

ECKOS Committee

May 29, 2013

East Cambridge/Kendall Square:

*Inventing Places for People**

1960-present

**A Tip of the Hat to Karl Haglund:
Author of Inventing the Charles River*

J. Roger Boothe

Director of Urban Design

Community Development Department



We invented the Charles River, and the industrial areas alongside it, over centuries of development and change

We have been creating
Places to Walk
Places to Sit
Places to Play
Places for Quiet
Places with Water
Places with Art
Destinations
Landmarks
Connections



In the last few decades, we have been reinventing the industrial areas for a new set of uses, this time with Places for People



Now, our challenge in Kendall Square and East Cambridge is to take what we have done so far, and make it even better

East Cambridge/Kendall Square:
Inventing Places for People
1960-present

GETTING STARTED
1960-1980

1. Cambridge Center/CRA
2. East Cambridge Riverfront

SPIN-OFF ENERGY
1990-2000

3. North Point Begins
4. Lyme PUD

NEW MOMENTUM
2000-Present

5. ECaPS/Alexandria
6. MIT/K2C2



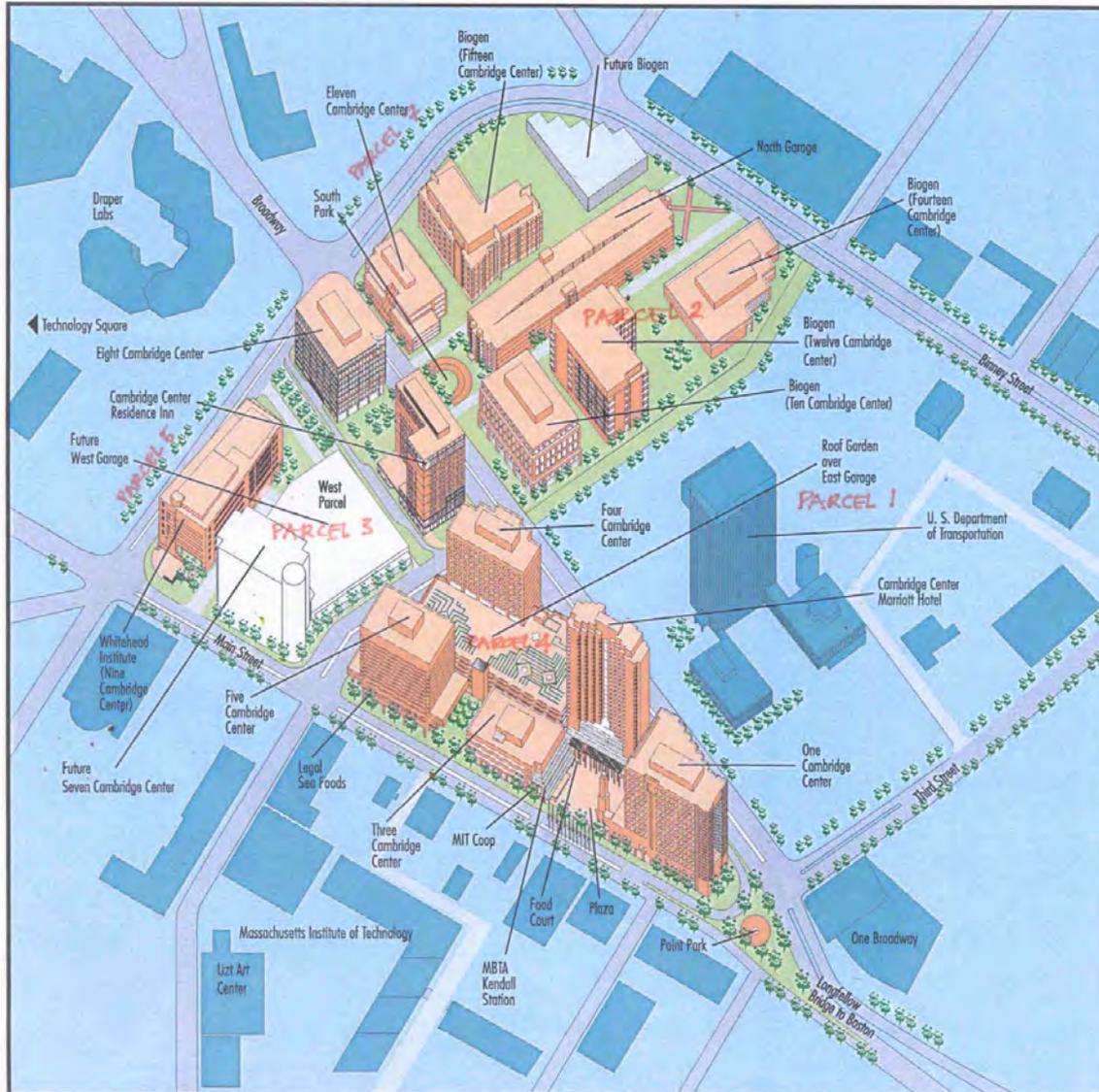
GETTING STARTED

1960-1980

1. Cambridge Center/CRA
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1. "Cambridge Center"/Urban Renewal Plan





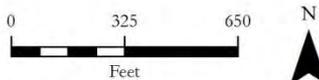
**Note 3 Towers in 1970: Badger, DOT, EC Courthouse
Broadway and Main Streets, before Binney Connector**

Kendall Square

Cambridge, Massachusetts

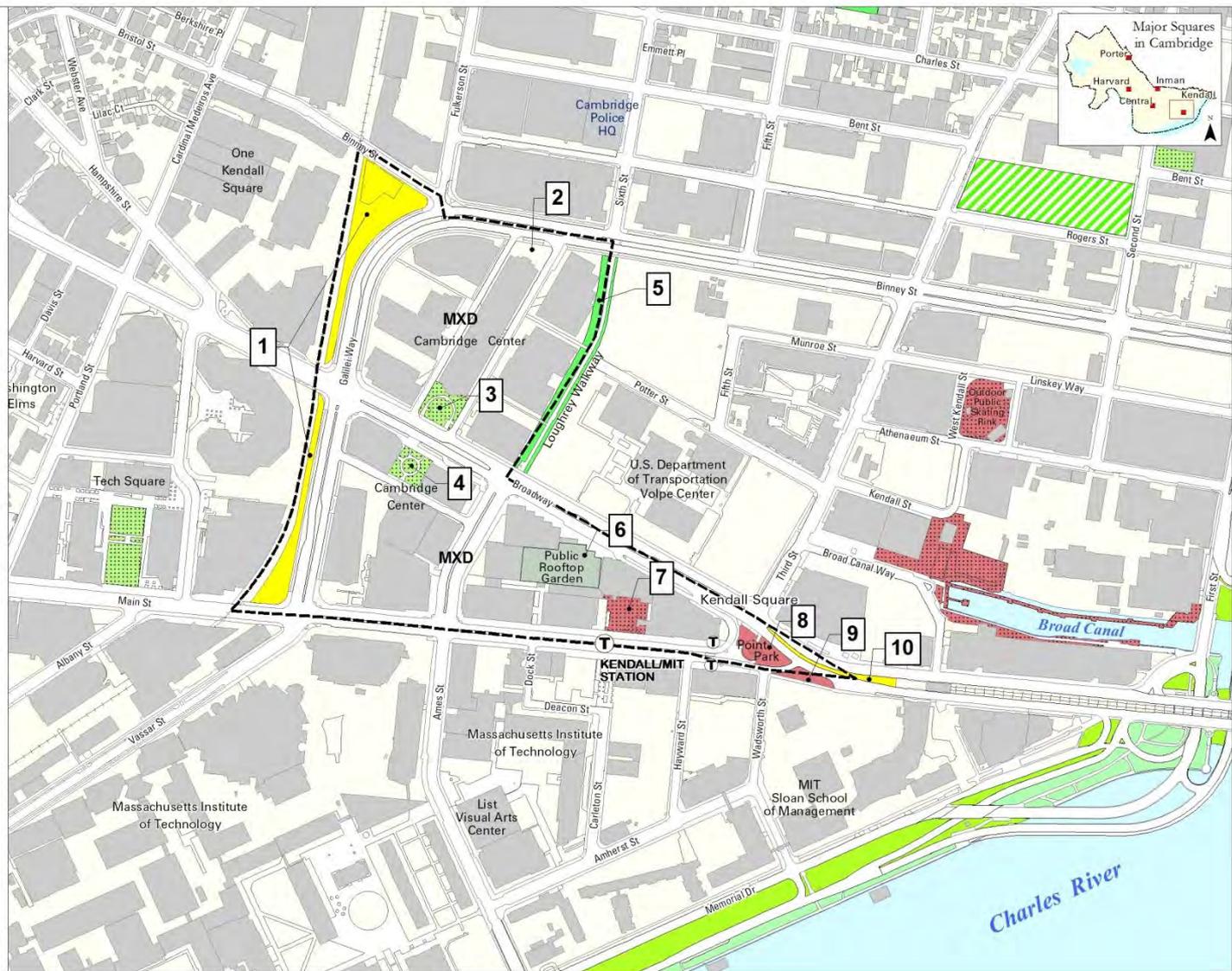
- City Park or Playground
- DCR-Owned Park
- DCR-Owned Parkway
- Public Plaza
- Privately-Owned, Publicly-Accessible Park
- Privately-Owned, Publicly-Accessible Plaza
- Public Rooftop Garden
- Other Open Space
- MXD Zoning District
- Future Open Space

	Size of Open Space	Expiration Date
1.	104,500 sf (47,000 sf for City open space)	TBD None
2.	9,100 sf	2030
3.	15,000 sf	2030
4.	12,100 sf	2038
5.	39,500 sf	None
6.	26,000 sf	2050
7.	16,250 sf	TBD
8.	21,915 sf	TBD
9.	10,900 sf	TBD
10.	9,750 sf	TBD



Planimetric information displayed on this map was prepared through the use of photogrammetric methods from aerial photographs taken April 14, 2010. Certain features have been updated through other methods. Square footage data listed above are from the Cambridge Redevelopment Authority. This map is intended for planning purposes only.

Cambridge Community Development Department
Cambridge GIS



Key open spaces in MXD: Plaza at MBTA, 6th Street path, Rooftop, Point Park, Binney Street park(TBD), urban streetscape



Kendall Sq MBTA plaza recently renovated by Boston Properties



6th Street car-free path an important connector



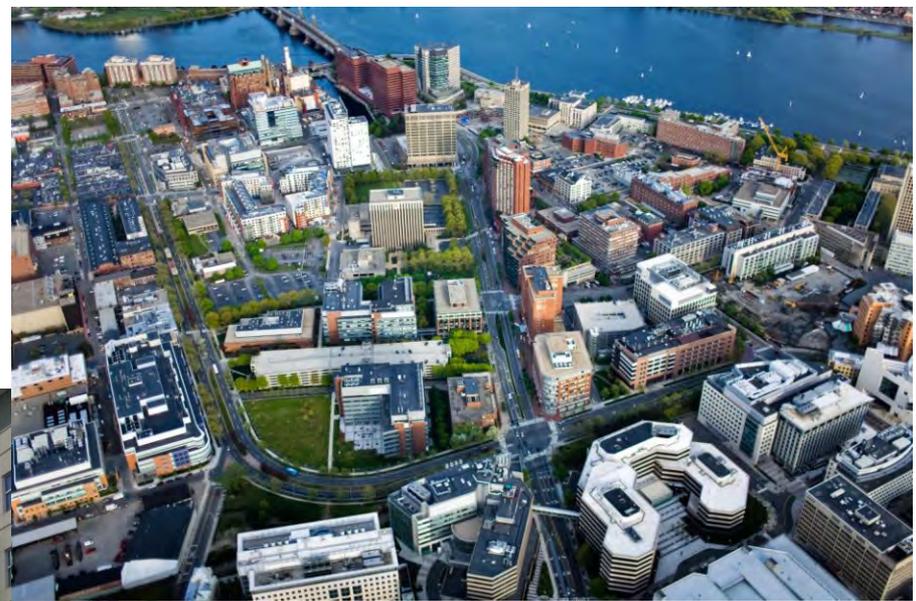
New entryway on Main with interior shopping arcade & passageway to elevator to rooftop plaza



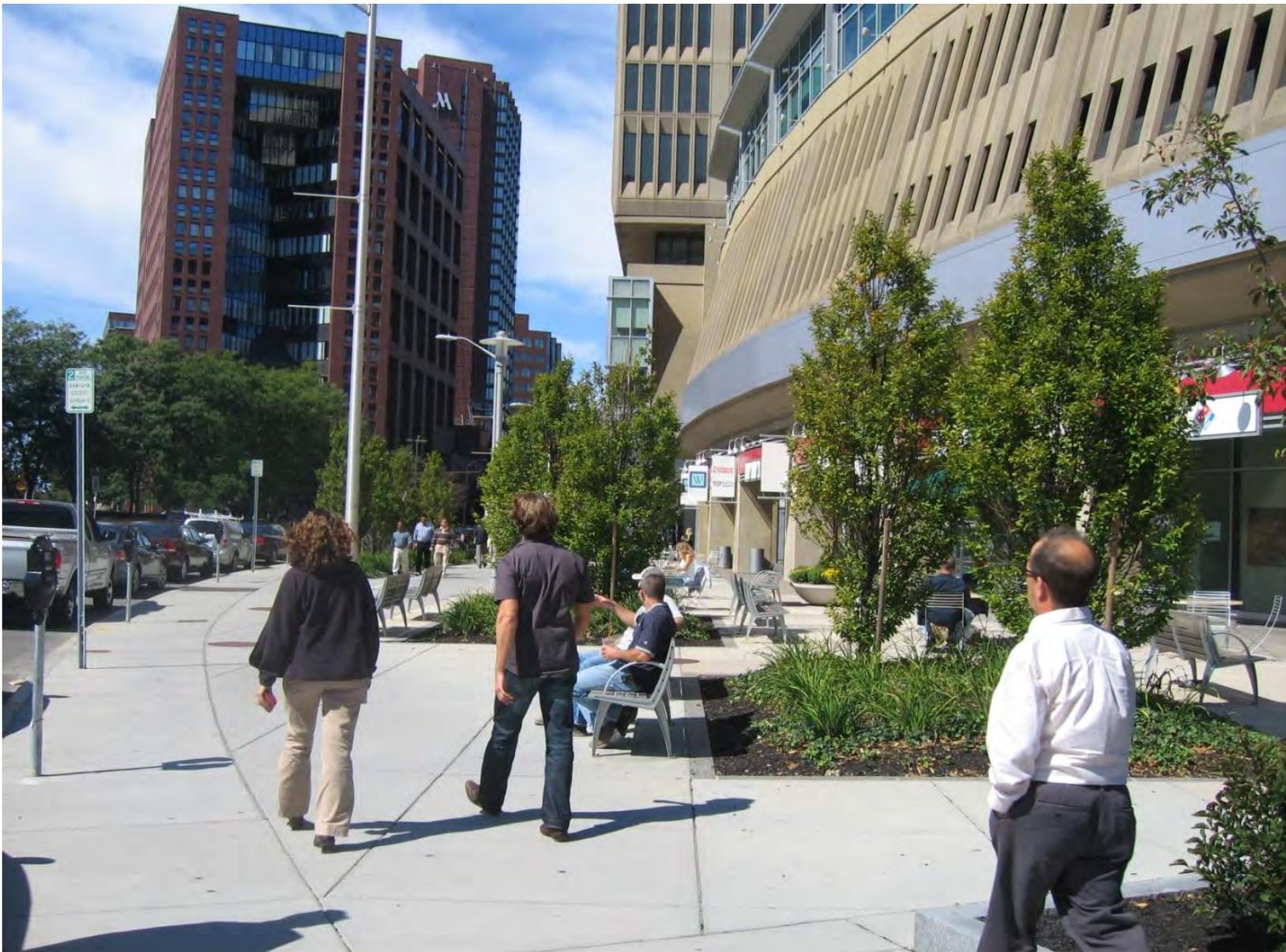
Google expansion with c. 2/3 of rooftop plaza remaining



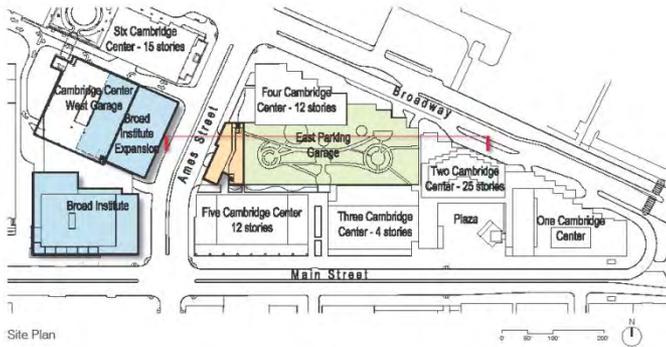
Point Park in need of renovation/rethinking



The open space at the curve in Binney Street (design/use TBD)

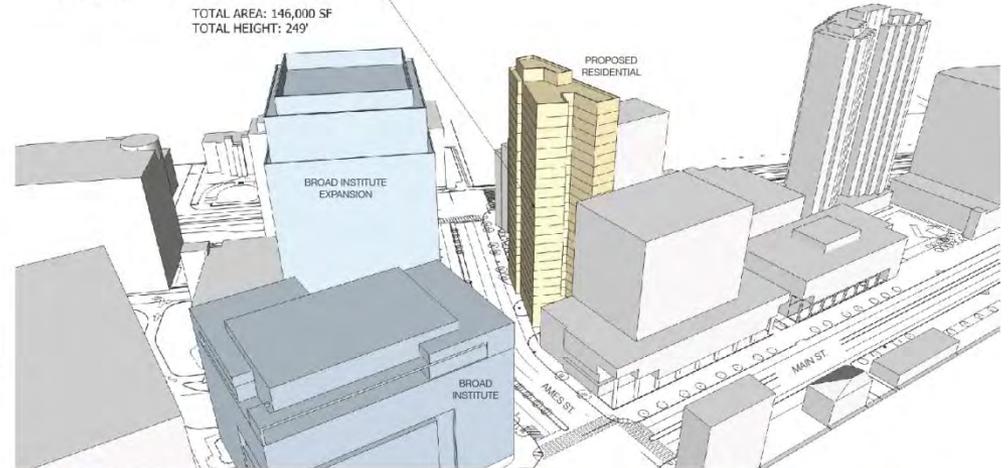


Urban streetscape: more pedestrian improvements coming, esp. Main and Broadway

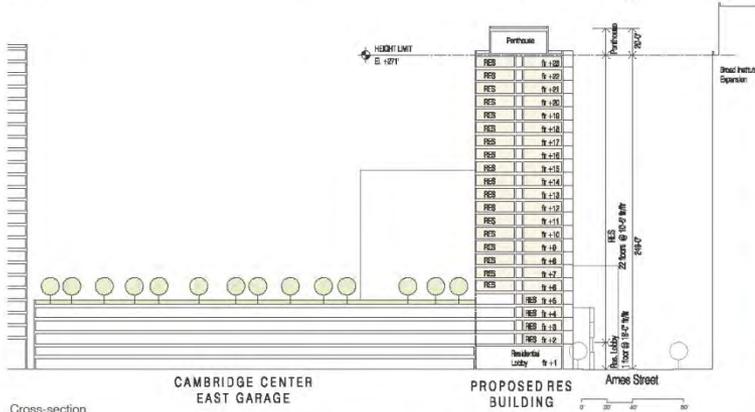


Site Plan

18 FLOORS OF RESIDENTIAL @ 5,800 SF @ 10'-6"
 4 FLOORS OF RESIDENTIAL @ 4,200 SF @ 10'-6"
 1 FLOOR OF RESIDENTIAL LOBBY @ 6,800 SF @ 18'-0"
 TOTAL AREA: 146,000 SF
 TOTAL HEIGHT: 249'



Massing/Program Diagram



Cross-section



Existing View from Ames Street



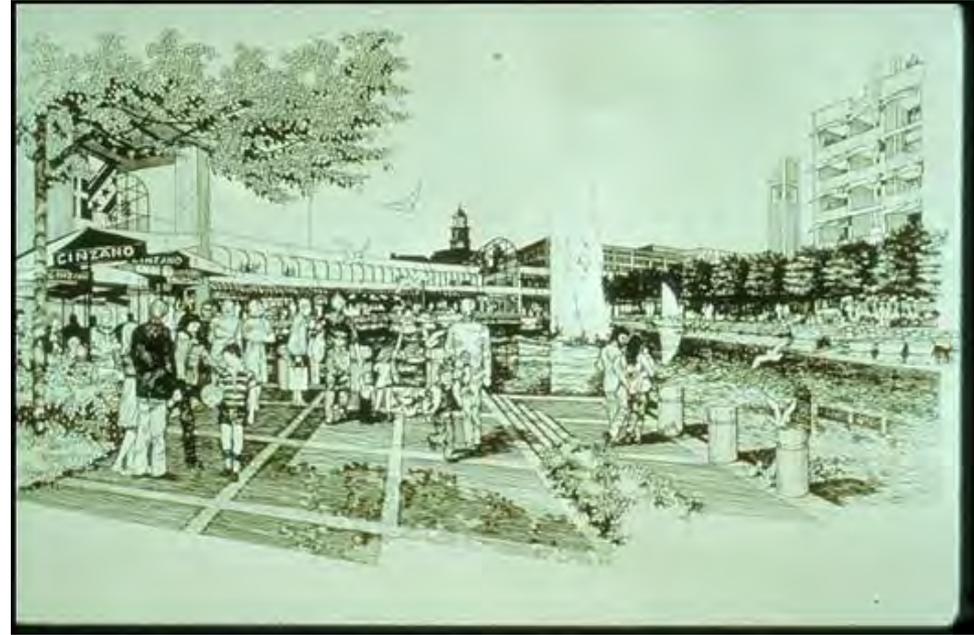
Existing View from Ames Street



Proposed View from Ames Street

Housing proposed on Ames would also improve streetscape, now dominated by parking garage

2. East Cambridge Riverfront



**Lechmere Canal Park
“invention” at the heart of 9
acres of new parkland built
in the 1980s**



**The East Cambridge
Riverfront reinvented:
mixed-use district with
interconnected open space
system (1979-2002)**





Lechmere Canal Park



Front Park and riverfront



Charles Park



Centanni Way

SPIN-OFF ENERGY

1990-2000

3. North Point Begins

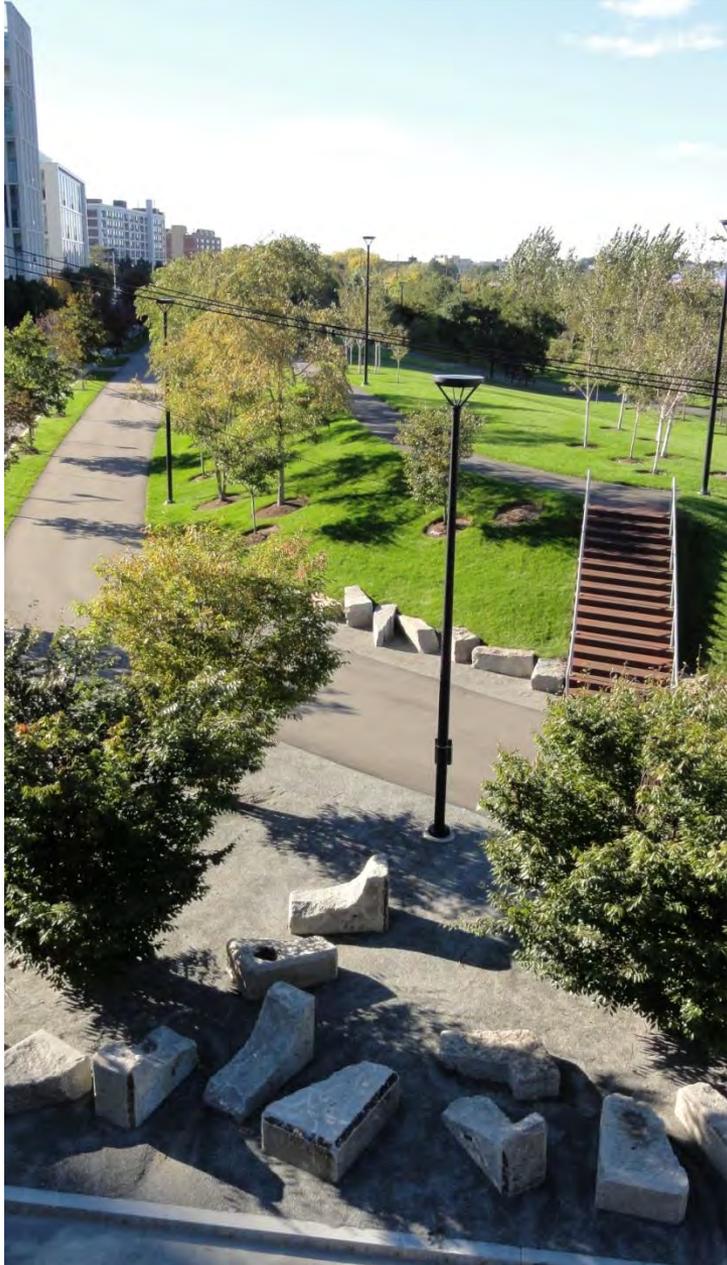
4. Lyme PUD



3. North Point Begins



North Point starts with reclaiming the Lost Half Mile near the river



**New open spaces in North Point:
PUD on left and New Charles River
Basin above**



Zakim Bridge, 40 acres of new parkland, and new ped/bike bridge resulting from agreement settling Scheme Z lawsuit

4. Lyme PUD (1999)



Lyme Master Plan: development within a set of new streets and open spaces, totaling about 70,000 square feet (c. 1.6 acres)



LYME PUD plaza works in all seasons, makes important links



Broad Canal, walkway from 1982 on right, with recently completed walk and kayak concession

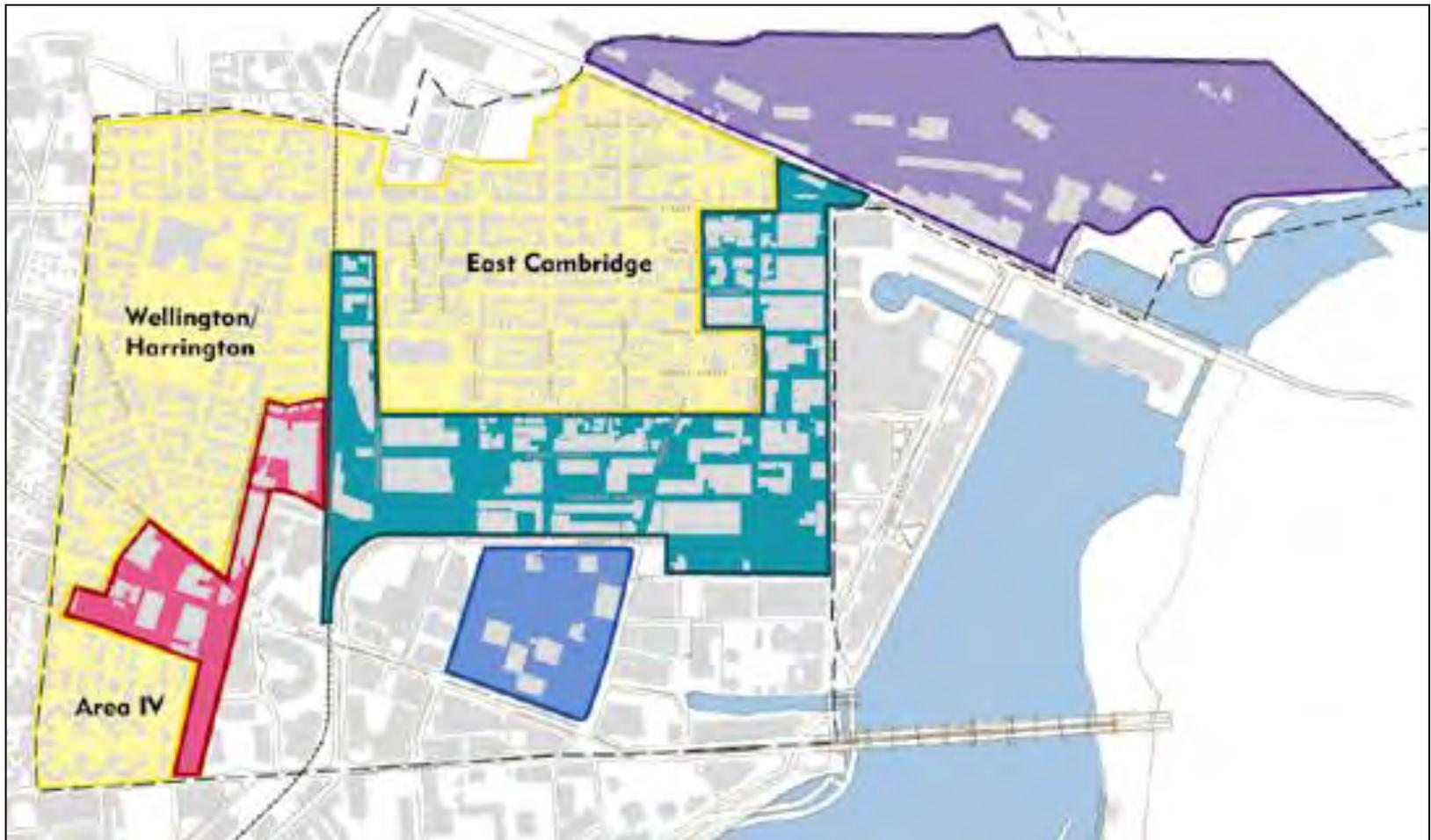
Watermark Phase II (under construction) will strengthen connection to Broad Canal



NEW MOMENTUM
2000-Present
5. ECaPS/Alexandria
6. MIT/K2C2



5. Eastern Cambridge Area Plan (ECaPS)



Encourage retail by not counting it as FAR

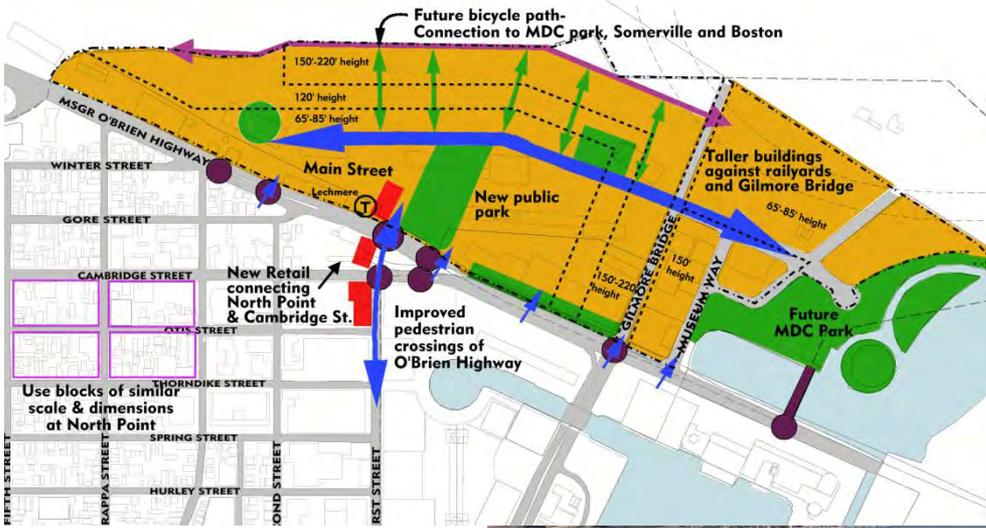
North Point urban design given stronger guidelines

Volpe open space requirement

“Transitions areas” buffer (later modified by Alexandria)



ECaPS Retail: housing with ground floor retail now connects to and enlivens the open space system



ECaPS plan had central park N-S, changed to E-W in approved PUD



HYM Plan for revised North Point PUD features new pedestrian connection to Orange Line



Illustrative study shows variety of blocks, transition in height, enlivened Third Street, and large neighborhood park. The park should be inviting and accessible to the existing residential neighborhoods and transition areas.

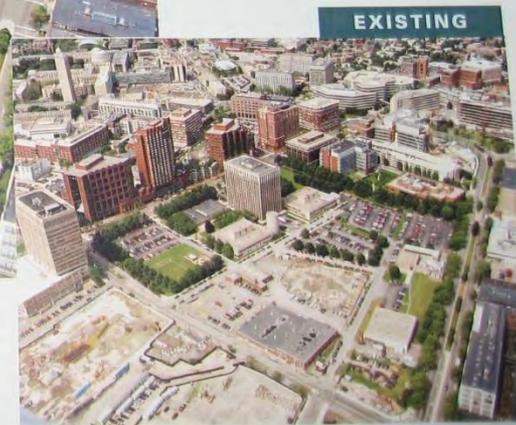


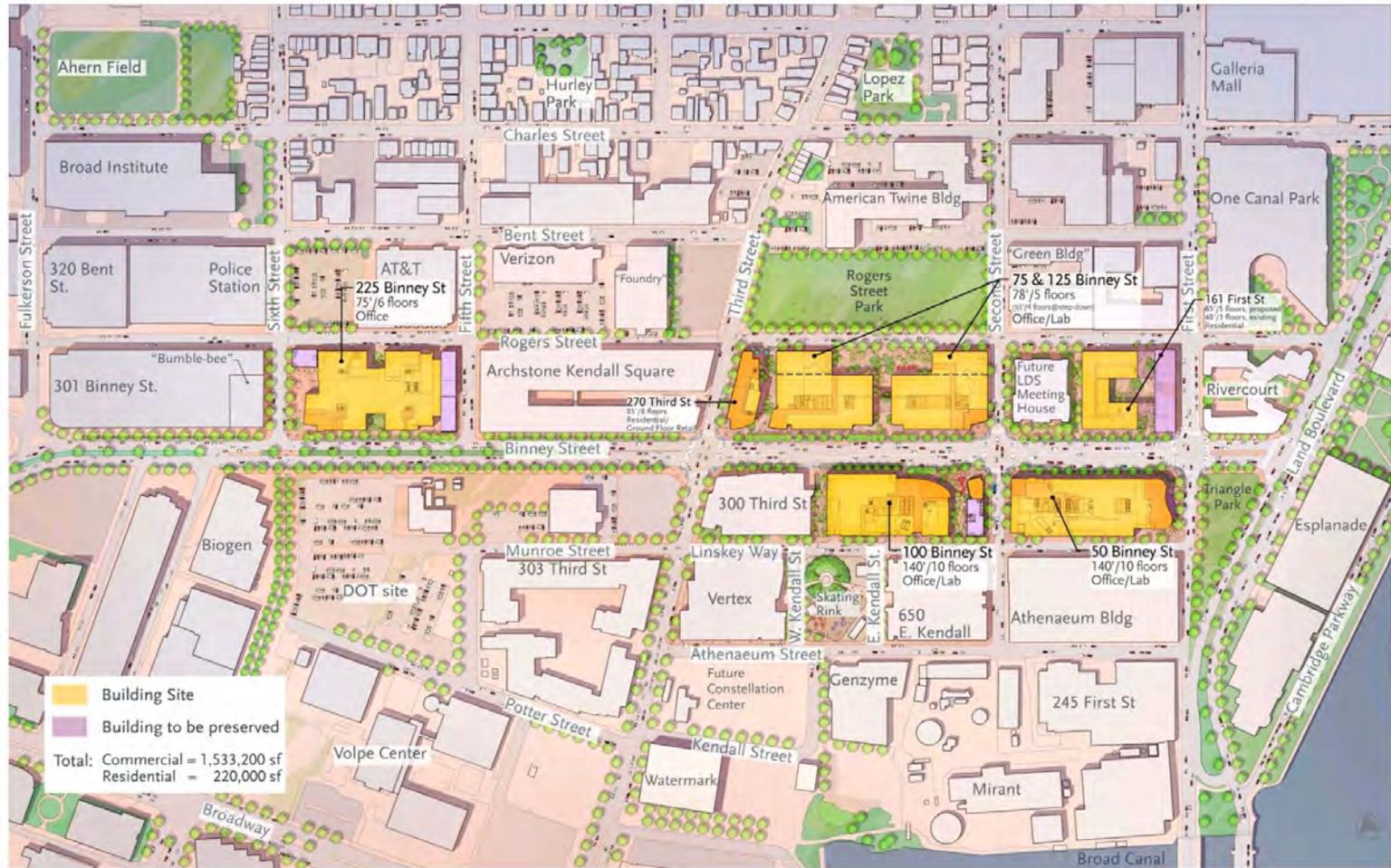
Image from ECaPS study, showing the 7 acre park at Volpe site, if designed to be on Binney Street—location and shape could vary



Current zoning, from ECaPS, would require c. 7 acres of open space should Volpe site be redeveloped



ECaPS envisioned height transitions, but not major open space



Binney Street Project
Site Plan

1" = 60' 01 August 2011

ALEXANDRIA REAL ESTATE EQUITIES, INC



ELKUS | MANFREDI
ARCHITECTS

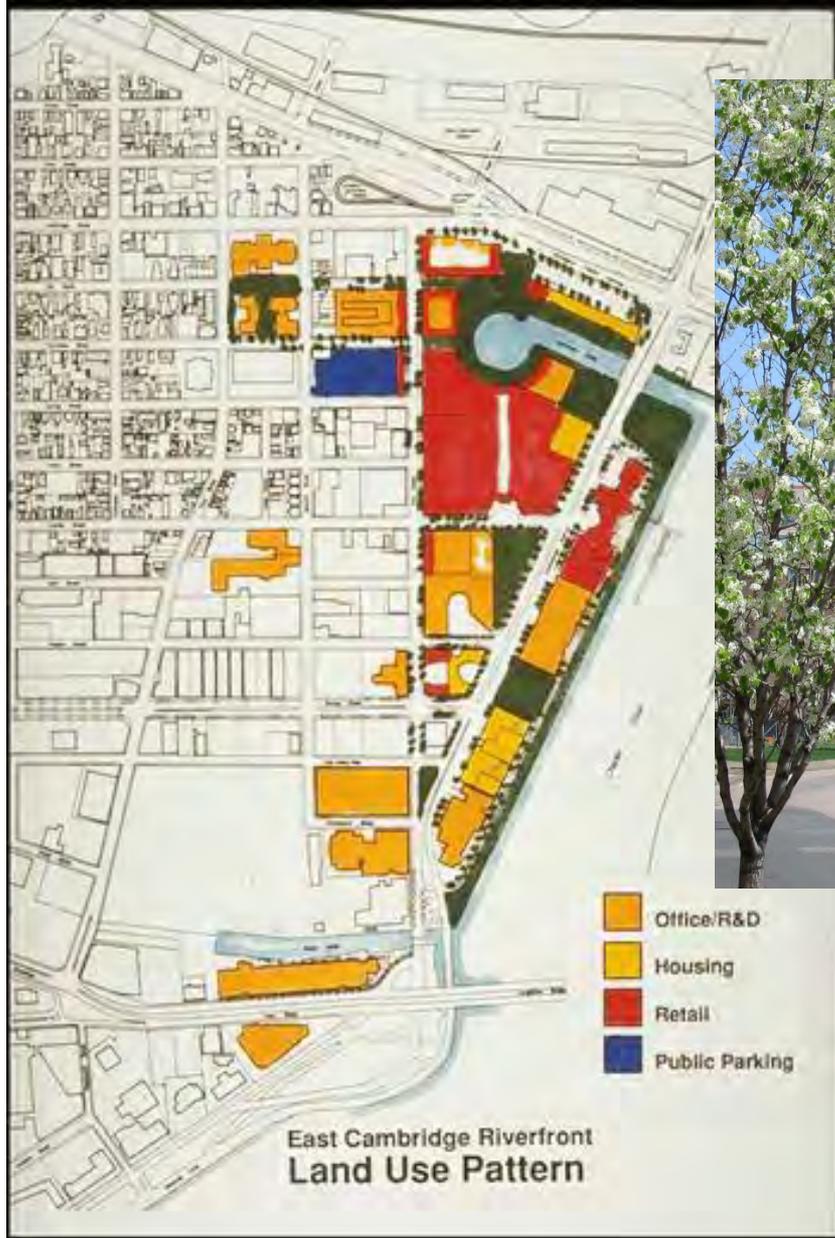
Alexandria PUD along Binney modified ECaPS by allowing more height & density in exchange for major open space additions



Alexandria design for Ariad along Binney, south of site for new 2-acre park, with pedestrian access



Rogers Street park site soon to be turned over to City



Triangle park site potential for more effective design/function

6. MIT and K2C2



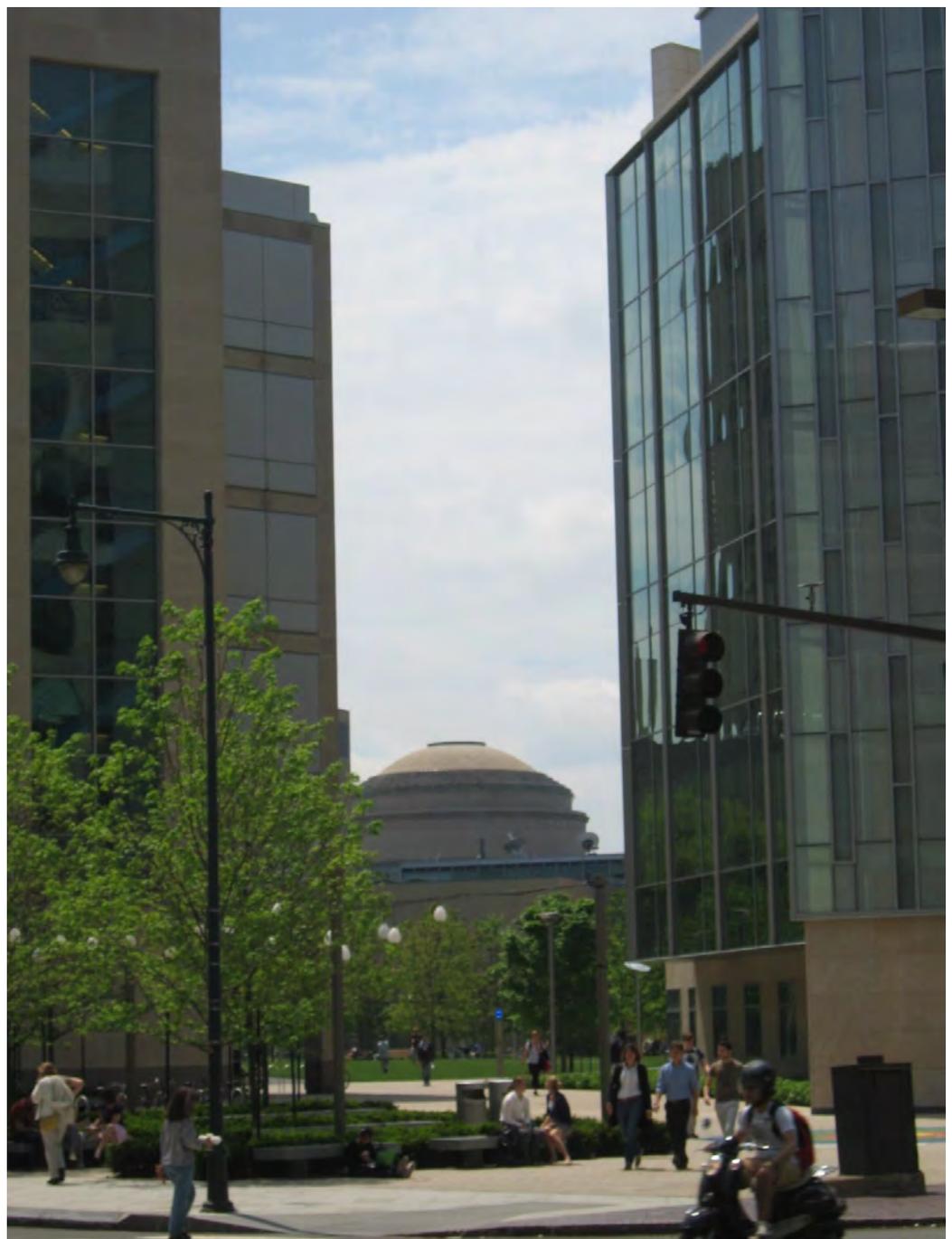
Brain and Cognitive Sciences: opening under building for multi-use path





Widened sidewalk at Innovation Center building, and plaza at Sloan School at MIT, permitted 2007

**Plaza at Koch
Center for Cancer
Research,
wayfinding with
view of dome**



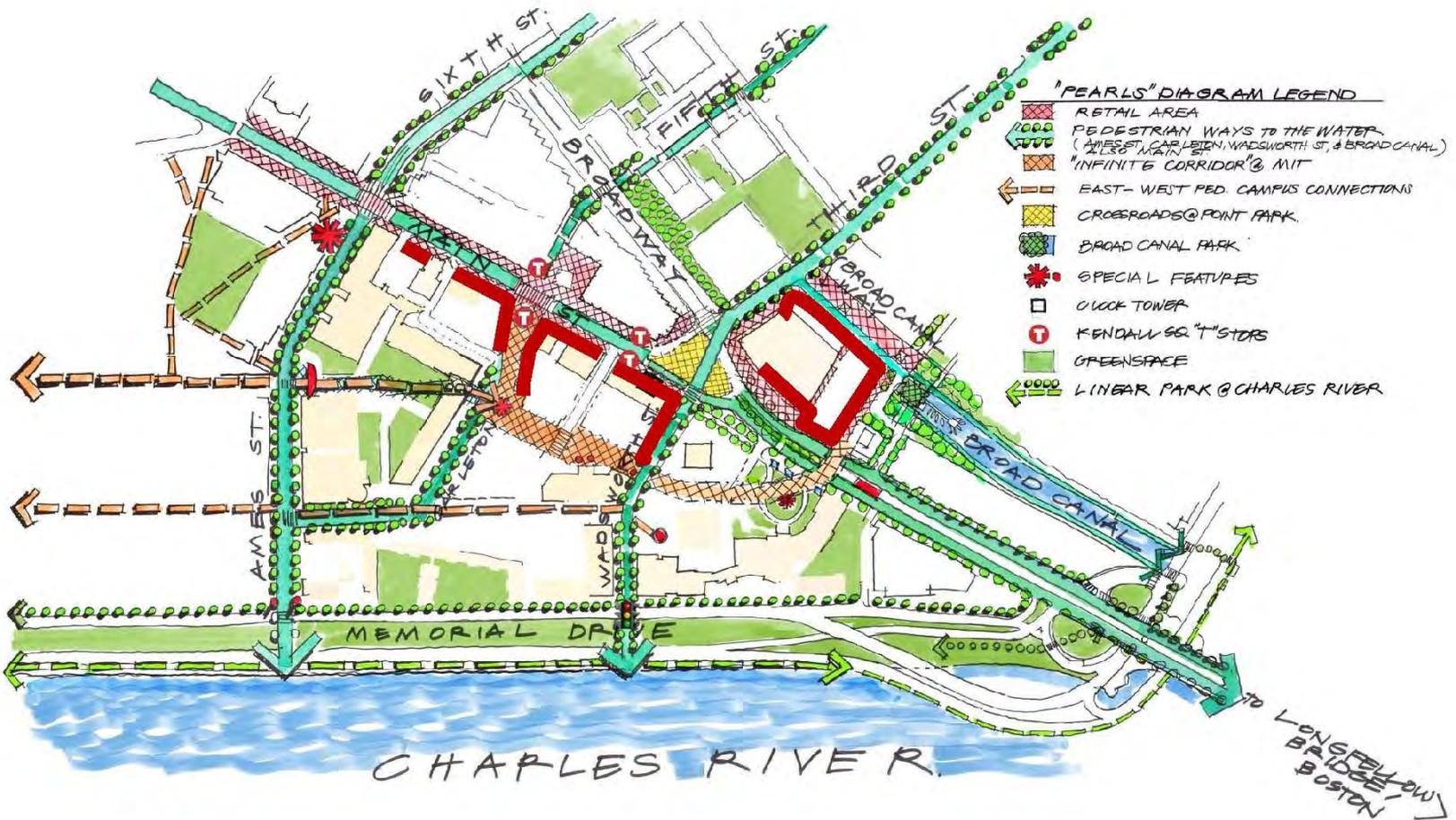


THE POSSIBILITIES

Connected Mixed-Use Environments

MIT Vision for open space in upcoming development

ACTIVE USES



A MIXTURE OF USES



BUILDING A LIVABLE COMMUNITY

POSSIBLE VIEW FROM BROAD CANAL

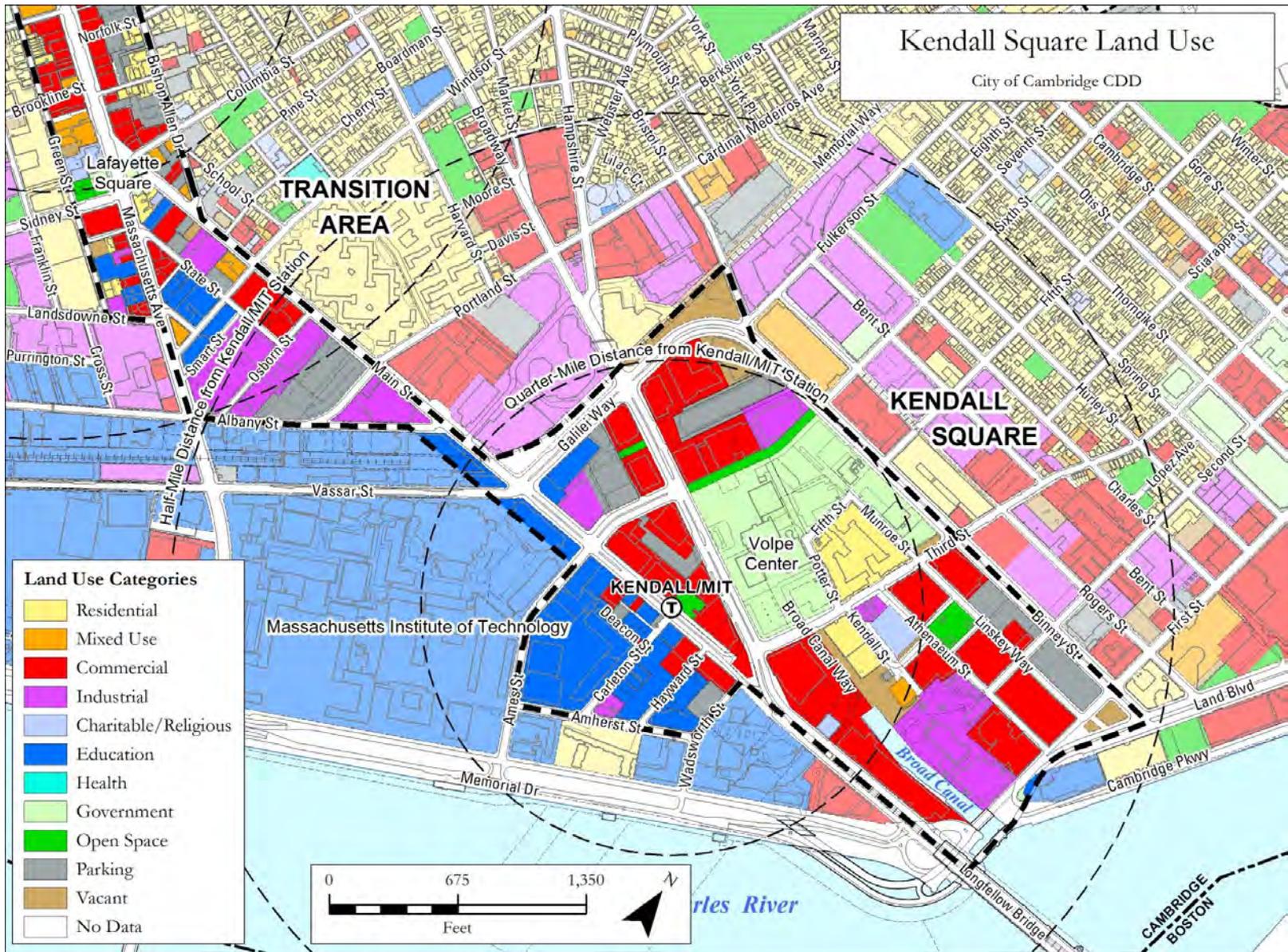




Decades of invention in one image



K2C2 Plan: showing vision for unified Kendall Square



K2 Steps: MIT PUD enacted, Planning Board studying MXD and Volpe recommendations from Committee

The ECKOS Committee



Coming up with a vision to make great spaces, well connected to each other and to the whole area