

NEIGHBORHOOD VIEWS



1 - TECHNOLOGY SQUARE



2 - CAMBRIDGE CENTER



3 - BROAD WETLAND

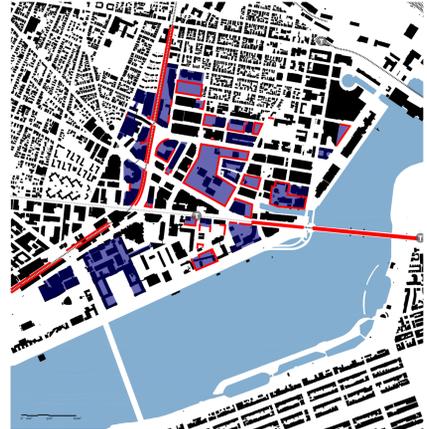
CONCEPT DIAGRAMS



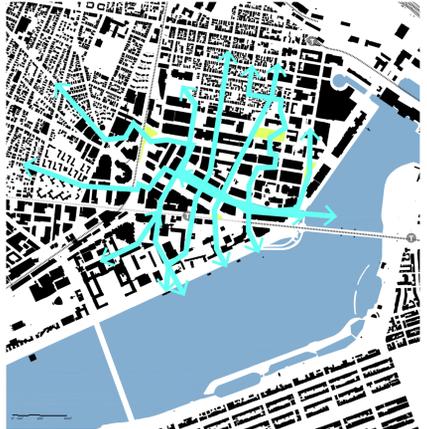
KENDALL SQUARE c. 1838
THE BROAD CANAL AND THE ESTUARY



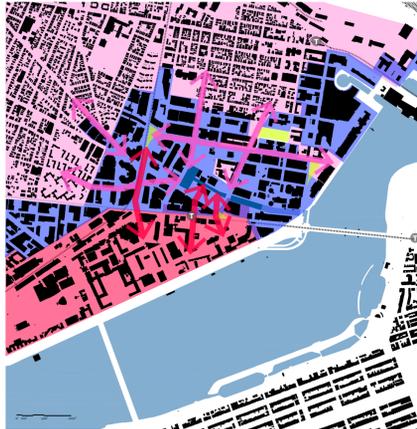
FIGURE/GROUND
NEIGHBORHOOD APPEARS VERY OPEN, AS IF YOU COULD WALK ANYWHERE



"DISCONNECT KENDALL"
FENCES AND LARGE BLOCKS CREATE BARRIERS TO PEDESTRIAN MOVEMENT



CONNECT KENDALL
CREATE NEW CENTRAL MARKET AND ENHANCE PEDESTRIAN CONNECTIVITY



CONNECT NEIGHBORS
PROVIDE NEW COMMUNITY "CENTER" WITHIN KENDALL TO BRING EVERYONE TOGETHER



SCALE: 1" = 200'

CONNECT KENDALL

RICHARD BURCK ASSOCIATES, INC. • SPACE SYNTAX LTD. • BERKELEY INVESTMENTS, INC. • CHARLES RIVER WATERSHED ASSOCIATION • SAMIOTES CONSULTANTS, INC. • HOWARD/STEIN-HUDSON ASSOCIATES, INC. • BARBARA GOLDSTEIN & ASSOCIATES • SITE MASTERS, INC. • PINE & SWALLOW ENVIRONMENTAL SERVICES • TREE SPECIALISTS, INC.

FRAMEWORK PLAN



POINT PLAZA

Plaza – enlarged from its present size, the plaza is envisioned as an urban oasis for adults and children alike to relax, play, dine, and congregate within a shady bosque of canopy trees; the plaza is and will continue to be a primary pedestrian thoroughfare from the MBTA Red Line station to Third Street and points beyond, which activates and enlivens the social life of the plaza; permeable paving would direct stormwater runoff to underground storage for infiltration.

Swing Benches – each unique but with a shared language, a family of swing seats are informally arranged through the plaza; these custom, modern furnishings are designed for individuals, pairs, and small groups.

Woonerf – would fuse the pedestrian plaza to the new commercial edge currently being considered by MIT on Main Street.

Wind Vane Sculpture – this towering sculptural element would be united in materials and form with the scattered swing benches; changing wind directions will be made visible on this beacon, which is placed to signal an arrival to riders emerging from the MBTA stairwells.



THREE POINTS PARK

Three Parcels, Unified – a realignment of the Binney Street/Land Boulevard intersection would allow creation of an intermediate “stepping stone” parcel to the north, establishing a legible, pedestrian-friendly relationship across both streets.

Woonerf – would enlarge the perceived boundaries of this modest parcel and connect directly to proposed and existing buildings (including a restaurant) across First Street; during events, woonerf would be closed to vehicular traffic.

Cinema Plaza & Lawn – moderately sized open spaces designed for informal outdoor dining and passive daily activities; the City of Cambridge would use this area for its summer movie nights on inflatable screen or permanently fixed screen.

Landforms – uniting the design, sculptural, distinctive topography would establish an identity and visually weave the parcels together.

Sculpture Program – amorphous, whimsical forms reinforce shared identity among these three sites; sculptures would range in scale for a variety of inviting play experiences; three signature beacons, the tallest of these expressions, would lead visitors from one site to the next.

Front Park – changes to this underutilized park would bring the experience of the Charles River inland, under Cambridge Parkway and the riverfront path.



ROGERS STREET PARK

Landforms – iconic mounded landforms, planted with shade trees establish a distinct environment and screen exposure to exterior buildings and streets; sightlines would be maintained for public safety.

Water Play – a springhead emerging from the western mound will form the beginning of a winding watercourse; along its path, children will be able to manipulate runnels, water tables, bubblers, and splash fountains.

Play Structure – built into the largest slope, a rocky wall with integrated slides and crawl tunnels will allow climbing and discovery experiences unique to the area.

Sledding Hill – from a summit of 14’, an unobstructed lawn slope will create the most exciting and safest local venue for sledding during the winter months.

Open Field – preserves an acre of the existing expanse for unstructured play and recreation.

Bike Loop – a learning course for young cyclists; an alternate offshoot offers bumpy and noise-making pavement.

Dog Park – the closest designated dog park for public use; fence enclosure with crushed stone floor.

Woonerf – a pedestrian zone at this stretch of Rogers Street enlarges the sense of parkland and provides safe access to public bathrooms and a café at Alexandria Center.

Design For All – universal design is a key aspect of this site design; the majority of water elements will be in reach from a seated position and the bike-loop offshoot would provide a stimulating ride for all.



GRAND JUNCTION PORTAL

Grand Junction Community Path – this park will engage strongly with the regional bicycle path proposed to share the right-of-way with the existing railroad.

Timbers – laid over tree trunks and upright stumps, scattered through the parcel and immediate vicinity, provide informal seating and climbing opportunities and establish a signature language; small tree branches encourage playful building of temporary structures.

Canyon Portal – pedestrians will be channeled into a constructed gorge with a geologic-inspired form; canyon connects to commercial hub at One Kendall and residential districts; rock walls promote climbing in designated zones with protective play surfacing.

Bridge – spans the canyon, framing a threshold.

Zipline – along the gently sloping (12%) ridgeline, a frame-mounted cable zipline would promote exercise for children as well as office workers on their lunch break; set back safely from street.

Multi-use posts – strategically placed, colorful hitching posts allow the stringing of hammocks or temporary tightropes for local funambulists.

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