

Eastern Cambridge/ Kendall Square Open Spaces:

Binney Street Park and Triangle Park

June 16, 2016

Kennedy-Longfellow School

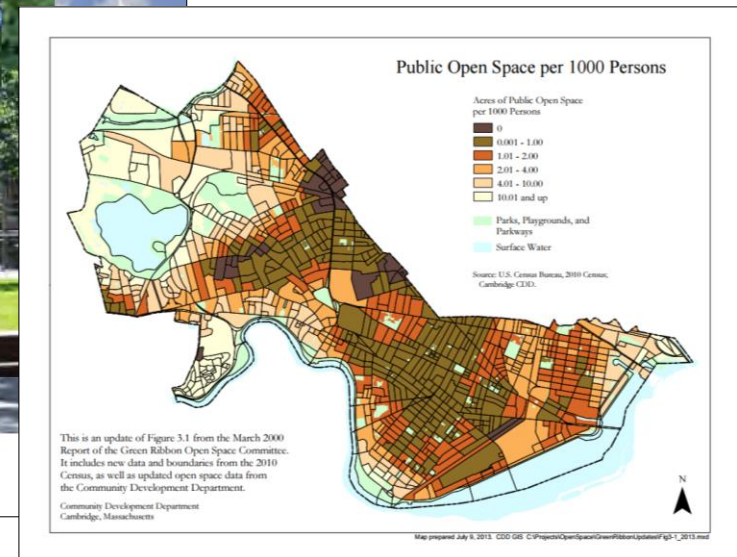
Meeting Agenda

- Background
 - Open Space in Cambridge
 - Timeline and Previous Work
 - Eastern Cambridge/Kendall Square Open Space Framework
- Open Space Design Concepts
 - Binney Street Park and Triangle Park
- Discussion and Next Steps

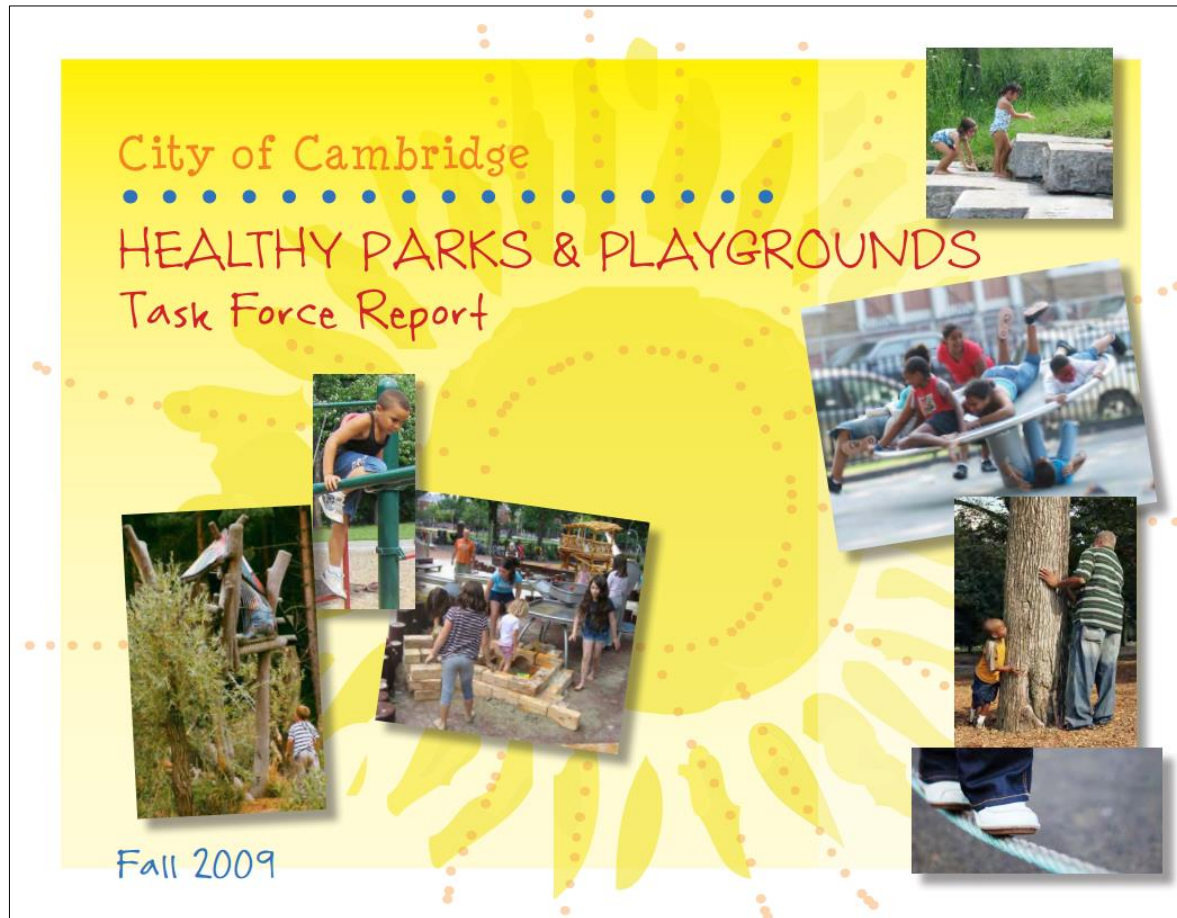
Open Space in Cambridge



Open Space in Cambridge



Open Space in Cambridge

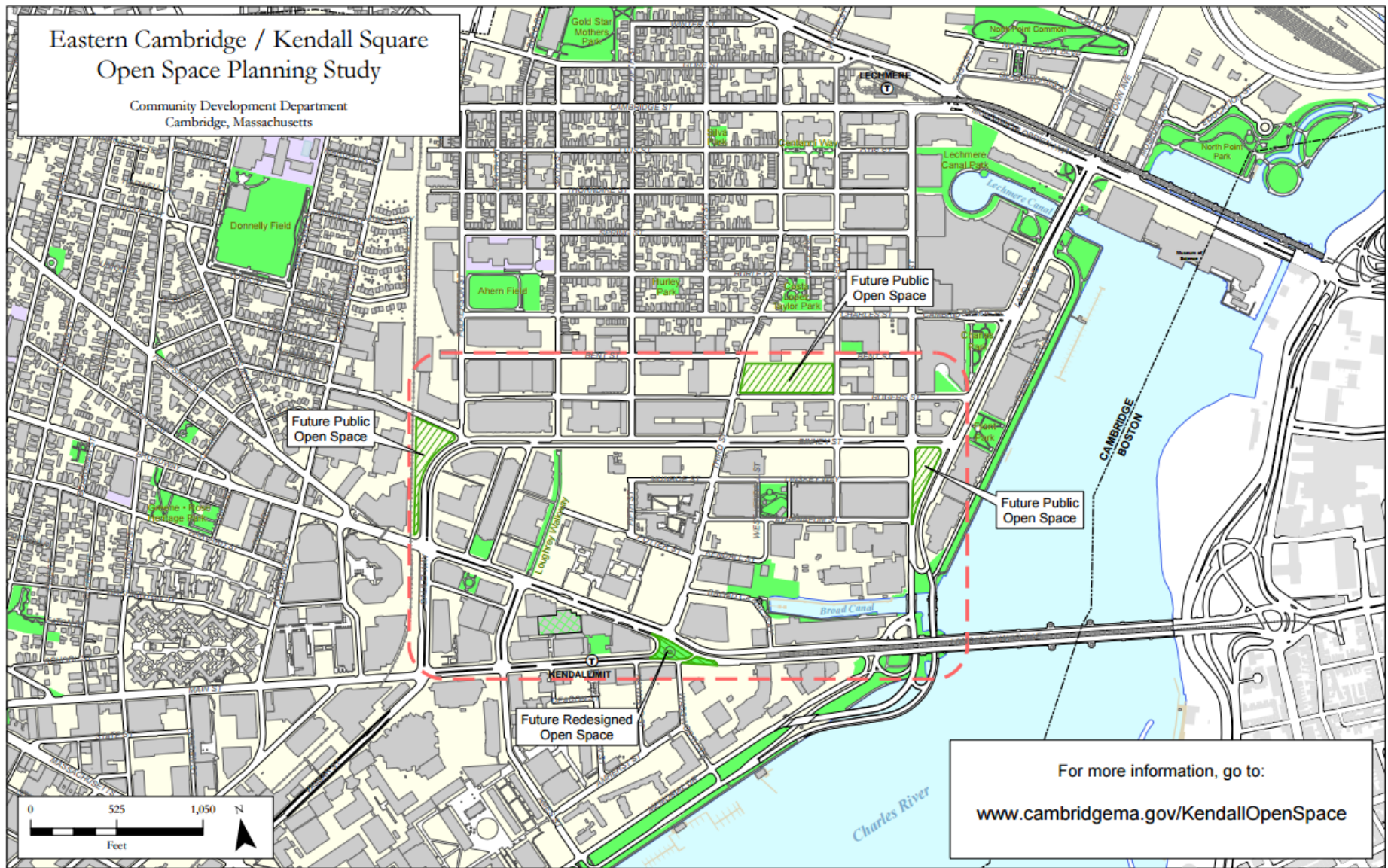


Open Space in Cambridge



Eastern Cambridge / Kendall Square Open Space Planning Study

Community Development Department
Cambridge, Massachusetts



Timeline and Previous Work

- **2009 and 2012:** Agreements to transfer properties to City
- **2012-2013:** Kendall Square/Central Square (K2C2) Planning Study
- **2012:** Telephone survey on open space use in eastern Cambridge
- **2013-2014:** Eastern Cambridge/Kendall Square Open Space (ECKOS) Study Committee conducts public process to develop open space **Vision** and **Goals** for open spaces
- **2014-2015:** Connect Kendall Square Open Space Competition to develop **open space framework** based on **Vision** and **Goals**
- **2016: Design of new open spaces** guided by framework
- *Winter 2016-2017: Anticipated Public Bid for Construction*
- *2017: Anticipated construction of new parks*













BINNEY STREET PARK

ROGERS STREET PARK

TRIANGLE PARK

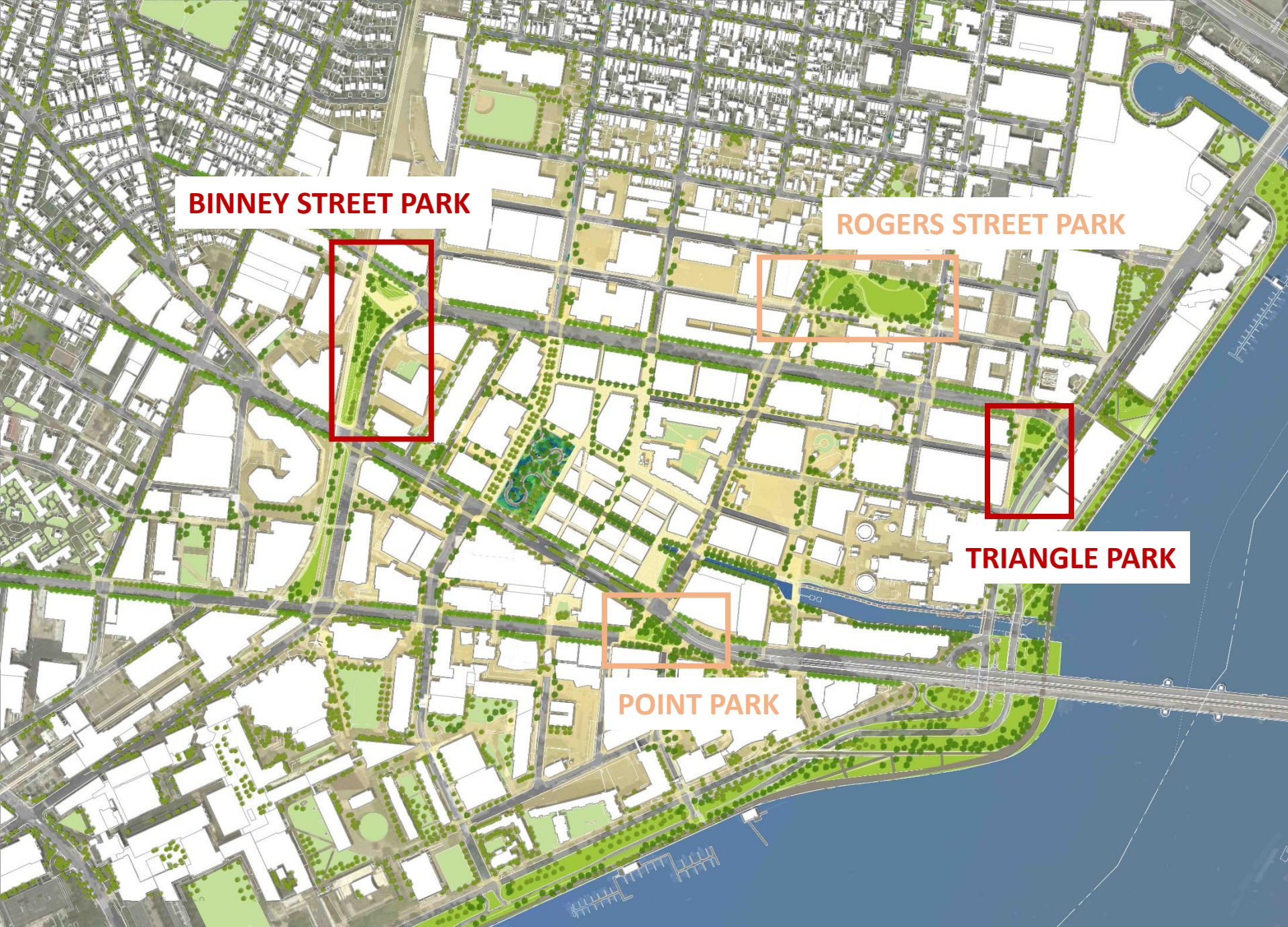
POINT PARK

Three New Open Spaces

- Binney Street Park (STOSS Landscape Urbanism)
- Triangle Park (STOSS Landscape Urbanism)
- *Rogers Street Park* (Landscape Architect TBD)
[FUTURE PUBLIC MEETING]

Future Re-imagined Open Space

- *Point Park (Extension)* (STOSS Landscape Urbanism)
[FUTURE PUBLIC MEETING]



BINNEY STREET PARK

ROGERS STREET PARK

TRIANGLE PARK

POINT PARK



BINNEY STREET PARK

ROGERS STREET PARK

TRIANGLE PARK

POINT PARK

Rogers Street Park

- Character of a neighborhood park, with uses such as playground area and dog run
- Flexible open field area that could be used for free play or community events



Point Park

- A gateway to city, and a gathering point at an important juncture in the Kendall Square area
- A place that people move through, but can also linger in



Binney Street Park

- A hub for connections, incorporating Grand Junction Multi-Use Pathway
- A mingling of nature and play



Triangle Park

- A contemplative and flexible space, with a sense of connection to the river
- Connection to nearby residences, and emerging commercial uses







EASTERN CAMBRIDGE OPEN SPACES

JUNE 16, 2016

WHO ARE WE?





THE PLAZA AT HARVARD. CAMBRIDGE, MA.



THE CITY DECK. GREEN BAY, WI.

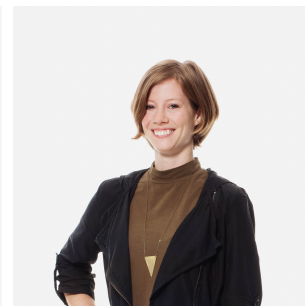
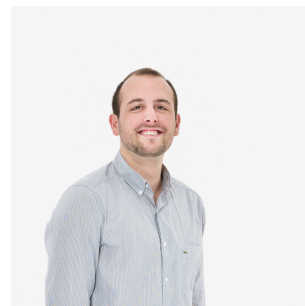


ERIE PLAZA. MILWAUKEE, WI.



SAFE ZONE. GRAND METIS, QUEBEC

WHO ARE WE?



WHO ARE YOU?

DO YOU LIVE IN EASTERN CAMBRIDGE / KENDALL SQUARE?

WHO ARE YOU?

DO YOU LIVE IN EASTERN CAMBRIDGE / KENDALL SQUARE?

DO YOU WORK IN EASTERN CAMBRIDGE / KENDALL SQUARE?

WHO ARE YOU?

DO YOU LIVE IN EASTERN CAMBRIDGE / KENDALL SQUARE?

DO YOU WORK IN EASTERN CAMBRIDGE / KENDALL SQUARE?

DO YOU LIVE + WORK IN EASTERN CAMBRIDGE / KENDALL SQUARE?

SITE(S) IDENTIFICATION

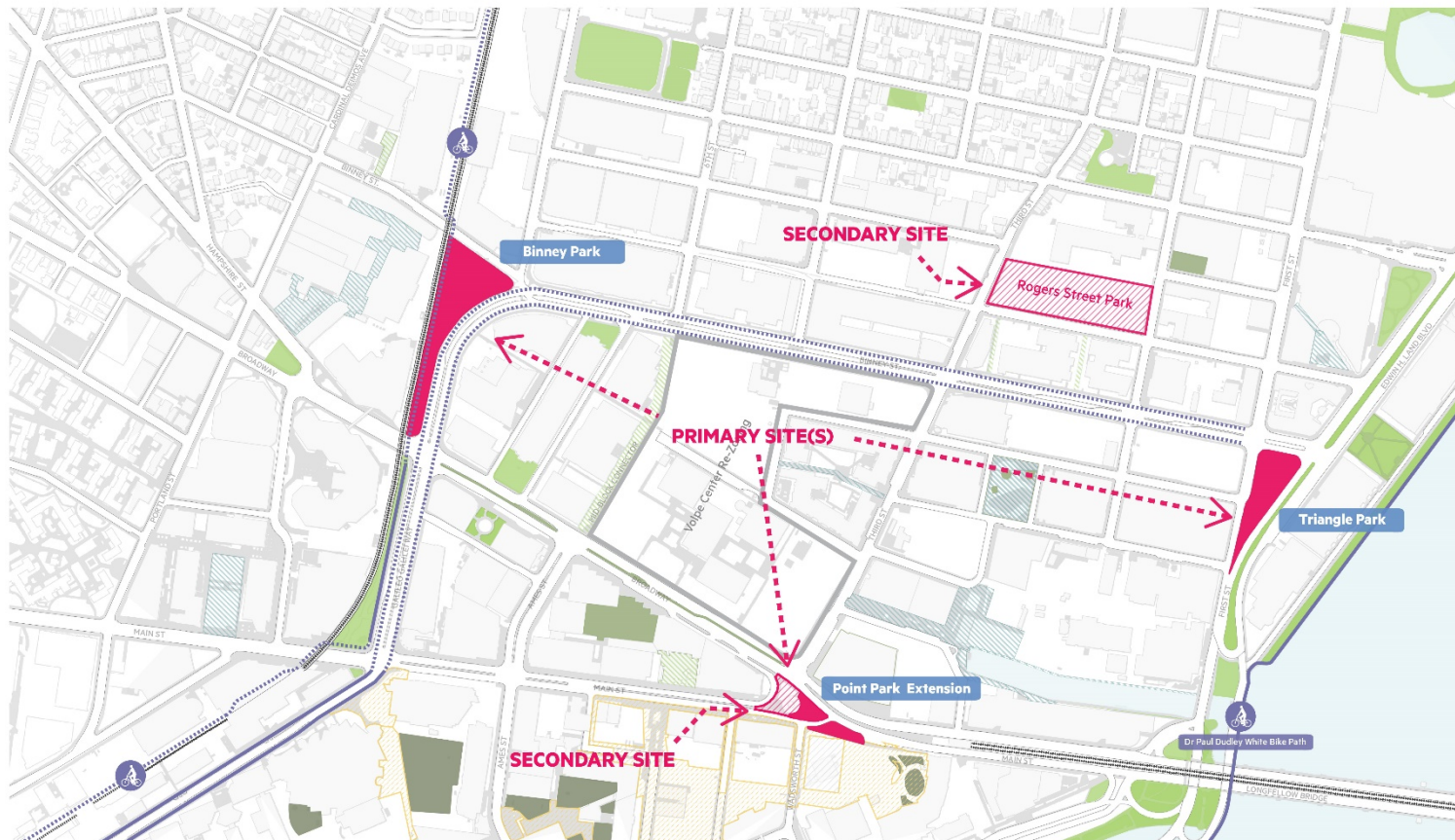


SCALE: 1:300

SITE IDENTIFICATION



- BIKE PATH
- PROPOSED CYCLE TRACK
- RAILROAD
- OPEN SPACE SITES
- SITES TO BE DESIGNED BY OTHERS
- PUBLIC OPEN SPACE
- EXISTING PLAZAS
- PROPOSED MIT PLAZA
- PROPOSED MIT BUILDINGS
- RE-ZONING SITE



SCALE: 1:300

SITE IDENTIFICATION





SCALE: 1:300
KEY BUSINESSES
AND RESIDENTS



REGIONAL BUSINESS, INSTITUTION + RESIDENTS



10 MINUTE WALK



SCALE: 1:300
TRANSIT CONNECTION



- RAILROAD
- PROPOSED CYCLE TRACK
- BIKE PATH
- BUS ROUTE : CT2
- BUS ROUTE : 85
- BUS ROUTE : 64,68
- OPEN SPACE SITES
- SITES TO BE DESIGNED BY OTHERS
- MTBA RED LINE

REGIONAL PUBLIC TRANSIT



SCALE: 1:300
EAST CAMBRIDGE
OPEN SPACE



- BIKE PATH
- PROPOSED CYCLE TRACK
- RAILROAD
- OPEN SPACE SITES
- SITES TO BE DESIGNED BY OTHERS
- MIT: GREEN SPACE
- PUBLIC: GREEN SPACE
- PRIVATE: GREEN SPACE
- MIT: PLAZAS
- PUBLIC: PLAZAS
- PRIVATE: PLAZAS

REGIONAL OPEN SPACE



SCALE: 1:300

SITE IDENTIFICATION



REGIONAL OPEN SPACE PROGRAM

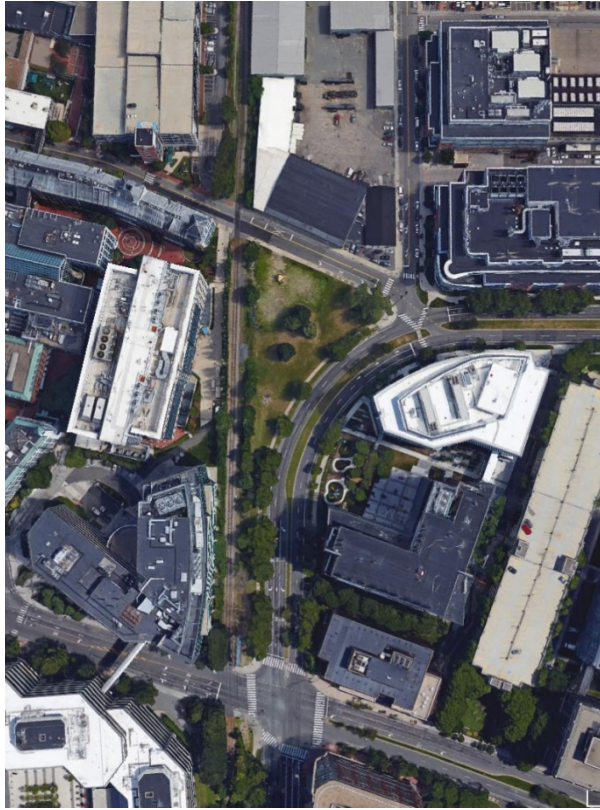


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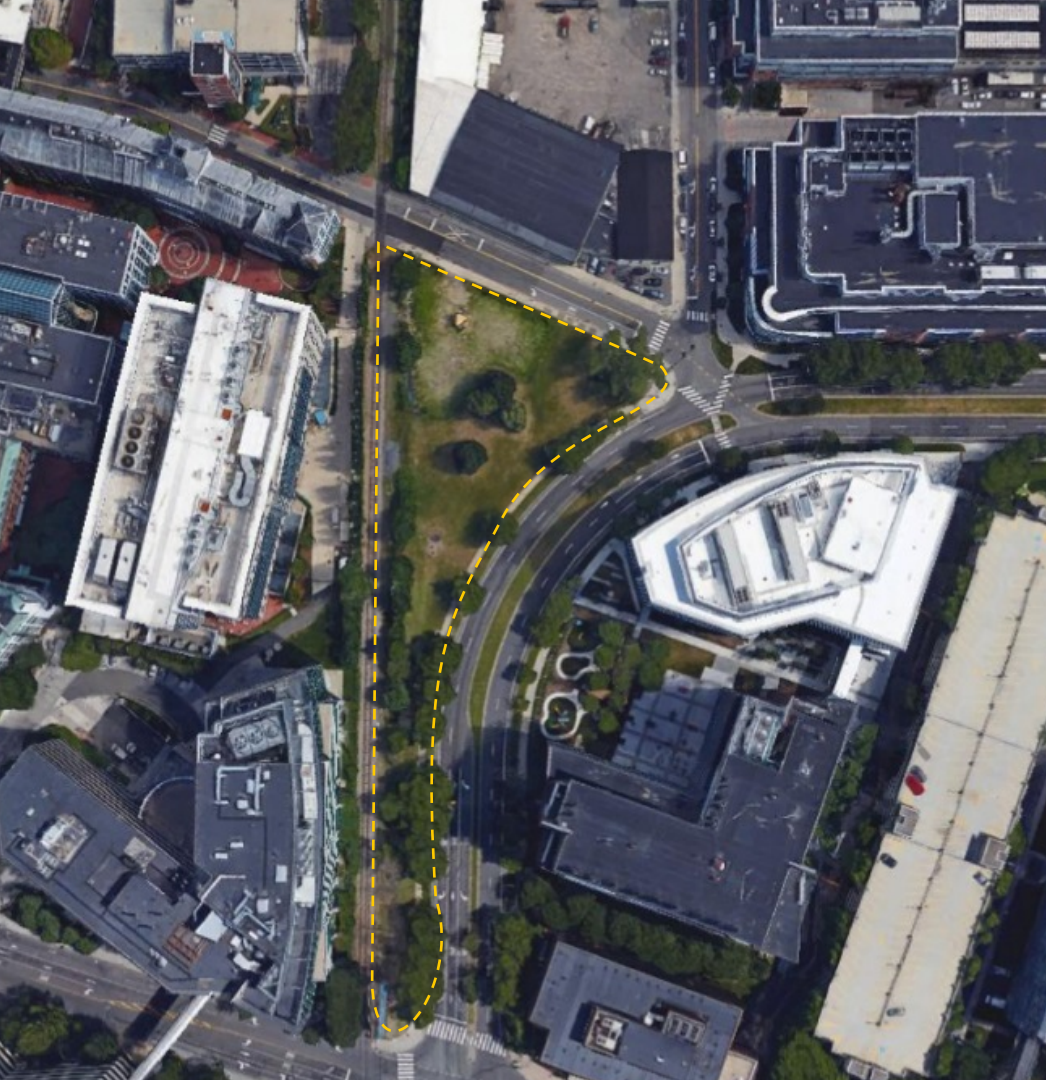


FRAMEWORK PROGRAM



BINNEY STREET PARK

EXISTING SITE



BINNEY STREET PARK
EXISTING FEATURES

[PEDESTRIAN CONNECTION]

[CONSTRUCTION STAGING]

[OPEN-PROGRAM LAWN AREA]



**PARK CONNECTION TO
GRAND JUNCTION TRAIL
AND ONE KENDALL SQUARE**

**LANDFORM WITH
UNIVERSALLY
ACCESSIBLE PATHS**

**BRIDGE ELEMENT
- ADA COMPLIANT**

**ENTRY PLAZA WITH TIMBERS
AND CLIMBING WALL**

**RESHAPED GALLILEO
GALLILEI WAY**

**LARGE LANDFORMS TO
PROVIDE SENSE OF SCALE**

ZIP LINE

INFILTRATION POTENTIAL

**PARK CONNECTION TO BIKE
PATH AND BROADWAY PLAZA**



**PARK ENTRY
POINTS**

**IMPORTANT
CONNECTIONS**

**SUGGESTED
PARK PROGRAMS**

**SUSTAINABLE
FEATURES**

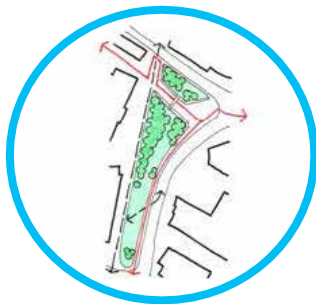
CHARACTER

BINNEY STREET PARK

FRAMEWORK PLAN



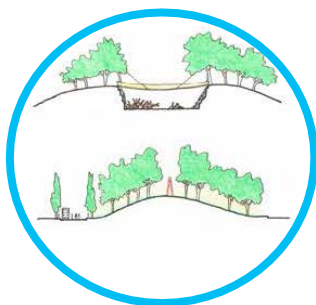
**PARK ENTRY
POINTS**



**IMPORTANT
CONNECTIONS**



**SUSTAINABLE
FEATURES**



CHARACTER

BINNEY STREET PARK: FEATURES *FRAMEWORK PLAN*

[ENTRY POINTS]

- North and South ends of Land Boulevard

[IMPORTANT CONNECTIONS]

- North-South Grand Junction Community Bike Path passes along the park
- Unites pedestrian traffic between One Kendall and Kendall Square
- Bicycle lane portal at southern boundary connects to regional bicycle route

[SUSTAINABLE FEATURES]

- Porous paving
- Below grade rainwater storage + infiltration for net zero run off
- Deciduous tree canopy for shade

[CHARACTER]

- A rough rock walled play valley, its floor strewn with stumps and fallen logs
- Vertical enclosure within a valley
- Grove of trees at ridge and edges of park
- Glade as park narrows along zip line



BINNEY STREET PARK: SUGGESTED PROGRAM FRAMEWORK PLAN

[A ZIP LINE]

descends down the north south ridge of the park,
intended for people of all ages.

[HITCHING POSTS FOR HAMMOCKS]

are scattered within the tree grove plantings of the park.

[A “PLAY VALLEY”]

equipped with a scatter of light movable timbers laid
over tree stumps and fallen tree logs that afford the
making of improvised play environments for children.

[ROCK CLIMBING WALLS]

hung in places with climbing nets.

[A ROPE BRIDGE]

spans the valley and is accessible by climbing the valley
walls and by sloped ADA accessible paths.



TRIANGLE PARK

EXISTING SITE



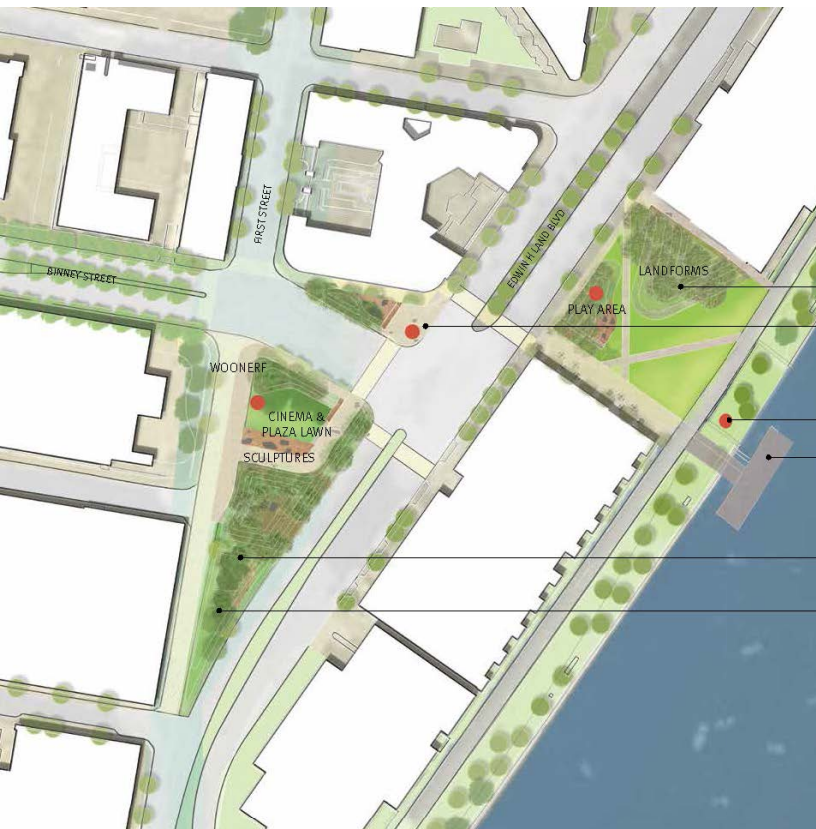
TRIANGLE PARK
EXISTING FEATURES

[PEDESTRIAN CONNECTION]

[TEMPORARY PARKING]

[CONSTRUCTION STAGING]

[OPEN-PROGRAM LAWN AREA]



RECONFIGURED LAWN
AREA NEW PATHS

“STEPPING STONE”
CORNER

ICONIC BEACON
ELEMENTS TO VISUALLY
LINK PARKS TOGETHER

OVERLOOK /
SUNBATHING PLATFORM
KAYAK DOCK

LANDFORMS TO PROVIDE
BUFFERING FROM LAND
BOULEVARD

POTENTIAL AREA FOR
INFILTRATION



**PARK ENTRY
POINTS**



**IMPORTANT
CONNECTIONS**



**SUGGESTED
PARK PROGRAMS**



**SUSTAINABLE
FEATURES**



CHARACTER

TRIANGLE PARK

FRAMEWORK PLAN



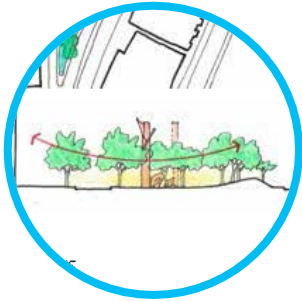
**PARK ENTRY
POINTS**



**IMPORTANT
CONNECTIONS**



**SUSTAINABLE
FEATURES**



CHARACTER

TRIANGLE PARK: FEATURES *FRAMEWORK PLAN*

[ENTRY POINTS]

- North and South ends of Land Boulevard

[IMPORTANT CONNECTIONS]

- New intersection 'stepping stone' used to link Triangle and Front Parks
- Proposed one-way section of first Street south of Binney Street reduces vehicular traffic, allows greater pedestrian movement

[SUSTAINABLE FEATURES]

- Porous paving
- Lawn to retain rainwater in the root zone and minimize summer irrigation
- Rainwater re-charge garden to manage the infiltration of rainwater recharge

[CHARACTER]

- Undulating topography
- Art program and sculptural beacons
- Protective mounds and plantings
- Ameliorate the traffic disturbance
- Gateway eastward to the river and westward to the Binney Street corridor



TRIANGLE PARK: SUGGESTED PROGRAM **FRAMEWORK PLAN**

[PLAZA AND LAWN]

providing flexible spaces for relaxation and play.

[PARKING FOR FOOD TRUCKS]

is encouraged along First Street.

[OUTDOOR SEATING AREA]

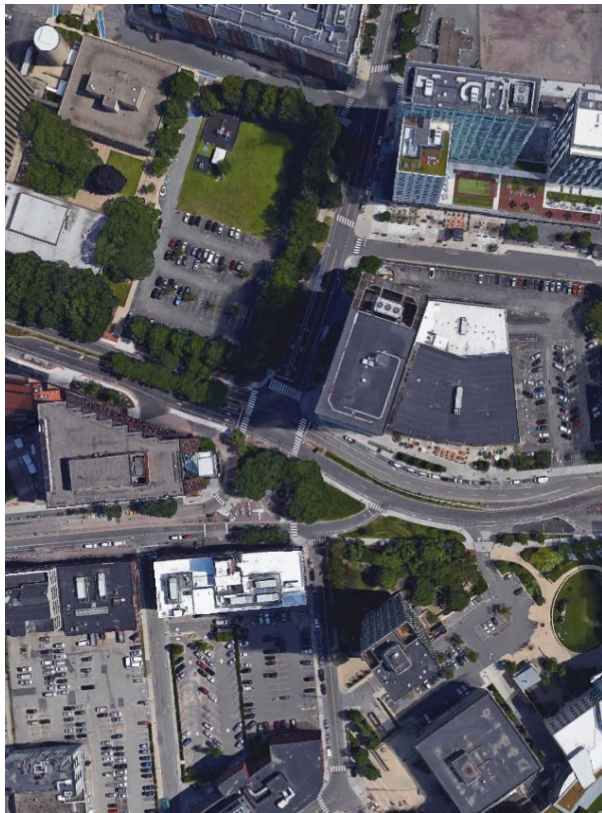
to take advantage of the adjacent restaurant in the new building and also Le Cordon Bleu College of Culinary Arts on First Street.

[SUMMER OUTDOOR CINEMA ON THE LAWN]

with views of Boston's Back Bay in the background.

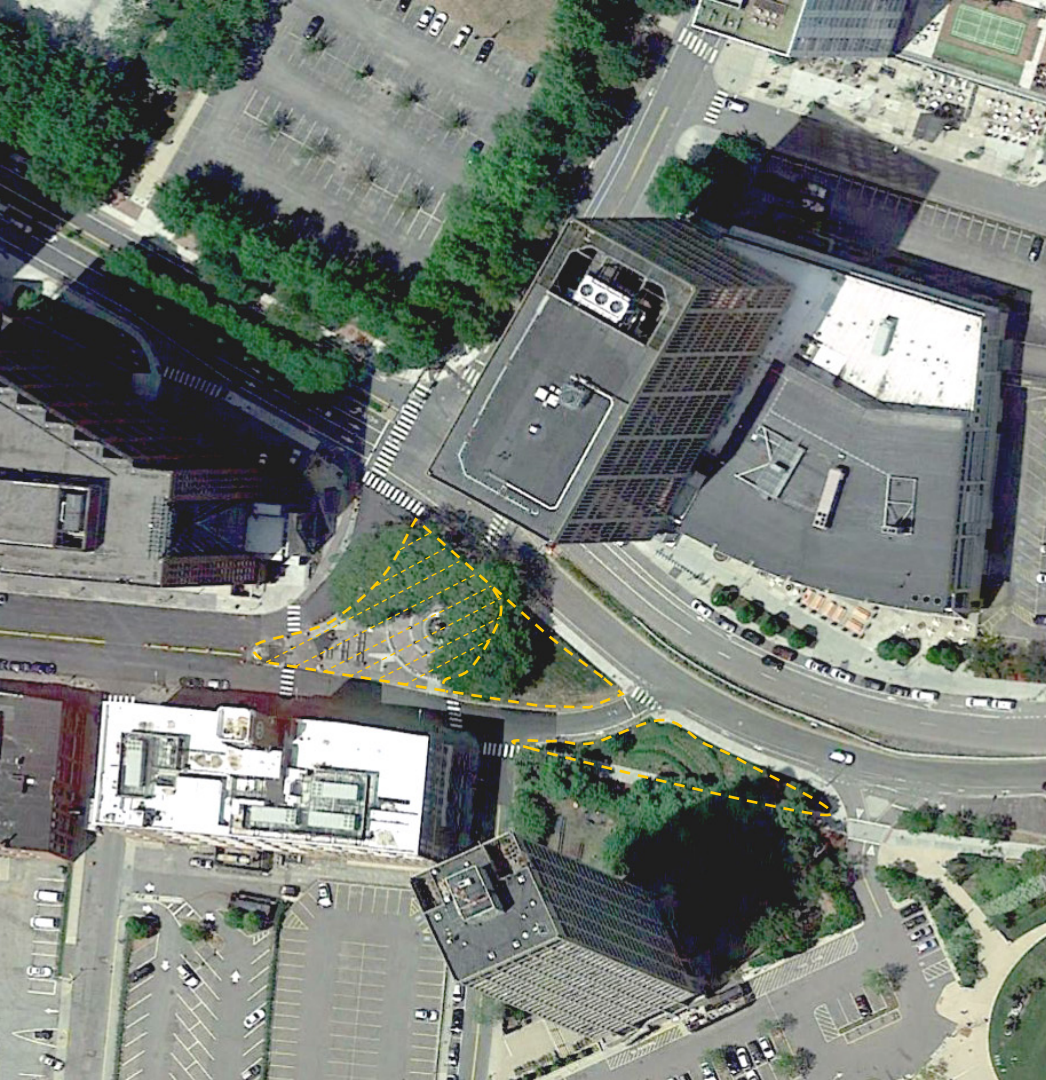
[OUTDOOR SCULPTURE GALLERY]

where the art works and their placement orient and guide visitors through the three spaces. They form directional beacons guiding circulation through the three parks and also provide interactive play opportunities with the works.



POINT PARK PLAZA

EXISTING SITE



POINT PARK
EXISTING FEATURES

[PEDESTRIAN CONNECTION]

[PLAZA]

[FOUNTAIN / PUBLIC ART]

[SEATING]

[OPEN-PROGRAM LAWN AREA]



BROAD CHANNEL WEIR

**BROAD SQUARE:
GATHERING SPACE**

**BERM EDGE BUFFER
WITH SEATING AND PLANTING**

SWING SEATS

INFILTRATION POTENTIAL

**WOONERF / SHARED PEDESTRIAN
AND VEHICULAR WAY**



**PARK ENTRY
POINTS**



**IMPORTANT
CONNECTIONS**



**SUGGESTED
PARK PROGRAMS**



**SUSTAINABLE
FEATURES**



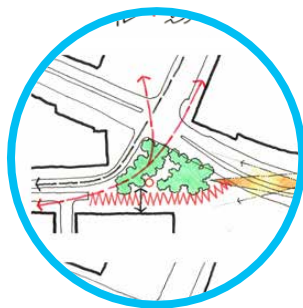
CHARACTER

POINT PARK

FRAMEWORK PLAN



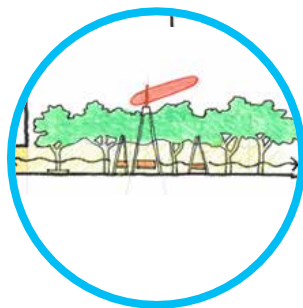
**PARK ENTRY
POINTS**



**IMPORTANT
CONNECTIONS**



**SUSTAINABLE
FEATURES**



CHARACTER

POINT PARK: FEATURES *FRAMEWORK PLAN*

[ENTRY POINTS]

- North and South ends of Land Boulevard

[IMPORTANT CONNECTIONS]

- Pedestrian connection between the Red Line Station and commerce on Third Street
- Dedicated vehicular route from Third Street to Main Street
- Woonerf connecting the plaza and commerce of adjacent buildings
- Visual connection between Main Street and the Longfellow Bridge

[SUSTAINABLE FEATURES]

- Porous paving
- Below grade rainwater storage + infiltration for net zero run off
- Deciduous tree canopy for shade

[CHARACTER]

- Calm pedestrian refuge within the rush of traffic
- Continuous plane of unit paving, light grove, and seating
- Sculptural Icon / Beacon



POINT PARK: SUGGESTED PROGRAM **FRAMEWORK PLAN**

[PLAZA AS OUTDOOR LIVING ROOM]

that is occupied throughout the day and into the evening. It is a place to sit, relax, work or walk through on the way to office, laboratory, school, home or entertainment.

[A WIND VANE SCULPTURE]

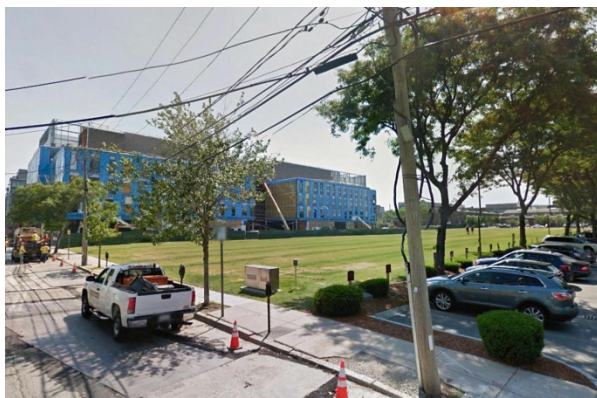
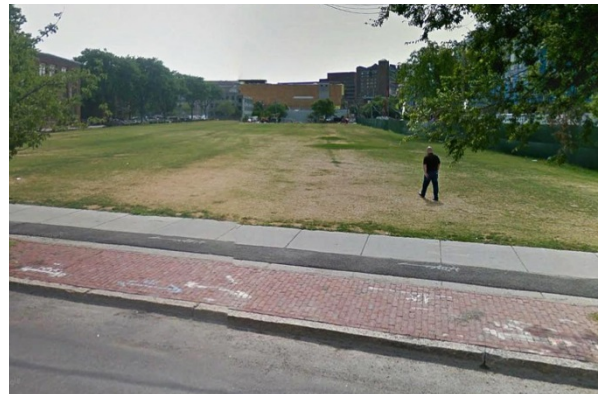
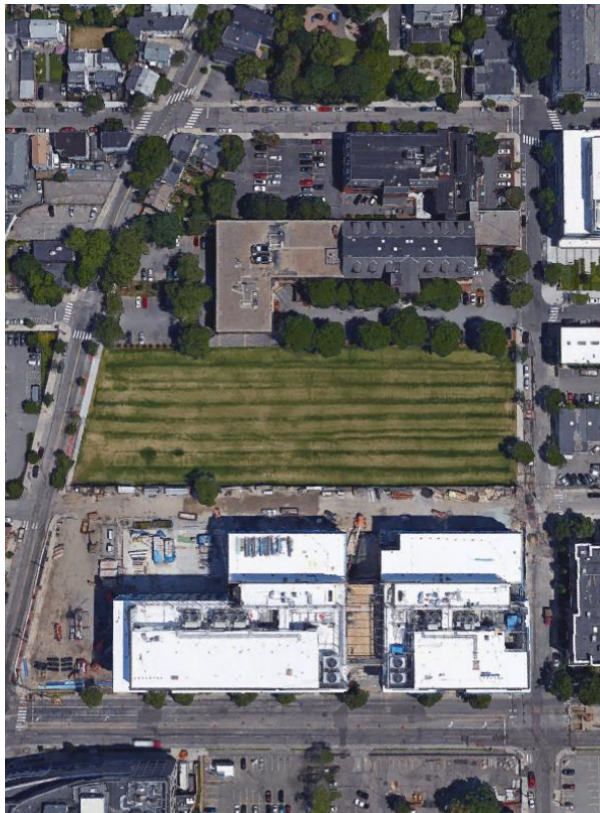
that acts as a beacon for the plaza signaling its strategic location as an entry to Kendall Square. The wind vane rotation turns two facing carousel benches that encourage informal sociability or the spontaneous joy of a child.

[SWING BENCHES]

that can sit individuals, couples and small groups. The benches also function as integral lighting elements for the plaza.

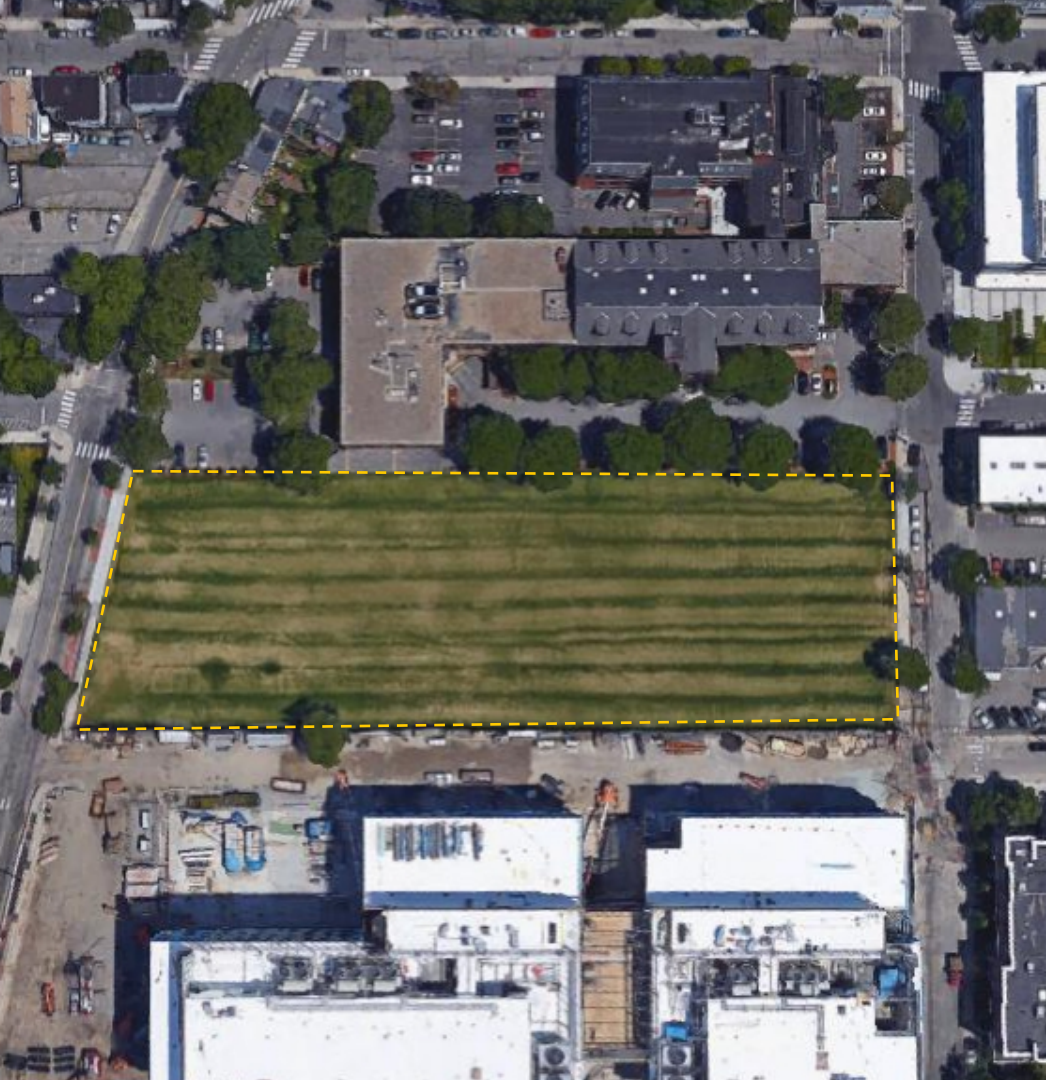
[INTERNET ENABLED PLAZA]

to enhance its role as an outdoor room in a 21st century city.



ROGERS STREET PARK

EXISTING SITE



ROGERS STREET PARK

EXISTING FEATURES

[OPEN -PROGRAM LAWN AREA]



FENCED DOG PARK AREA

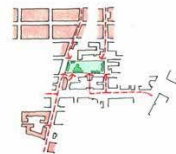
TRICYCLE + SCOOTER LOOP

**OPEN FIELD FOR FLEXIBLE
RECREATION AND
GATHERING**

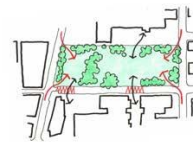
SLEDDING + PLAY HILL

**LANDFORMS WITH
DECIDUOUS TREES**

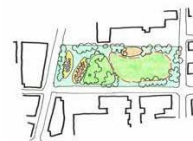
**SPEED TABLE TO
WINTER GARDEN + CAFE**



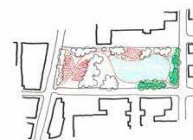
**PARK ENTRY
POINTS**



**IMPORTANT
CONNECTIONS**



**SUGGESTED
PARK PROGRAMS**



**SUSTAINABLE
FEATURES**



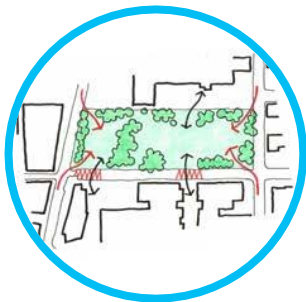
CHARACTER

ROGERS STREET PARK

FRAMEWORK PLAN



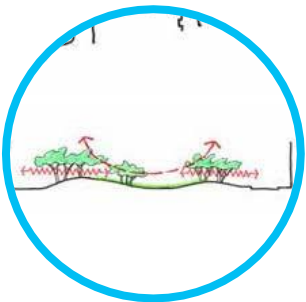
**PARK ENTRY
POINTS**



**IMPORTANT
CONNECTIONS**



**SUSTAINABLE
FEATURES**



CHARACTER

ROGERS STREET PARK: FEATURES *FRAMEWORK PLAN*

[ENTRY POINTS]

- Provide open, inviting corner entrances
- Entries from the north for East Cambridge
- Access from Second and Third streets

[IMPORTANT CONNECTIONS]

- Visual connection across Rogers Street to housing at South end
- Raised table mid-block across Rogers Street
- Access from the office building to the north

[SUSTAINABLE FEATURES]

- Porous paving
- Lawn to retain rainwater in the root zone and minimize summer irrigation
- Rainwater re-charge garden to manage the infiltration of rainwater recharge

[CHARACTER]

- Undulating topography
- Green outdoor rooms, partial seclusion
- Inward-looking park space
- Canopy trees, groves of understory trees

ROGERS STREET PARK

FRAMEWORK PLAN



ROGERS STREET PARK

FRAMEWORK PLAN

ROGERS STREET PARK: SUGGESTED PROGRAM FRAMEWORK PLAN

[WATER PLAY AND ADVENTURE PLAYGROUND]

employing principles of natural play.

[BIKE / ROLLER BLADE / SKATE BOARD LOOP]

around the perimeter of the open field.

[A TRICYCLE LOOP]

as a safe place for residents to teach their children how to ride bicycles.

[A FENCED DOG PARK]

with small and large dog facilities with an open shelter for dog owners to informally meet while their dogs play.

[WINTER SLEDDING HILL]

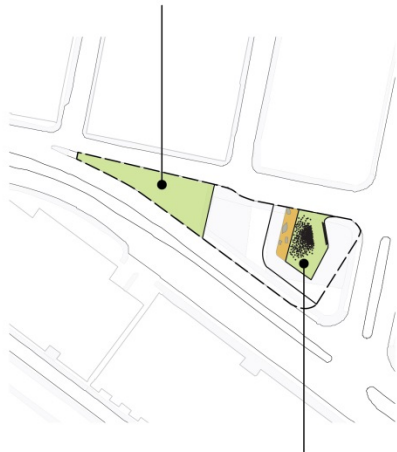
[SUMMER PLAYFIELD]

[A FLEXIBLE OPEN FIELD]

accommodating a range of sports and community activities.

TRIANGLE PARK

landform and infiltration
area: 0.4 acres



cinema lawn
area: 0.17 acres

BINNEY STREET PARK

landform and park:
infiltration: 0.73 acres
area: 0.15 acres
entry landform:
0.23 acres



zip line:
318 ft
log pile:
17 ft x 180 ft

POINT PARK

plaza area:
0.36 acres



landform with turf:
0.09 acres

ROGERS ST PARK

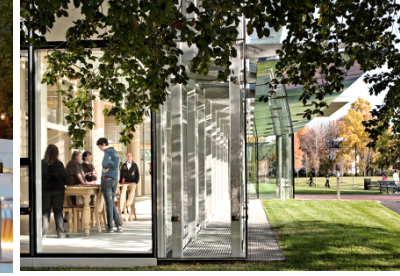
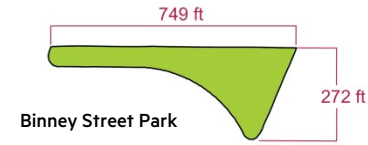
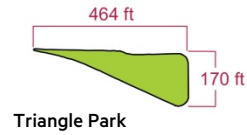
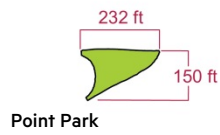
play area:
0.24 acres
play hill:
0.19 acres
open field
area: 1.14 acres



water play
area: 0.26 acres
dog park:
0.15 acres

PROPOSED PROGRAM AREA

FRAMEWORK PLAN



Squirrel Brand Park,
Broadway + Boardman St.
0.43 acres

Lafayette Square,
Mass Ave + Main St.
0.29 acres

Front Lawn of
Cambridge City Hall
0.38 acres

The Plaza at Harvard
Harvard University
2 acres

Joan Lorentz Park
(Cambridge Public Library)
3 acres

CAMBRIDGE PARKS SCALE COMPARISON

TRIANGLE PARK



Triangle Parcel
0.83 acres



SCALE: 1:300
KEY BUSINESSES
AND RESIDENTS



- ENTERTAINMENT
- HIGH TECH COMPANIES
- HEALTH CARE
- EDUCATION
- FINANCE
- HOTEL
- MISCELLANEOUS
- MIXED USE RESIDENTIAL
- PROPOSED MIXED USE RESIDENTIAL
- SMALL/LARGE RESIDENTIAL UNITS

TRIANGLE PARK



SCALE: 1:300
KEY BUSINESSES
AND RESIDENTS



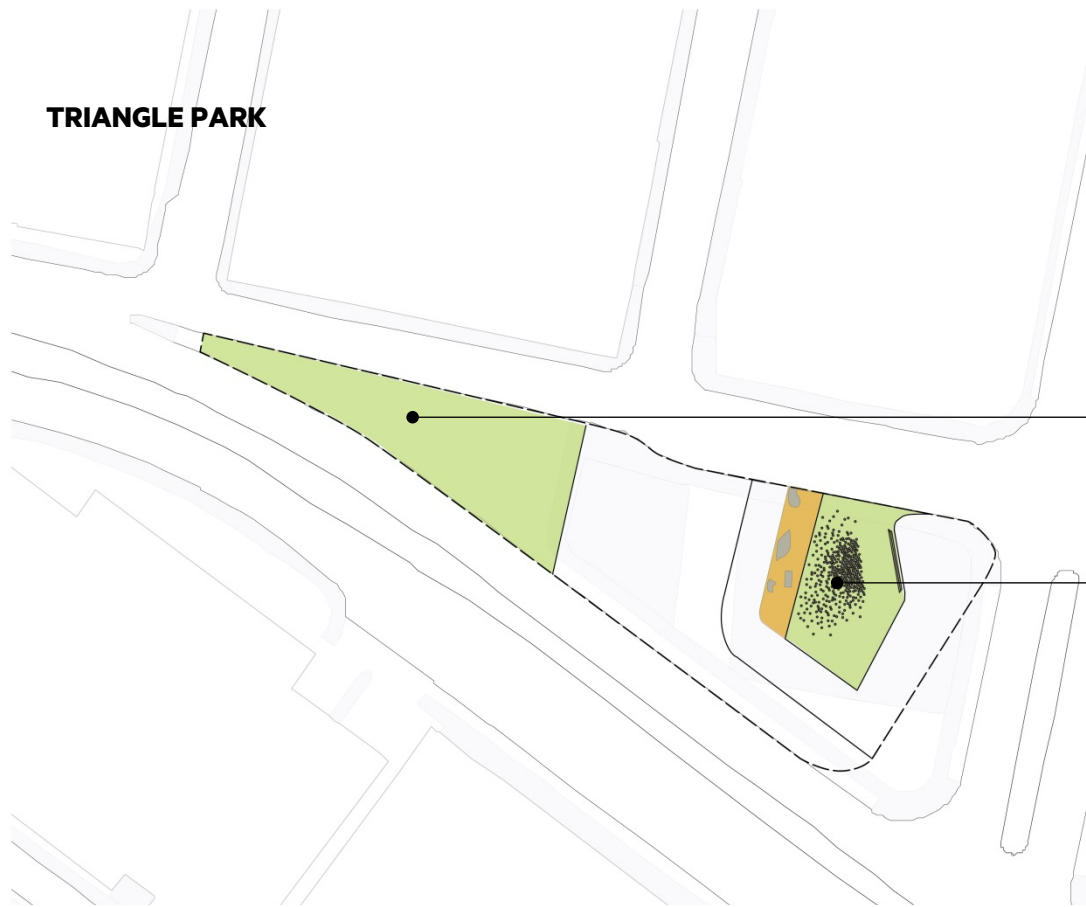
- ENTERTAINMENT
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- MIXED USE RESIDENTIAL
- SMALL/LARGE RESIDENTIAL UNITS

REGIONAL BUSINESS, INSTITUTION + RESIDENTS



CIRCULATION

TRIANGLE PARK



**land form and infiltration
area: 0.4 acres**

**cinema lawn
area: 0.17 acres**

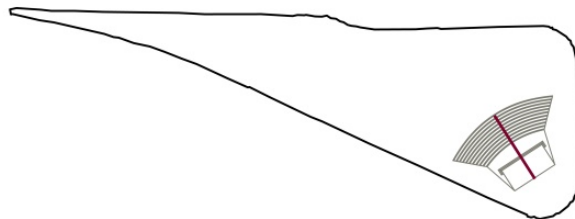
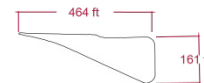
PROPOSED PROGRAM AREA

FRAMEWORK PLAN

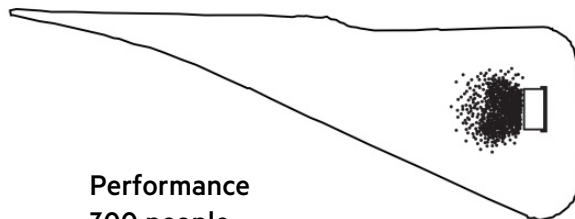
TRIANGLE PARK

STOSS PROGRAM EXPLORATION

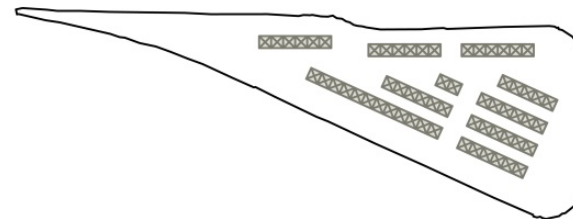
Triangle Park
.83 acres



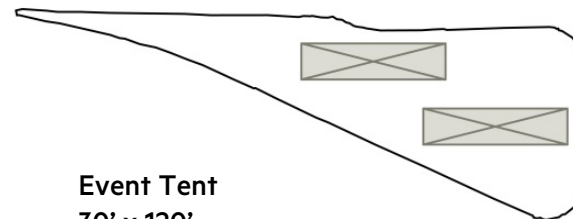
Theater
200 people



Performance
300 people
Stage
18' x 34'



Market Tent
10' x 10'
61 tents



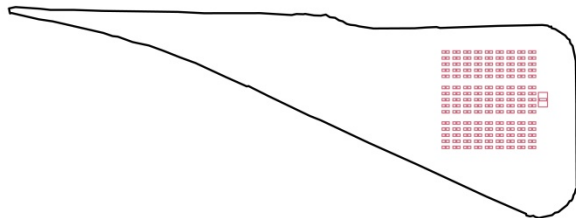
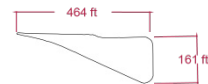
Event Tent
30' x 120'
2 tents



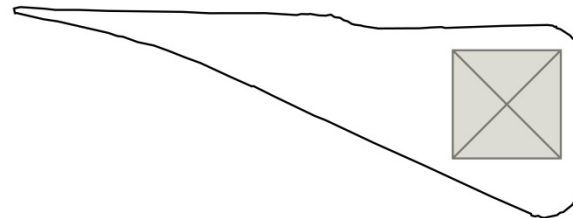
TRIANGLE PARK

STOSS PROGRAM EXPLORATION

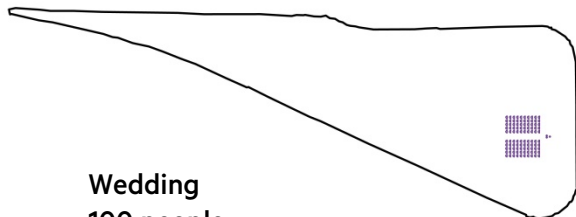
Triangle Park
.83 acres



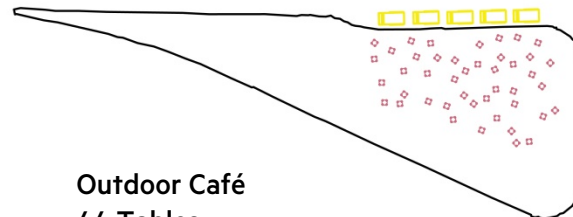
Group Yoga
135 people



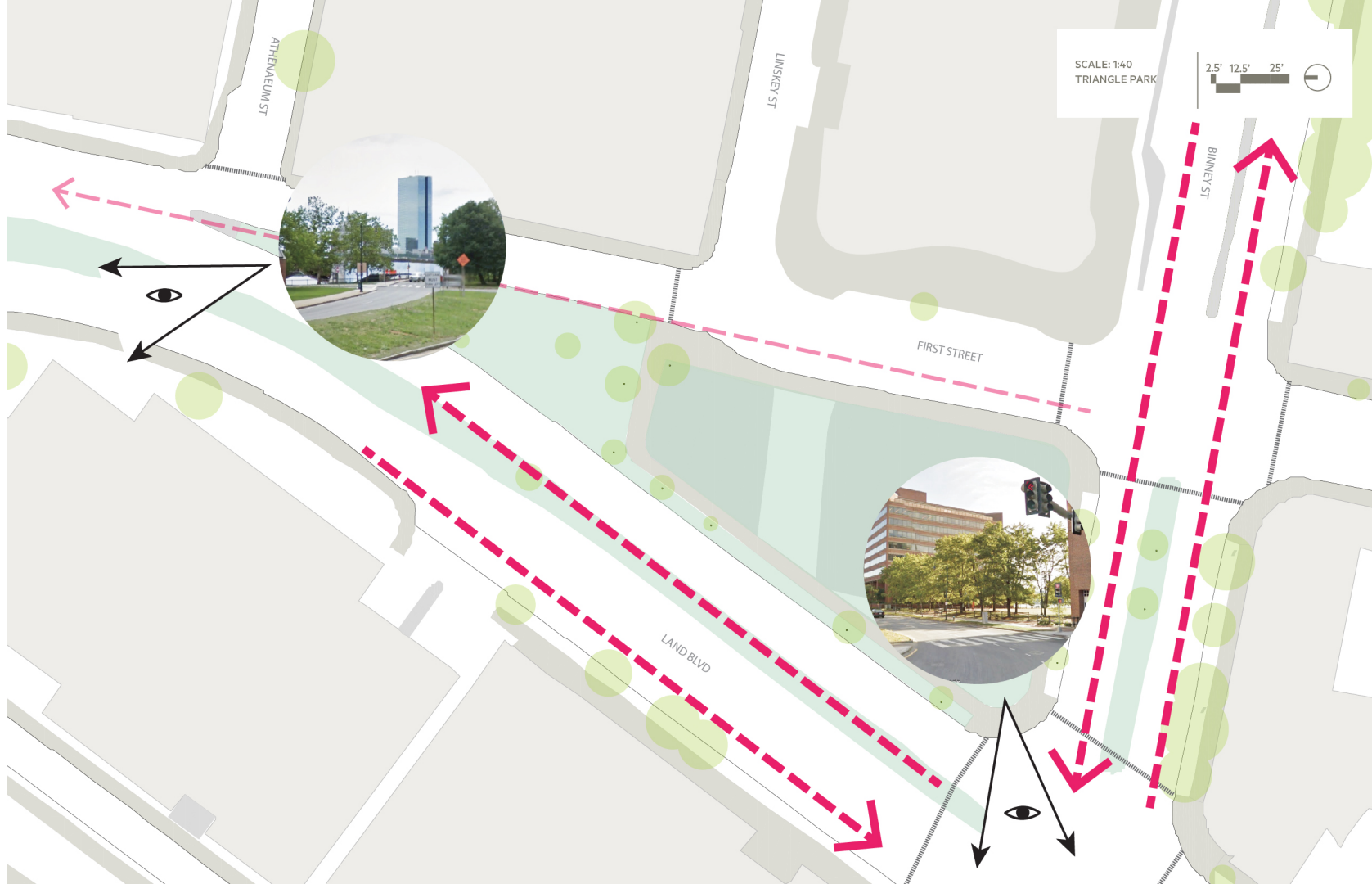
Event Tent
90' x 90'
1 tent



Wedding
100 people



Outdoor Café
44 Tables
Food Trucks
5 Trucks





COMMON GROUND / LAND COLLECTIVE



BANYOLES PUBLIC SPACE / MIAS ARQUITECTES



PLACE FLAGEY / LATZ + PARTNERS

PRECEDENTS - WATER



KOGOD COURTYARD / GUSTAFSON GUTHRIE NICHOL



CITY DECK / STOSS



SILENCE / TADAO ANDO

PRECEDENTS - WATER

ATHENAEUM ST

UNSKY ST

BINNEY ST

LAND BLVD

SCALE: 1:40
TRIANGLE PARK

2.5' 12.5' 25'



OVERLOOK

LANDFORM BUFFER

LAWN/GATHERING

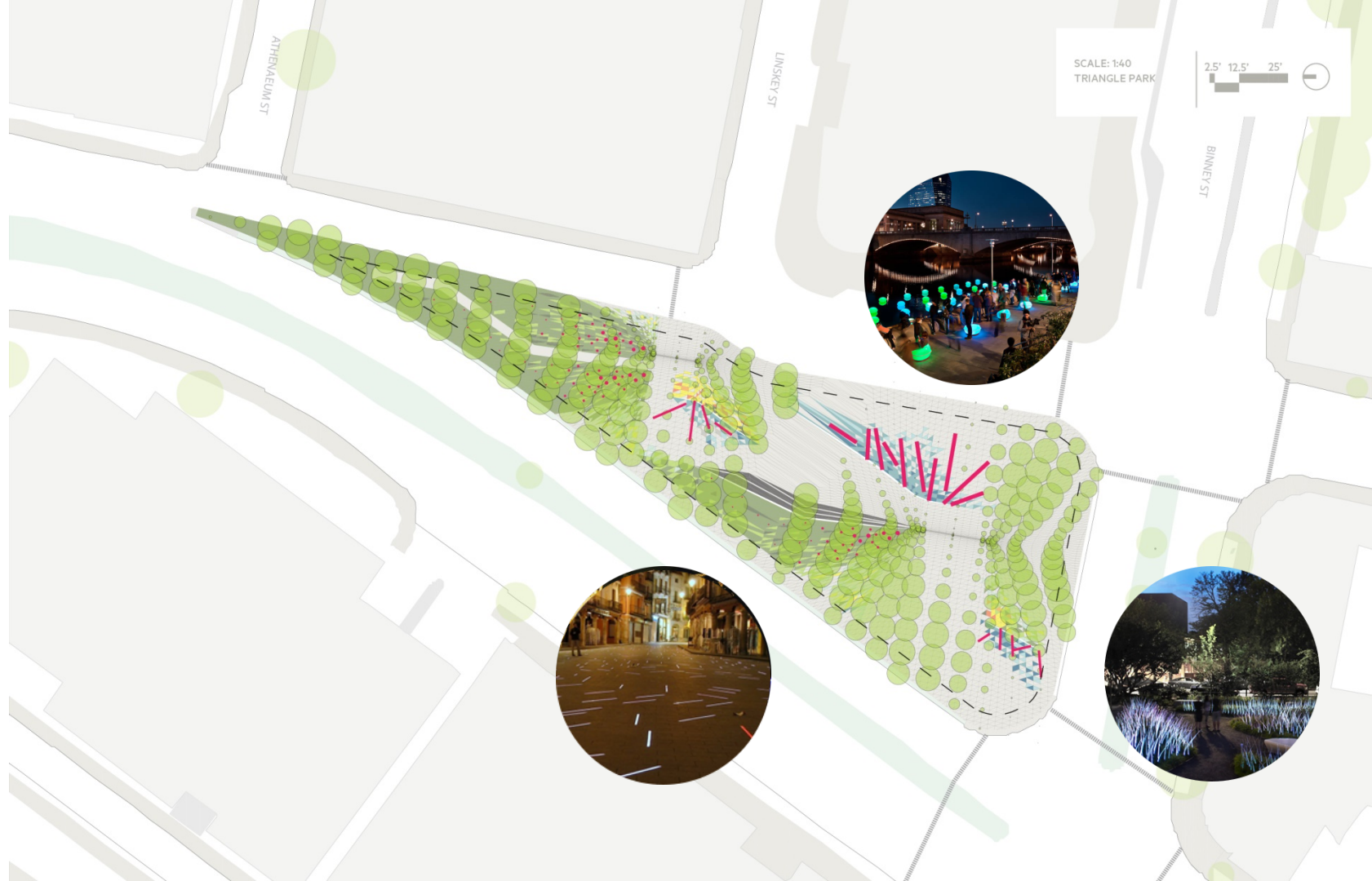
WATER PLAZA

SEATWALLS

LANDFORM BUFFER

GATEWAY

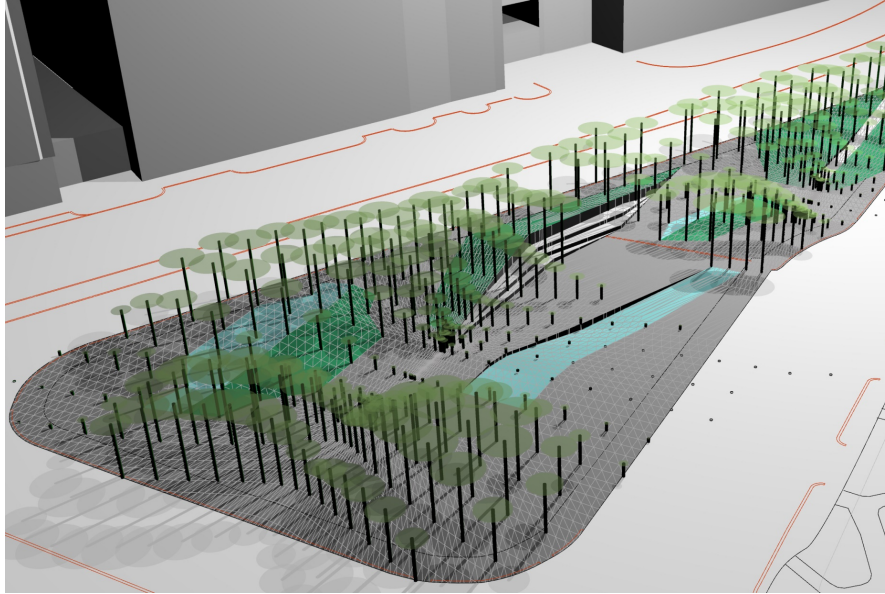
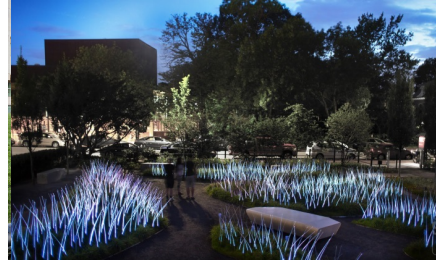




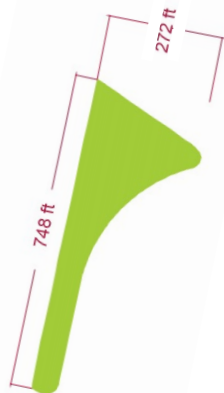
SCALE: 1:40
TRIANGLE PARK

2.5' 12.5' 25'





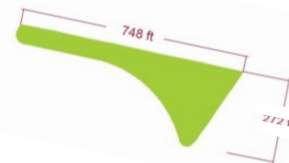
BINNEY STREET PARK



Binney Park Parcel
1.5 acres



BINNEY PARK

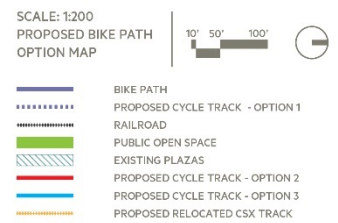
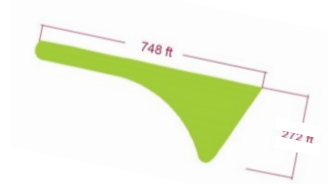
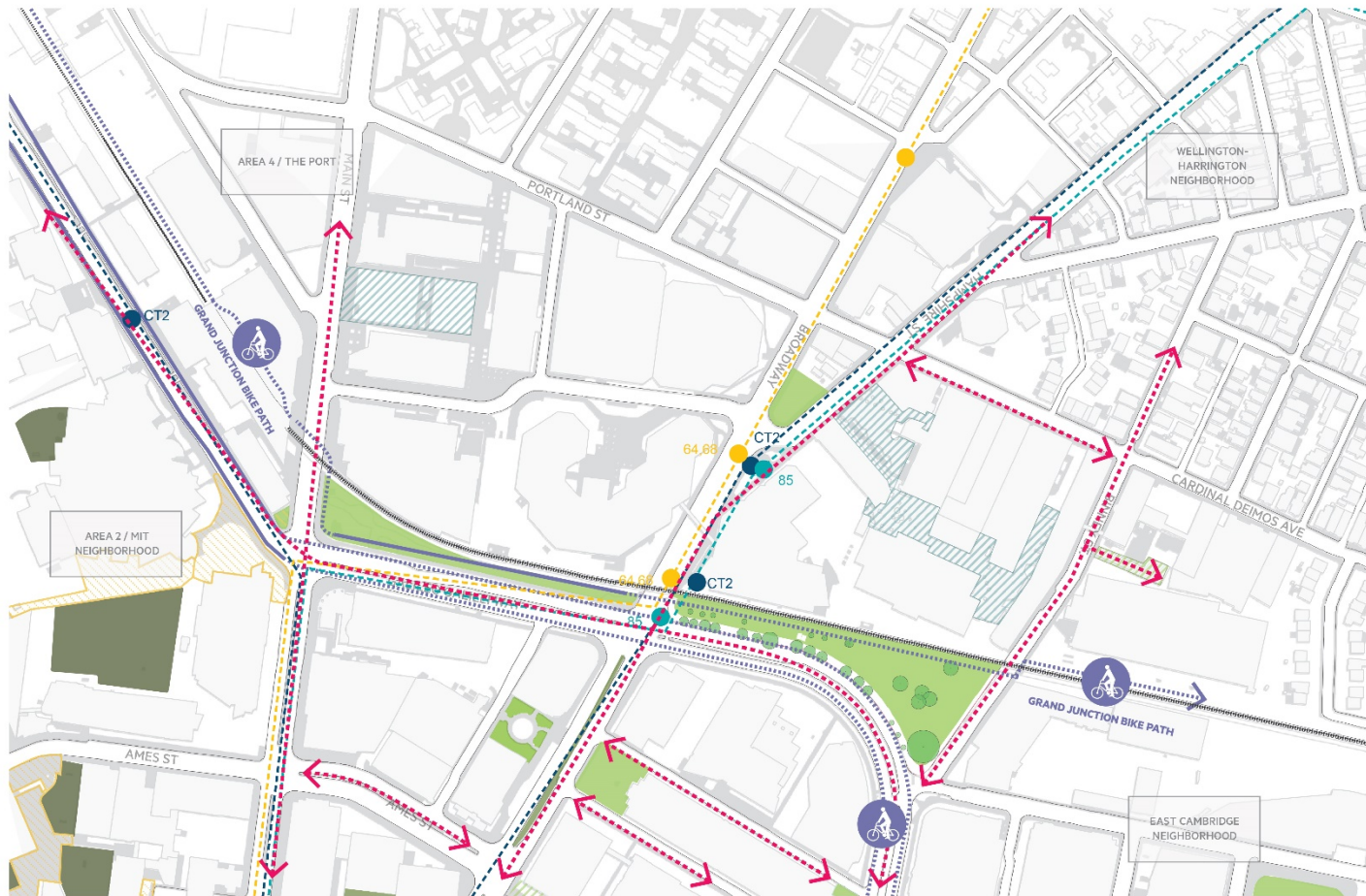


SCALE: 1:200
KEY BUSINESSES
AND RESIDENTS

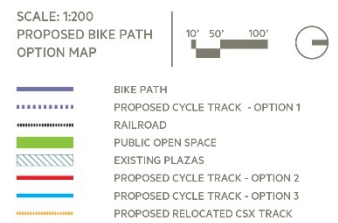
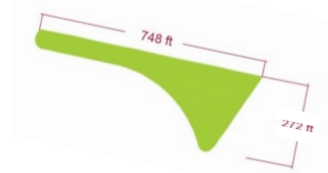
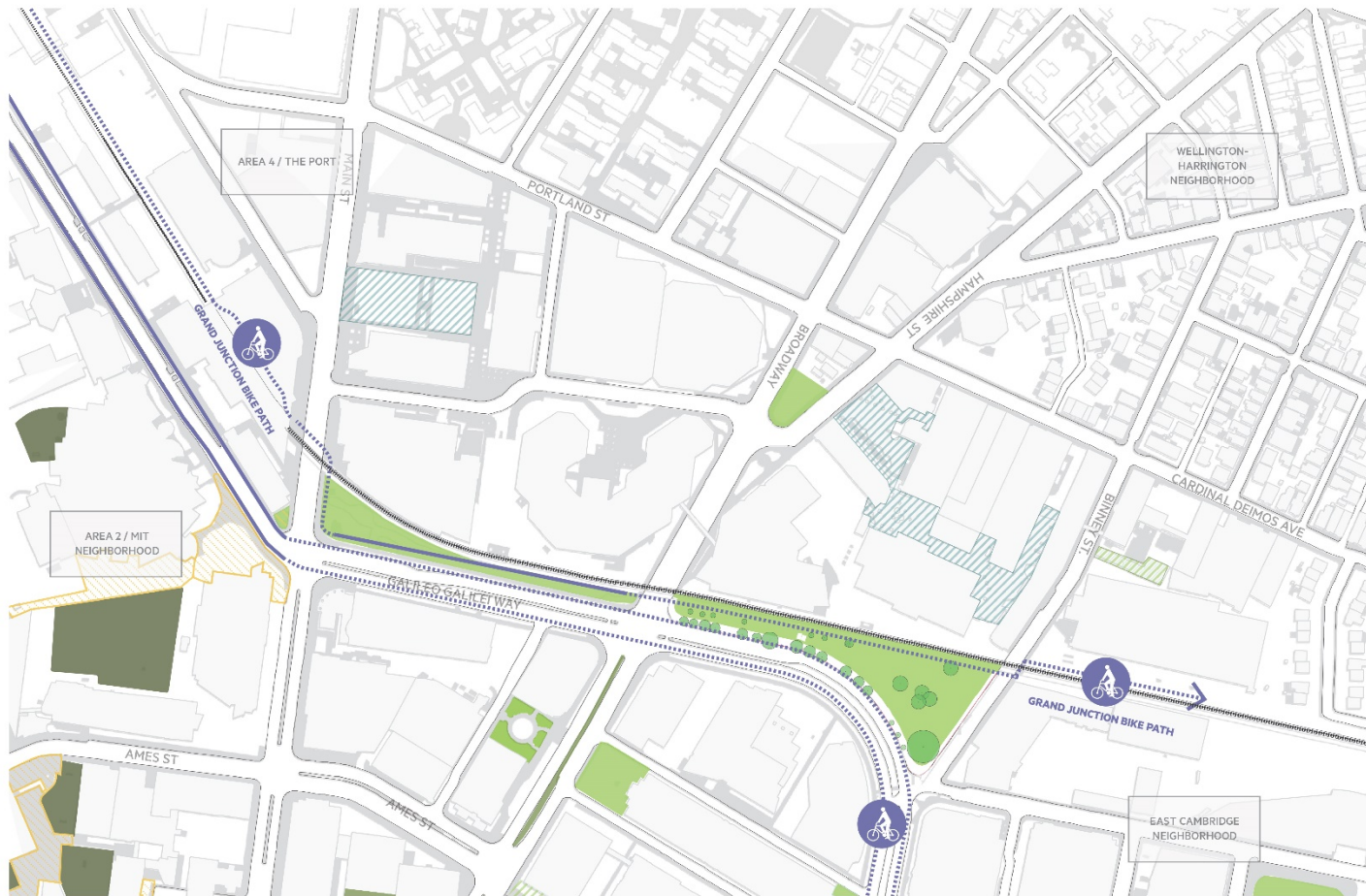


- ENTERTAINMENT
- HIGH TECH COMPANIES
- HEALTH CARE
- EDUCATION
- FINANCE
- HOTEL
- MISCELLANEOUS
- MIXED USE RESIDENTIAL
- PROPOSED MIXED USE RESIDENTIAL
- SMALL/LARGE RESIDENTIAL UNITS

REGIONAL BUSINESS, INSTITUTION + RESIDENTS



CIRCULATION



PROPOSED BIKE PATH

BINNEY STREET PARK

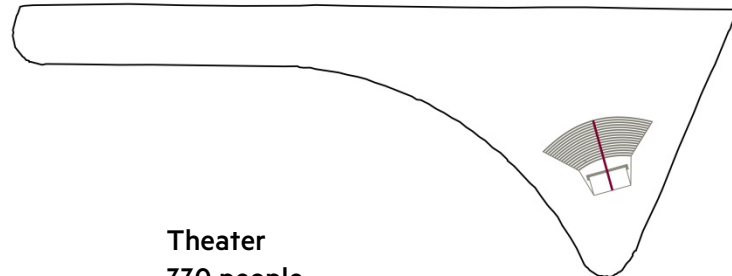
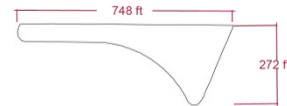


PROPOSED PROGRAM AREA

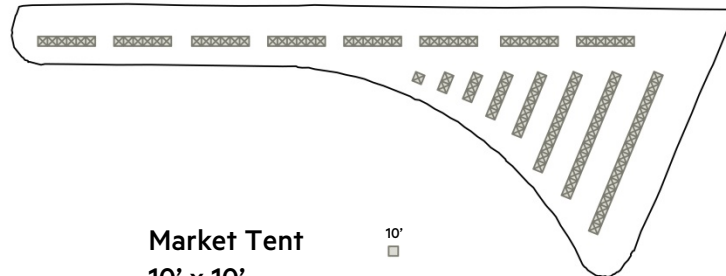
FRAMEWORK PLAN

BINNEY STREET PARK
STOSS PROGRAM EXPLORATION

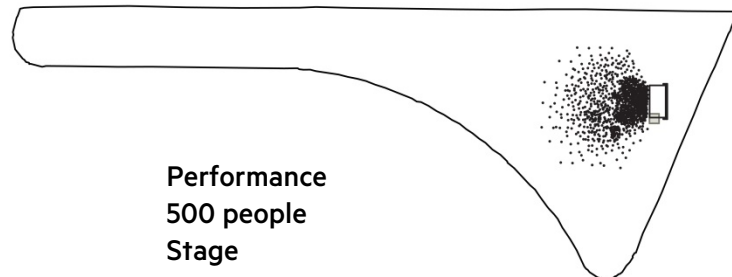
Binney Street Parcel
1.5 acres



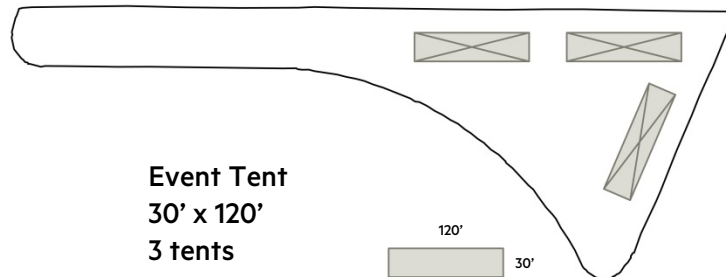
Theater
330 people



Market Tent
10' x 10'
134 tents



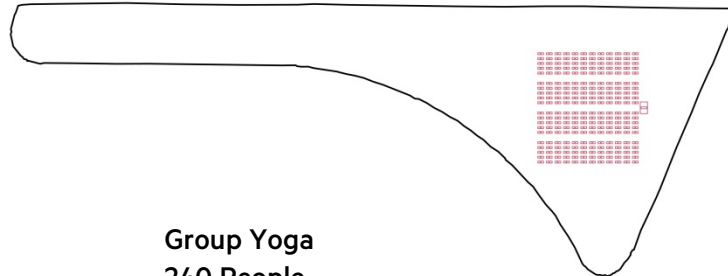
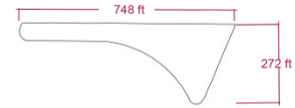
Performance
500 people
Stage
18' x 34'



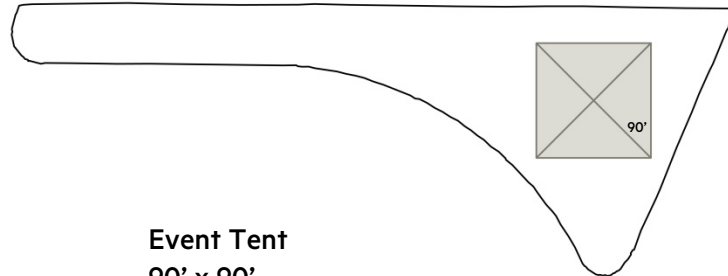
Event Tent
30' x 120'
3 tents

BINNEY STREET PARK
STOSS PROGRAM EXPLORATION

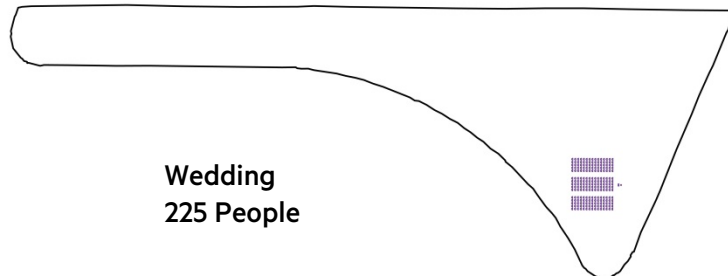
Binney Street Parcel
1.5 acres



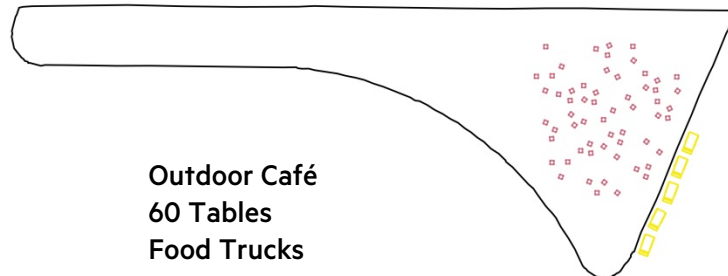
Group Yoga
240 People



Event Tent
90' x 90'
1 tent



Wedding
225 People



Outdoor Café
60 Tables
Food Trucks
5 Trucks



DYMAXION SLEEP / JANE HUTTON + ADRAIN BLACK



SAFE ZONE / STOSS



DRAPER'S FIELD / KLA

PRECEDENTS – INTERACTIVITY + PLAY



BRAZIL PAVILION / STUDIO ARTHUR CASAS



SCULPTURAL PLAYGROUND / ANNABAU



BRAZIL PAVILION / STUDIO ARTHUR CASAS

PRECEDENTS – INTERACTIVITY + PLAY





MULTI-USE

CLIMBING NETS

INFILTRATION

MULTI-USE

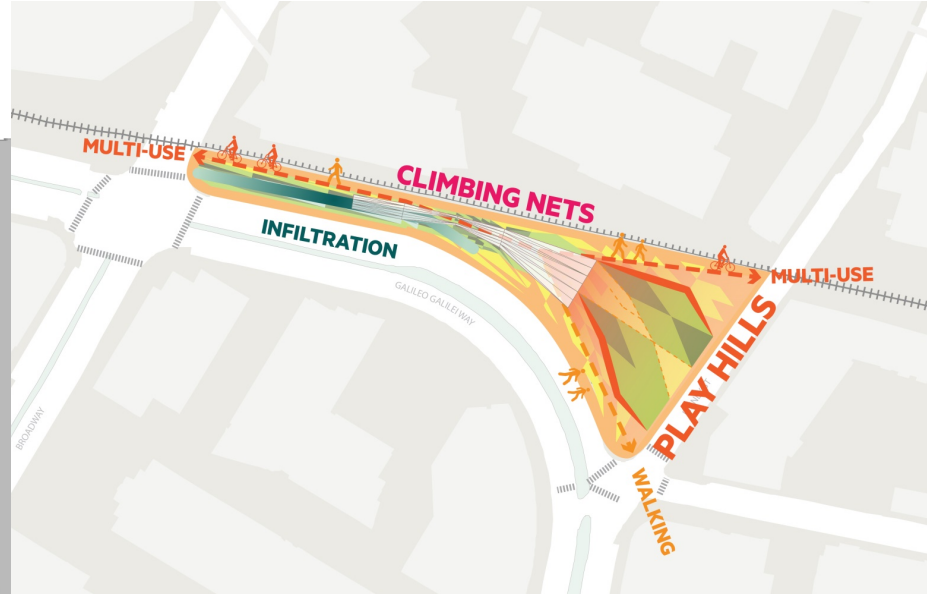
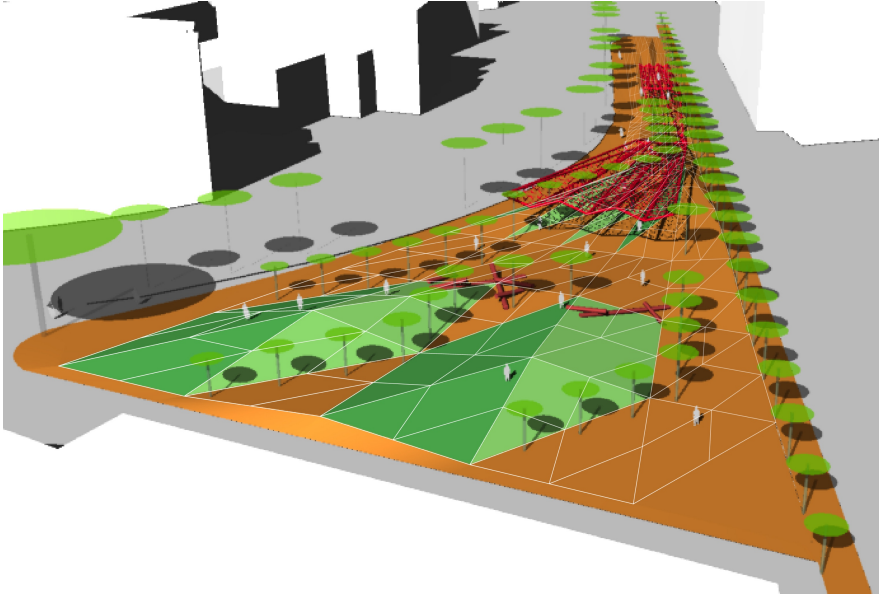
PLAY HILLS

WALKING



GALILEO GALILEI WAY

BROADWAY





CLIMBING NETS

PLAY HILLS



INFILTRATION GARDEN

GATHERING

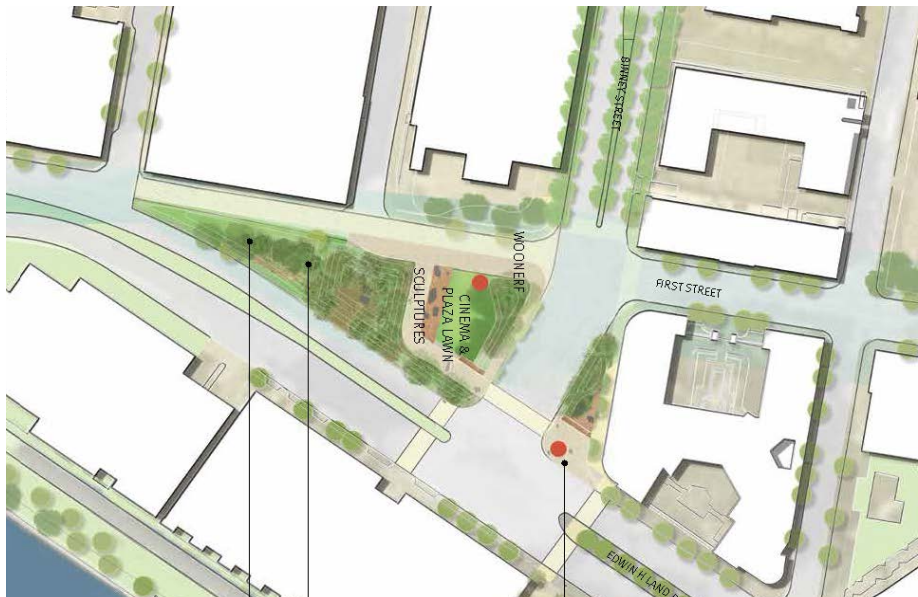


An aerial photograph of a dense urban area, likely a city center, featuring a mix of modern glass skyscrapers and older brick buildings. The city is interspersed with green spaces, including parks and trees. A large body of water is visible on the right side of the image. Overlaid on the center of the image is the text "WHAT DO YOU THINK?" in a large, white, sans-serif font. The text is slightly transparent, allowing the city details to be seen through it.

WHAT DO YOU THINK?

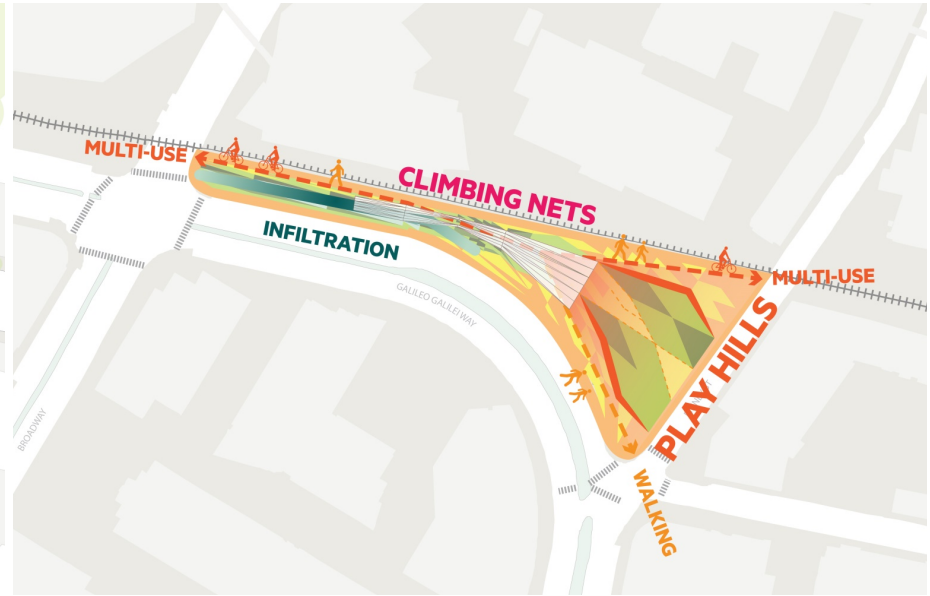
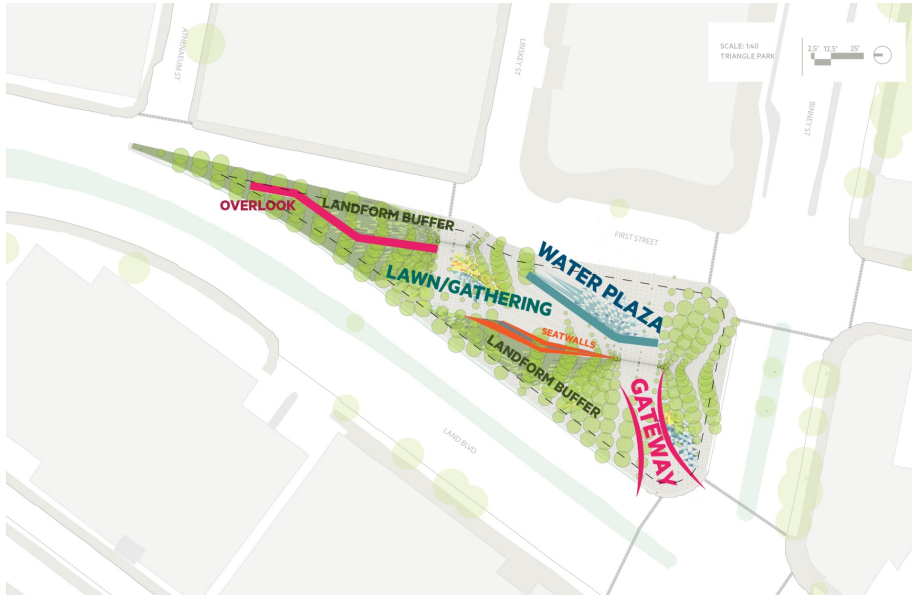


HAVE WE MISSED ANY IDEAS FROM THE FRAMEWORK PROCESS?





DO THE PROPOSED ELEMENTS AND RELATIONSHIPS BETWEEN THEM SEEM RIGHT?





**WHO DO YOU THINK THE PRIMARY AND
SECONDARY USERS OF THESE SPACES WILL BE?**



**WHAT TIME OF DAY ARE YOU MOST LIKELY
TO USE THESE SPACES?**



EASTERN CAMBRIDGE OPEN SPACES

JUNE 15, 2016

