

325 Binney Street

July 2020

Virtual 325 Binney Street Community Meeting

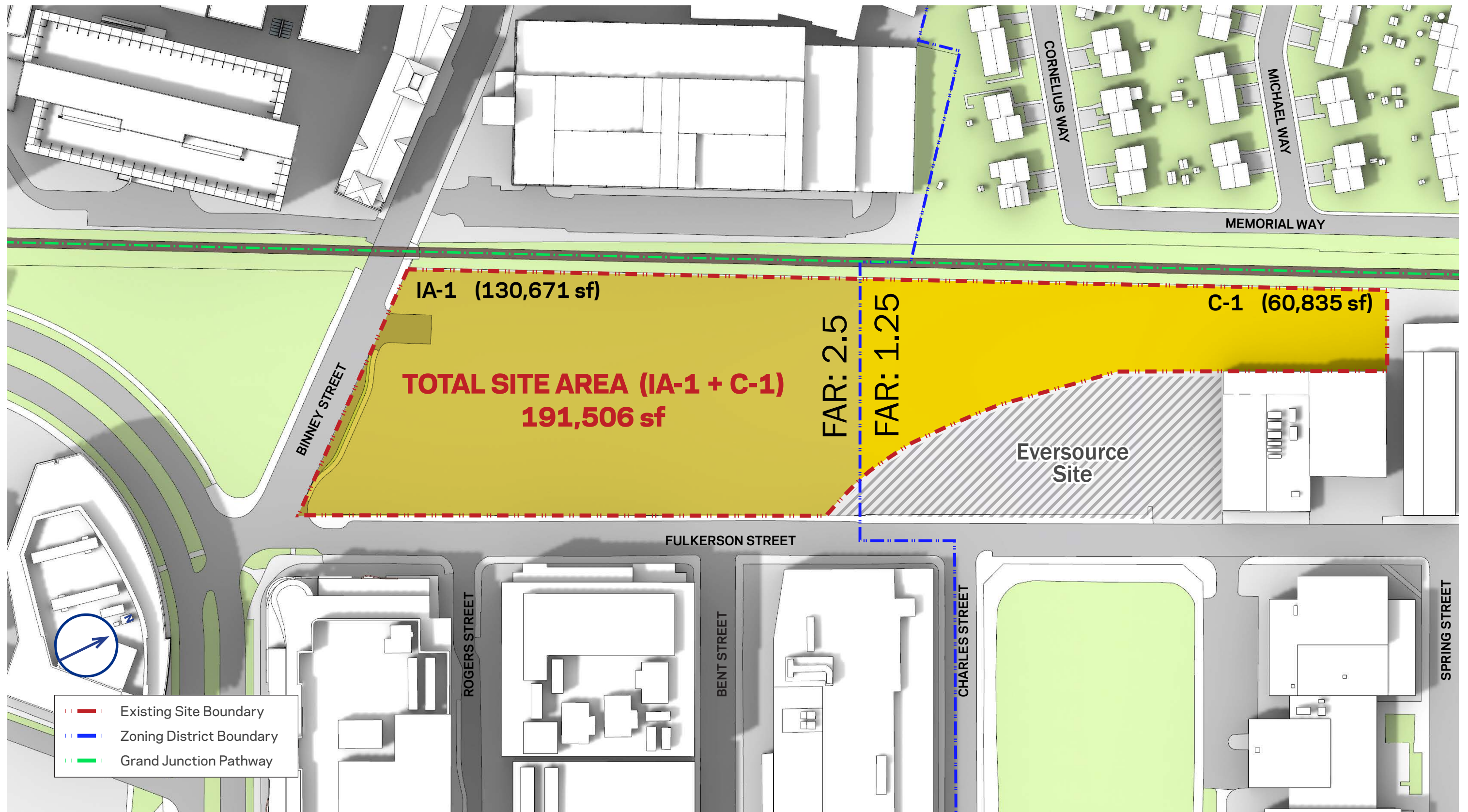
Please..

Mute upon entry.

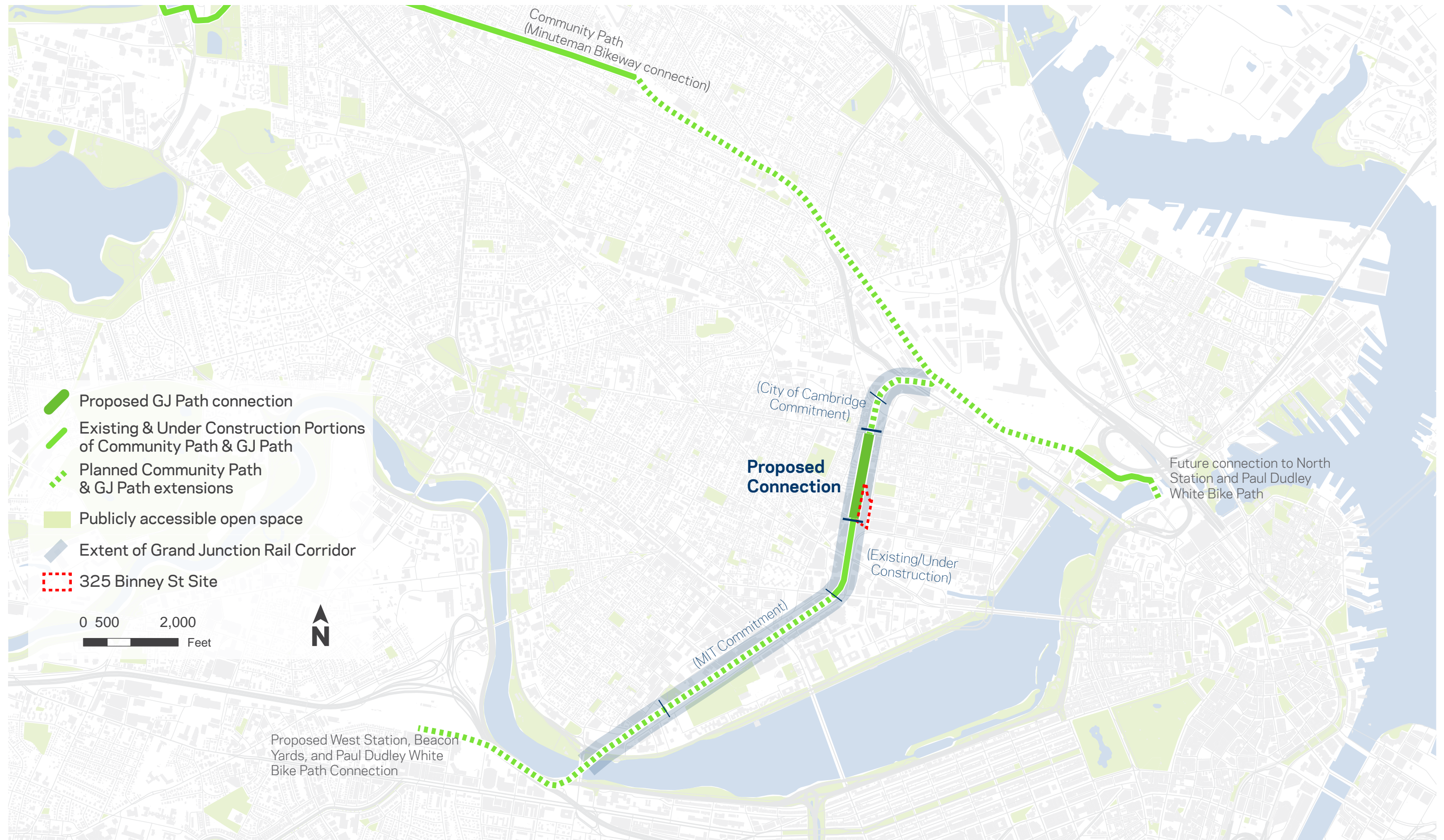
Ask questions via the Chat function.

This meeting is being recorded.

Please visit **325binneystreet.com**
for more info on the project!



Grand Junction Multi-Use Path

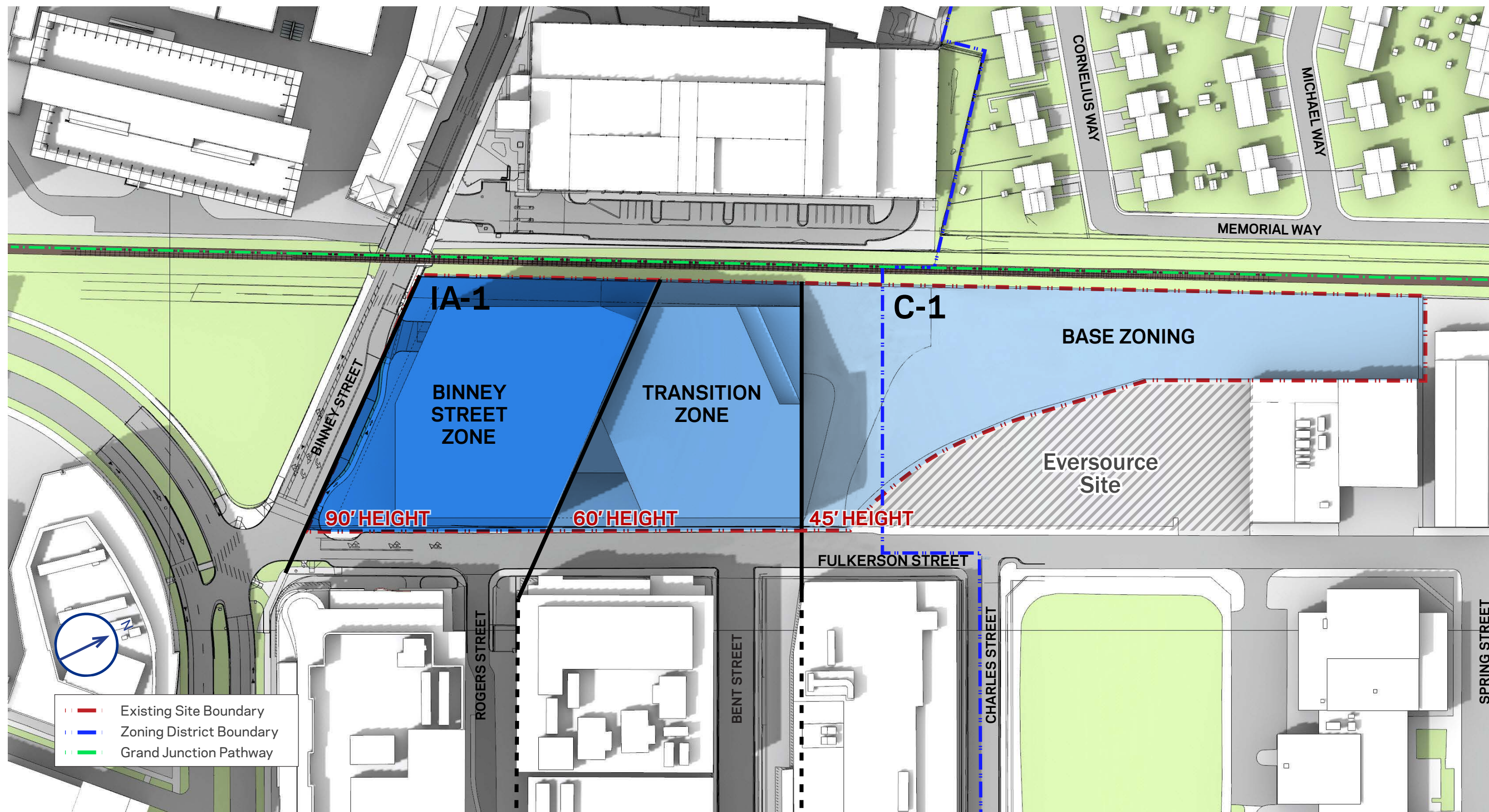


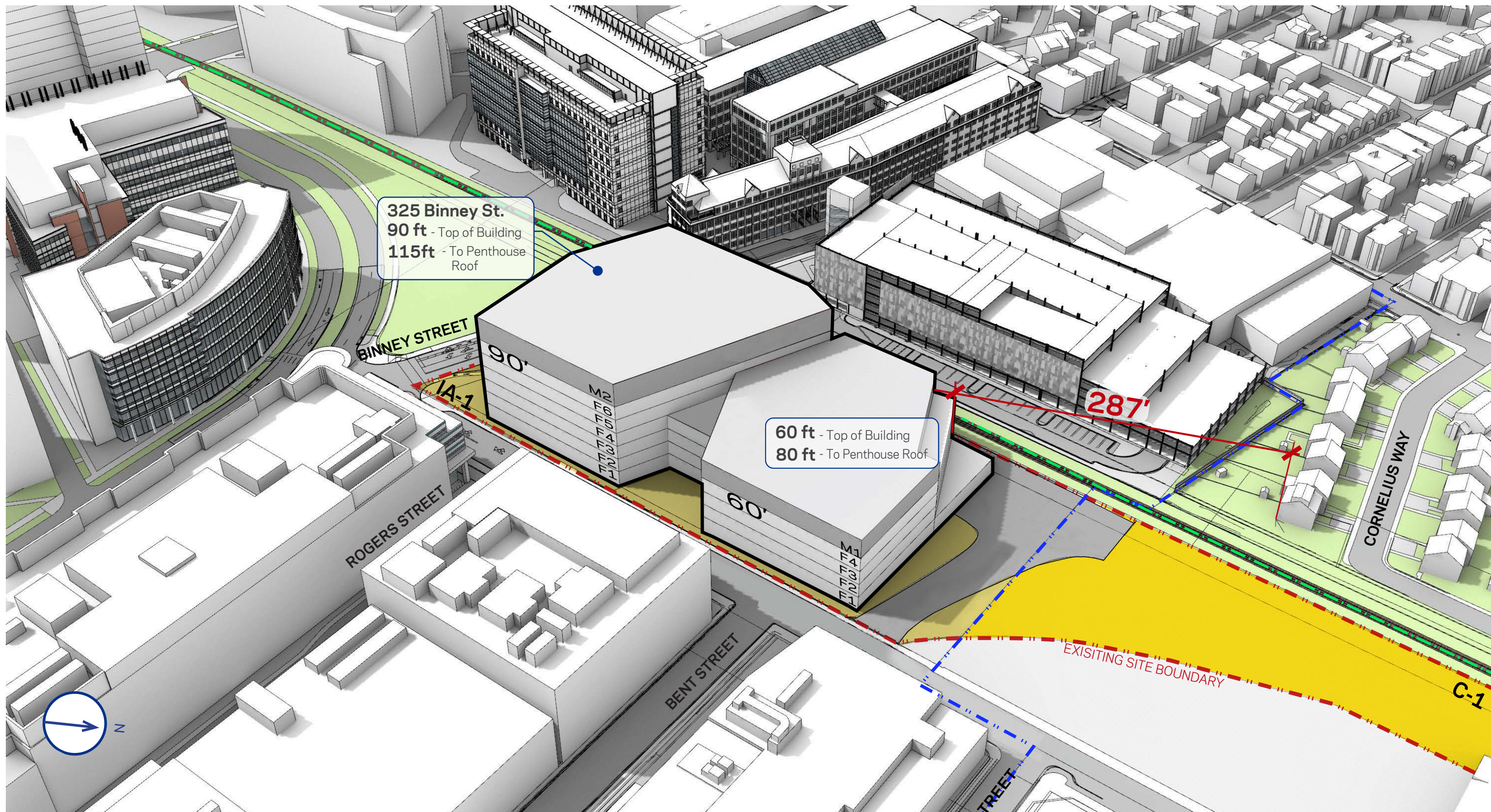


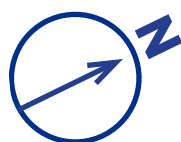
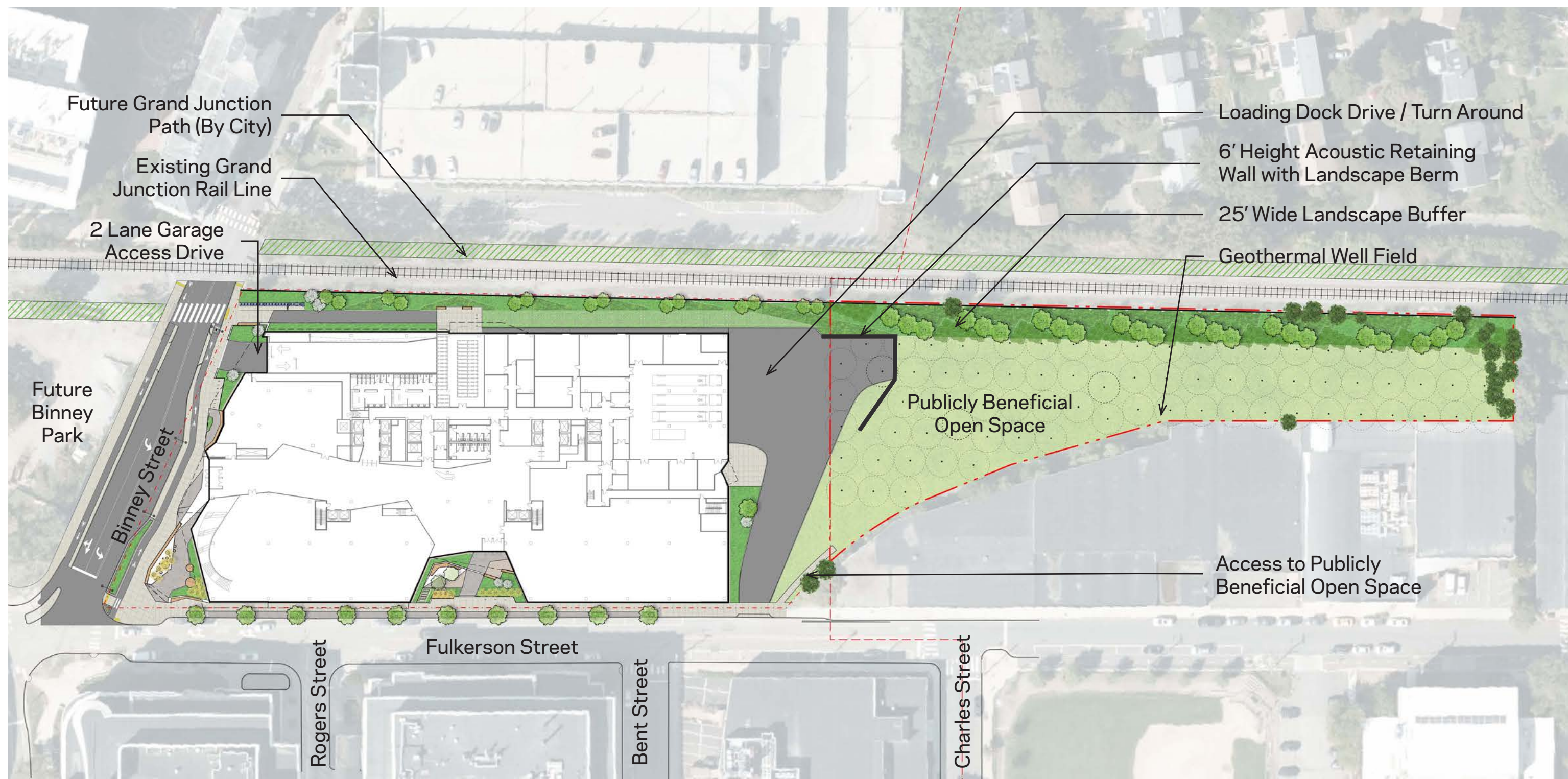




New Grand Junction Pathway Overlay District

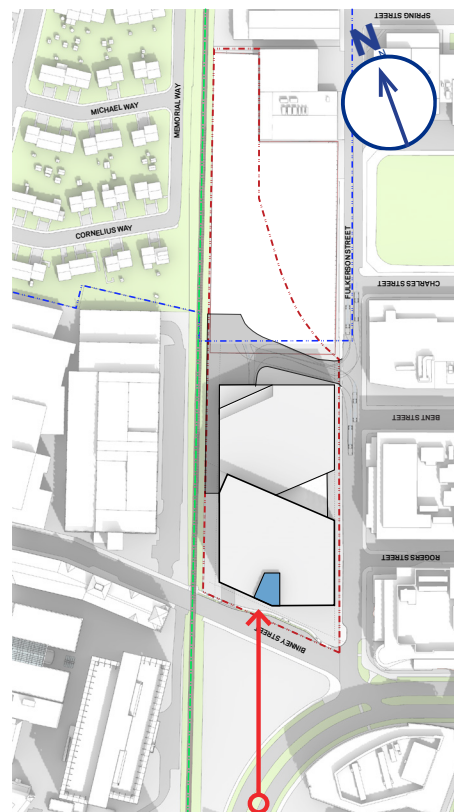


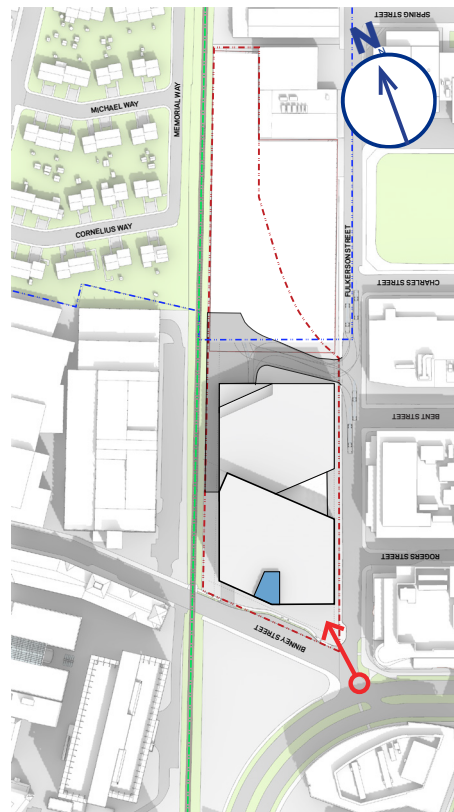


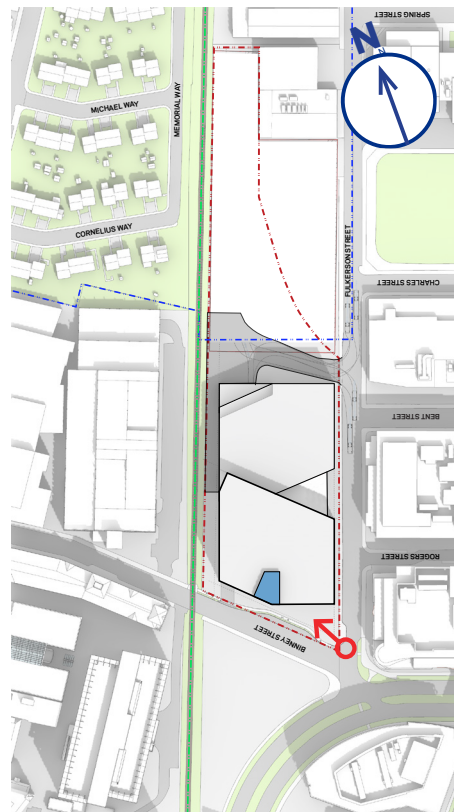


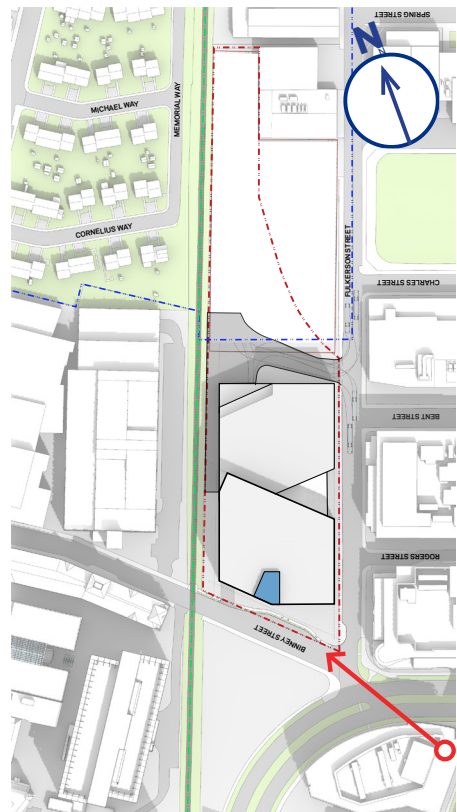
325 Binney Street Building Design

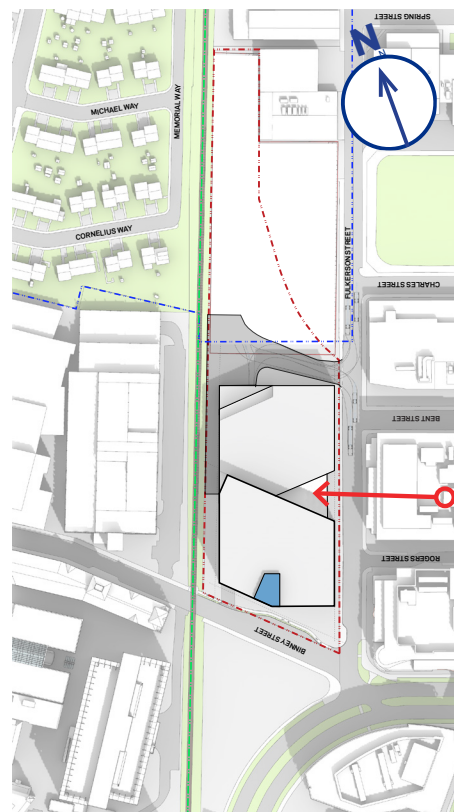
Jay Siebenmorgen

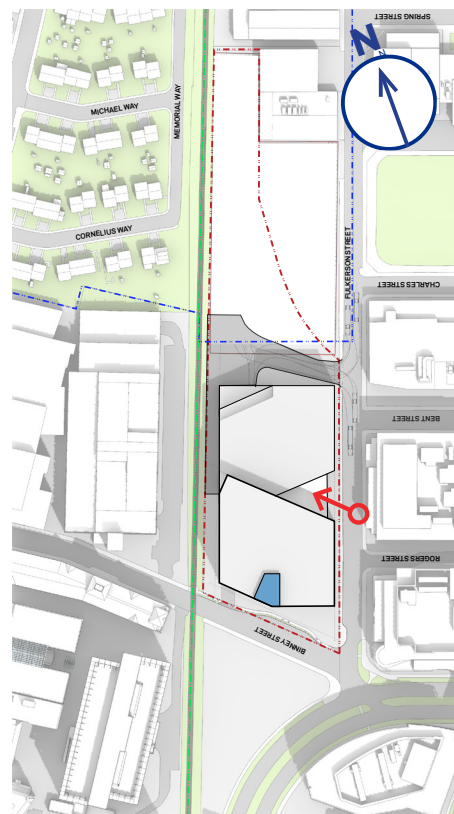


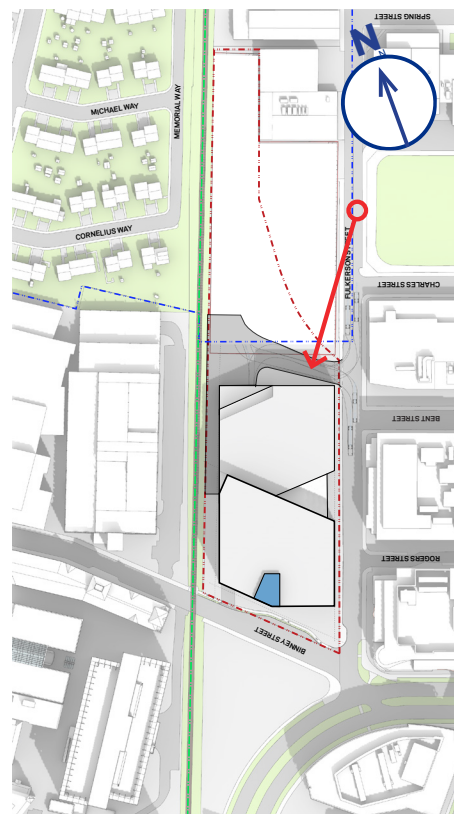




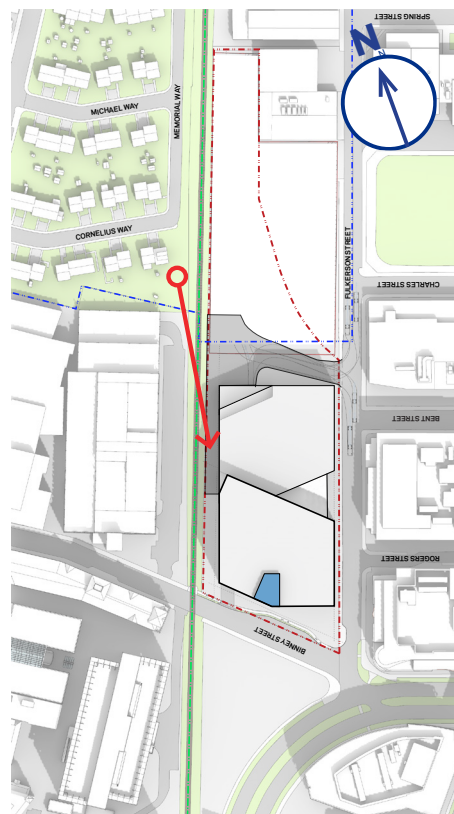


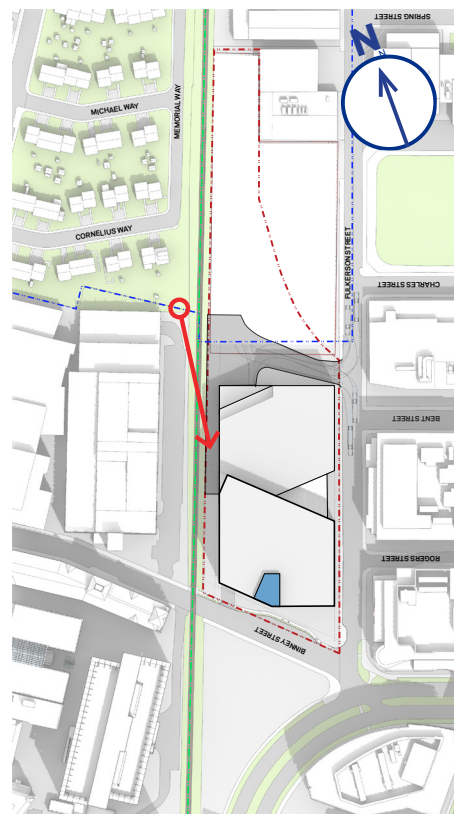


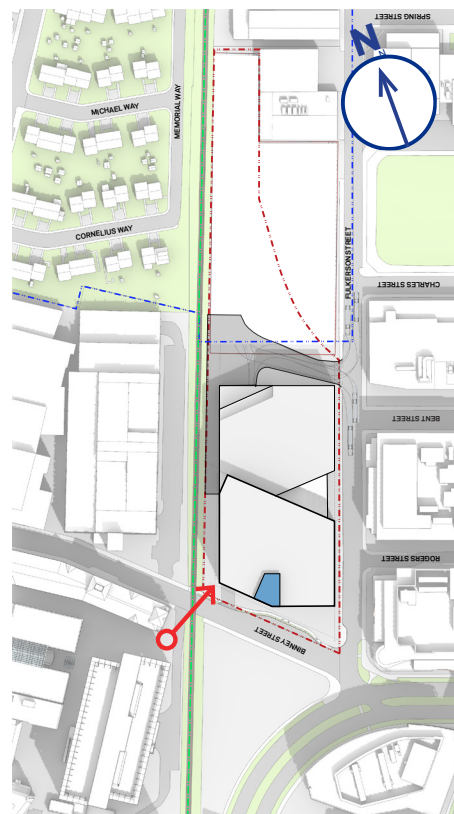


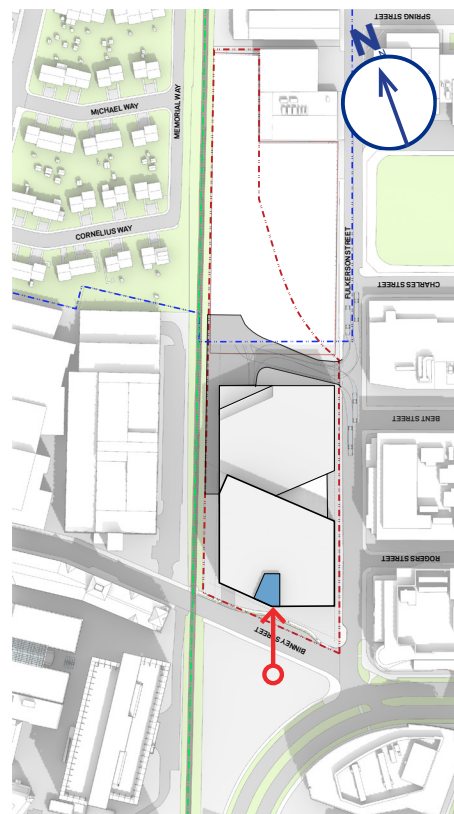


Acoustic Wall &
Earth Berm at End
of Loading Drive

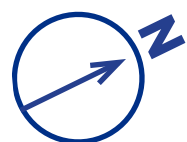














Corner Plaza Streetscape



Public seating and planting bed edge



Unit pavers in seating/gathering areas



Long communal bench with undermounted lighting



Custom wood and metal/stone public seating



Fulkerson Courtyard seating and gathering character



Western Planted Buffer Gro Low Sumac and Viburnum group plantings



Fulkerson Street Trees — Bowhall Maple



Ornamental Tree — Multi-Stem Serviceberry

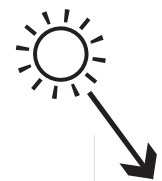


Western Planted Buffer — Pin Oak



Fulkerson Courtyard shade planting-rich textures

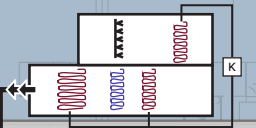
Increase
Daylighting
with Skylight



Roof PV
(Future)



High Performance
Heat Recovery



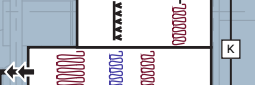
Roof PV
(Future)



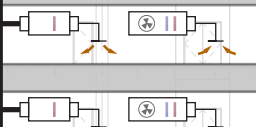
Condensing
Boiler



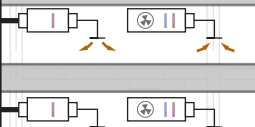
High Performance
Heat Recovery



Supplemental
Cooling at Zones



Supplemental
Cooling at Zones



M2 ROOF - 125'

M2 - 90'

M1 ROOF - 80'

F6

F5 / M1 - 60'

F4

High Performance
Façade

F3

F2

F1

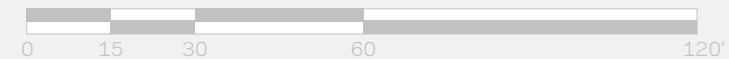
Heat Pump
Chillers



Water Cooled
Chiller Plant



Closed Loop
Geothermal



9:00 AM

12:00 PM

3:00 PM

March



June



9:00 AM

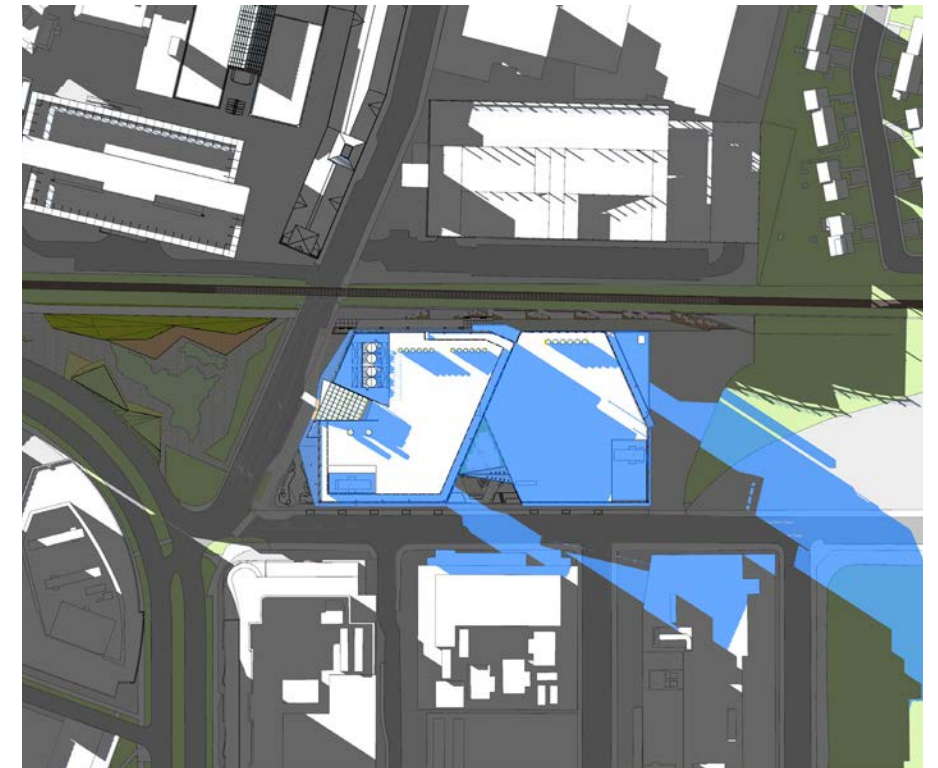
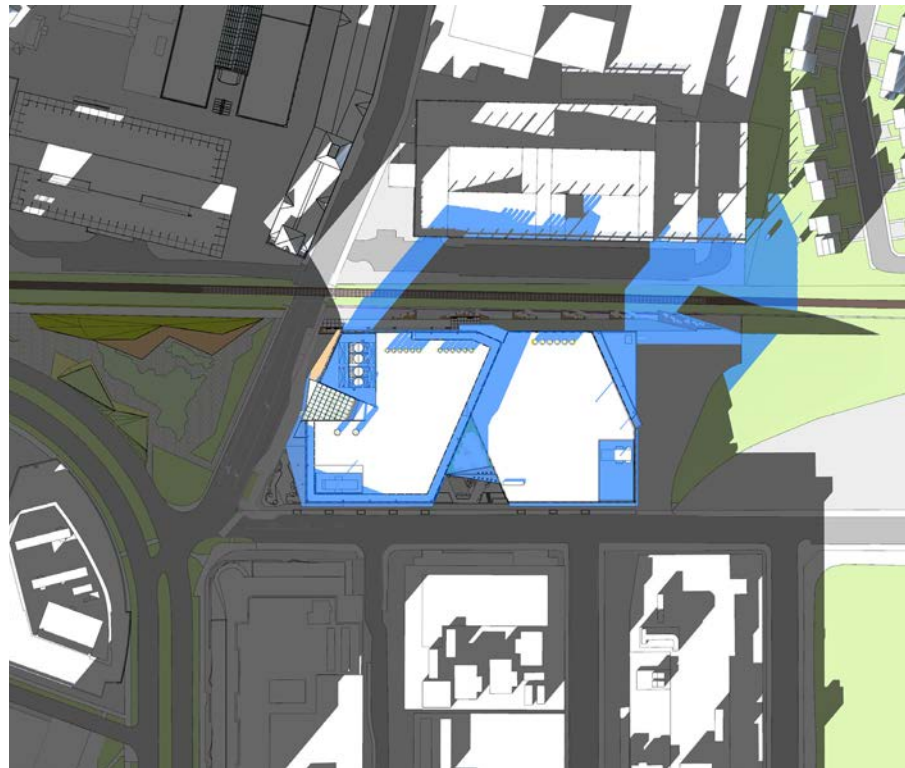
12:00 PM

3:00 PM

September



December



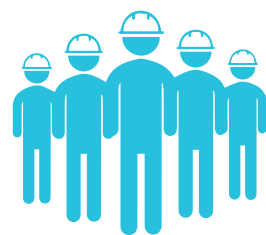
CONTRIBUTION OF THE LAND TO ACCOMMODATE GRAND JUNCTION GREENWAY MULTI-USE PATH

\$11.25M GRAND JUNCTION
DESIGN & CONSTRUCTION

\$13M COMMITMENT TO PURCHASE
EVERSOURCE PARCEL OR PUBLIC
BENEFITS FUNDS TO CITY



1,000+
PERMANENT
JOBS ADDED
LOCALLY



APPROXIMATELY
375
UNION CONSTRUCTION JOBS



\$88M+
NEW REAL ESTATE
TAX REVENUE OVER
20 YEARS



~\$8.1M
CONTRIBUTION OF
INCENTIVE ZONING FEE
BASED ON 400,000 SF

Discussion & Questions

Please mute.

Ask questions via the
Chat function.

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