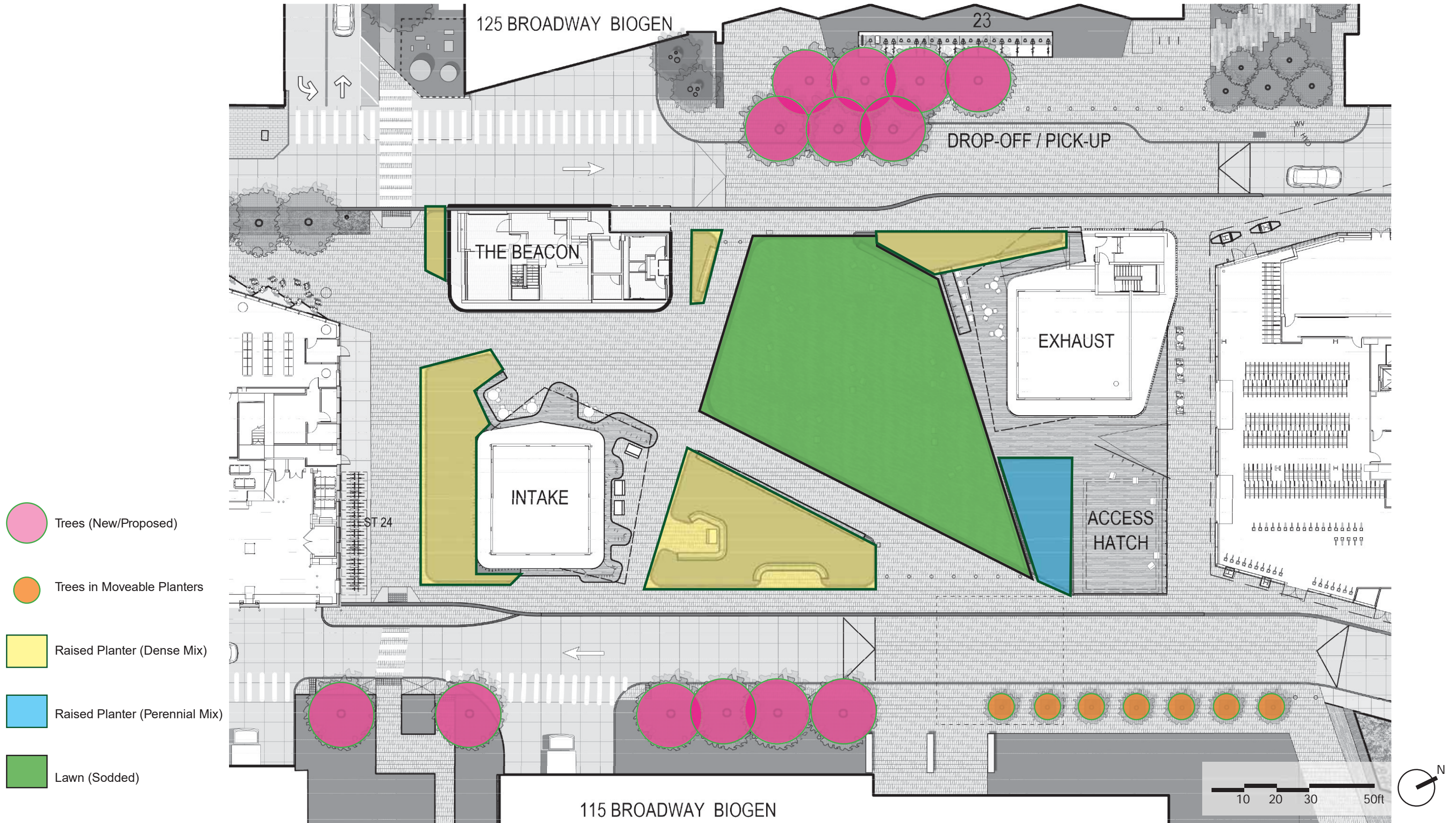
NEW TREE PLANTING OPPORTUNITY ZONES (TYP.)





# 2.3 DESIGN ELEMENTS

## 2.3.3.2 PLANTINGS- PLANTING ZONES





## 2.3 DESIGN ELEMENTS

### 2.3.3.3 PLANTINGS- TREE OPTIONS

Zelkova- Japanese  
Zelkova Serrata



Pro:

- Excellent at shading
- Dense foliage and flowers
- Easy to grow
- Offers good cleanup
- Convenient to handle

Cons:

- Root rot if not properly drained or over-watered

Honeylocust- Thornless Common  
Gleditsia Triacanthos



Pro:

- Fast-growing
- Tolerant of extreme urban stresses
- Small leaflets allow for filtered light underneath
- Bright yellow color in fall

Cons:

- Seed pods drop in fall

Serviceberry  
Amelanchier Canadensis



Pro:

- Multi-season interest
- Support birds
- Tolerant of urban stresses

Cons:

- Produces root suckers
- Short flower bloom period (about 2 weeks)

Eastern Redbud  
Cercis canadensis



Pro:

- Solid and sturdy
- Low maintenance
- High aesthetic
- Attract Beneficial Insects

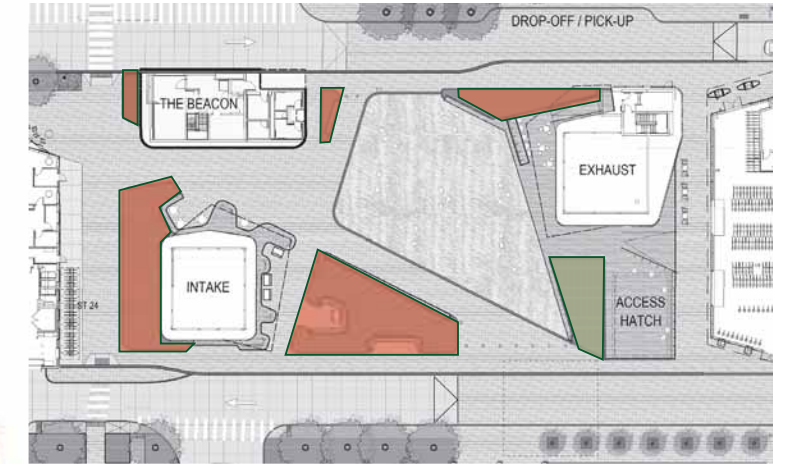
Cons:

- Short lifespan (20-30 years)
- Susceptible to pests and diseases



## 2.3 DESIGN ELEMENTS

### 2.3.3.4 PLANTINGS- SHRUBS AND GROUNDCOVER



DENSE MIXED PLANTERS



## 2.3 DESIGN ELEMENTS

### 2.3.3.4 PLANTINGS- SHRUBS AND GROUNDCOVER



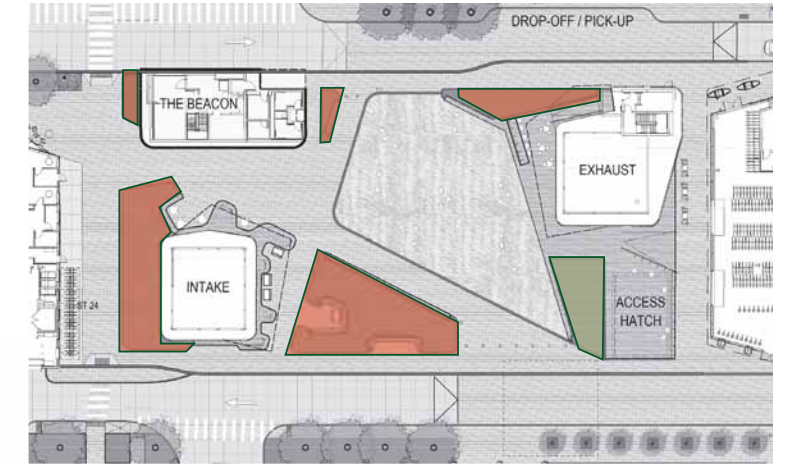
common lady fern



Ostrich Fern



Northern Maidenhair



DENSE MIXED PLANTERS



long beaked sedge



carex appalachia  
carex pensylvanica

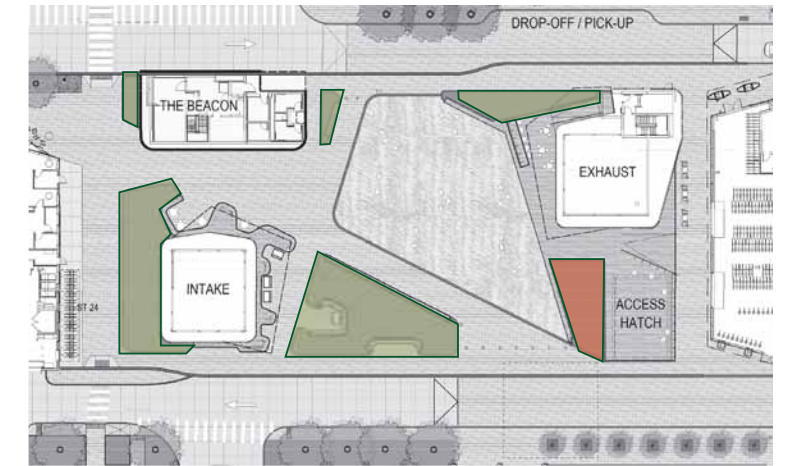


carex morrowii



## 2.3 DESIGN ELEMENTS

### 2.3.3.4 PLANTINGS- SHRUBS AND GROUNDCOVER

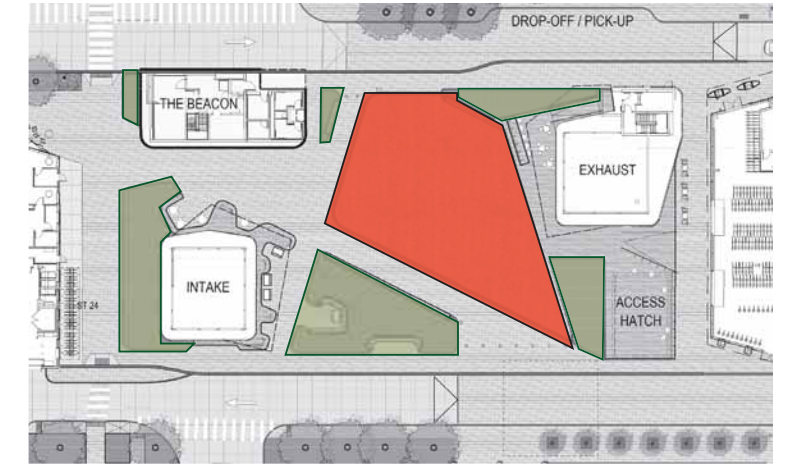


LOWER GROWTH HATCH PLANTER



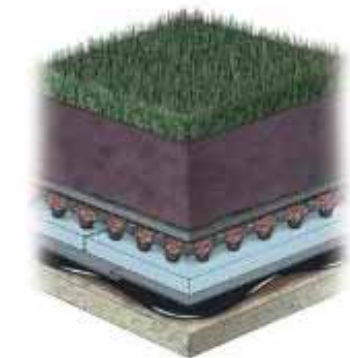
## 2.3 DESIGN ELEMENTS

### 2.3.3.5 PLANTINGS- LAWN



#### LAWN PLANTING

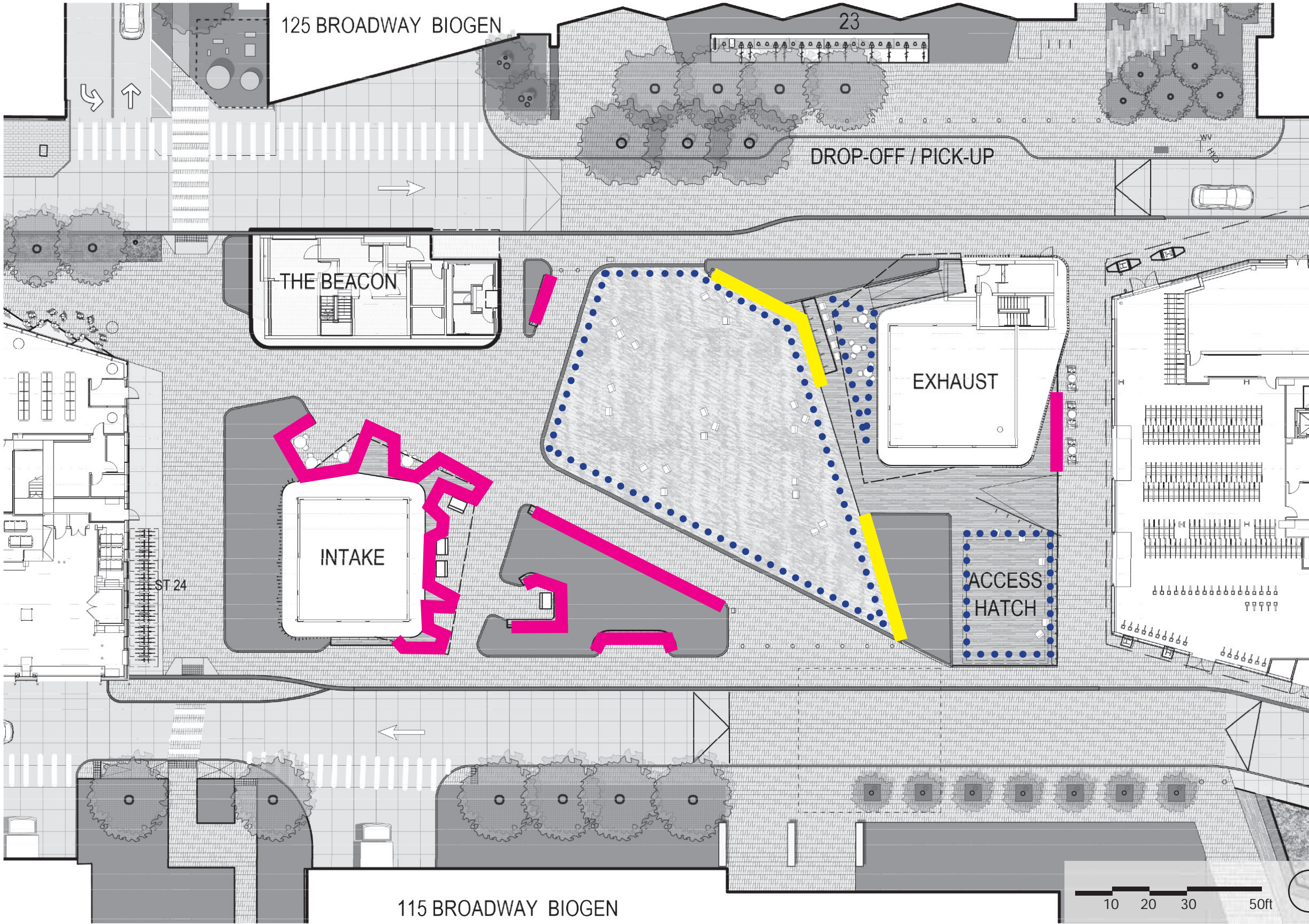
- † NATURAL PRODUCT, FAMILIAR TO ALL
- † SLIGHTLY COOLER THAN TURF UNDER SUN
- † REQUIRES IRRIGATION (POTABLE WATER?)
- † REQUIRES ROUTINE/WEEKLY MAINTENANCE
- † HIGHER LONG TERM MAINTENANCE COSTS
- † SUSCEPTIBLE TO COWPATHS AND WEARIN
- † ALTERNATE FOR CONSIDERATION: SYNLAWN





# 2.3 DESIGN ELEMENTS

## 2.3.4.1 SITE FURNITURE- SEATINGS



- Fixed Seating (w/ Back)
- Fixed Seating (w/o Back)
- Moveable Seating Areas



## 2.3 DESIGN ELEMENTS

### 2.3.4.1 SITE FURNITURE- SEATINGS



SEAT WITH BACK

Linear footage: 360f  
Capacity\*: 120



SEAT WITHOUT BACK

Linear footage: 80f  
Capacity\*: 26

\* Capacity is calculated based on 3fper person.



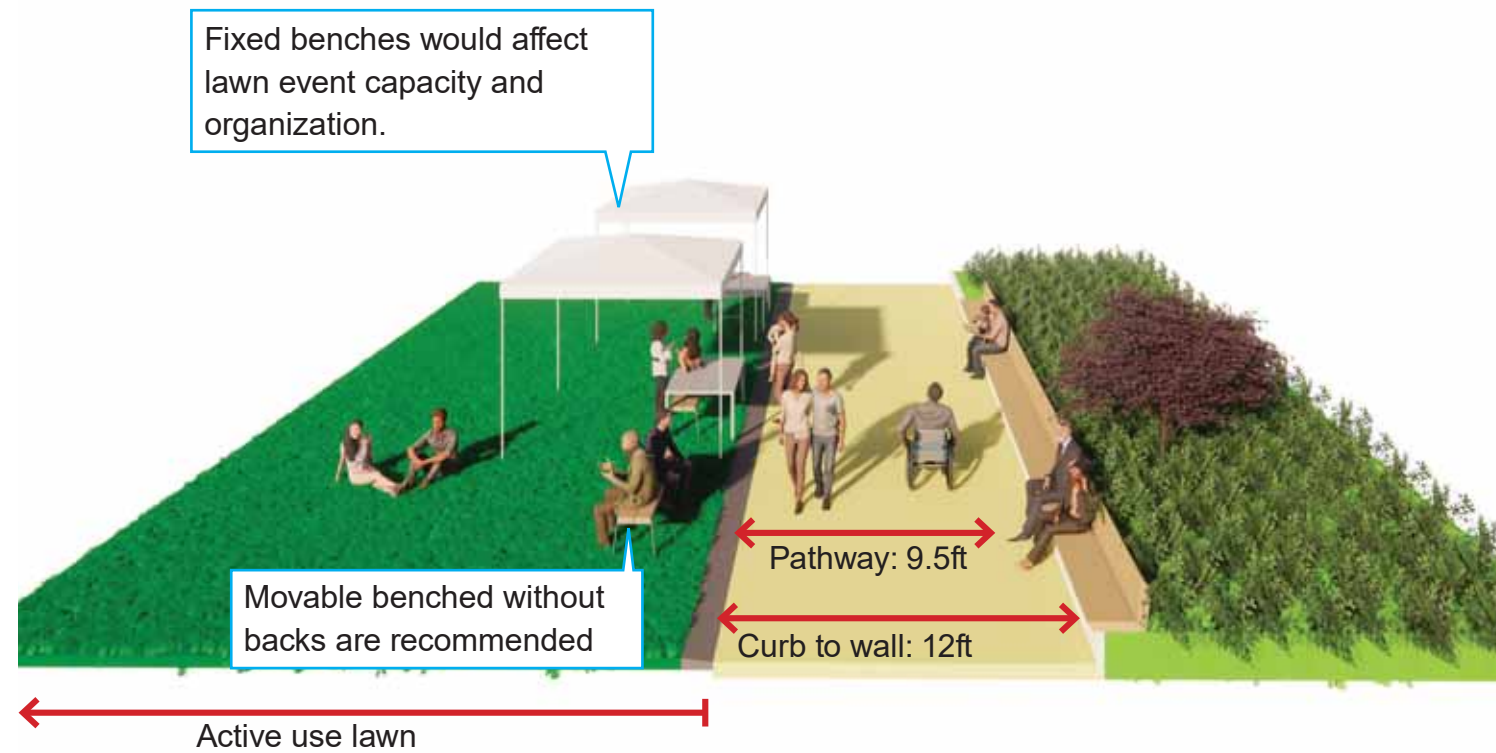
# 2.3 DESIGN ELEMENTS

## 2.3.4.1 SITE FURNITURE- SEATINGS

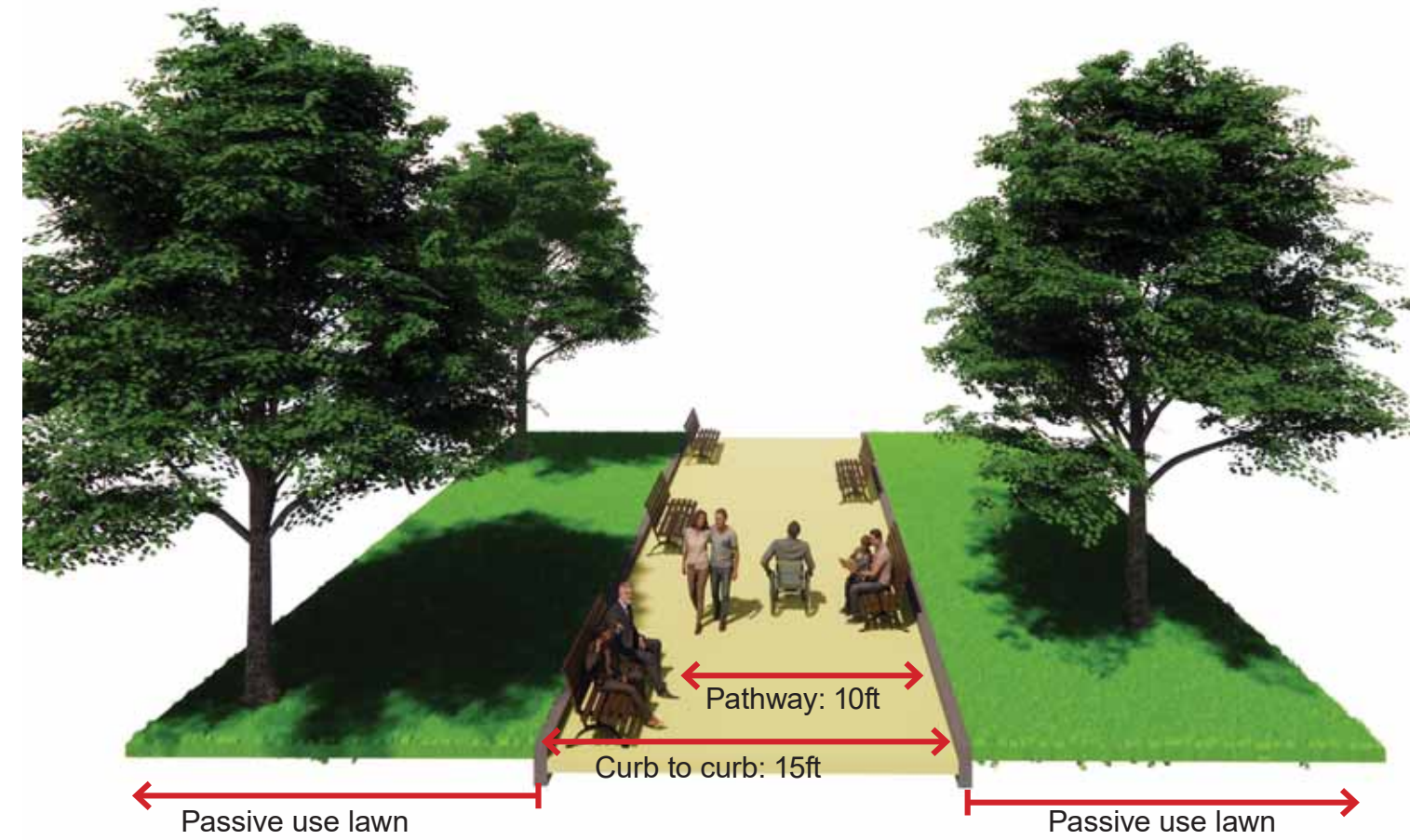
COMPARISON: RITTENHOUSE SQUARE EXAMPLE



PROPOSED OPTION TO ADD FIXED SEATING ALONG LAWN



COMPARISON: RITTENHOUSE SQUARE EXAMPLE





## 2.3 DESIGN ELEMENTS

### 2.3.4.2 SITE FURNITURE



Table and Chair for Nooks (5 sets)



Table and Chair for Nooks (4 sets)



Adirondack Chair for Lawn and Deck (30)



Bar Stool for Deck (12)



Movable Planter



Trash Receptacle



Bollard

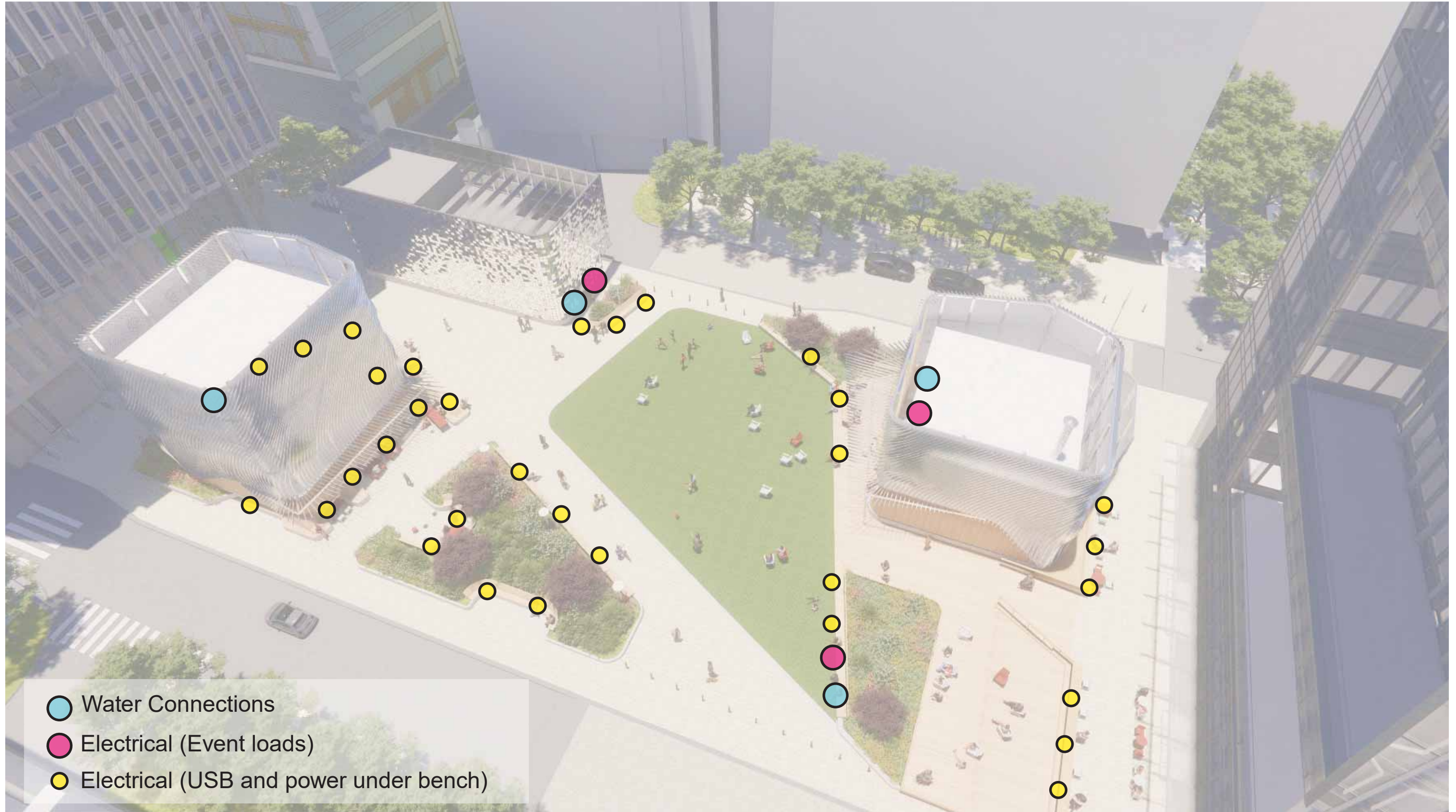


Movable Planter Bollard



## 2.3 DESIGN ELEMENTS

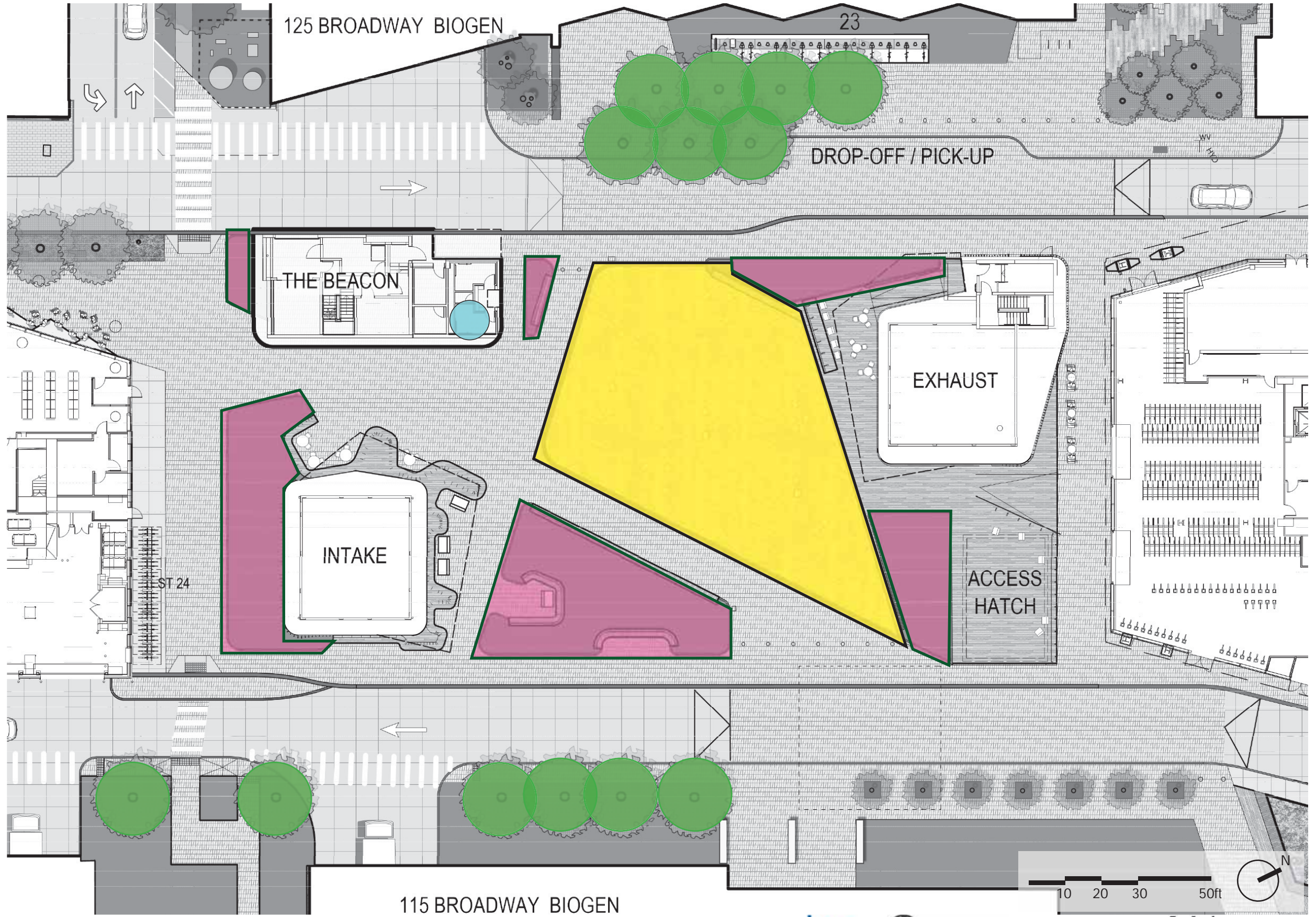
### 2.3.5.1 SITE UTILITIES- POWER AND WATER SUPPLY





# 2.3 DESIGN ELEMENTS

## 2.3.5.2 SITE UTILITIES- IRRIGATION AREAS

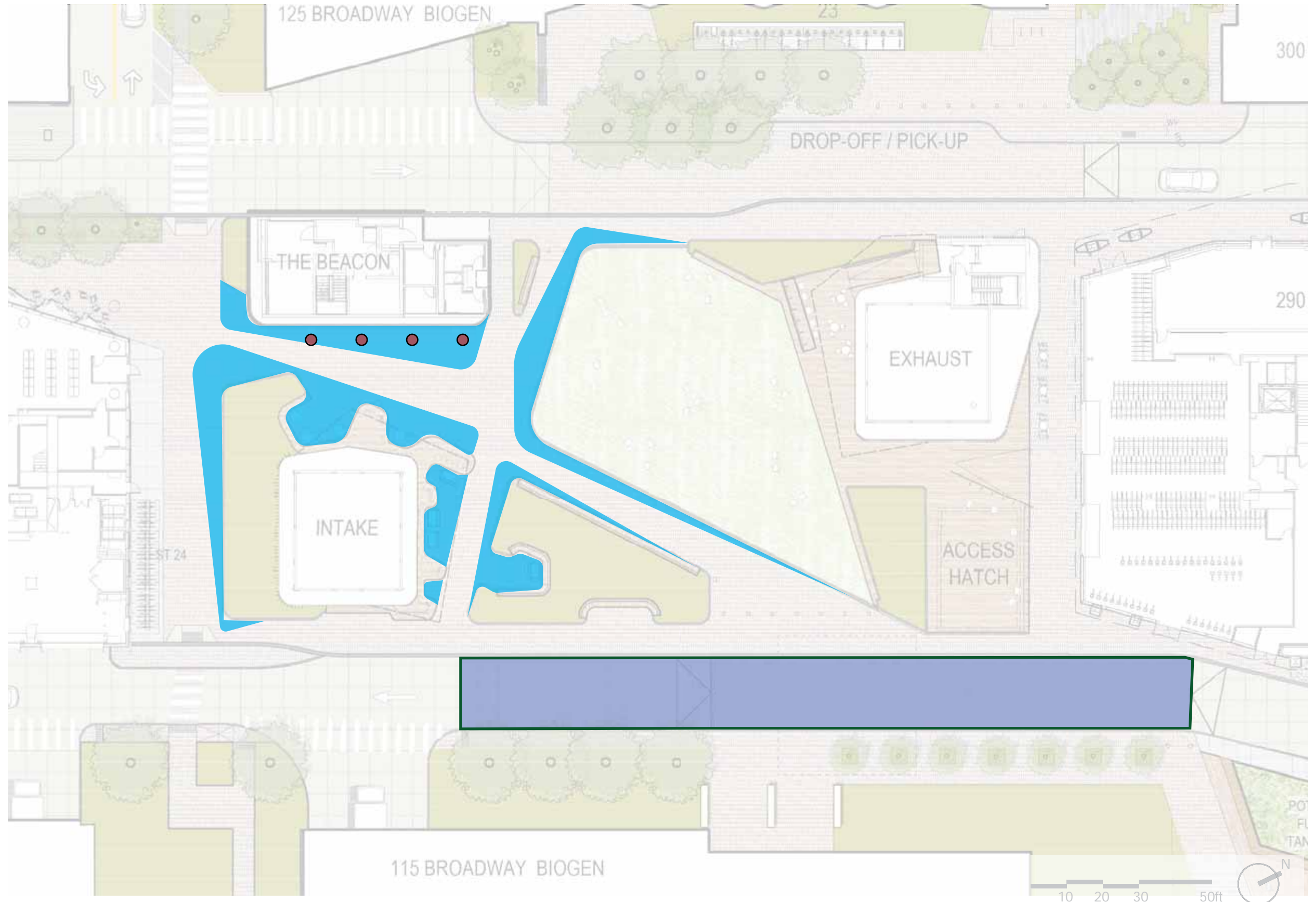





- Water Control System
- Proposed Tree Drip Ring
- Proposed Planting Bed Drip Irrigation
- Proposed Lawn Spray Irrigation



# 2.3 DESIGN ELEMENTS

## 2.3.6 ALTERNATIVE OPTIONS

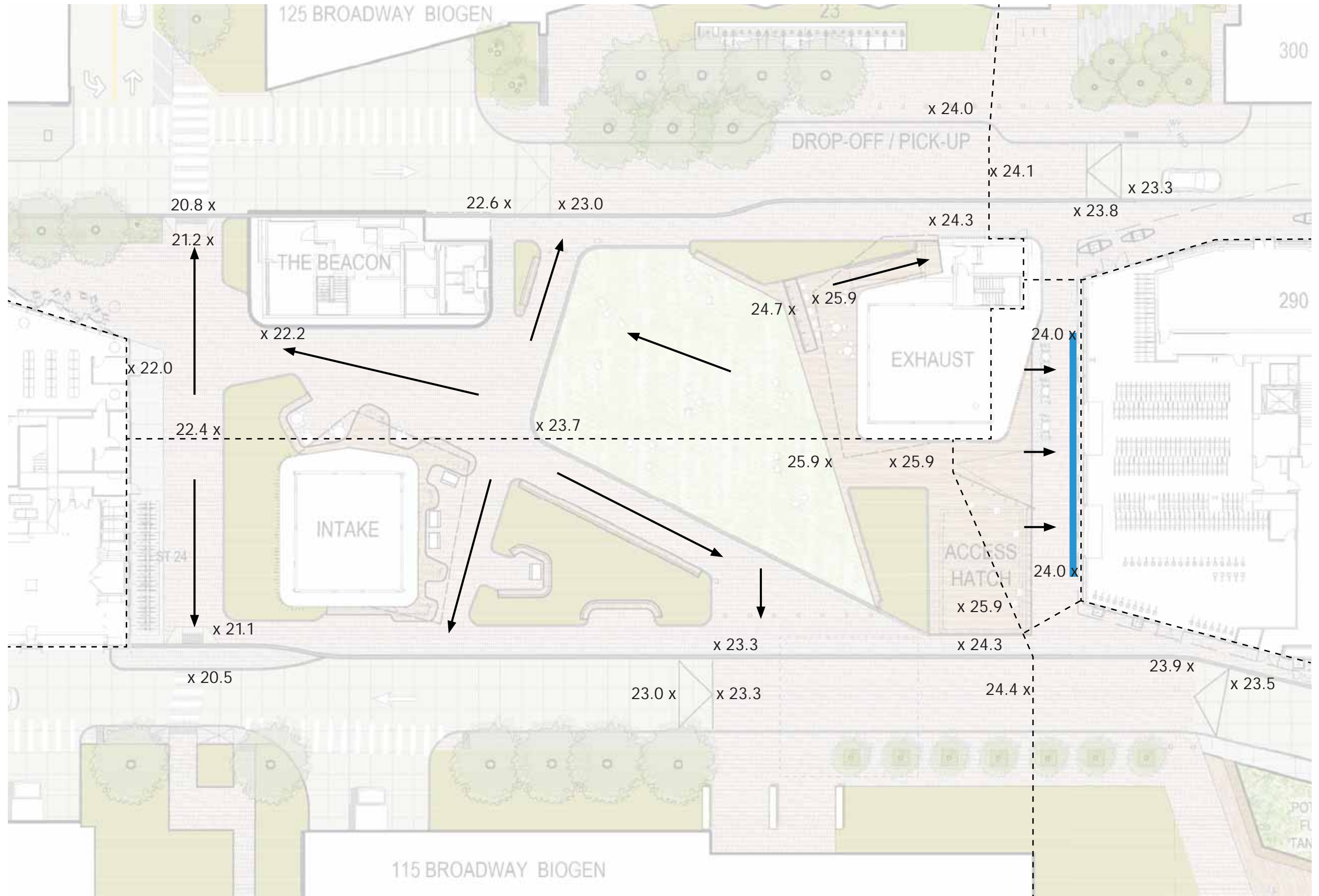


-  Potential Alternate Paving Option
-  Potential Movable Planters Location
-  Potential Expanded Speed Table



# 2.3 DESIGN ELEMENTS

## 2.3.7.1 SITE DRAINAGE



24.4 x Proposed Spot Elevation

---- Catchment Area

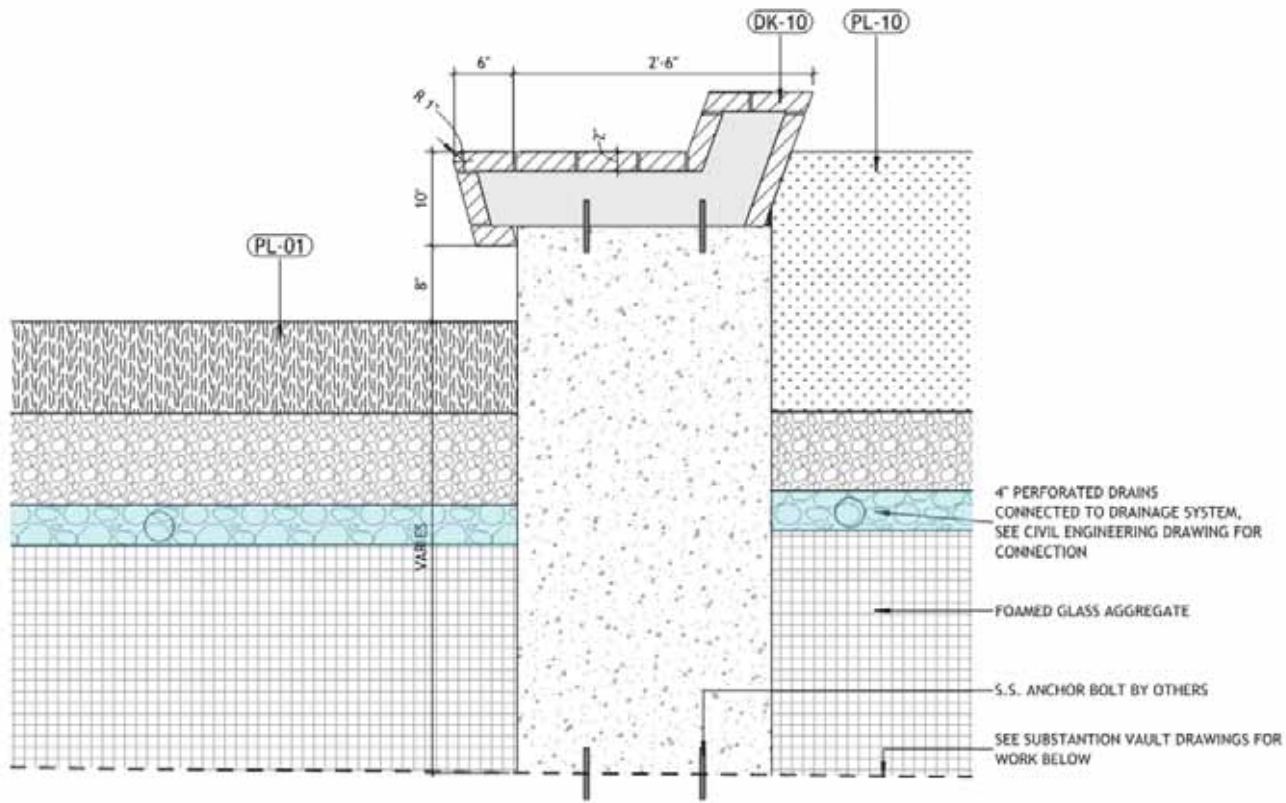
← Plaza Runoff

— Proposed Trench Drain

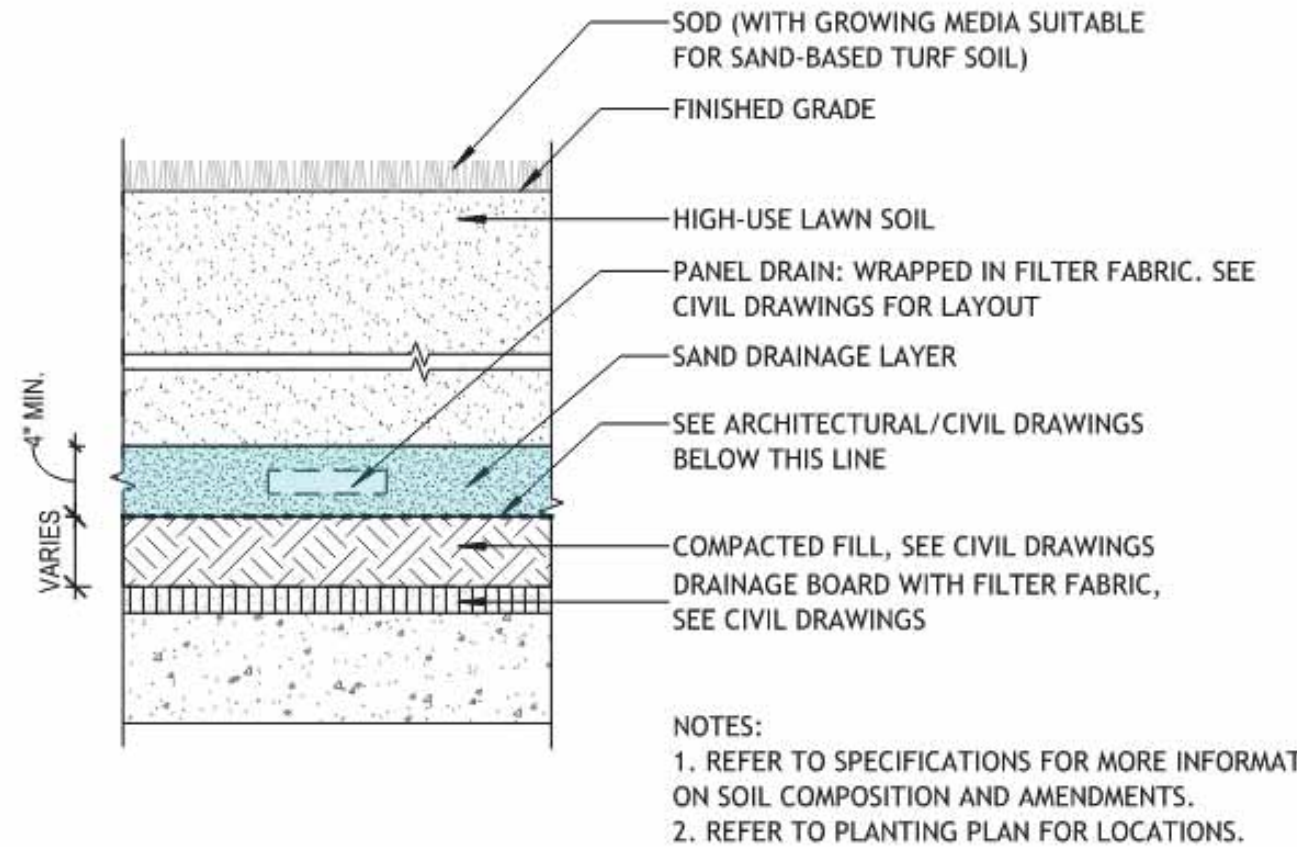


# 2.3 DESIGN ELEMENTS

## 2.3.7.2 DRAINAGE DETAILS



1 SEATING AREA @ CENTRAL LAWN  
1" = 1'-0"



PL-01 HIGH USE LAWN ON STRUCTURE  
1" = 1'-0"