

# 3. Sixth Street Park & Open Space Design Review Narrative

# Sixth Street Park & Open Space Design Review

## KENDALL WAY

Kendall Way is a shared street that provides an important north-south connection for pedestrians and bicyclists to and through the development site. The curbless streetscape is framed by groves of birch trees and plantings adjacent to the sidewalks. Pedestrians arriving for a performance at the entertainment and music venue will be invited to linger in the pedestrian plaza located at the intersection of Kendall Way and Broad Canal Way, where a larger grove of honey locust trees shelters an area for moveable seating. Throughout the day, this central plaza will be activated by spill out the four buildings which face the square. Kendall way also provides access for services vehicles, which will enter and exit the southern portion of the street from the westbound lane of Broadway.

## THE PASSAGEWAY

A passageway adjacent to the Entertainment Venue will allow pedestrians and bicyclists to connect from Broad Canal Way through to Loughrey Walkway, the Kittie Knox Bike Path, and beyond into the MXD district. This will be a lively, covered space that provides opportunities to extend park programming, as well as spill out from C3 retail and Entertainment Venue events. A key threshold of the neighborhood, the passageway will help stimulate important east-west connections through the site all the way to the historic Broad Canal, the Charles River, and beyond.

## BROADWAY

With the Volpe development site, historic Broadway will be transformed into a double-sided commercial street from Third Street to Ames Street with a consistent streetwall that planning

documents have long envisioned. C3 delivers an important southern edge to that streetwall. Improvements to Broadway include a wider sidewalk for pedestrians, the introduction of a curb-separated west-bound cycle track, and the planting of additional street trees. The existing linden trees will be protected with new planting beds at their base. The eight-foot-wide planting and furnishing zone will accommodate benches for public seating. An active curb zone is proposed on Broadway to provide access for vehicles dropping off passengers at the site. The optimal dimensions of the planting zone, as well as the length of the active curb zone are a topic of discussion with City staff as part of MIT's obligations under Appendix C.

## SIXTH STREET PARK

Sixth Street Park will be a dynamic and inviting linear park that aims to welcome and provide programmed space for the surrounding community. Adjacent to Loughrey Walkway and the Kittie Knox Bike Path, the park will expand the public use and activation of this important and well-utilized public walkway.

Historically, Sixth Street bridged over Broad Canal. The design of the park honors this history by creating decked walkways that frame spaces, connect users between Loughery Walkway and Sixth Street Park, and connect program spaces within the park.

The southern portion of Sixth Street Park invites people from Broadway into an intimate courtyard with a flexible seating area set within a grove of trees. The decked walkways encourage visitors to circulate through the park, connecting back to Loughrey Walkway or onward further where they will encounter a play space that features custom wood play elements. To accommodate people of all ages, the space has been designed with multiple circuits that offer a variety of gross motor play, creative exploration, and challenge. With a theme of "Over, Under and Through" an undulating bridge spans a bowl and

through a thicket of posts and steppers. Just beyond this, there is a mound with an integrated slide and amphitheater steps for climbing, lounging, or performative play. At either entrance to the play space, there are seating areas that provide benches, tables and chairs that can accommodate both caregivers as well as small celebrations and gatherings.

To the north of the play space, the decking rises up into a series of flexible stages which are intended for impromptu performances for and by all ages. These elements also provide seating and playful climbing opportunities. Interactive musical instruments, such as a piano and playable chimes, liven the space and expand the playful energy throughout the park.

A large picnic table among a small grove of trees provides space for gatherings, or users can perch on amphitheater seating to watch a nearby ping pong, or basketball game. The sports court is imagined to be painted with a colorful mural that would also be reflected on the adjacent building wall, creating a community-themed park. Striping for half-court basketball, four square, and other games will make this a playful space for all ages. Lastly, a community dog park, situated at the north edge of the park along Potter Street, is designed to welcome those with pets.

Great care has been given to protect the large existing oak trees along Loughrey Walkway, such as suspending paved areas over the existing root zones of these trees to ensure no harm is done. New trees will be planted to the east of the Loughery allee to allow for a future canopy to complement the space. A rich palette of shrubs and perennials will further add to the biodiversity of Sixth Street Park.

## **OPEN SPACE ART STRATEGY**

An important component of the open space will be the selection of public art elements to be strategically located throughout the Volpe site. For the public art around Building C3, the vision is to engage artists to create murals that will add color to the urban fabric, bring delight and joy to the pedestrian experience, and lend an identity to the public realm that will resonate with the community. This art is typically only finalized and installed after the building is complete. Art at other locations on the site, such as Third Street Park and Community Center Park, will be a part of the design review processes for Building C1 and Building R1, respectively.

Also, as set forth in the Volpe Commitment Letter, within thirty (30) days of obtaining a Permanent Certificate of Occupancy for Building C3, MIT will establish an Innovation Arts Program including but not limited to outdoor exhibits. MIT is committed to implementing this arts program in a manner that will further reinforce Kendall Square's reputation for innovation.

## **OPEN SPACE WAYFINDING**

The above diagram indicates proposed wayfinding locations along with precedent images to reflect the type of wayfinding that may be utilized at the time 75 Broadway takes occupancy. A PUD-wide wayfinding program is still in development, as future buildings will impact the locations and type of wayfinding necessary. However, as part of a broader effort to re-brand the PUD area, a more comprehensive wayfinding program will be created as the remaining Phase I buildings go forward with design review. The intent is to provide wayfinding and signage that will connect residents and visitors both to and through PUD-7, but also to the surrounding Kendall Square neighborhood and its amenities.



Visualization by Design Distill



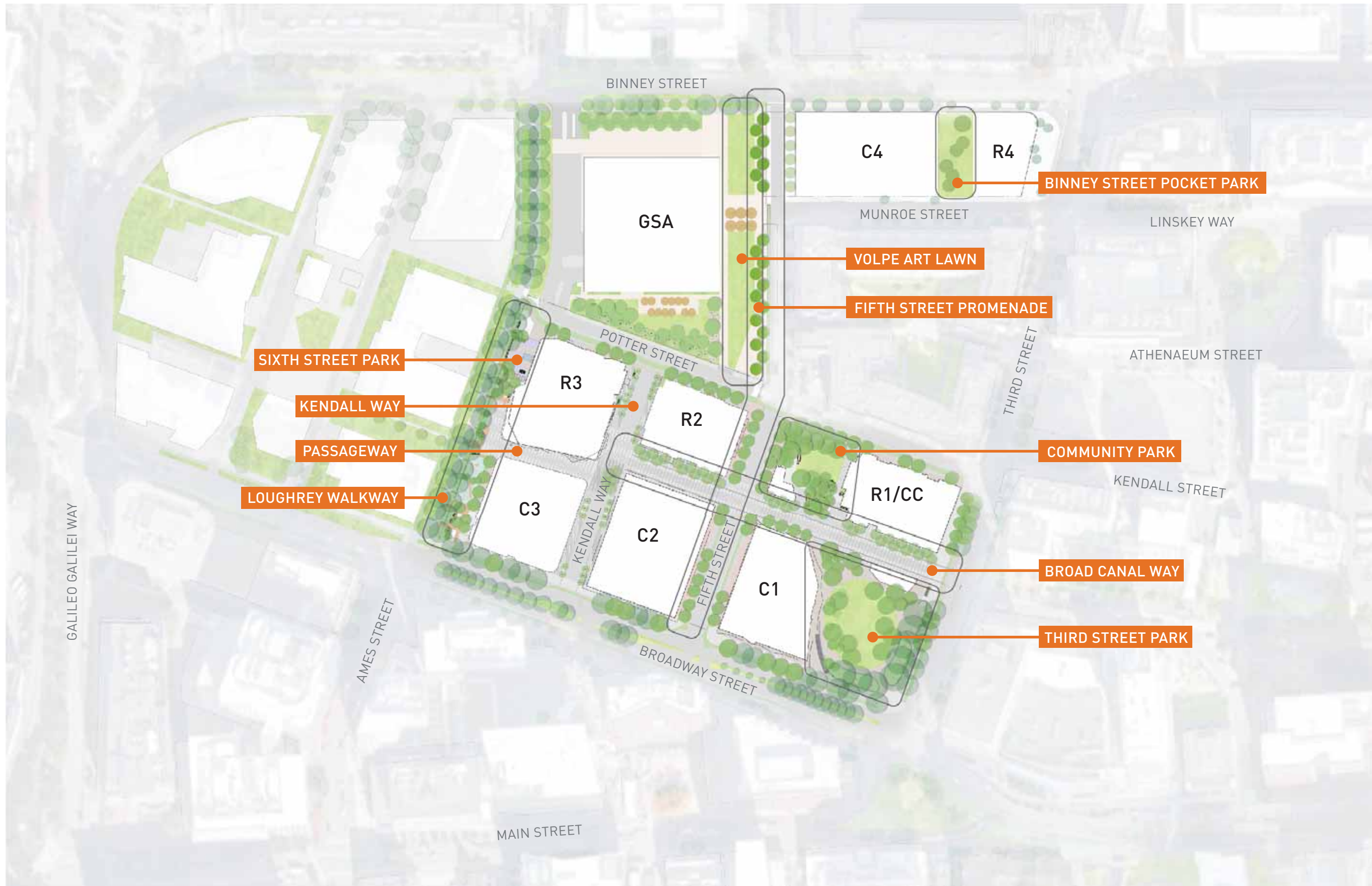
Visualization by Design Distill



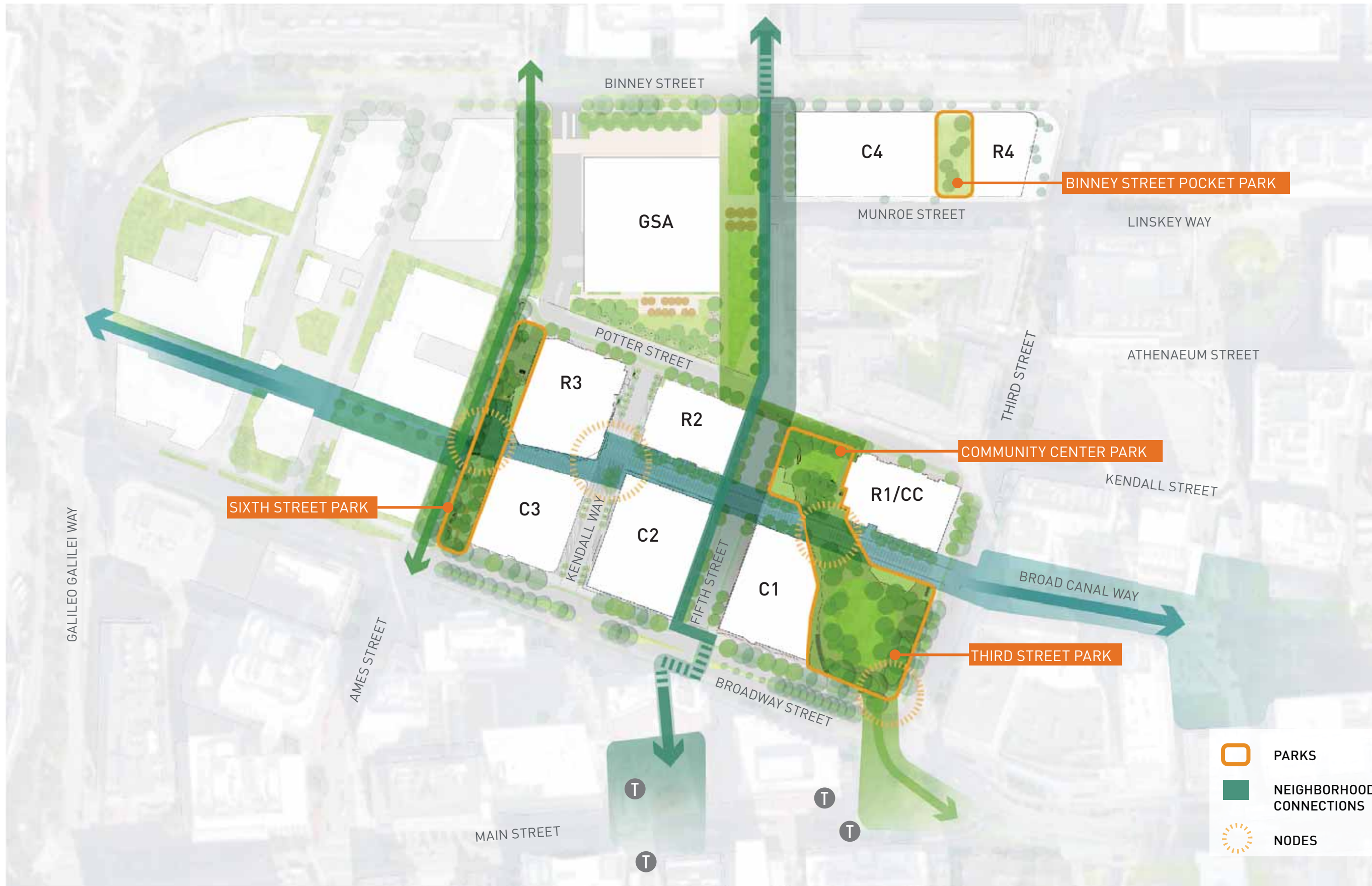
Visualization by Design Distill

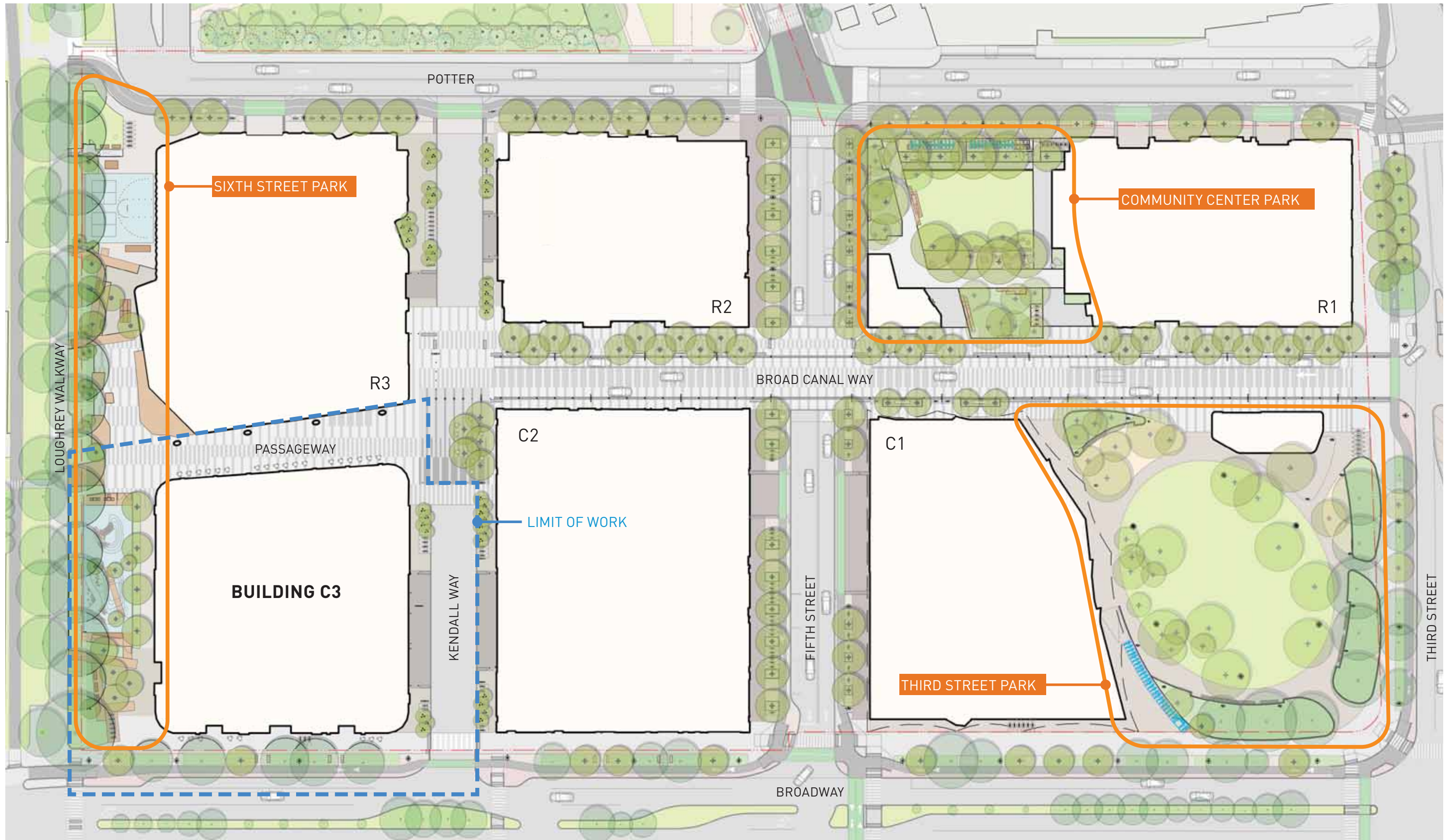


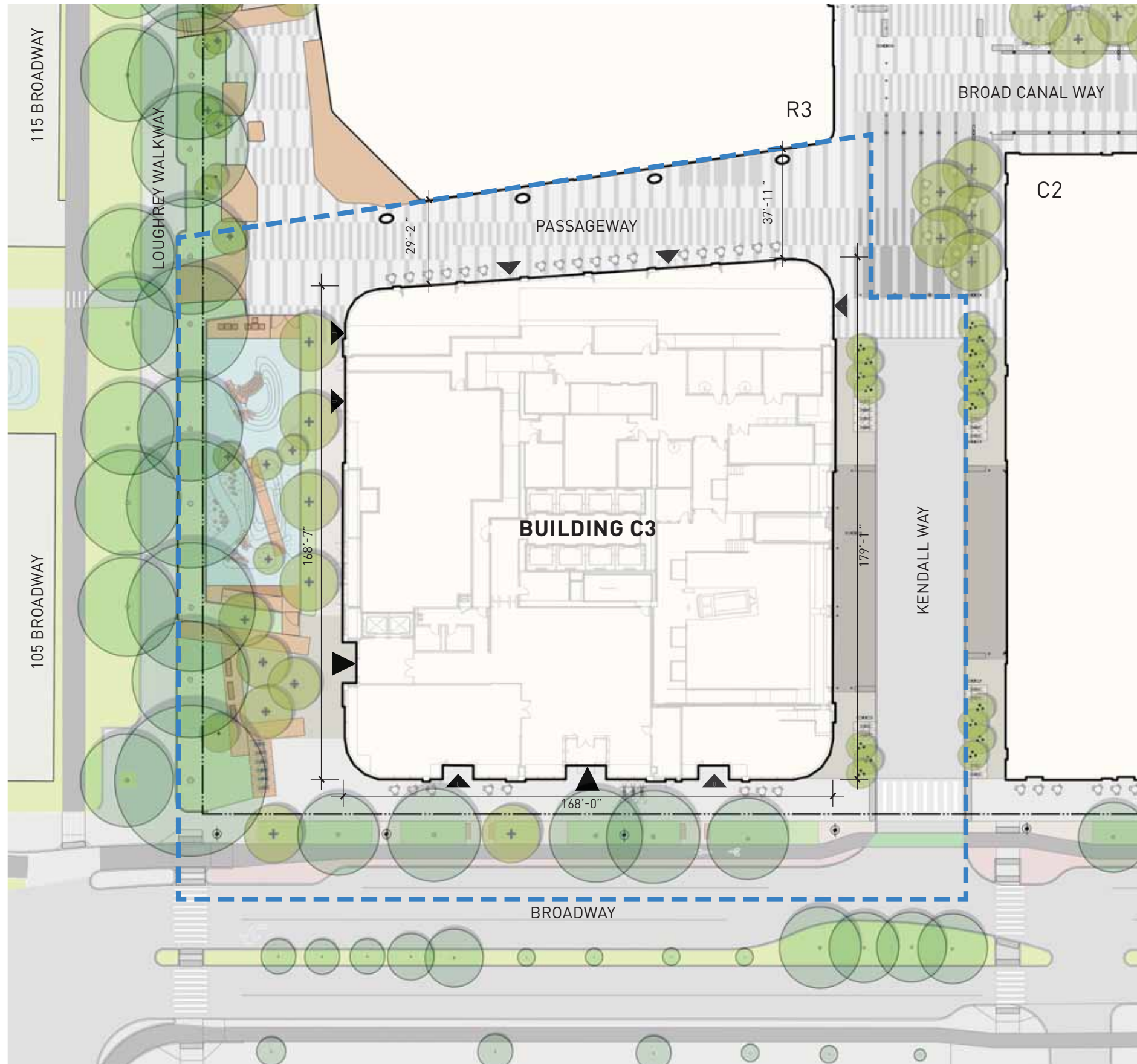
Visualization by Design Distill





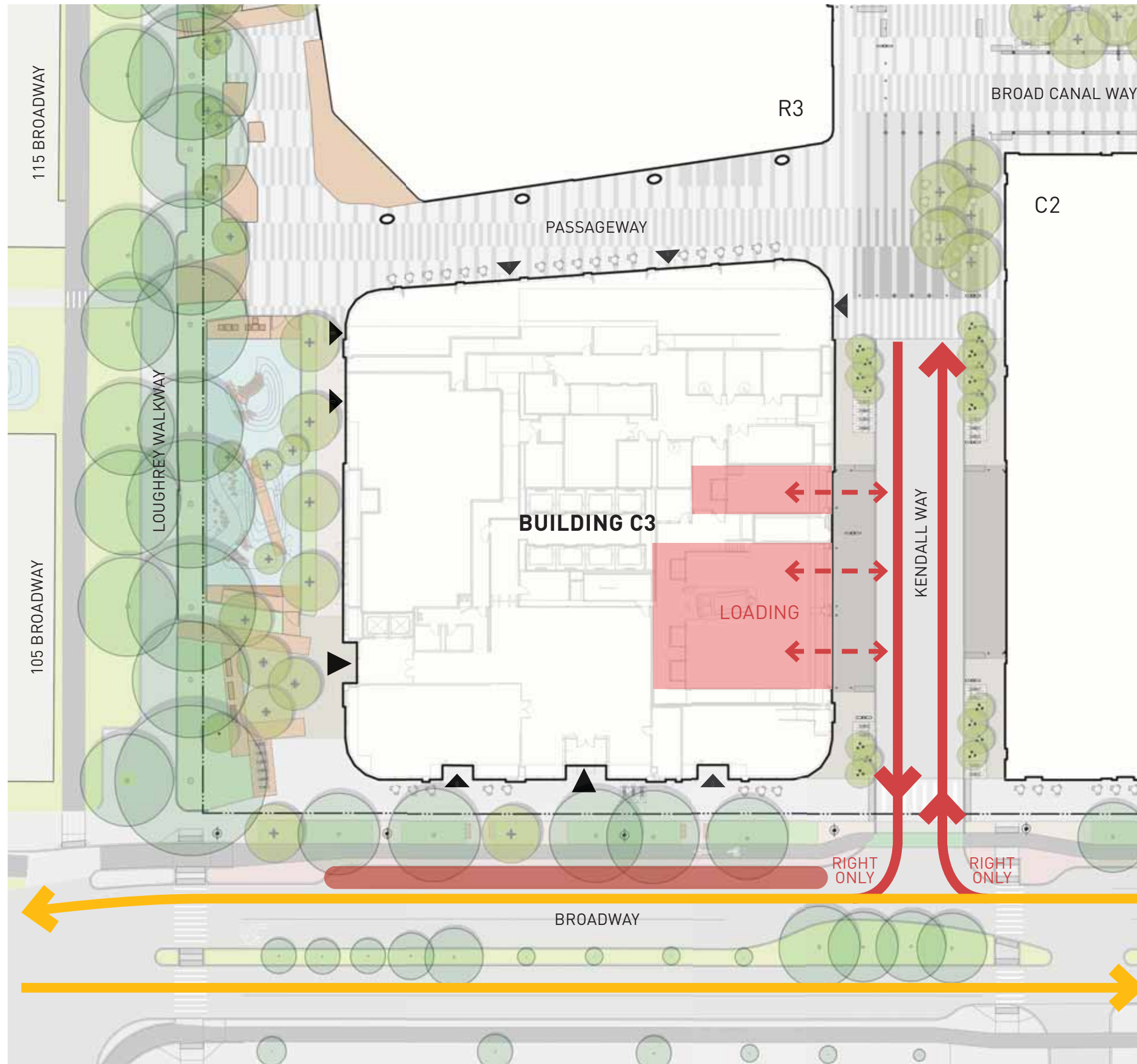




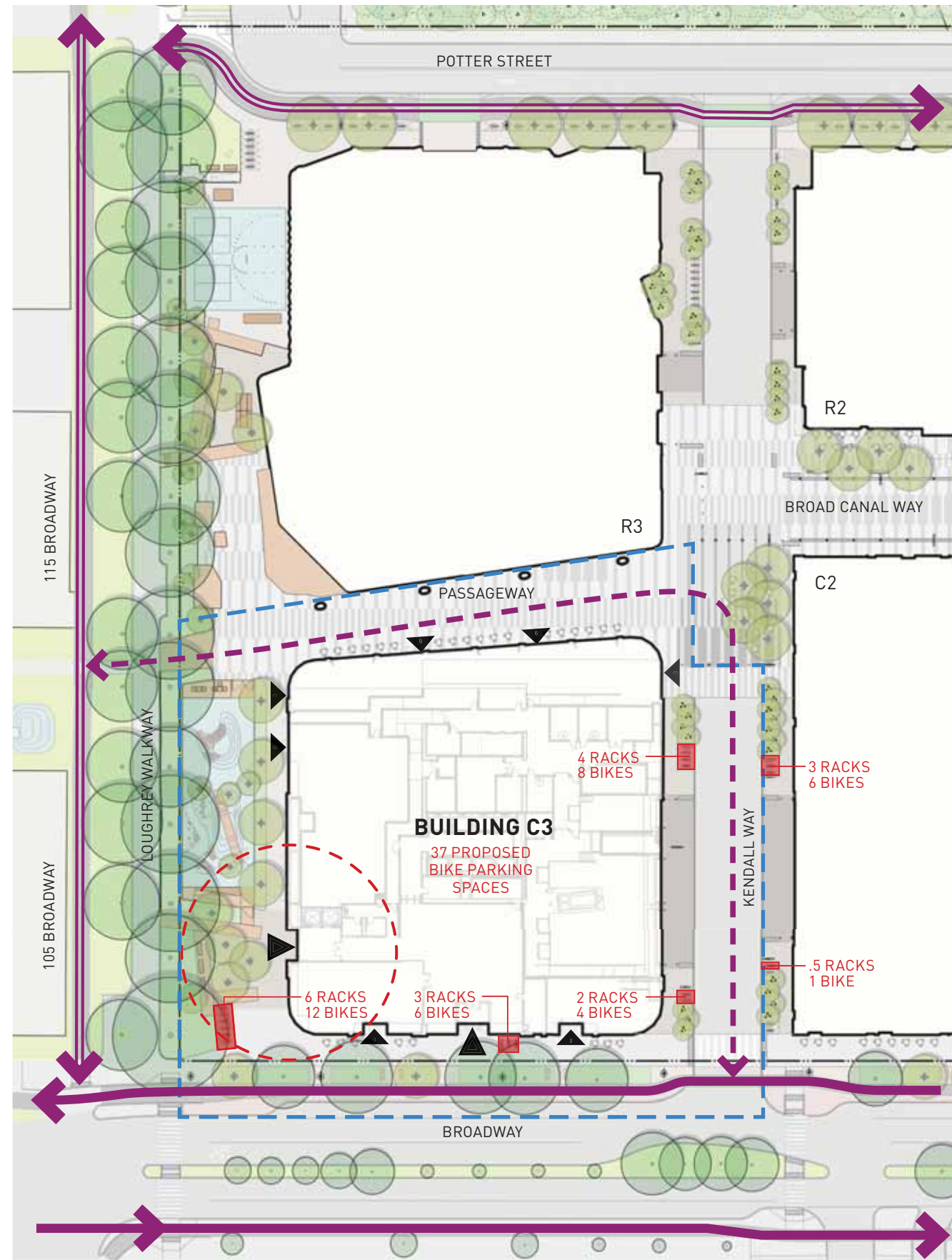







- - - LIMIT OF WORK
- ▶ BUILDING ENTRANCE
- ▶ PRIMARY BUILDING ENTRANCE



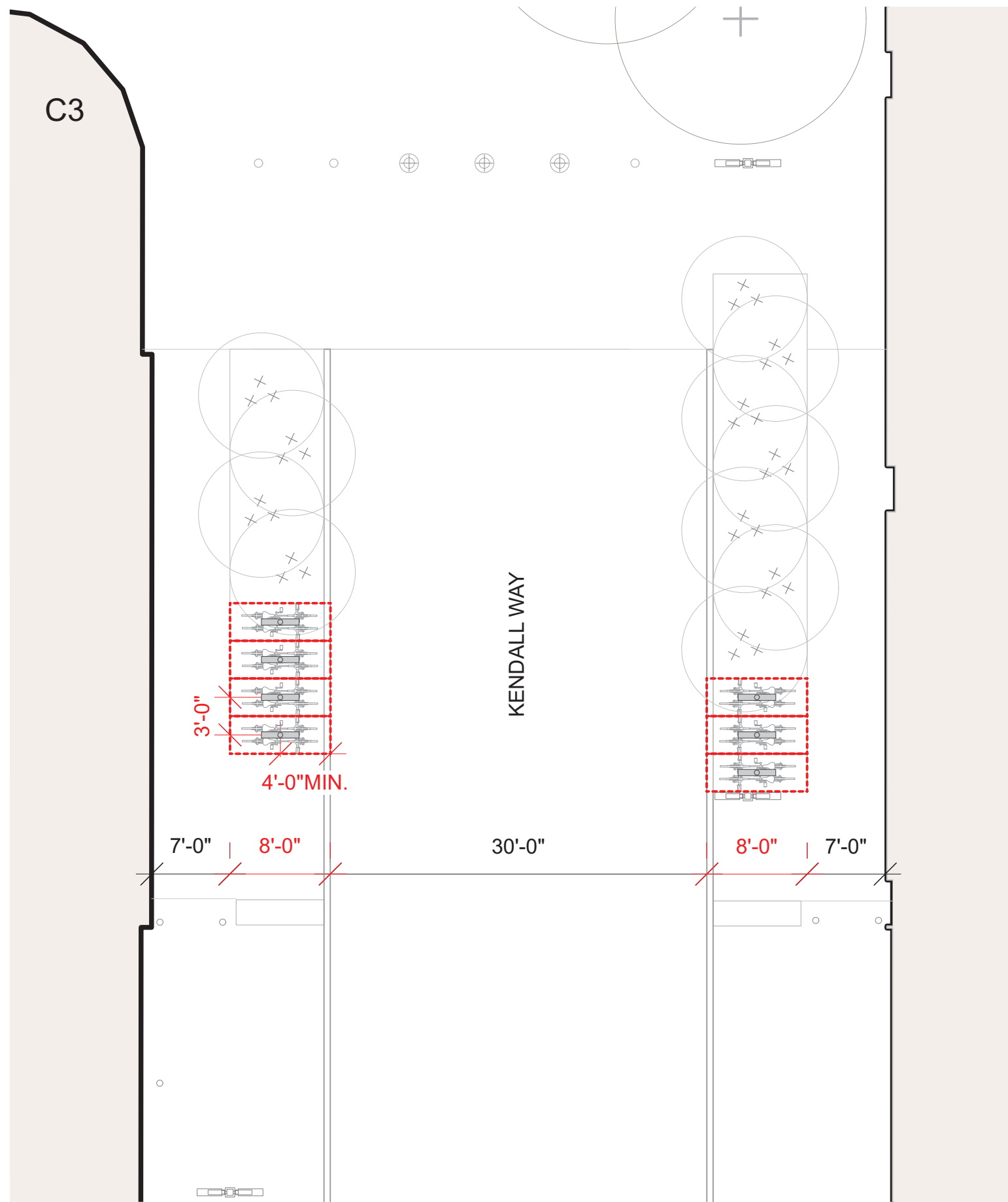


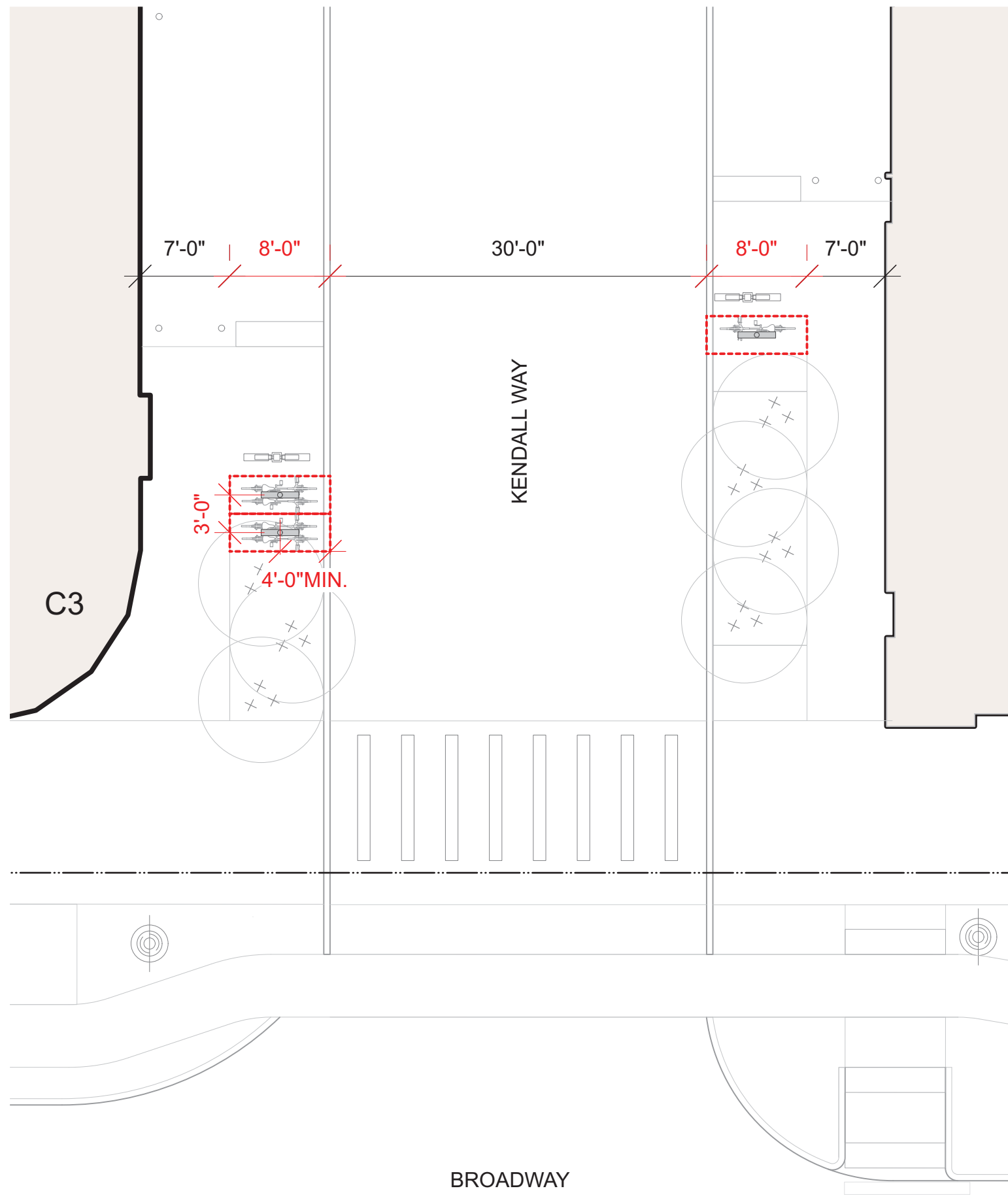
Note: Plan shows WB40 trucks (45'6") fitting in the loading dock with the roll up doors closed. Trucks larger than WB40 are not expected to service building C3.

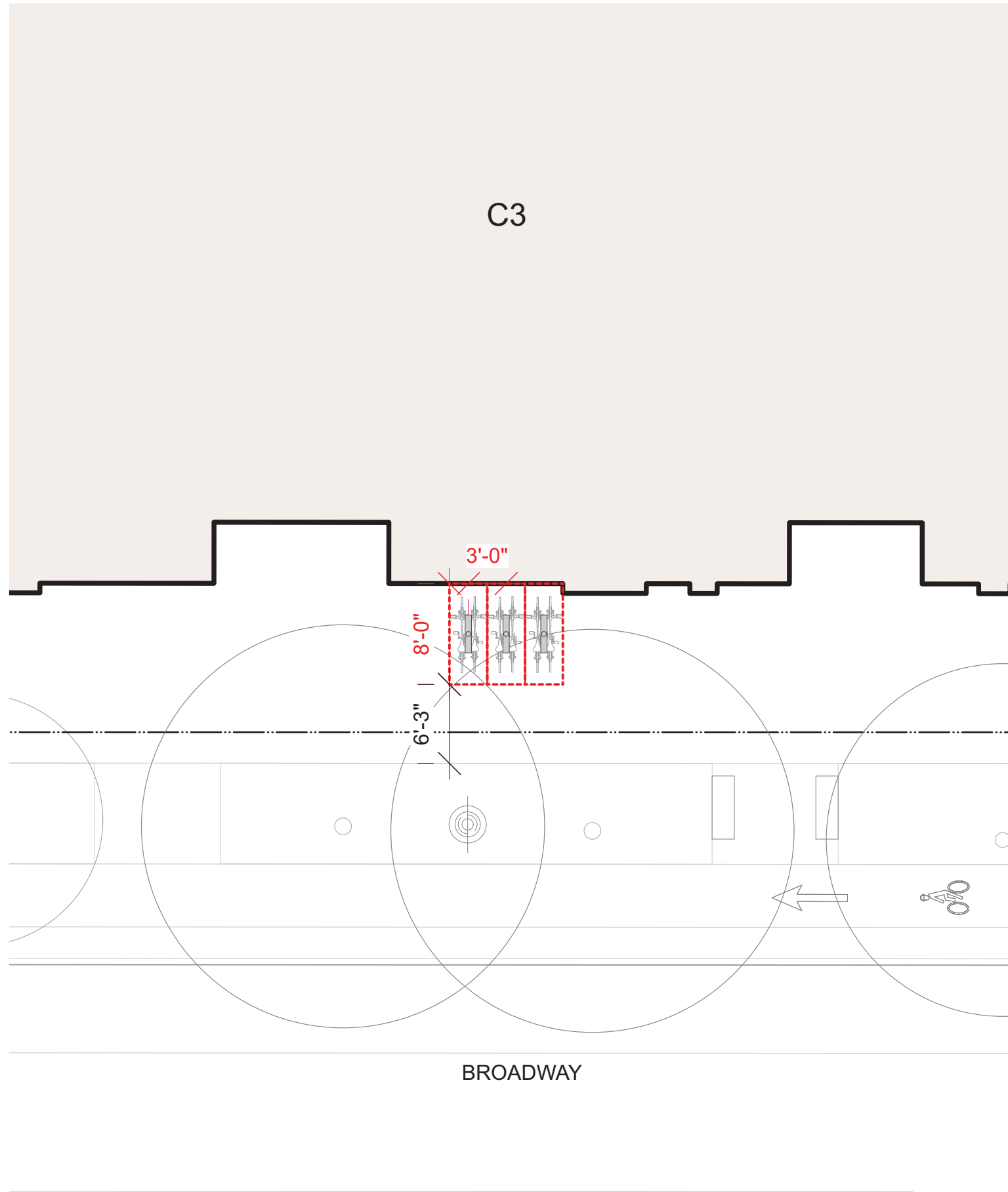


-  ONE-WAY CYCLE TRACK
-  TWO-WAY CYCLE TRACK
-  SHARED USE CIRCULATION
-  SHORT-TERM BIKE PARKING
-  50' RADIUS FROM LOBBY ENTRANCE

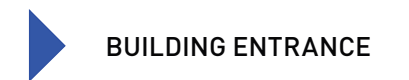
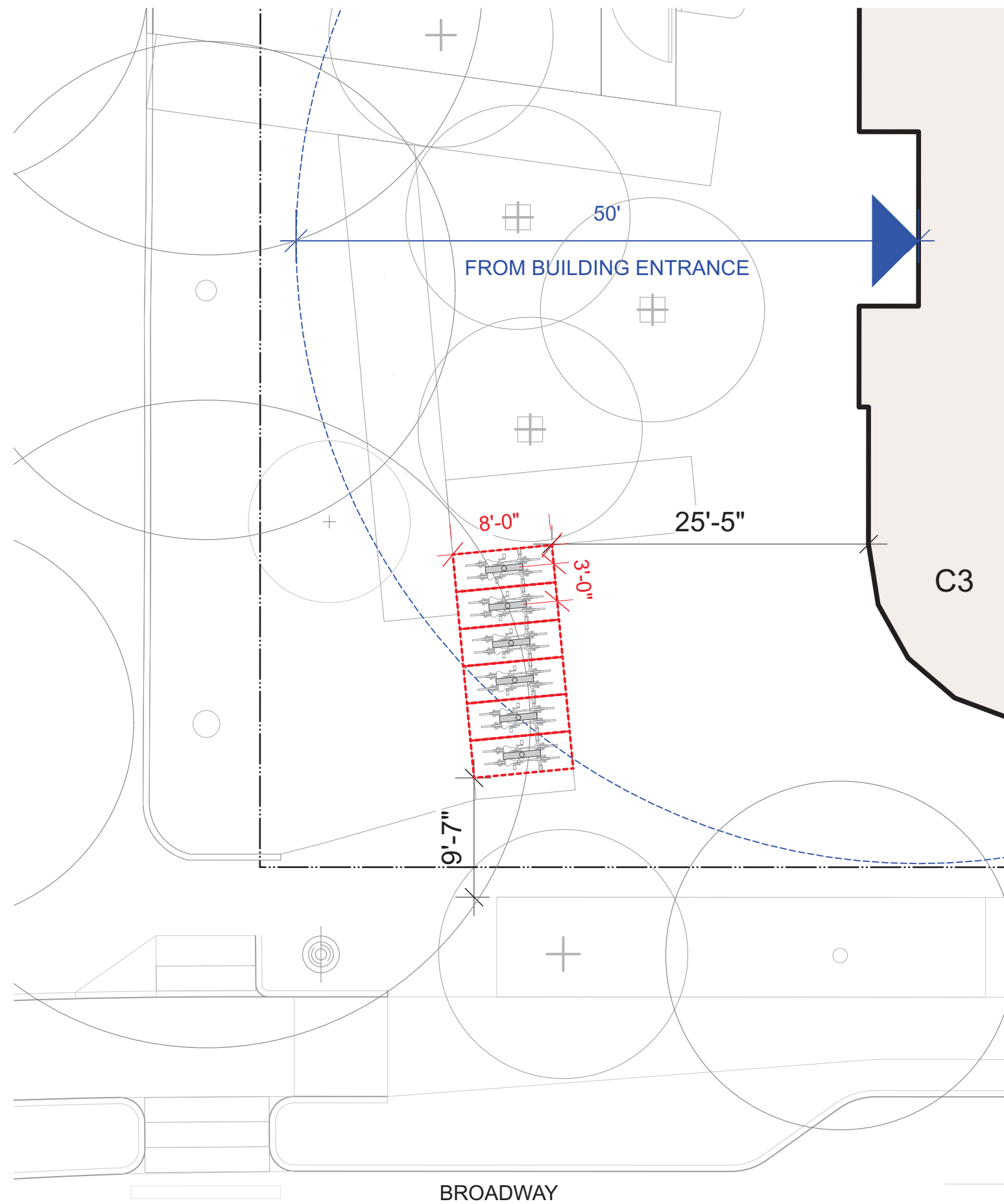


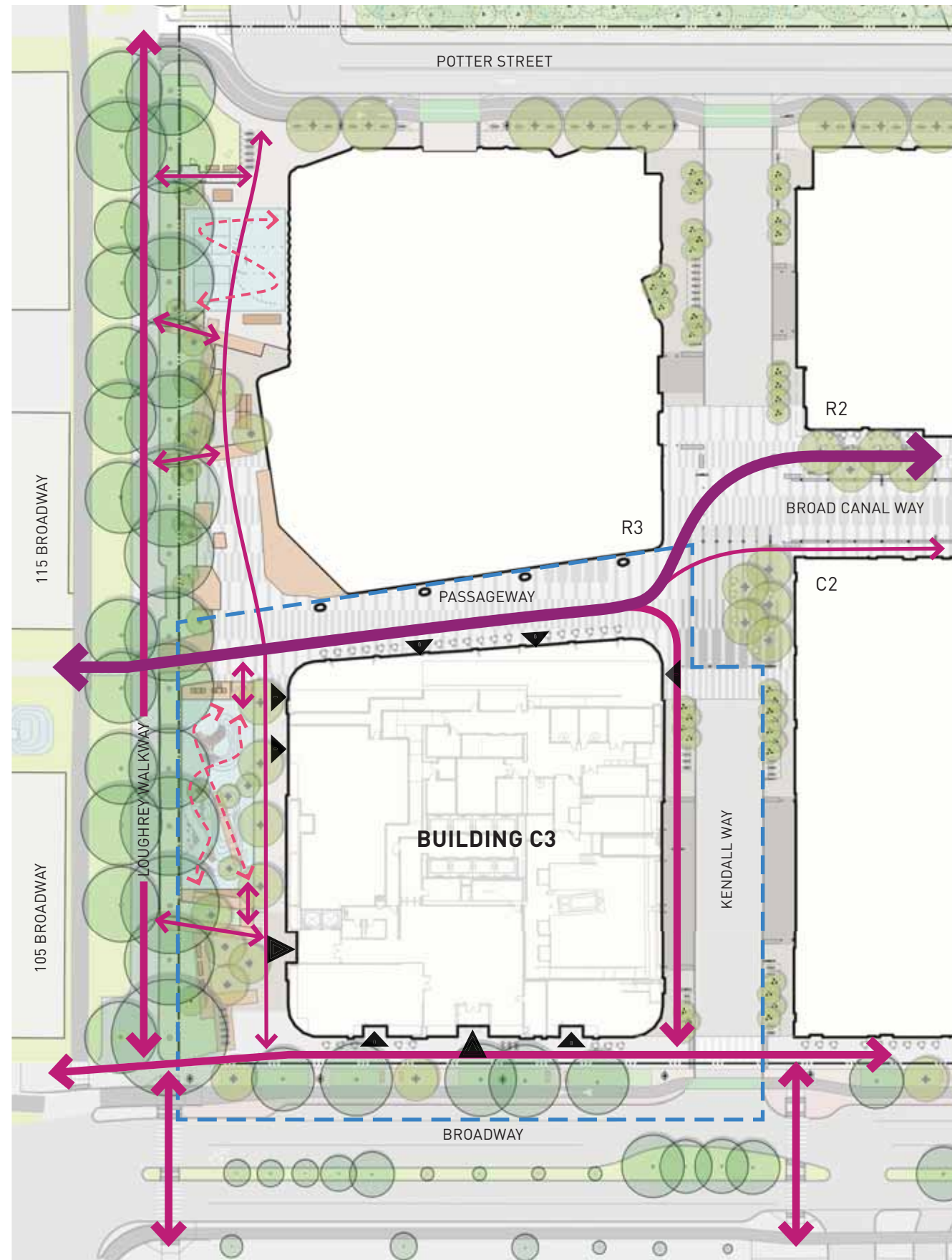












Note: Connections to Broad Canal Way are subject to interim conditions.

- BCW PEDESTRIAN SPINE
- PRIMARY PEDESTRIAN FLOW
- SECONDARY PEDESTRIAN FLOW
- PLAY CIRCULATION





UNIT PAVING



EXPOSED AGGREGATE CONCRETE



PERMEABLE UNIT PAVING








DECKING

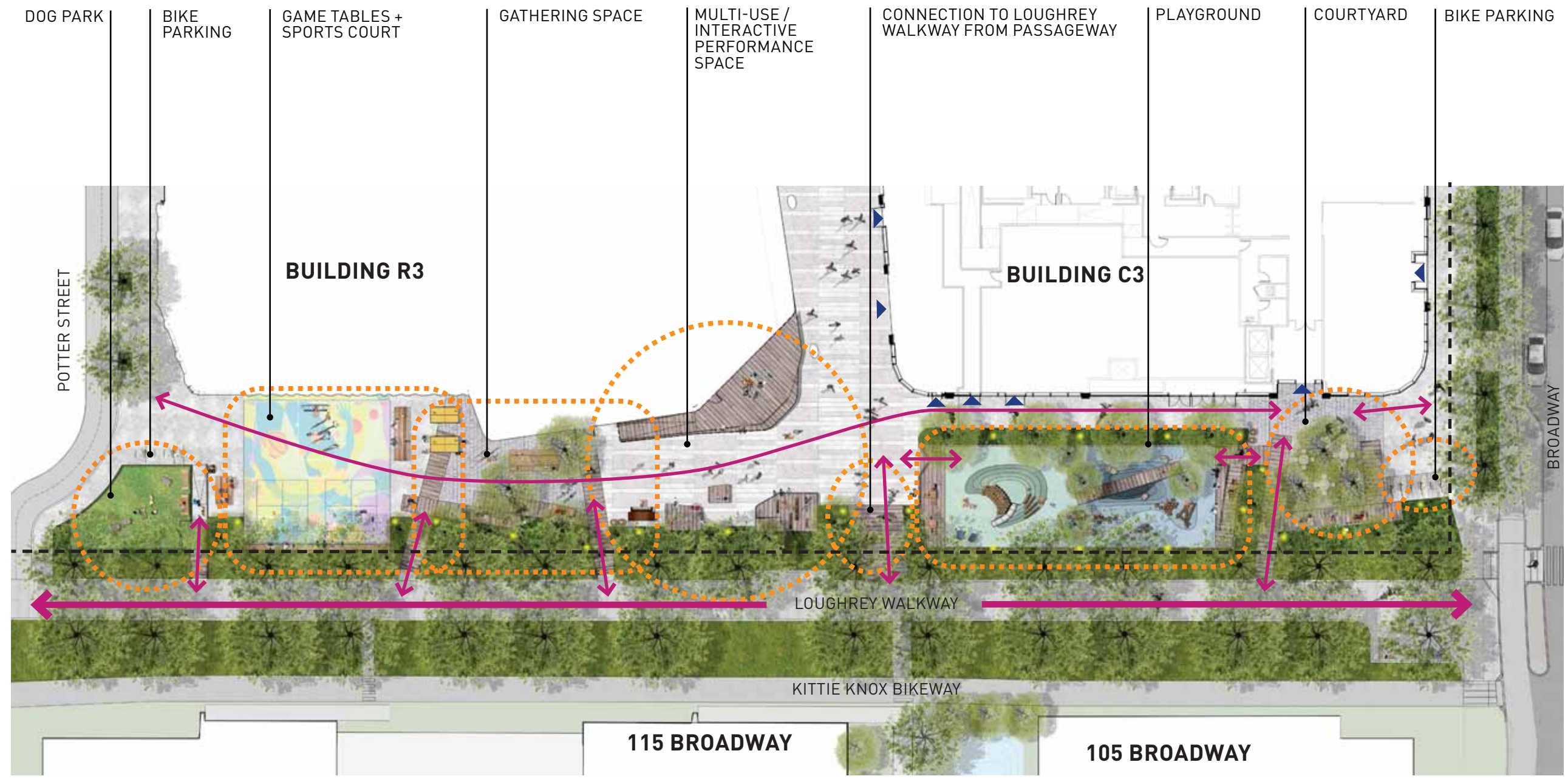


PLAY ELEMENTS (E.G. POSTS AND STEPPERS)



PLAY SURFACING

-  BUILDING ENTRIES
-  PRIMARY PEDESTRIAN FLOW
-  SECONDARY PEDESTRIAN FLOW
-  PROGRAM AREA
-  PROPERTY LINE





SPORTS COURT AND GAME TABLES

INTERACTIVE MUSICAL ELEMENTS

PLAYFUL STAGES FOR IMPROMPTU AND PROGRAMMED PERFORMANCE

ELEMENTS FOR CLIMBING, SCRAMBLING, BALANCING, SLIDING, AND CREATIVE PLAY







- UNIT PAVERS
- TABLES AND CHAIRS SEATING
- RUBBER SAFETY SURFACING
- PLANTED EDGE
- PLAY MOUND WITH INTEGRATED SLIDE AND STEPPER AMPHITHEATER
- EXPOSED AGGREGATE CONCRETE PAVING
- PLAYGROUND FENCE WITH GATES AT NORTH & SOUTH
- BUILDING C3**
- PLAY ELEMENTS: LOG SCRAMBLE, POSTS & STEPPERS, BRIDGE OVER PLAY BOWL, BOULDERS
- SEATING
- DECKING CONNECTION TO LOUGHREY
- PAVERS
- BIKE RACKS





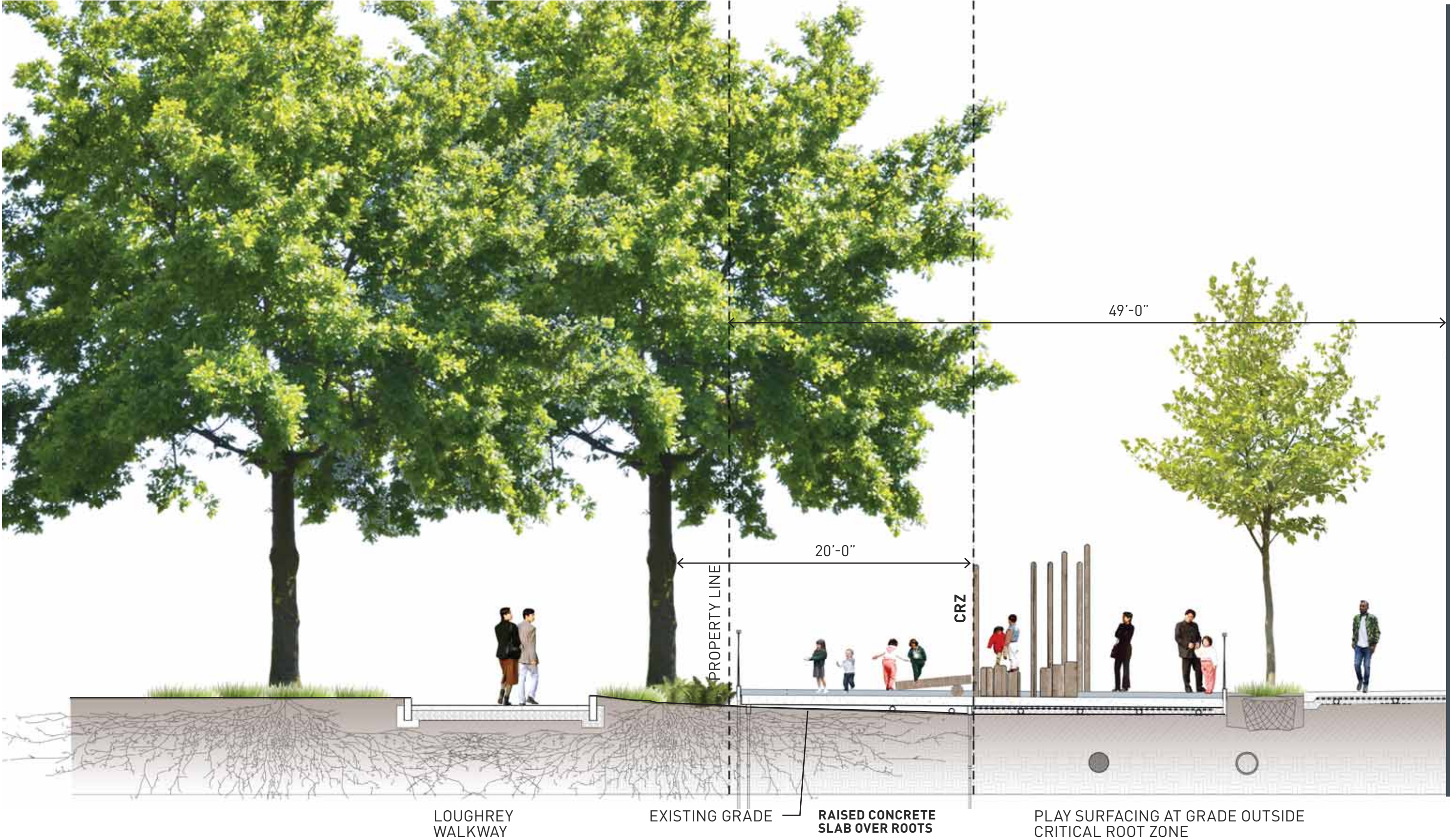
LOUGHREY WALKWAY

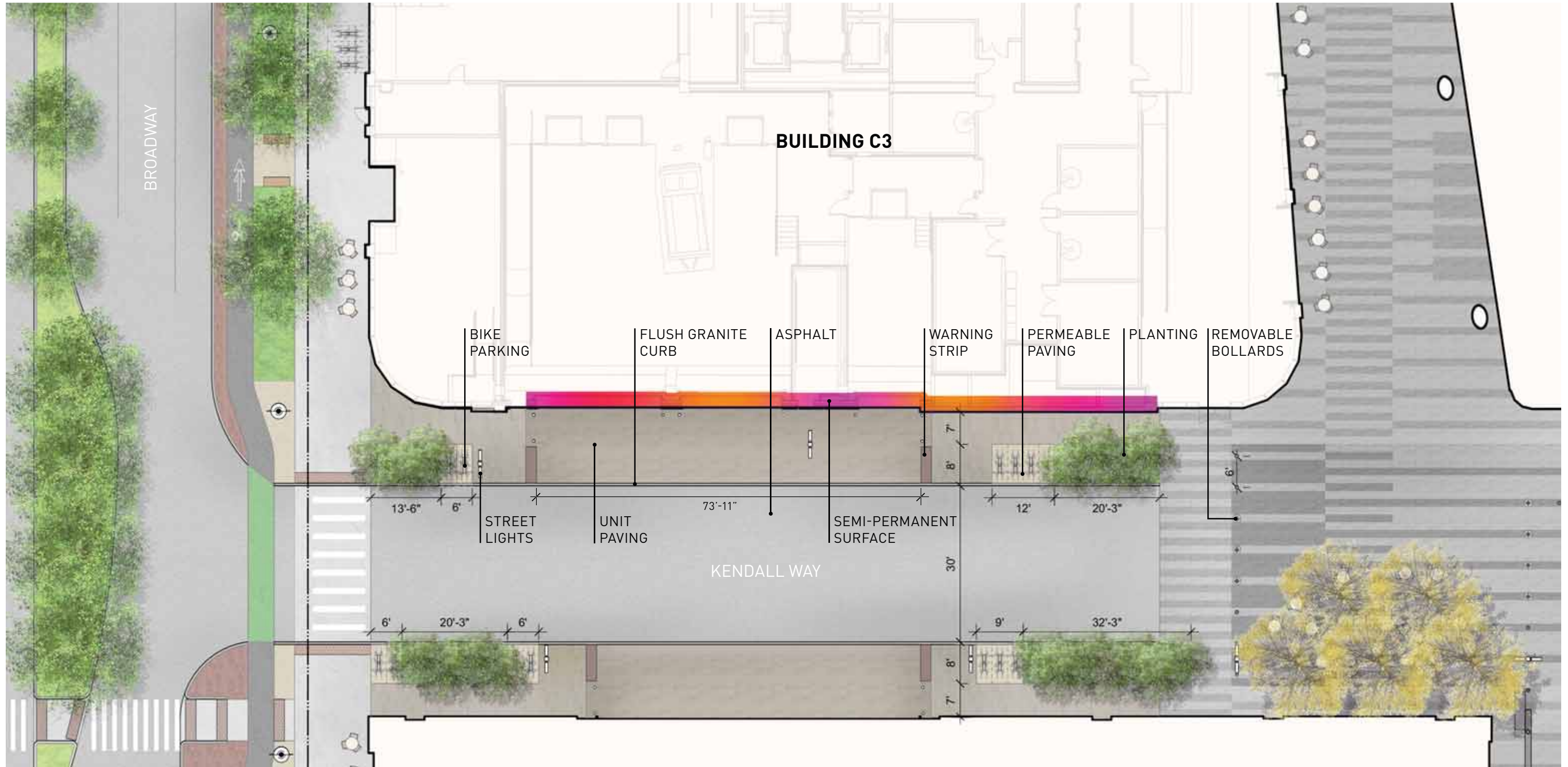
EXISTING GRADE

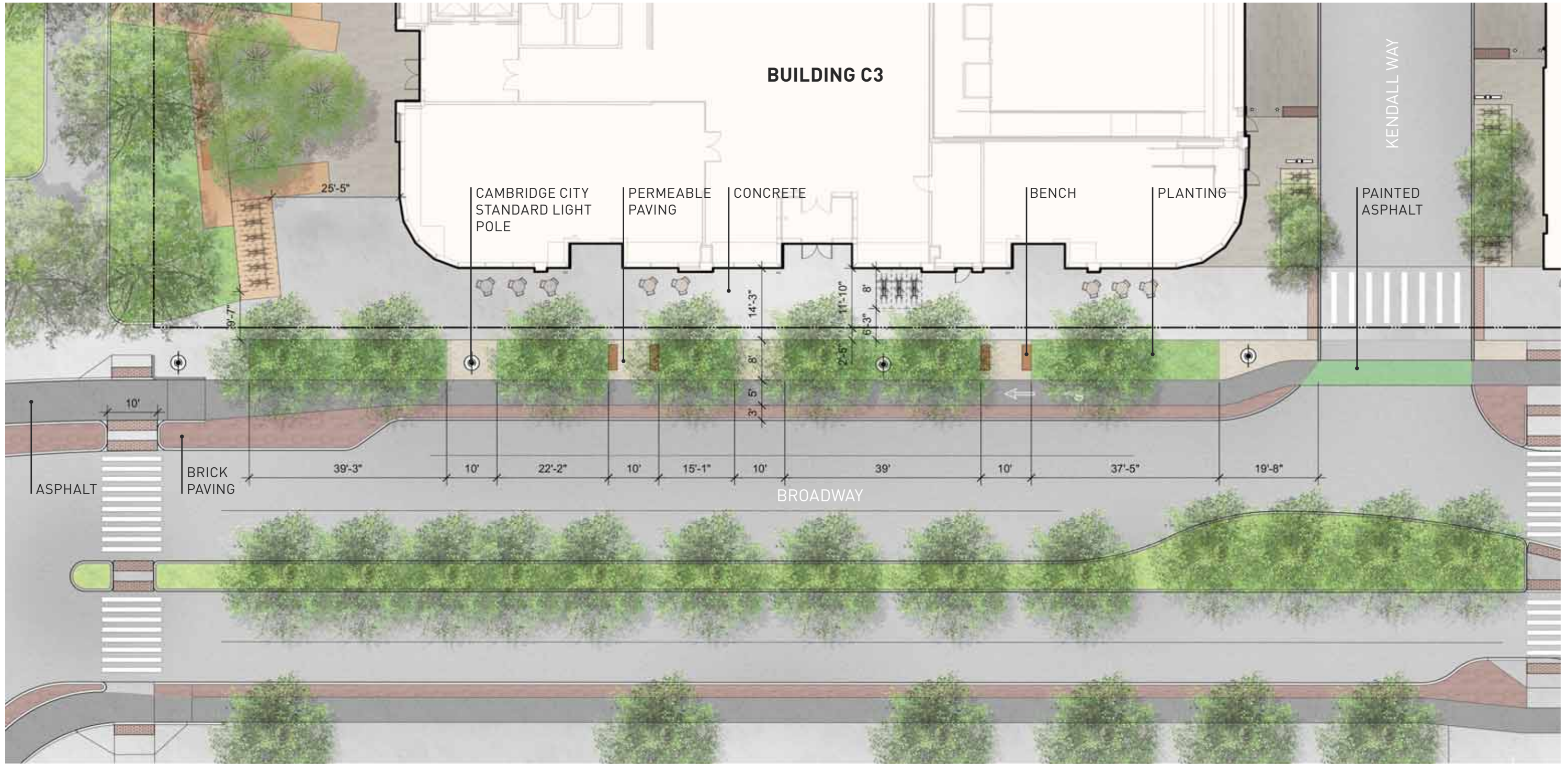
DECKING OVER ROOTS

PAVERS AT GRADE OUTSIDE CRITICAL ROOT ZONE



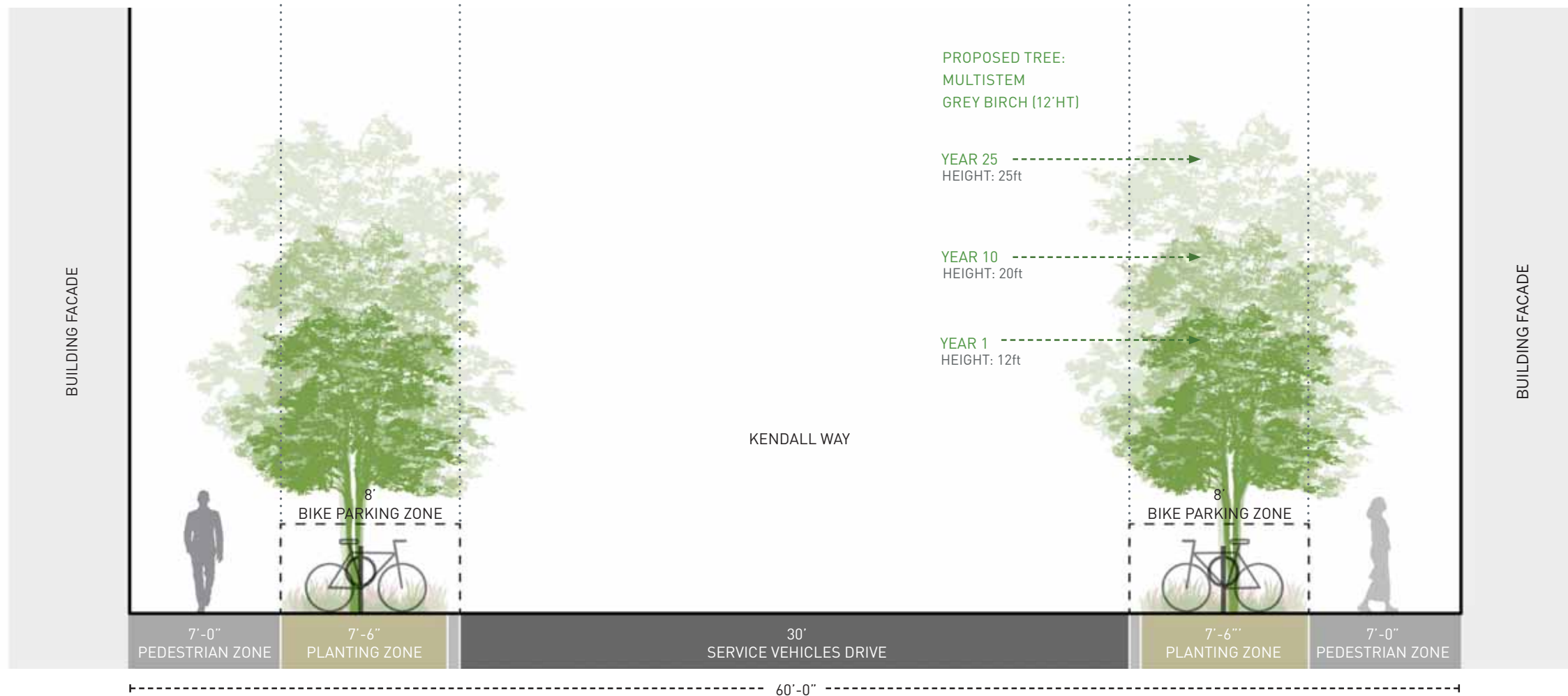
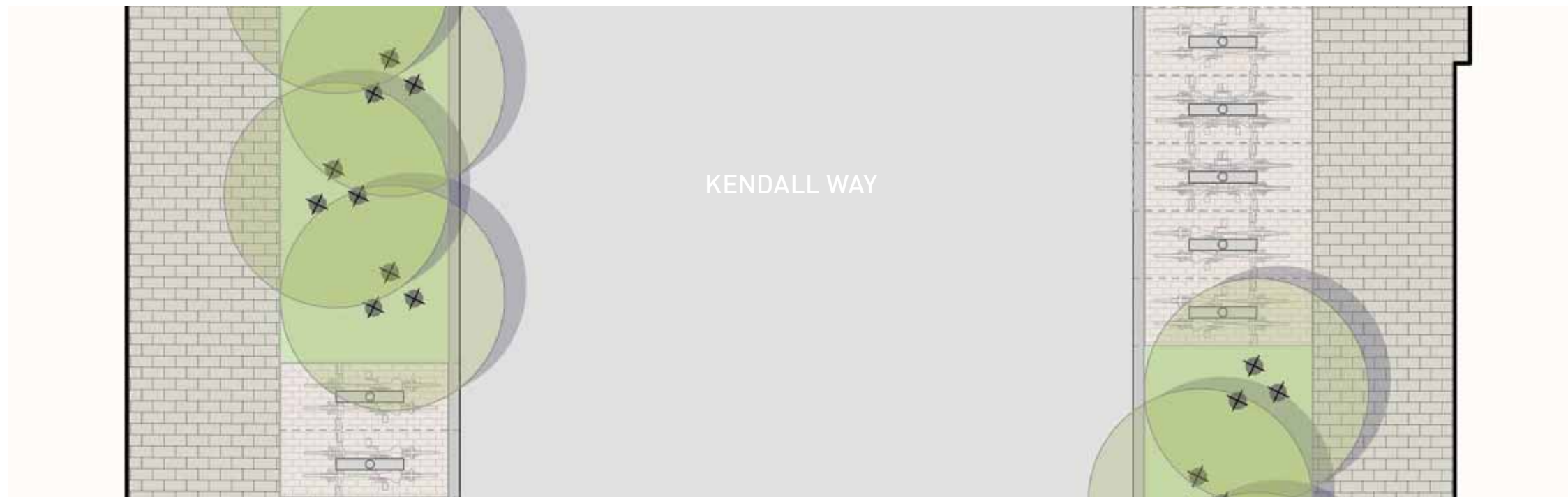


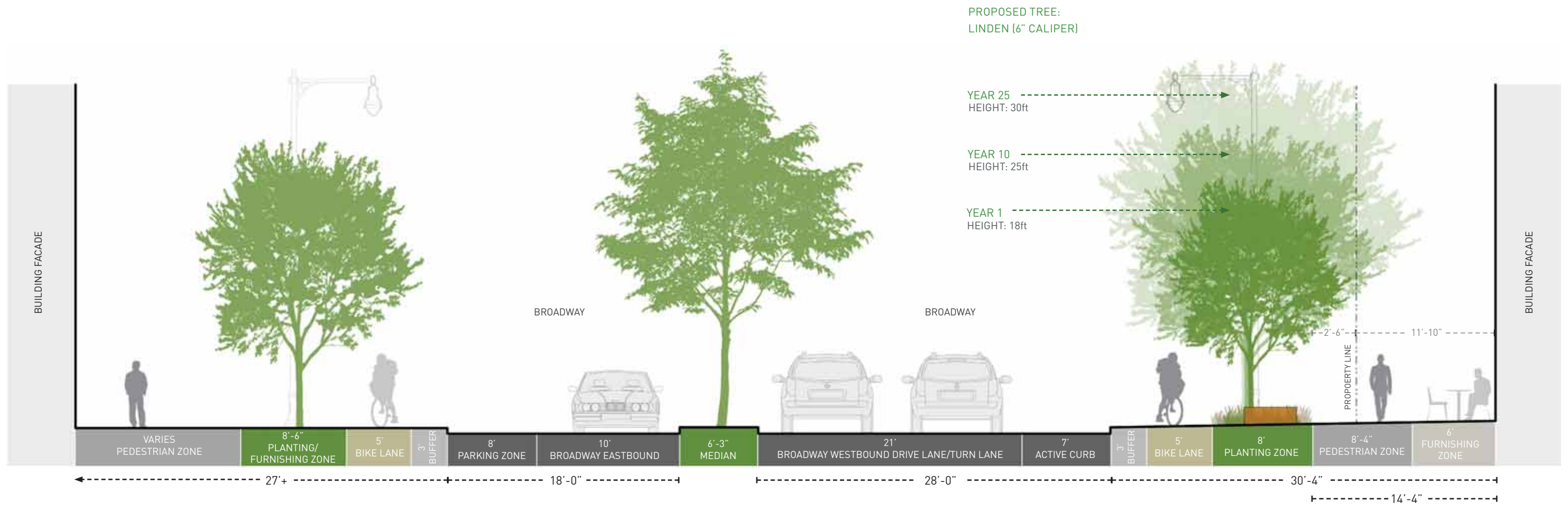




Note: Dimensions of planting zone and active curb along Broadway are to be finalized with City departments.







BROADWAY SECTION - LOOKING WEST

Note: Dimensions of planting zone and active curb along Broadway are to be finalized with City departments.



INKBERRY  
(*ILEX GLABRA*)



SUMMERSWEET CLETHRA  
(*CLETHRA ALNIFOLIA*)



CANADA WINDFLOWER  
(*ANEMONE CANADENSIS*)



FOAM-FLOWER  
(*TIARELLA CORDIFOLIA*)



CHRISTMAS FERN  
(*POLYSTICHUM ACROSTICHOIDES*)



HAYSCENTED FERN  
(*DENNSTAEDTIA PUNCTILOBULA*)



BLUE GRAMA  
(*BOUTELOUA GRACILIS*)



LITTLE BLUESTEM  
(*SCHIZACHYRIUM SCOPARIUM*)



PRAIRIE DROPSEED  
(*SPOROBOLIS HETEROLEPIS*)



IVORY SEDGE  
(*CAREX EBURNEA*)



PENNSYLVANIA SEDGE  
(*CAREX PENNSYLVANICA*)



PLANTAIN-LEAVED SEDGE  
(*CAREX PLANTAGINEA*)



● FRINGE TREE  
(*CHIONANTHUS VIRGINICUS*)



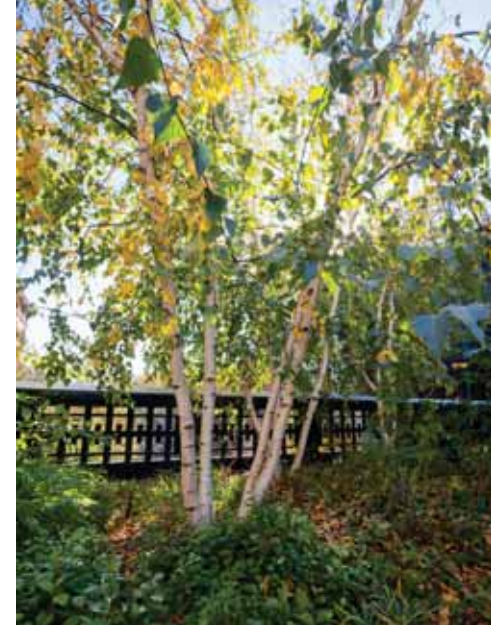
● AMERICAN HORNBEAM  
(*CARPINUS CAROLINIANA*)



● AMERICAN HOPHORNBEAM  
(*OSTRYA VIRGINIANA*)



● PAGODA DOGWOOD  
(*CORNUS ALTERNIFOLIA*)



● GREY BIRCH  
(*BETULA POPULIFOLIA*)



● THORNLESS HONEYLOCUS  
(*GLEDITSIA TRIACANTHOS*)



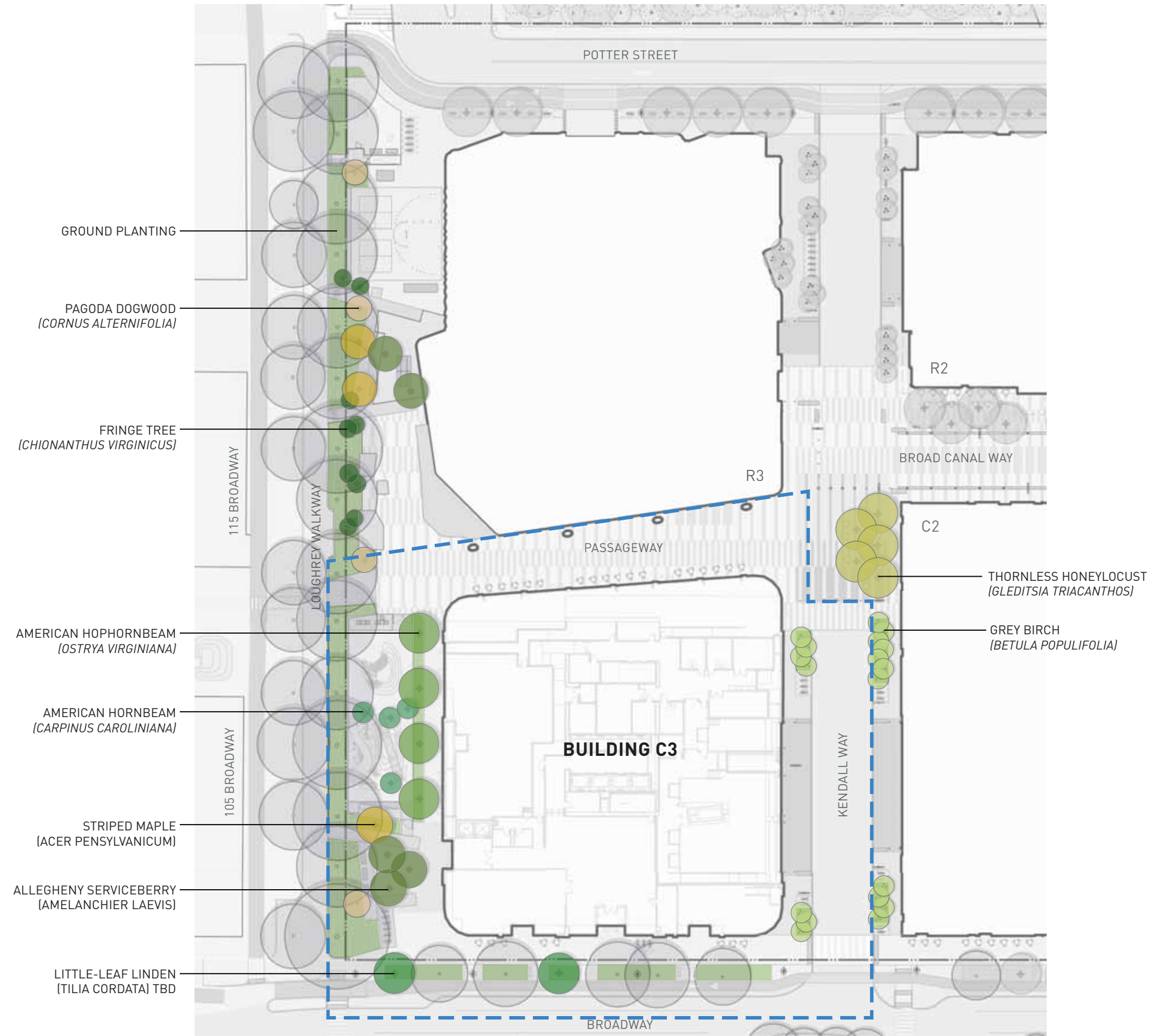
● ALLEGHENY SERVICEBERRY  
(*AMELANCHIER LAEVIS*)



● STRIPED MAPLE  
(*ACER PENSYLVANICUM*)

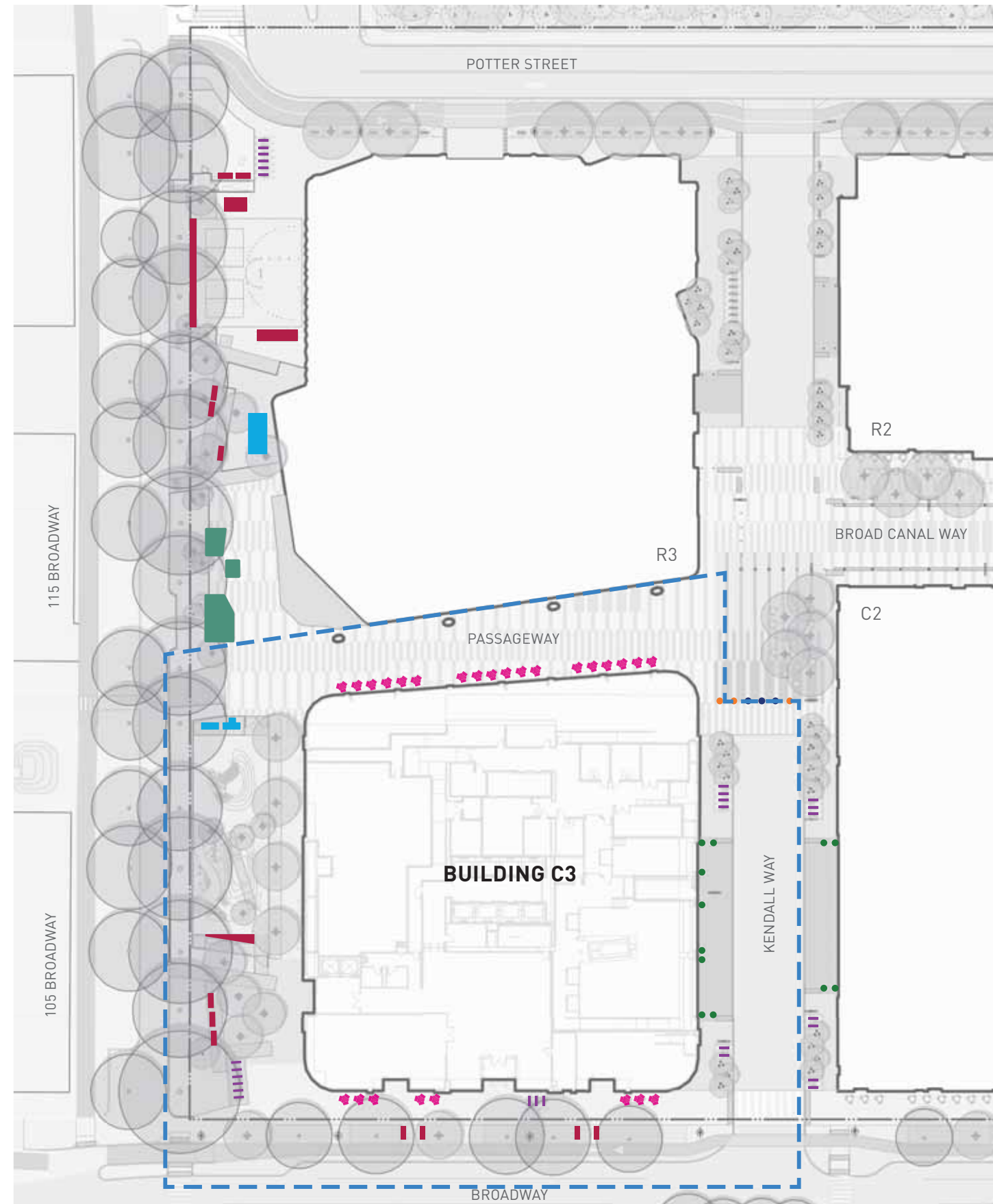


● LITTLE-LEAF LINDEN  
(*TILIA CORDATA*) TBD

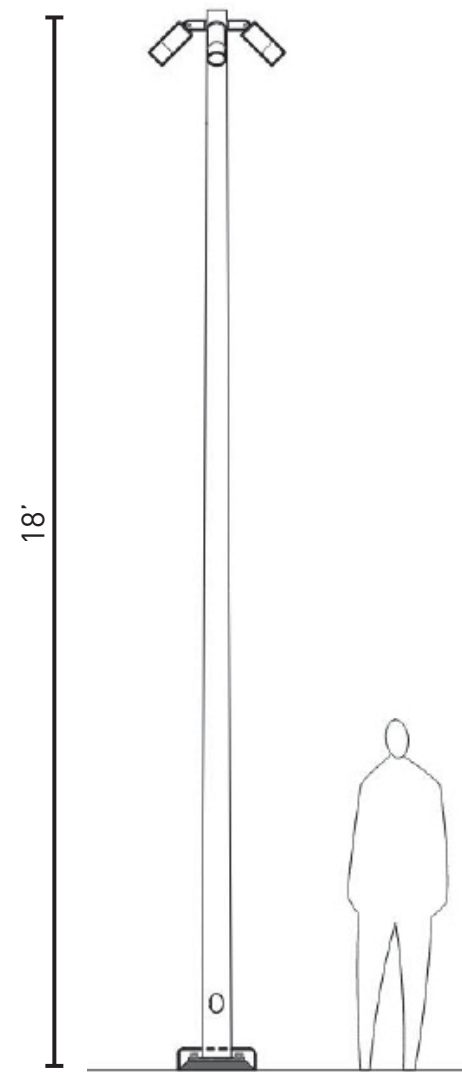




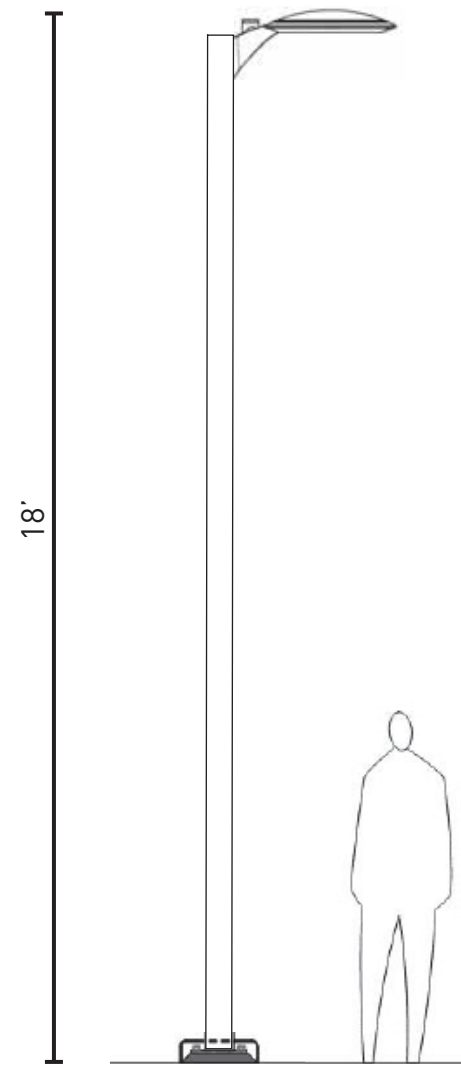




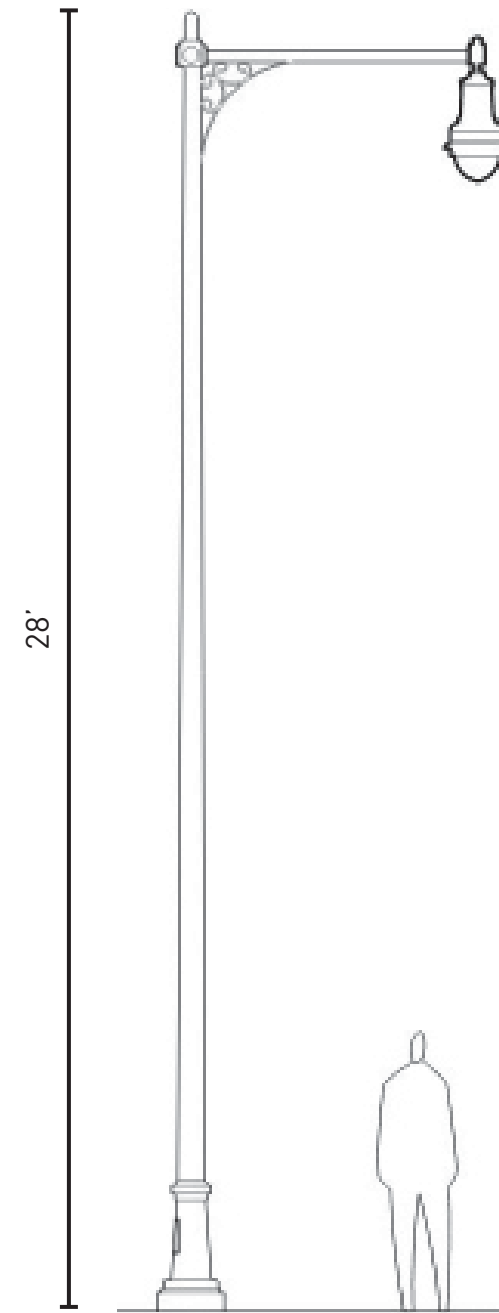
- BOLLARDS
- REMOVABLE BOLLARDS
- BUILDING BOLLARDS
- BIKE RACKS
- ★ TABLES AND CHAIRS
- PICNIC SEATING
- SEATING
- PLATFORM SEATING



SIXTH STREET PARK  
LIGHT POLES

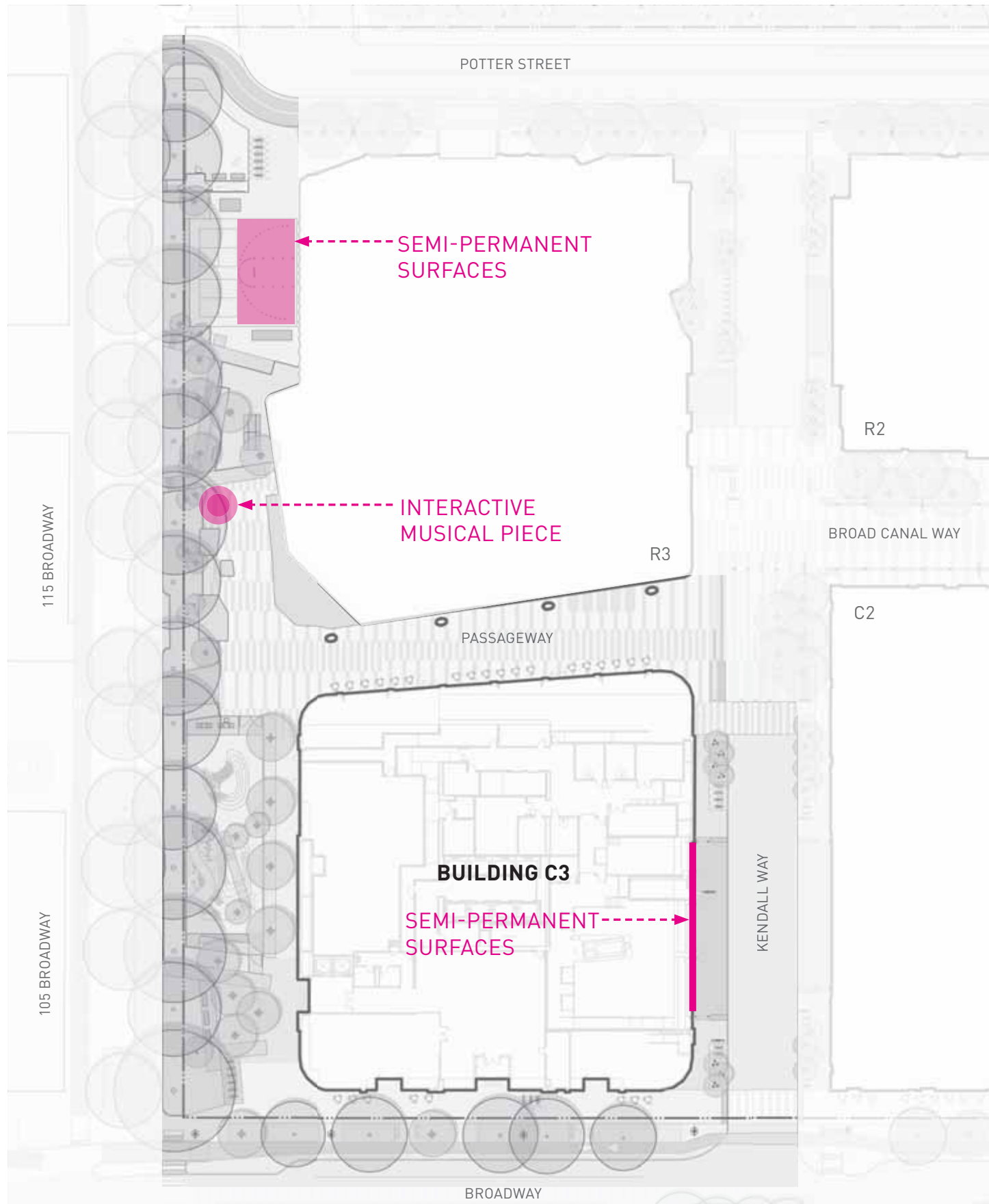


KENDALL WAY  
LIGHT POLES



BROADWAY  
CAMBRIDGE CITY STANDARD  
LIGHT POLES



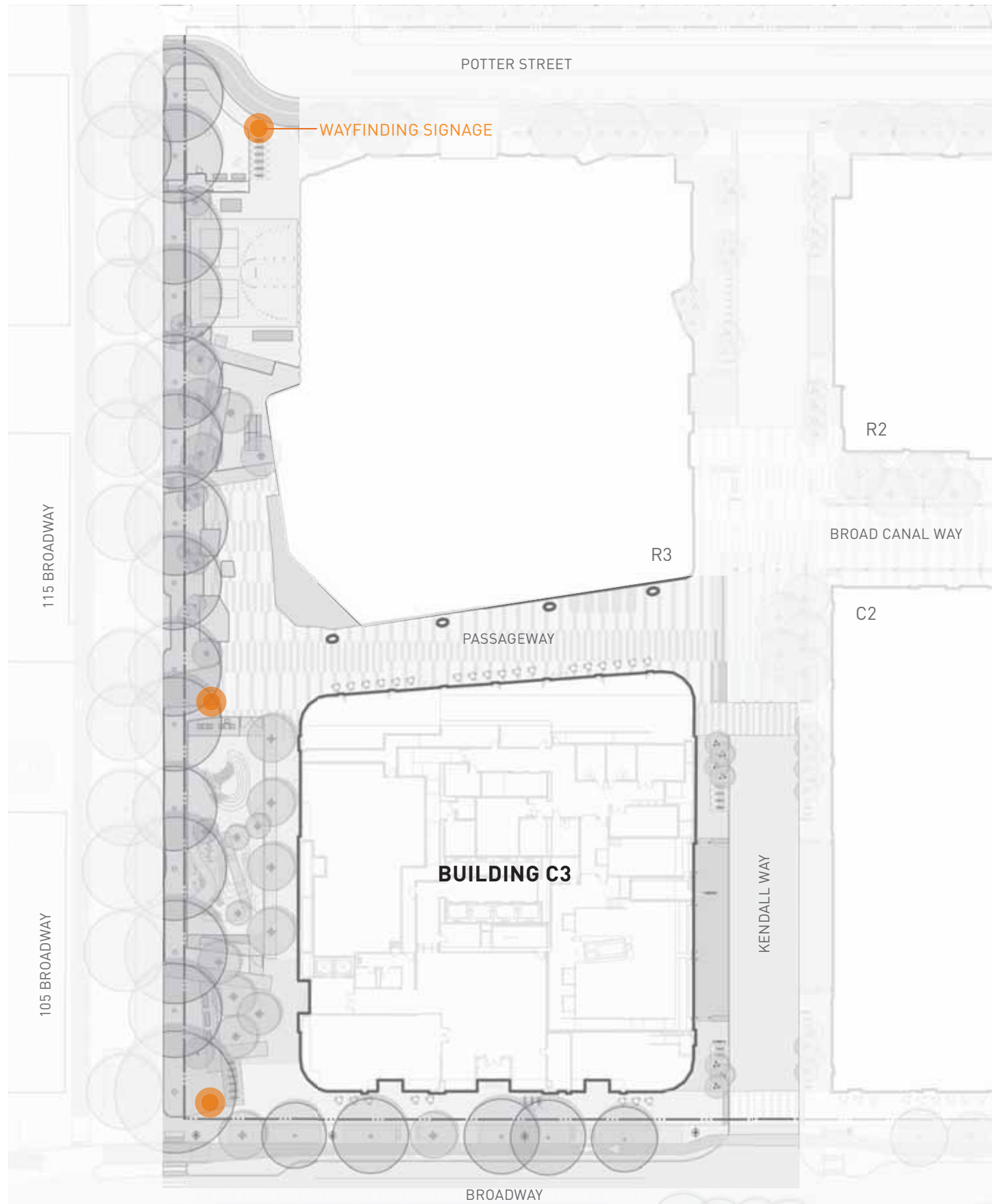


SEMI-PERMANENT SURFACES



INTERACTIVE MUSICAL PIECES





WAYFINDING SIGNAGE  
PRECEDENT IMAGES



THIS REPRESENTS THE PRELIMINARY WAYFINDING CHARACTER FOR THE PUD