



Urban hike

Relay Races

Birding tour

Fly a Kite

Farmer's Market

Food truck drive-in

Coffee shops

Mobile library

Picnics

Yoga

Bocce ball

Fencing

Star gazing

Fire pits

Family Time

Camping-in-the-park

# THE KENDALL COMMONS PUBLIC REALM FRAMEWORK PLAN

CONNECT KENDALL SQUARE COMPETITION  
STAGE III FRAMEWORK REPORT  
30 JANUARY 2015

Minute Man trail connection

Lunchtime concerts

Tai Chi

Throw a ball

Read a book

Sit on a bench

Cycle-to-School

Play Frisbee

Make a new friend

Coffee Klatch

Capture the Flag

Roller skate

Pick-Up Soccer

Run around and around





# **THE KENDALL COMMONS PUBLIC REALM FRAMEWORK PLAN**

CONNECT KENDALL SQUARE COMPETITION  
STAGE III FRAMEWORK REPORT  
30 JANUARY 2015





30 January 2015

Connect Kendall Square:  
An Open Space Competition

City of Cambridge  
Community Development Department  
344 Broadway  
Cambridge MA 02139

**TEAM SITELAB:**

**SITELAB urban studio** —  
Urban design, place-making, and  
open space programming

**Land Collective** —  
Landscape architecture

**Sasaki Associates, Inc.** —  
Landscape architecture  
and local planning

**Nelson/Nygaard** —  
Innovative transportation solutions

**Sherwood Design Engineers** —  
Stormwater management  
and civil engineering

**Creative Ecology Partners** —  
Participatory design  
and community development

**Sandra Richter** —  
Persuasive technology,  
art and temporality

**Hunter Franks** —  
Arts-based community  
engagement

Competition Committee:

It is with great enthusiasm that **SITELAB urban studio** submits the *Kendall Commons Public Realm Framework Plan* for your consideration. We have looked, listened, researched, dreamed, and checked to develop this comprehensive Open Space Framework Plan for Kendall Square that creates a new heart at Kendall Square, draws in the neighborhoods, and re-establishes Cambridge along the Charles Riverfront.

We have approached the Kendall Square public realm as a system, one that embraces the expanded concept of the Commons and fulfills the 10 project goals in ways that are overlapping and mutually reinforcing. We have listened intently in the ECKOS and TAG sessions, hearing about activity, water, and inclusivity, as well as what is possible, might be possible, really important, and essential. As much as we have learned, we are humbled and excited by how much learning and evolution we have before us. Indeed, as we see a successful Public Realm Framework as setting the stage for public life—not determining it—we see this Framework as the start of a conversation with a broad coalition of stakeholders.

The Kendall Commons Public Realm Framework Plan outlines four key elements:

**A Magnet for Public Life** — A framework plan for public spaces and streets, anchored by a new Kendall Common and re-envisioned “Main” Street that is a spine for activity and orientation. Kendall Square becomes a distinct place, not merely a notion.

**Essentially Kendall** — A framework of identity and coherence rooted in history, local culture, and the promise of the future. The essential DNA of Kendall Square manifest in water, innovation, and communities.

**Making it Your Own** — A framework plan that is temporal, malleable, and personal, setting the stage for diverse activities, for collective and individual experiences, and, always, for unexpected delight.

The Kendall Commons Framework recognizes that the public realm is not static and is ever-evolving, daily and seasonally; places must engage reason and stir emotion, and that participation makes place, not designers.


**Small Steps, Bold Ideas** — A framework plan that is at once aspirational and immensely practical, a comprehensive and multi-faceted vision for the Kendall Commons, one that is inclusive of new open spaces, performative systems, reimaged streets, integrated technologies, clear identity and orientation, and a broad range of community-inspired programming ideas, yet one that can be realized in small steps, over time, starting now.

The Kendall Commons Public Realm Framework Plan is the result of a deeply collaborative process by a dedicated team, all of whom have welcomed this opportunity to engage Kendall Square.

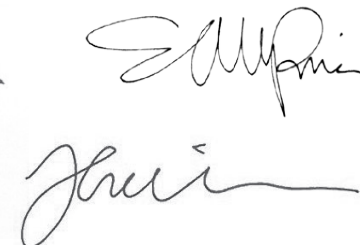
We greatly look forward to continuing this conversation with you and the community.

Submitted in accordance with Competition Regulations

Sincerely,



Evan S. Rose  
Eleanor Pries  
Laura Crescimano



Principals

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  - > 8.7 Property Ownership
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# 1 THE COMMONS CONCEPT

The Kendall Square Public Realm is envisioned as a holistic Commons — building on the Cambridge tradition — a set of collective and democratic resources. This is the expanded view of the Commons, which embraces: a Common, a universally inclusive civic open space; local resources, surrounding culture, and ecological systems; and, the “new urban commons”, the information, networks, goods, and services that define and connect broad communities.

# 1.1 FRAMEWORK CONCEPT SUMMARY

The Kendall Commons Framework outlines four key elements:

**A Magnet for Public Life** — A framework for public spaces and streets, anchored by a new Kendall Common and re-envisioned “Main” Street that is a spine for activity.

**Essentially Kendall** — A framework of identity and coherence rooted in history, culture, and the future—the essential DNA of Kendall, manifest in water, innovation, and communities.

**Making it Your Own** — A framework that is malleable and personal, sets the stage for diverse activities, collective and individual experiences, and, always, unexpected delight. The public realm is ever evolving, daily and seasonally. Places must engage reason and stir emotion; participation makes place, not designers.

**Small Steps, Bold Ideas** — A framework that is aspirational and immensely practical, comprehensive and multi-faceted. The Kendall Commons includes open spaces, performative systems, reimagined streets, integrated technologies, clear identity, and a broad range of community-based programming, yet can be realized in small steps, over time, and starting now.

The public spaces respond to context and community, while together they create a cohesive Kendall Commons:

**Heart: The Common at Broad Canal** — The civic space of community, spectacle, and creativity; the legacy of Kendall’s industrial past and a new entrance to the River.

**“Main” Street: Main and Third** — A coherent public spine for Kendall Square, one that orients and directs while providing a lively forum for public life.

**Magnet: The Infinite Field** — Infinitely flexible, ultimately transformable. Everyone’s backyard. A wide green at Rogers Park is reinvented daily by programming and dreams of each user. It can start tomorrow.

**Meeting Ground: The Junction** — The meeting ground for communities. An outdoor “arcade” of active games drawing in Area IV, MIT and local corporations.

**Reveal the Water: The Cypress Grove** — Linked to Binney Street, Triangle Park is intimate and ecological. A performative park integrating stormwater, ecological education, and culinary programming.

**Reframe the Charles: The Great Marsh** — Cambridge could have an Esplanade. This is immersive ecology and long-term resiliency, at a scale to provide natural exploration.

**Point Park: The Annual Competition for the Temple to the Galaxy** — The moment where it all collides and everyone meets. This is Out-Of-Town News, but much, much better.

**The Kendall Commons Framework is equal parts vision and roadmap:**

The Kendall Commons Framework goes beyond the four park boundaries provided to define a cohesive yet iterative, playful, and ambitious approach to co-creating Kendall’s common asset: the public realm. The Kendall Commons Framework identifies four key elements and describes the character and intent for eight key spaces.

An array of strategies and toolkits are offered to achieve a big, feasible, and varied vision that intertwines the programmatic, operational, and physical. The report is in essence a beginning — from which next steps, in collaboration with the City — would solidify priority projects, guidelines, and opportunities for further study.







**THE JUNCTION**

**NEW BINNEY STREET**

**INFINITE FIELD**

**COMMON + CANAL**

**CYPRESS GROVE**

**THE TEMPLE TO THE GALAXY**

**THE GREAT MARSH**

LANDMARK THEATER

AHEARN FIELD

COSTA PARK

LAND TRUST OFFICE

FOUNDRY BUILDING

AMPHITHEATER

AREA IV CLUB HOUSE

CONTAINER POP-UP

PICNIC AREA

PARKLET

FILM FEST

TETHERBALL

FOOD TRUCKS

BIKE POP-UP

VIEWING PLATFORM

LOUGHNEY WALKWAY

CAMPING

LEARNING LAB

FUTURE RAIL

**COMMON + CANAL**

GUEST CHEF CAFE

FLOATING POOL

BOCCE BALL

LE CORDON BLEU COLLEGE OF CULINARY ARTS

TOWN x GOWN x TECH

PAVILION

BAND BARGE

HARVEST FEAST

BROAD CANAL

STATA CENTER

MIT SLOAN

LONGFELLOW BRIDGE

**THE TEMPLE TO THE GALAXY**

MIT LIST

WATER VIEW

**THE GREAT MARSH**

MIT MEDIA LAB

LAND BRIDGE

CYCLE SUNDAYS

ASTROMONY CLUB

BIRDING WALKS

WARMING HUT

MEMORIAL DRIVE



# 2

# THE KENDALL COMMONS FRAMEWORK

The Kendall Commons Framework embraces four key ideas:

- > **A MAGNET FOR PUBLIC LIFE**
- > **ESSENTIALLY KENDALL**
- > **MAKING IT YOUR OWN**
- > **SMALL STEPS, BOLD IDEAS**
- > **SYSTEMS AND DETAILS**

The connected series of open spaces are a system of civic and cultural life.



2.1

# A MAGNET FOR PUBLIC LIFE

The Common is the dynamic core at the heart of the district, a civic-oriented center where all communities come together, feel welcome, and engage public life. The concept of the Commons has a long local history — the idea of a piece of land held in common, a green for collective use that represents an entire community, is a legacy in civic spaces across the region.

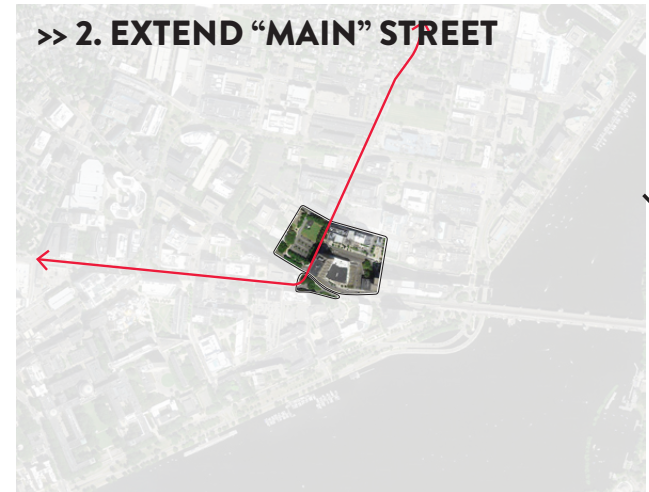
Over time, *the Commons* has expanded to include cultural and natural resources that are held in common, embracing the art and ecological spheres and heritage. Even more recently, the Commons has embraced information and common goods, known as a “new urban commons”.

Meet me at the Common, the Kendall Common orients and activates, defining both a destination and a starting point in a reinvigorated public realm. An enhanced “Main Street” becomes the spine that connects the network, marked by Point Park, to The Infinite Field, a community-oriented park, to the Junction, a place of activity at the seam between diverse communities, to a repurposed Binney Street and Cypress Grove, a performative ecological system, and to The Great Marsh, an opportunity to reframe how we experience and understand the river.

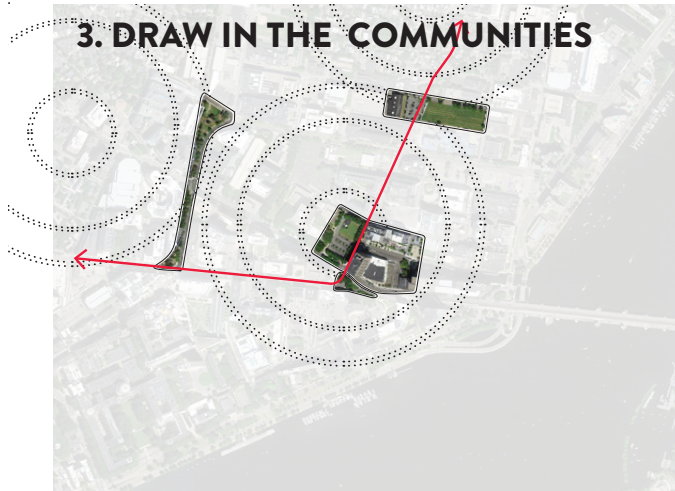
>> 1. LOCATE A CENTER



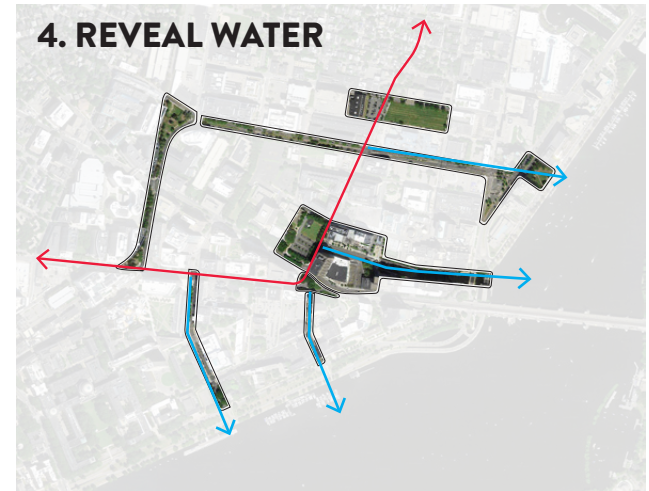
>> 2. EXTEND “MAIN” STREET



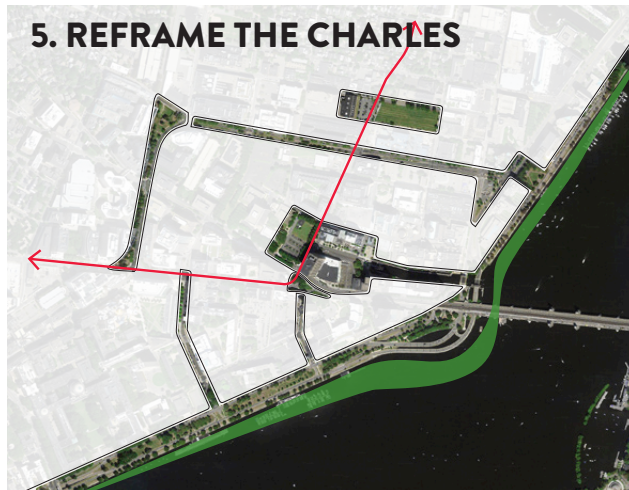
3. DRAW IN THE COMMUNITIES



4. REVEAL WATER



5. REFRAME THE CHARLES



6. MAKE CONNECTIONS







THE JUNCTION

THE INFINITE FIELD

NEW BINNEY STREET

"MAIN" STREET

THE COMMON

CYPRESS GROVE

MAIN STREET

GALAXY TEMPLE

THE CANAL

THE GREAT MARSH



## 2.2

# ESSENTIALLY KENDALL

The Kendall Commons Framework is rooted in the DNA of Kendall Square, a DNA of history, water, innovation and community. It is this DNA that drives our thinking and continues to propel this district forward, toward a visionary future.

Stretching over the historic Great Marsh, Kendall has a complex relationship with the Charles River. A marsh is always in flux. As tidewater rises and falls, boundaries between land and water are redrawn, diverse species engulf and then ebb away. The Kendall Commons Framework stems from the dynamism of the Marsh, from a commitment to reinvention, shaped by the “currents” of people, to reframe the riverfront. Kendall has always been Cambridge’s water district, it just has to be recovered.

In Kendall, water and innovation are tied together — case in point the Broad Canal. In the spirit of innovation, Kendall Square is ever-evolving, from shipping and industry, to productive factories and national energy, to world-class centers of science, engineering, and technology.

Innovation is enabled by stability. The lifeblood of Kendall is the set of neighborhoods that surround it — communities and families that largely gravitate on the periphery. Area IV, East Cambridge, and Wellington-Harrington have already seeded the cultural and economic basis for the area and will be the most active participants in its future.



**MAIN STREET**



**NEIGHBORS**



**THE COMMON**



**GREAT MARSH**

1777

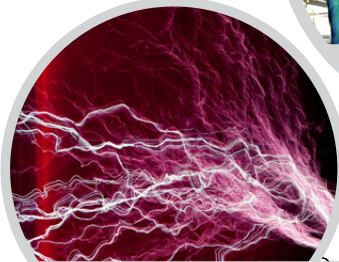


**ART X TECH**

1849



**INTERACTIVE**



**INNOVATION**



**DIVERSITY**



**INDUSTRIAL LINEAGE**

1915

1940



**CHARLES GATE**

1892

FUTURE?



**BROAD CANAL**



**RECREATION**



### 2.3

## MAKING IT YOUR OWN

The Kendall Commons Public Realm Framework Plan sets the stage. It is not meant to be all-encompassing or determinative. We believe strongly that people make places, in ways that we can imagine, but especially in ways we cannot.

The Kendall Commons Framework outlines spaces and their programmatic potentials, but it is a starting point for activity, recognizing that ultimately we lay the groundwork for experience and time, activities and uses that are constantly changing — collective experiences that are temporal and malleable and personal.

The Kendall Commons Framework proposes a series of strategies to support a true participatory public realm: early activation, education, design guidelines, policies and zoning, incentive structures, and a Land Trust to help bring it all together.

Participation makes places, many people and many ideas — it can (and should) change. Make it your own.







Coffee shops

Food truck drive-in

Mobile library

Picnics

Mediation circle

Charging/data hub

Youth Center satellite

Bocce ball

Yoga

Tai Chi

Poetry reading

Sit on a bench

Pop-up retail

Ping pong tournament

Fencing

Run around and around

Read a book

Communal fire pits

Sunbathe

Celestial navigation

Guided kid tour

Play Tag

Movie Night

Coffee Klatch

Lantern Festival

Capture the Flag

Indie Art Mart

Pick-up Soccer

Climb on things



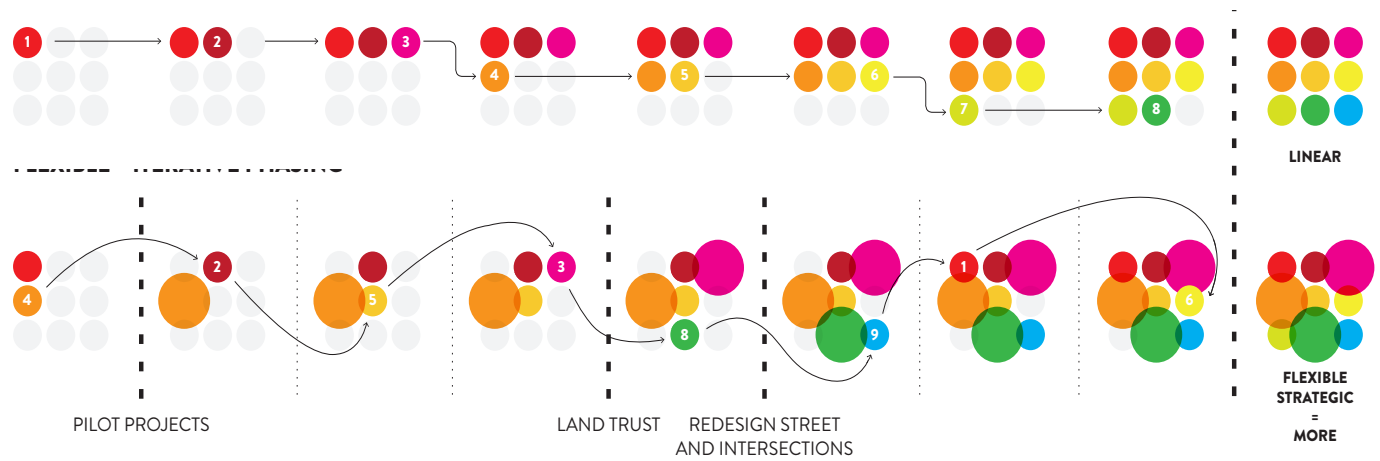
## 2.4

# SMALL STEPS, BOLD IDEAS

The Kendall Commons Public Realm Framework Plan outlines a clear vision, at once both aspirational and practical, building on inherent spatial opportunities (and challenges), community narratives, and future potentials.

It is a vision drawn from place, one that can be built over time and in multiple ways—it is intentionally flexible, with multiple starting points and implementation paths, variable for community desires, funding, and time. Whether orientation or program or streets or new open spaces or ecology, define the key moves and move forward, it is not an all-or-nothing master plan.

The principles, projects and strategies need not be developed sequentially. The key is that they be used to find and test opportunities. With a strategic approach to flexibility, Kendall can achieve more faster and more in the end. The Kendall Commons Framework is intended to be iterative, prioritizing lightweight early efforts alongside big bold visions for more and better public spaces.



## FLEXIBLE AND ITERATIVE PHASING STRATEGY



**START NOW!**



PHASE 1 →

PHASE 2



PHASE 2 = MORE OPEN SPACE

ADD ~50,000 SF  
(Over 1 Acre)

**PHASE 1:**  
CURRENT PLAN  
FOR RFP, WITH  
EYE TO FUTURE



**PHASE 2:**  
IMPROVE STREETS  
AND CROSSINGS  
TO EXPAND PARK





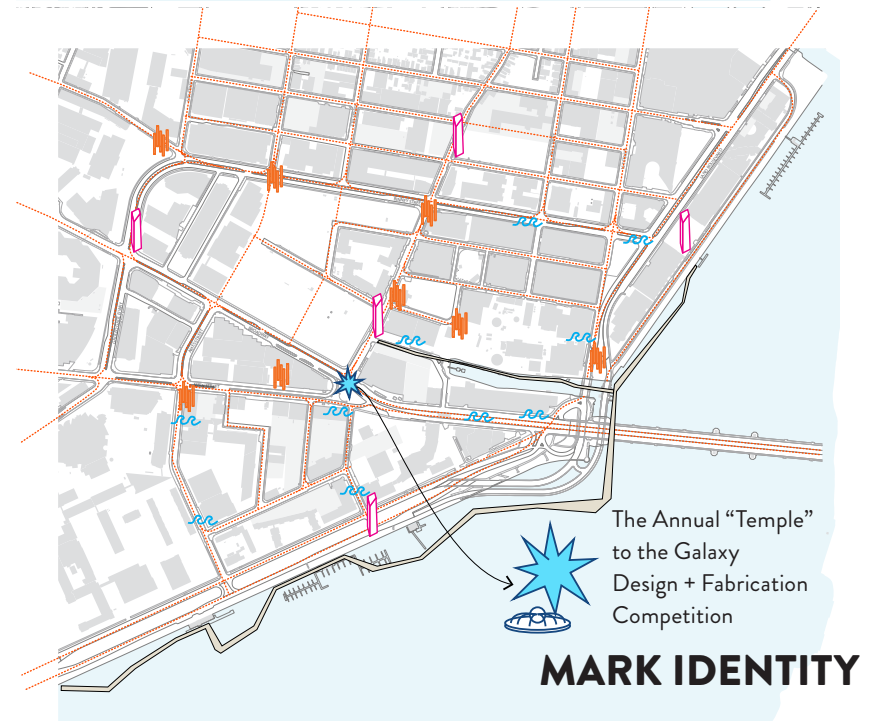
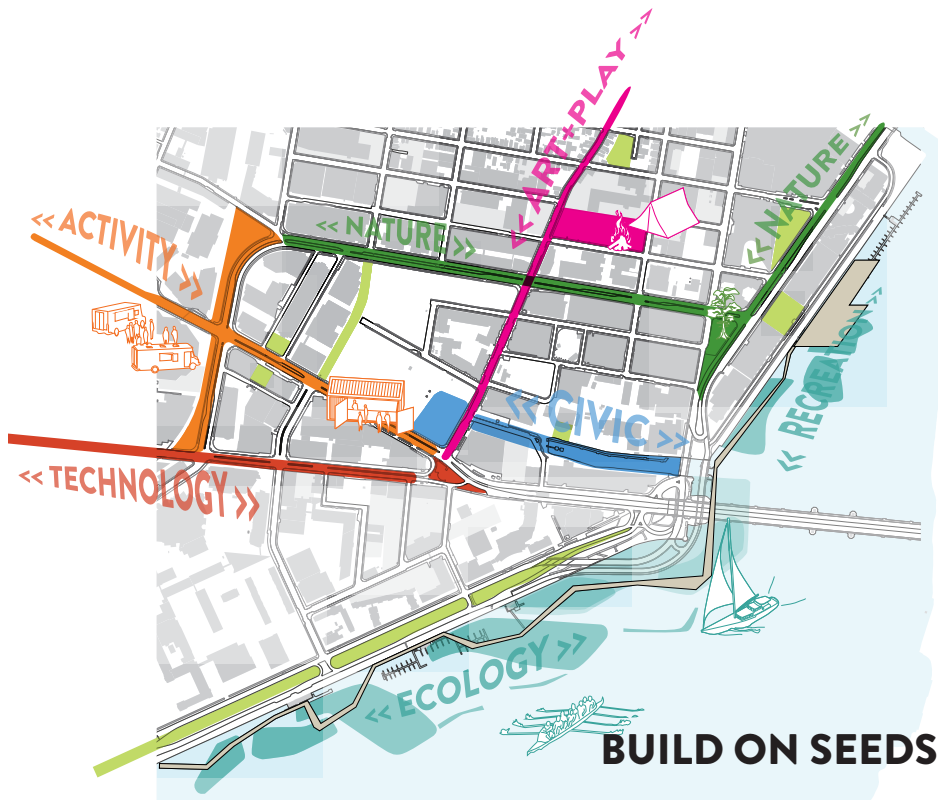
## 2.5

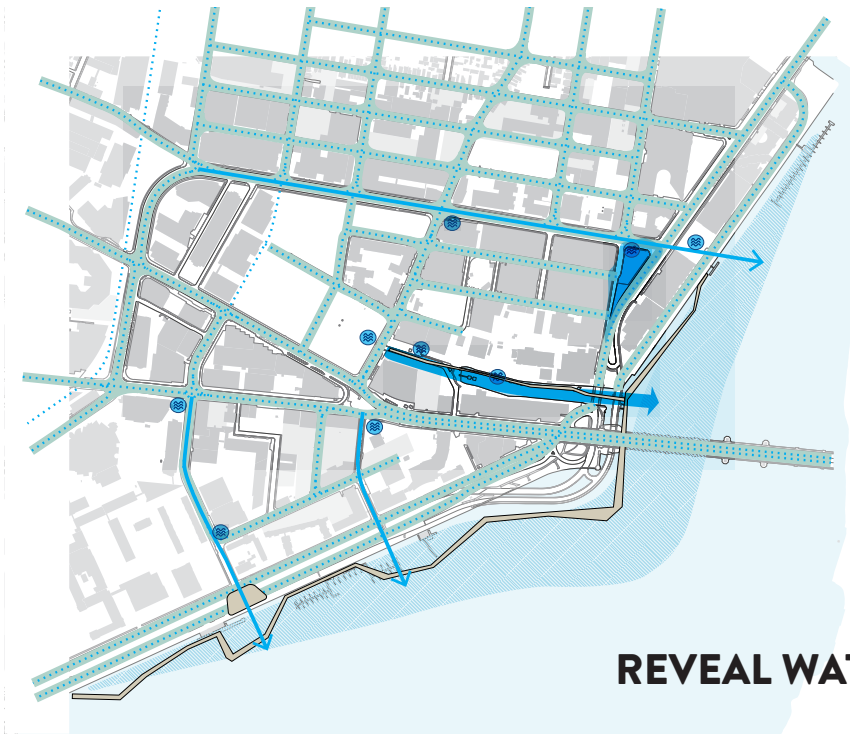
# SYSTEMS AND DETAILS

The Kendall Commons Framework embeds a set of cohesive systems based on Identity, Activity, Inclusivity, and Sustainability.

### THE COMMONS FRAMEWORK –

- >> Adds more park space, by creating safer streets.
- >> Builds on the seeds of Kendall and the neighborhoods
- >> Marks identity with totems of art, technology and water
- >> Reveals the Charles River and the Broad Canal
- >> Creates a seasonal and immersive ecology to experience.
- >> Embeds discovery and surprise within a legible system
- >> Supports community with a bolstered “Main Street”

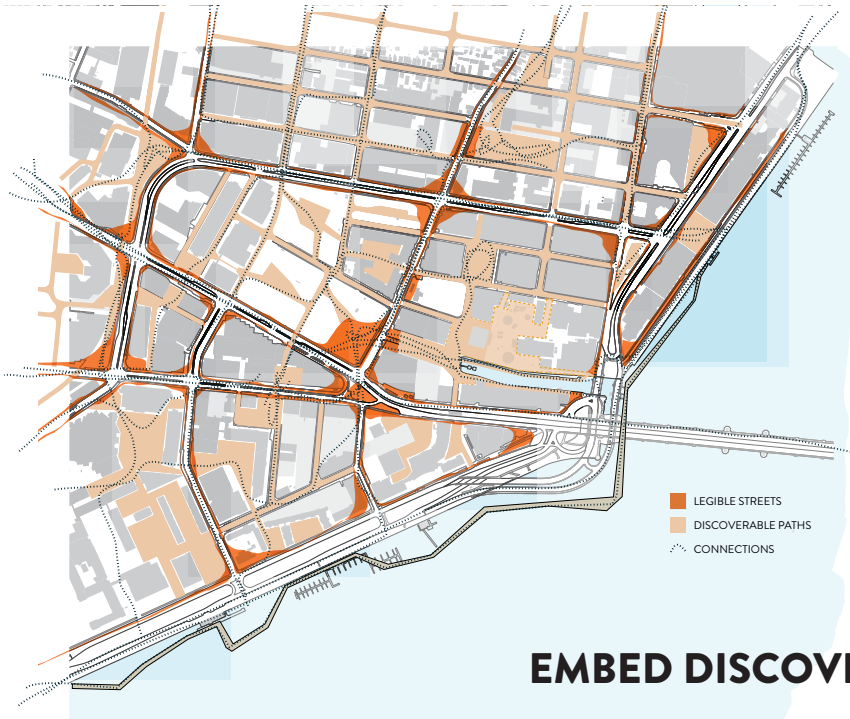




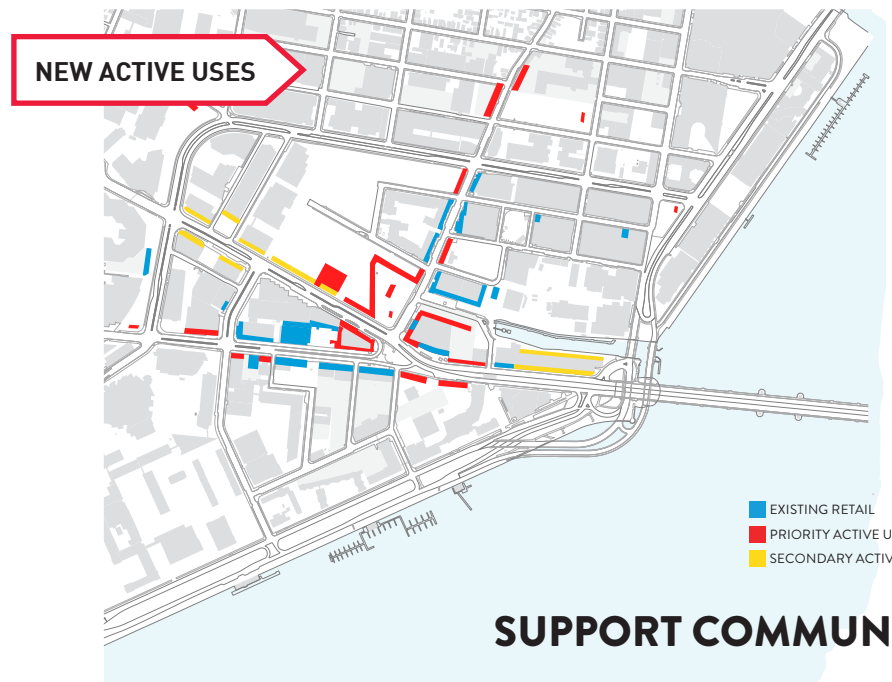
**REVEAL WATER**



**SEASONAL ECOLOGY**



**EMBED DISCOVERY**



**SUPPORT COMMUNITY**





# 3 FRAMEWORK GOALS

The Kendall Commons Framework approaches the Goals as interconnected, overlapping and mutually reinforcing: Connectivity is essential to Cohesion; Identity stems from Inclusivity. With this systemic approach, each goal is achieved by multiple means, at multiple scales.

We believe strongly in listening deeply to communities to realize their goals and aspirations and have built a team with an eye to further engaging these goals (and more) going forward with direct engagement, arts-based activities, and pragmatic plans.

## GOAL O-METER

1	2	3	4	5
6	7	8	9	10

## GOAL #1

# DETERMINE A COHESIVE FRAMEWORK

We see cohesion as unity among disparate elements. The Kendall Commons Framework integrates open spaces at multiple scales driven by multiple actors, public and private. Building on the DNA of Cambridge, it recognizes the expanded Commons concept that unites a civic common, collective resources, and information. Main Street is the spine that links all the spaces together. Improvements are both physical and programmatic, from small interventions to larger systems. Together they create a public realm that is at once identifiable as a multi-faceted Kendall Square, one that clearly orients and engages all communities with a central heart and main street, and magnets for play. Key cohesive features are:

- + Create a cohesive neighborhood, intertwining art, culture, open space, ecology, transit, services, play, economy, and most importantly — people, the essence of the Kendall Commons Framework.
- + Redesign key intersections and repurpose underutilized street widths to reduce crossing length, increase open space, enhance bike access, and improve safety, particularly to the four parks.
- + Create legibility along blocks for cohesive wayfinding; create discoverable paths and spaces within block interiors for local knowledge.
- + Extend water into the Common.
- + Enhance Binney, Wadsworth, and Ames Streets as connections to the Charles River with immersive planting palette and water signaling.
- + Reframe the Riverfront with new open spaces — Charles River islands, wetlands, boat docks, boardwalk, and water programming.



COHESIVENESS — Kendall Commons Public Realm Framework

1	2	3	4	5
6	7	8	9	10

GOAL-O-METER

## GOAL #2

# PROVIDE INCREMENTAL FLEXIBILITY

While the Kendall Commons Public Realm Framework is an aspirational, inclusive, and long-term vision as outlined, it is embedded with flexibility in approach and implementation, recognizing that it is the starting point of an involved community conversation. There are multiple strategies for creating an engaged and coherent public realm, from the simplest programming ideas to be implemented tomorrow to more significant investments that may evolve over time. We envision many potential starting points and implementation paths, with incremental flexibility through multiple strategies for open space design, community process, municipal policies, and funding mechanisms.

Options for near- and long-term flexibility:

- + Each concept design is flexible, with scalable options, replaceable components and Phase 1 priorities.
- + Each concept design has multiple and diverse strategies for activation and programming
- + Temporary design is not just an early phase option, but can create dynamic and responsive spaces as the neighborhood evolves — This is temporary, but over the long-term.
- + Each concept design has scenarios for Phase 1 and interim phases that capitalize on existing assets and potential for increasing park space, if possible.
- + Flexible phasing and funding mechanisms for open spaces and their programming.



**EARLY  
ACTIVATION  
BEFORE  
REDESIGN**

**WAYFINDING  
+ PUBLIC  
MARKERS**

**ART + TECH IN  
PUBLIC REALM**

**PROGRAMMING**

**COMPETITION  
FOR THE  
TEMPLE TO  
THE GALAXY**



**EXPAND PARKS**

INCREMENTAL FLEXIBILITY — The Kendall Commons Land Trust

1	2	3	4	5
6	7	8	9	10

GOAL O-METER



### GOAL #3

# PROMOTE COMPLEMENTARY UNIQUENESS

The Kendall Commons Framework is inclusive, creative, sustainable, and feasible. Guided by empathetic design, the parks prioritize people and how to meet their social needs, with each public space relating to specific context and communities, while recognizing that together they define the whole. In addition to the four identified parks, we propose two more that together create a holistic Kendall Square.

- + The Heart — The Common at Broad Canal — The civic space at the heart of Kendall, for art, events, performance, and surrounded by active uses.
- + Magnet — The Infinite Field — Infinitely flexible, ultimately transformable. The green at Rogers Park is reinvented everyday: Relay races, Drawing club, Band practice, Capture the Flag, and Camping, to start.
- + Meeting Ground — The Junction — Located at a neighborhood seam, this is the mixing room for residents, workers, and students, with activities.
- + (Re)Treat — The Cypress Grove — Intimate, ecological, beautiful. Triangle Park is a dramatic grove of bald cypress in a wetland plaza for respite, quietude, and culinary programming.
- + The Riverfront — The Great Marsh — Cambridge's Esplanade. With wetlands, islands, boardwalks and boat docks, this is immersive ecology and long-term resiliency at a scale for natural exploration.
- + Temple to the Galaxy — Point Park is where it all collides and everyone meets; Out-Of-Town News, but much, much better. The "Temple" to the Galaxy Sculpture is an annual design competition.



**COMPLEMENTARY UNIQUENESS** — The Kendall Commons Framework — Connected, Complementary Open Spaces

1	2	3	4	5
6	7	8	9	10

GOAL O-METER



## GOAL #4

# CONNECT PUBLIC & PRIVATE SPACES

The Kendall Commons Framework is a streets first approach — streets are both a means of connection and public spaces in themselves. In the Framework, streets balance between modes, with priority to pedestrians, bicyclists, and performative ecological systems. Key streets are reimagined, defining Kendall Square as a holistic Commons. Complementing the streets, public and private local paths are woven with unifying elements as a platform for public life.

- + Main Street and “Main Street” — Main Street and Third Street become the spine of Kendall. This path links all the open spaces in the Commons.
- + Signature Streets — Redesigned Binney, Broadway, and Land Boulevard have new landscape identities and more open space. These streets connect the parks to each other and the parks to the City.
- + Wayfinding — Legible large blocks along Key Streets have recognizable wayfinding for the visitor. Each legible space is visible from the next.
- + Totems — Sculptural, artistic markers for wayfinding create markers for navigation and destinations.
- + Discovery — Locals can choose the short cuts, the smaller pathways and passages that fuel continual exploration. Temporary art installations and passive programming create delight and exploration.
- + Guidelines for an Active Ground Plane — Guidelines for uses, openings, treatments, and flexibility.
- + Policy Incentives — Incentives for new development to embed connected open spaces. A portion of new open space is networked, not contained.
- + Long-term Future? — What if the Energy Site were consolidated? This is a key connection to the water.



- LEGIBLE STREETS
- DISCOVERABLE PATHS
- CONNECTIONS



CONNECTED PUBLIC AND PRIVATE SPACES — Legible Streets, Discoverable Pathways

1	2	3	4	5
6	7	8	9	10

GOAL O-METER

**GOAL #5**

**ESTABLISH  
ACTIVATION  
STRATEGIES**

As a Magnet for Public Life, the Kendall Commons Framework builds on the diverse seeds of activity — existing in Kendall Square and the neighborhoods. The seeds are a foundation for the open space design and programming, both supporting and expanding daily life in all its unexpected permutations.

The seeds are a foundation for the open space design and programming, both supporting and expanding daily life in all its unexpected permutations. Some spaces have more embedded infrastructure and others deliberately less, as some programs require foresight and planning, while others are more spontaneous. Even others are unpredictable over time as communities, technologies and public life every evolve. The Framework offers ideas, but this is just a starting point for what we hope is ongoing brainstorming with multiple communities.

- + Complementary Open Spaces: The Common, The Canal, “Main” Street, The Infinite Field, The Junction, The Cypress Grove, The Great Marsh, and The “Temple” to the Galaxy.
- + Activation Toolkit of temporary, interim, and long-term programming strategies
- + Tactics for Toolkit Implementation — Partnerships, Municipal Departments / Offices, Developer requirements, Owner incentives, and Policies.
- + Seasonal Programming and Events.
- + Alignment and adjacency to capitalize on existing events and activities in the Kendall Square area and along the Charles.
- + Spaces and streets for temporality — day to night, hot to cold, wet to dry, young to old, simple to complex....

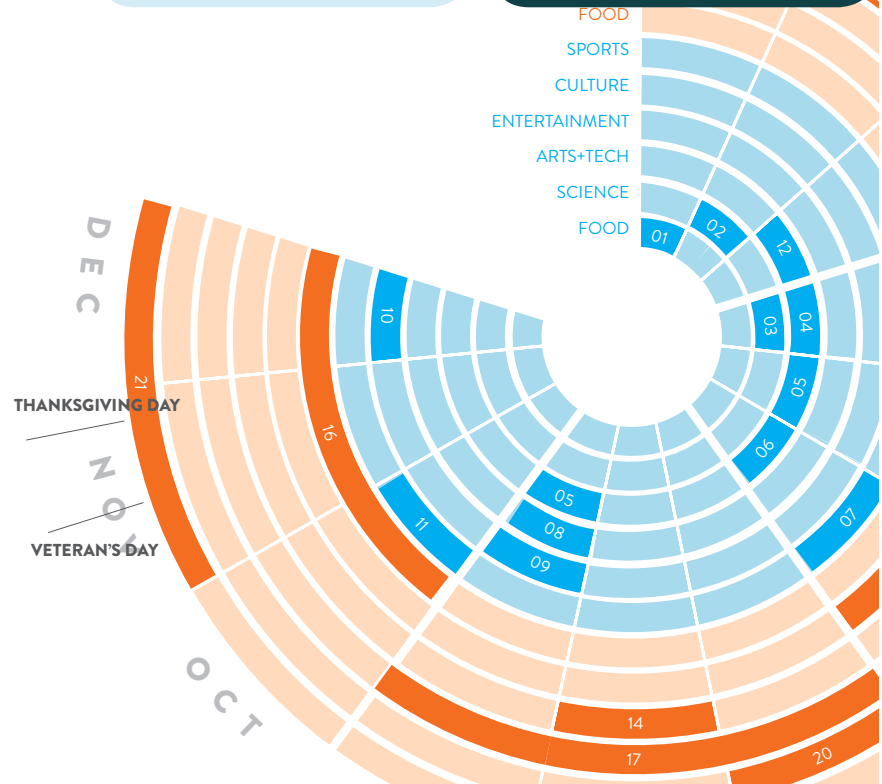
<b>FOOD</b>	
Harvard Chocolate Festival	01
Winter Holiday Market	16
<b>SCIENCE</b>	
FebFest	02
Cambridge Science Festival	03
MIT Museum Event	15
<b>ARTS+TECH</b>	
Arts First	04
Campfire Music Festival	05
Dance for World Community	06
Jamn Self National Youth Film Festival	12
Urban Prototyping Festival	13
Silent Kendall Dance	14
Annual Point Park Totem Competition	18
<b>CULTURE</b>	
Italian Feast of the Healing Saints	09
Cultural Survival Bazaar	10
Freedom Fest	20
<b>ENTERTAINMENT</b>	
Boston Comedy Fest	08
Cirque du Soleil	17
Ice Sculpture Fest	22
Film in the Park series	24
Valentine's Snowball Fight	23
<b>SPORTS</b>	
Boston Dragon Boat Festival	07
Head of the Charles Regatta	11



- coffee klatch
- cross country skiing
- Cycle-to-School
- dog run
- drum session
- early birding
- fishing
- meditation
- running club
- rowing
- snow shoeing
- tai chi
- wetland walk
- world news
- yoga in the AM



- book club
- camping-in-the-park
- celestial navigation
- dance-athon
- fire pits
- hot tubs
- lantern festivals
- moon viewing
- movie night
- night lightbright
- salsa class
- skating
- singer/songwriter circle
- urban night market
- water fire



**ACTIVATION STRATEGIES** — All Day | All Year Wheel of Program

1	2	3	4	5
6	7	8	9	10

GOAL O-METER

## GOAL #6

# CELEBRATE COMMUNITY INCLUSIVITY

Successful plans draw on the energies of the community as inspiration for envisioning the future. Our goal is a balance of rooted and aspirational ideas that both reflect how communities engage themselves now and inspire them to build new relationships in and with the public realm in the future.

As a starting point, the Kendall Commons Framework identifies the “seeds” to build on — local germinators of activity and community in Kendall and the neighborhoods.

- + Physical and figurative “barriers” are designed as opportunities and meeting grounds. Grand Rail Junction Park is a magnet for games and activities that brings people together on common ground.
- + “Main” Street continues up Third Street into East Cambridge with neighborhood retail, services, and art.
- + The Common is a civic meeting ground that bridges residents, scientists, students, visitors, and everyone else in the broadest Cambridge (and regional) community.
- + Rogers Park is designed and programmed as a Meeting Grounds and Magnet for the neighborhood. It has flexible programming for all ages, backgrounds, and abilities.
- + A system of welcoming, navigable, walkable streets with landscape, art, pop-up retail and programming, lighting, and ecology.



**COMMUNITY INCLUSIVITY** — The Infinite Field at Rogers Park

Possible Partnerships in the Parks:

- + MIT / Area IV Youth Center club house and game night
- + East Cambridge + Tech youth Urban Prototyping Festival
- + CMAC and The Foundry film festival in the Park
- + Science Museum and Wellington-Harrington Test-The-Waters science, ecology, and discovery program.
- + Cordon Bleu Guest Chef Community Dinners / Benefits
- + Cambridge Public Library Mobile Reading Room

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GOAL O-METER



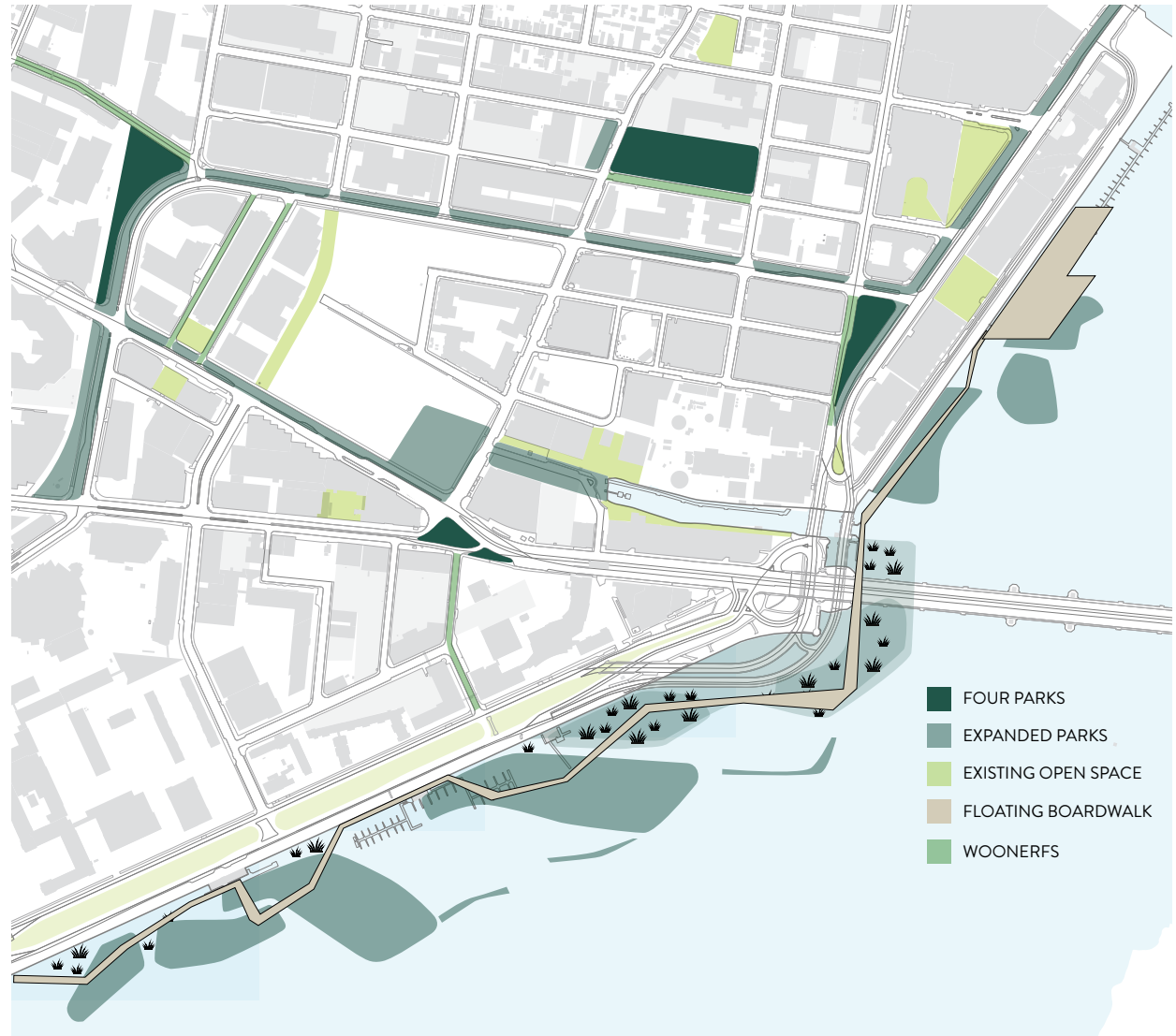
## GOAL #7

# INTEGRATE SAFETY, OPERATIONS & MAINTENANCE

The Kendall Commons Framework outlines an approach to the daily use of public space and the integral concerns of safety, operations, and maintenance. We understand lighting for safety, horticulture for maintenance, and materials for durability. More importantly, we understand that systems and designs are deeply interrelated—the plan integrates tangible and intangible elements—solutions, not after-the-fact band-aids.

A hierarchy of active streets and paths embedded ensures both orientation and safety. An ecology that recognizes local forces embeds resiliency. Design details that are part of the community inspire stewardship. Programming that acknowledges daily and seasonal ebbs and flows engages essential activity. And an innovative approach to funding, making, and operating public space underlies essential long-term public and private support.

- + Early and Late activities — Key times for safety.
- + More activities, more places, more people — Create greater safety in numbers.
- + Integrated ecological systems that ensure resilience for daily, seasonal, and catastrophic events.
- + Safer streets — Walkable, bike-able, accessible.
- + Legibility — A hierarchy of streets and paths, with wayfinding, from monument to sign.
- + Lighting guidelines — Environmentally-conscious and artistic. Night lighting as a destination.
- + A clear funding stream for Open Space Safety, Operations, and Maintenance. How can public and private development fund open space?



**SAFETY OPERATIONS + MAINTENANCE** — More Open Space, Better Streets — Street and intersection improvements create safer streets and parks.

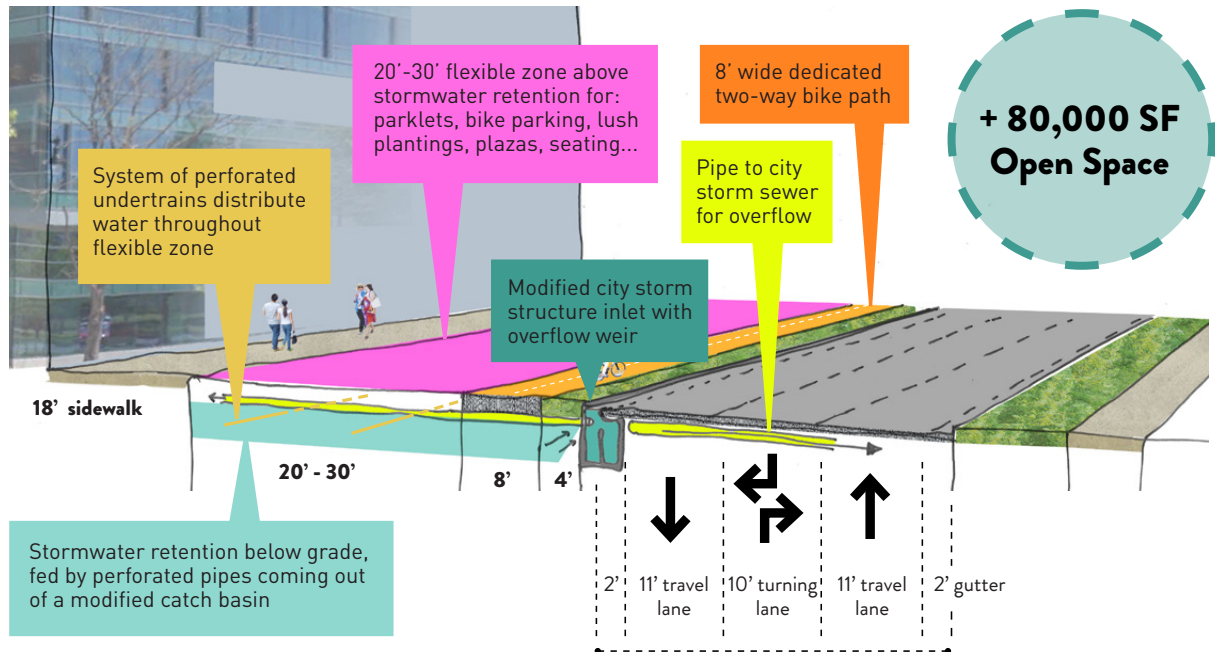
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GOAL O-METER

# GOAL #8 CREATE A SUSTAINABLE FUTURE

In the Kendall Commons Framework, sustainability is a key driver that informs every decision. The plan incorporates sustainable and resilient approaches throughout, from treatment to materiality to funding to community:

- + Position open space as an economic driver. Parks can bring investment.
- + Identify mechanisms and metrics for funding open space design and programming. Such as Land Trust, municipal departments/offices, public/private partnerships, development incentives and policies.
- + Create a functional, self-sustaining neighborhood with recommendations for a vibrant “Main” Street, new retail, interim retail and neighborhood services.
- + Locate the Common as the cultural and civic center.
- + Combine interim, temporary and long-term activation tactics with implementation mechanisms.
- + Build investment and build stakeholders via partnerships with companies, businesses, schools.
- + Resiliency for Kendall Square — The Marsh wetlands, islands and seawall buffering and repair.
- + Dense Landscape/Ecology — Cypress Grove, Land Boulevard and Binney Street Stormwater system, bicycle path, and CSO treatment.
- + Low Impact Design Streets — LID improvements for stormwater on local streets.
- + Metrics and estimates for irrigation and stormwater treatment reveal multiple options for how and where it is accomplished.



**SUSTAINABLE FUTURE** — Reimagined Binney Street — Walkable, Bikeable, Activated, Fun, Absorbable, Water-Treatable

1	2	3	4	5
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GOAL O-METER



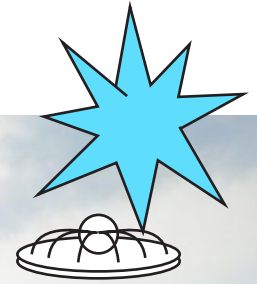
## GOAL #9

# BUILD AN IDENTITY

The Kendall Commons Framework roots identity in legibility, weaving the past, present, and future in a coherent network that welcomes public life and imprints Kendall Square as a distinct place. It is an identity built upon three inherently local drivers—Water, Innovation, Communities—manifested in places, elements, and programs.

Overall, the Framework builds identity through major open spaces, water and ecological experience, and community programming. At a smaller scale, the details from art to furniture to programs to technology, are all inspired by local factors. Complementing it all is a system of “totems” — creative wayfinding markers. Markers that help us know where we are and where we are going.

- + Located the Common at the Broad Canal.
- + Reframe the Charles Riverfront and high Kendall Square’s marsh beginnings.
- + Point Park as the hinge point of Main Street and “Main Street (Third Street).”
- + Draw in, balance and celebrate diverse identities of Area IV, East Cambridge, Kendall Square, MIT, and Wellington-Harrington through specific park design, programming, and partnerships.
- + Create destination Signature Streets through immersive seasonal planting palettes that are paired with annual events/seasons. 1. Fall foliage bright red Oak Opening for Back to School; 2. Purple Iris and Wild Rice for the Head of the Charles; 3. Flowering trees + butterfly emergence on Binney Street for Graduation.
- + TOTEMS —The system of sculptural markers in the Kendall Commons Framework.



**EXAMPLES — BUILD AN IDENTITY** — The MOMA PS 1 Design Competition is a case study for the Point Park “Temple” to the Galaxy International Design + Fabrication Competition

1	2	3	4	5
6	7	8	9	10

GOAL O-METER

**GOAL #10**

**ELEVATE THE USER EXPERIENCE**

Social determinants of health — such as access to open space as a precondition for more walking and exercise — has been shown to drive 60-70% of health outcomes of people, far exceeding the role of both health care and genetics.

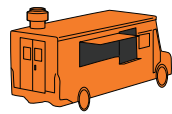
The Kendall Commons Framework sets an ambitious bar for Kendall Square through the quality and diversity of open spaces, system of streets and passages, and extensive palette of temporary and long-term programming. It also creates a feasible roadmap to incrementally invent, reinvent, activate, and reactivate the public realm, complete with funding mechanisms and urban tactics.

It is this intersection of access to high quality and diverse open spaces with the daily ability to connect to culture and community that is the essence of urban livelihood.

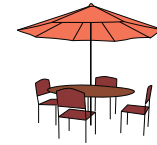
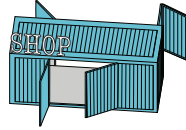
The Kendall Commons Framework incorporates:

- + Complementary Open Spaces: The Common, The Canal, “Main” Street, The Infinite Field, The Junction, The Cypress Grove, The Great Marsh, and The “Temple” to the Galaxy.
- + Each park embeds: water, sensory experience, local and immersive planting, art/sculpture, and Make-It-Your-Own programming.
- + The Activation Toolkit.
- + Community Placemaking through art for affirmation and identity.

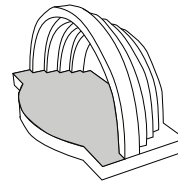
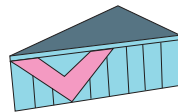
**OBJECTS**



MARKET HALL



OUTDOOR CLASSROOMS



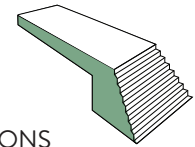
URBAN PROTOTYPES



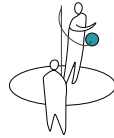
ORGANIC SCULPTURES



PAVILIONS

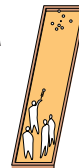


**ACTIVITIES**



SLACK LINING

MUSHROOM FORAGING



YOGA

ARTIST WORKSHOPS



KITE FLYING



TAI-CHI

DRAWING CLUB



STREET THEATER



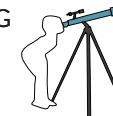
MAHJONG

SEWING CIRCLE



EXERCISE CLUBS

PING PONG



SHUFFLE BOARD

**EVENTS**

DOG WALKING



BIG GAME SCREENINGS

CULTURAL SURVIVAL BAZAAR



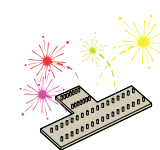
CHOCOLATE FESTIVAL

ART FAIRS

SCAVENGER HUNTS

HEAD OF THE CHARLES

FARMERS MARKETS



FESTIVALS



POETRY READING

CAMPFIRE MUSIC FESTIVAL

OPERA IN THE PARK

BOOK CLUBS

SUNDAY STREETS



**ELEVATE THE USER EXPERIENCE** — The Activation Toolkit — Just a starting point...

1	2	3	4	5
6	7	8	9	10

GOAL O-METER







# 4 A MAGNET FOR PUBLIC LIFE

To establish this Magnet for Public Life, the Kendall Commons Framework develops eight open spaces that are essential to the identity and cohesive urban fabric of Kendall Square.

These focus areas are a starting point for discussion; they represent a framework for design and reveal that multiple solutions are possible.



## 4.1

# CREATE A CENTER: THE COMMON AT BROAD CANAL

The Common at Broad Canal is the civic space at the heart of the district, the nexus of activity. This is the space of spectacle, events, performance, art and creativity. It embodies the expanded view of the historical notion of the Commons: a piece of common land, a collective cultural and ecological resource and a hub of information and goods.

At the apex of the historic Broad Canal, the legacy of Kendall's industrial past meets the new entrance to the Charles. Surrounded by shops, cafes, offices, apartments, and services, it is continually activated by residents, workers, and visitors, and the ideal location for a true center for Kendall Square.

Here, at the corner of Broadway and Third Streets, diagonally across from Point Park, The Common hosts festivals and concerts, markets and holiday events. Theater seating offers a long view of the Canal with Boston beyond.

The Common begs the option to celebrate and connect to Broad Canal. There are multiple options — extend, reveal, or even signal the Canal path to the River. Finger piers, bridges, and the expanded boardwalk bring people closer to see and touch the water.







- Art installations
- Beer garden
- Cafes
- Carol singing
- Chinese New Year
- Different types of seating
- Early Birding
- Festival
- 4th Fireworks
- First Friday on Main Street
- First night location
- Floats
- Gondolas
- Holiday events
- Information hubs/kiosk
- Kayaking
- Light installations
- Markets
- Movie Night
- Music
- Parade
- Performance band stand
- Pooch sticks
- Pop Up Retail
- Promenade
- Shops
- Summer water play
- Water ballet
- Water fire
- Water jets
- Water lanterns
- Water views
- Wetland Walk
- Toy Boat races







Band Stand

Contemplate

Farmer's Market

Promenade

Carol Sing

Sit in the Shade

Cafe Snacks

Urban hike

First Friday's on Main

Play tag

Chat

Relax





Coffee shops

Future Energy Site!

Duck Tours

Fire Works

Views of Boston

Pop Up Retail

Ecology Center

Gondola Tours

Volleyball

Sailing

Wetland Walk

Beer garden

Swimming

Lantern Festival

Floats

Early Birding

Boat docks

Bocce ball

History Tour

Water Testing

Kayak Tour

Boat Rental

Water Concert

PooH Sticks

Chinese New Year

Wade and Splash

Toy Boats

Block Parties



## 4.2

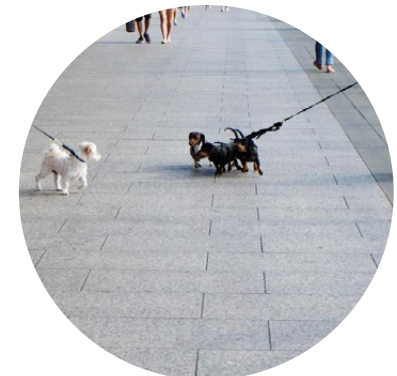
# A LEGIBLE SPINE: EXTEND “MAIN” STREET

Every neighborhood needs a Main Street—a place that supports daily life and leads people to the central and civic public spaces. The Kendall Commons Framework envisions “Main Street” as an extension of existing Main Street, through Point Park and up Third Street, creating a spine that links the neighborhood to The Common

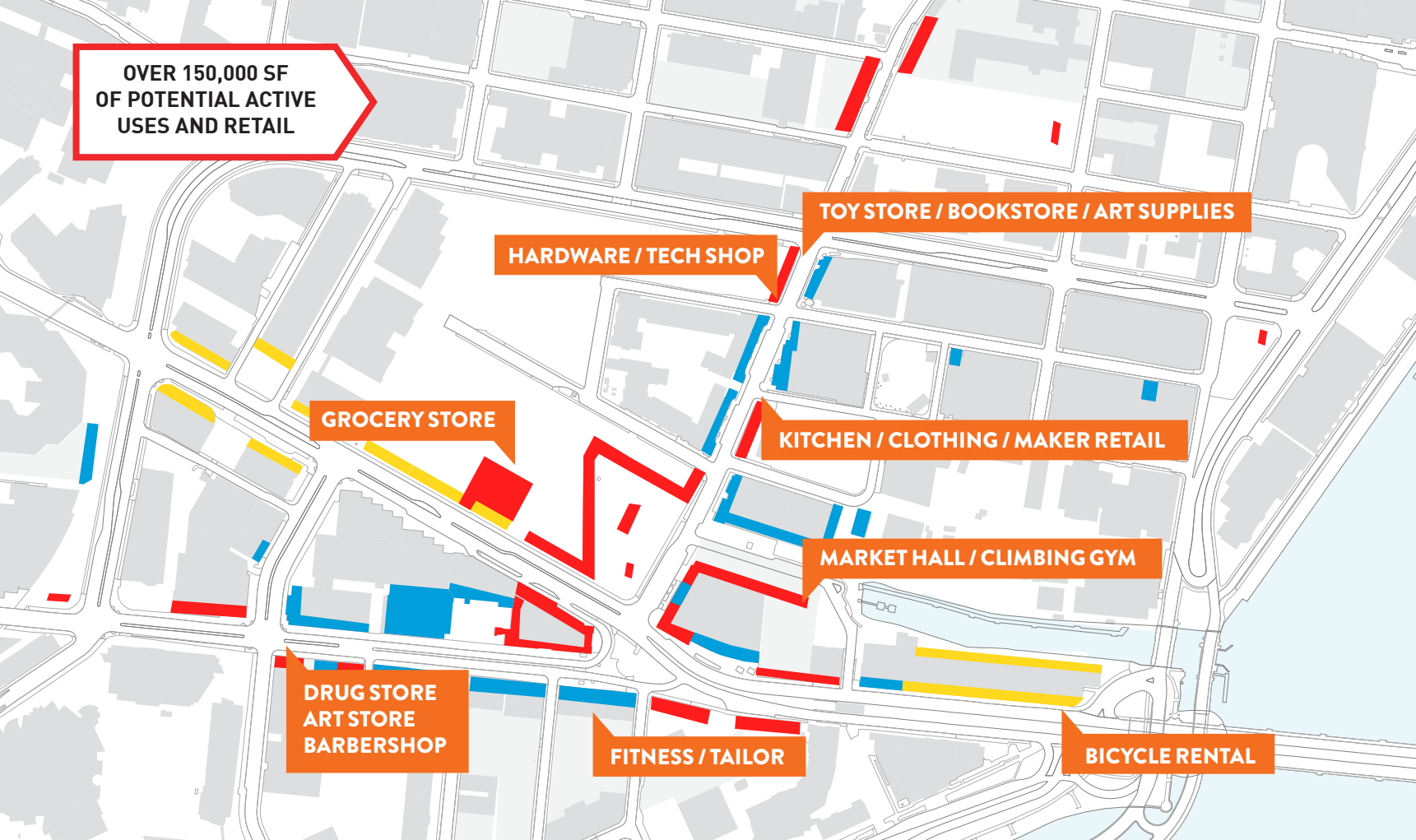
Main Street is not just retail. Neighborhood sustaining and neighborhood defining, it is a linear gathering place for interaction and visibility, services, entertainment and daily life. Building on the existing retail, this connector is amplified with streetscape design and active uses.

For legibility, Main Street is about a district identity — an identity expressed through a coherent streetscape approach. This system is layered with distinct animators. To create a distinguishable and legible spine, design standards will address:

- > **STREETSCAPE** — Pedestrian level façades and building elements, lighting, street trees, plantings, furniture, surfaces, seating and, stormwater.
- > **ANIMATORS** — Signage, way-finding, water signaling, public art, and information hubs.
- > **DESIGN STANDARDS FOR** —
  - > Façade Design, Transparency, Doors
  - > Spill-out Spaces, Seating / Furniture
  - > Signage, Lighting, Wayfinding
  - > Surfaces
  - > Trees and plantings
  - > Public art, Information Hubs



OVER 150,000 SF OF POTENTIAL ACTIVE USES AND RETAIL



- 02142 Locally MADE
- Art Gallery
- Art Supplies
- Barber
- Bicycle Rental
- Bicycle Shop
- Bookstore
- Beer/Wine
- Cafe
- Climbing gym
- Clothes
- Cobbler
- Cosmetics/Beauty
- Dentist
- Diner
- Drugstore
- Electronics
- Fitness center
- Framing center
- Furniture
- Grocery store
- Hardware store
- Home/Kitchen
- History Center Gift Shop
- Ice Cream
- Market Hall
- Nail salon
- Outdoor Gear
- Pet shop
- Pharmacy
- Photo/Printing
- Produce market
- Soda Shop
- Shoes
- Tailor
- Techshop
- Toys + Novelty
- Travel
- Vet

Main Street Mechanisms:

- > Policy incentives
- > Interim / Incubator / Pop-up retail
- > “Active ground plane” (retail +)
- > Neighborhood-serving retail
- > Interim use zoning
- > Non-consumer uses

RETAIL TYPES:

- > Expand the CCD Customer Intercept Survey to include local neighborhood residents, in addition to workers
- > Build on strong market for food with local and neighborhood serving retail and programs

“FLEX”



MICRO RETAIL

“MAKER” UNIT

LIVE / WORK

20’ “FLEX” USE GROUND FLOOR — 20’ height and flexible zoning for multiple tenant types. Active spaces fill quickly and stay occupied through economic trends.

- EXISTING RETAIL
- PRIORITY ACTIVE USE
- SECONDARY ACTIVE USE



### 4.3

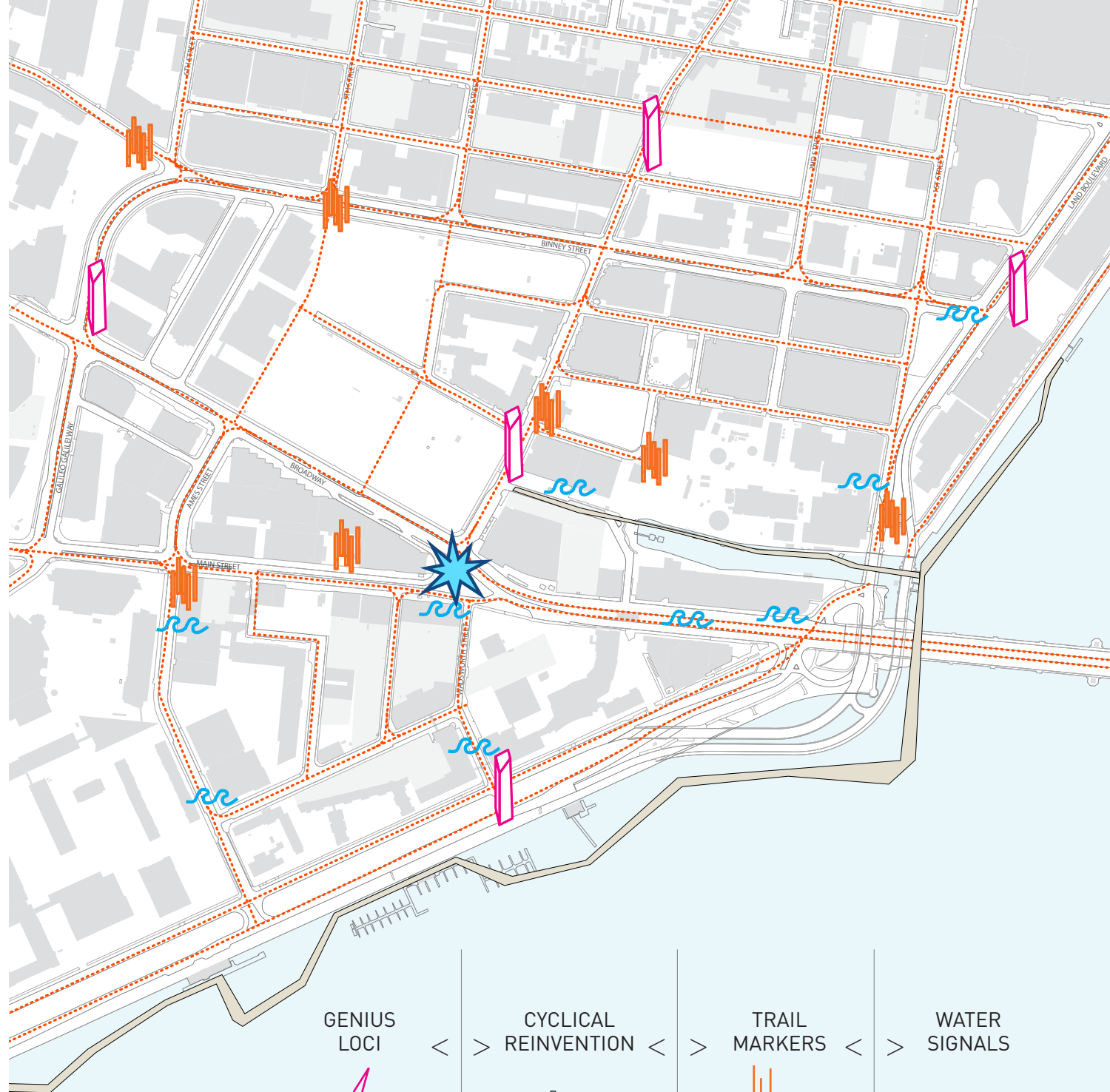
## POINT PARK ANNUAL DESIGN COMPETITION

Successful centers have clear markers. The Kendall Commons Framework proposes a set of signaling devices: Major (Genius Loci), Cyclical (annual artworks), Trail Markers, and Water Signals

Major markers worldwide are lasting monuments — altars, obelisks, towers — symbols by which we know where we are. They become Genius Loci, part of the spirit of place. Other monuments are cyclically reinvented. Process and spectacle are part of the product itself, building community and broader appeal. Trail Markers are sprinkled throughout a place, either as traditional wayfinding or creative installations; they let us know we're still on the path and give us an opportunity to learn and discover along the way.

The hinge point of “Main” Street is Point Park. The stepping stone to the Common, at the crossroads of Main, Broadway, and Third Streets, this pivotal space is home to the design competition for the “Temple” that celebrates Kendall Square and the existing Galaxy sculpture.

Modeled on MOMA PS1, this annual design competition for a temporary installation creates a constant, yet changing, destination at Point Park and builds local pride. It could be funded by the Land Trust, local institutions, and area corporations.



GENIUS  
LOCI



CYCLICAL  
REINVENTION



TRAIL  
MARKERS



WATER  
SIGNALS









#### 4.4

## CONNECT TO THE NEIGHBORHOODS: THE INFINITE FIELD

How do we draw people to Kendall Square and the Commons? Occupy and repurpose the barriers in-between. The parks at Rogers Street and Grand Rail Junction occupy transitional zones between Kendall Square, East Cambridge and Area IV. These parks are magnets, to draw the neighborhoods toward the heart of Kendall Square, stepping stones on the way to the Commons at the Canal and vice versa.

Rogers Park is The Infinite Field: infinitely flexible, ultimately transformable. Each family's back yard writ large. This wide, long green is reinvented everyday: Tai Chi, Relay races, Drawing club, Band practice, Capture the Flag, Harvest Dinner, Stargazing, Camping... to start. A simple design allows for the most flexible space in which complexity draws from use.

Rolling topography and shaded path form a natural overlook. A small pavilion, the operations and storage center for activities, bookends the park.

The Infinite Field extends over Third Street, as an open gateway to Kendall Square. Plantings and pavings at Third Street mark the threshold and connect the park to the Foundry.







- Block Party
- Camping
- Capture the Flag
- Climb on Things
- Concert
- Cross-Country Skiing
- DIYDS Film Festival
- Drawing Club
- Exercises
- Family Time
- Fly a Kite
- Frisbee
- Go for a Stroll
- Harvest Dinner
- Hide and Seek
- Make a New Friend
- Meditation Circle
- Picnics
- Pick-up Soccer
- Play Catch
- Poetry Slam
- Read a Book
- Red Rover Red Rover
- Relay Races
- Run around and around
- Singer/Song-Writer Circle
- Sit on a Bench
- Sledding
- Slip N' Slide
- Snow Angels
- Snowball Fight
- Star Gazing
- Sunbathe
- Tai Chi
- Tag
- Water jets
- Walk the Dog
- Yoga





## 4.5

# CONNECT TO THE NEIGHBORHOODS: THE JUNCTION

The Junction is a magnet and connector for Area IV, a meeting ground for activities and games that appeal to the teens of Area IV as well as area workers, residents, and students.

Long and narrow, this outdoor “arcade” is a meeting ground and potentially future transportation center.

The Kendall Commons Framework envisions the Junction as bringing together community and technology with a particular focus on youth, Anchored by two community-based pavilions, an Area IV Youth Center clubhouse and a technology lab for MIT and Community collaborations. The design establishes small rooms with flexible seating, interactive games, information hubs, interactive art, pop-up retail and food.

The Junction is poised for a bigger vision than its current boundaries (illustrated here and in Section 2.4). The current footprint for the park can be maintained as Phase 1, with the full potential expansion of the park indicated to allow for future phases: (1) if the Cambridge Redevelopment Authority parcel to the south were to be added and/or (2) a recommended expansion into Galileo Galilei as part of pedestrian safety improvements to the street (see Appendix 8.1)







- Area IV Clubhouse
- Art installations
- Bicycle Path
- Bocce Ball
- Bowling
- Connect Four
- Container Retail
- Dance Platform
- Dog Run
- Fitness
- Food Trucks
- Four Square
- Game-athon
- Ghost
- Giant Chess
- Hopscotch
- Information hubs/kiosk
- Karaoke
- Light installations
- Minute Man Trail Linkage
- Murals
- Ping Pong
- Pop Up Retail
- Putt Putt
- Shuffle Board
- Soofa Benches
- Tether Ball
- Train Station
- Twister
- Urban Prototyping Festival
- Water Swings



## 4.6

# REVEAL WATER: THE CYPRESS GROVE

The Cypress Grove at Triangle Park offers a contrasting experience: intimate, natural, performative. This is a new green gateway to Kendall Square and rounds out the full set of complementary and cohesive open spaces. The Kendall Commons Framework sees that a holistic district has spaces of quietude, meditation, beauty, and ecology. To collect and treat stormwater and prevent combined sewer overflow to protect the River, the Cypress Grove unites a space of respite with ecology.

A dramatic grove of large bald cypress emerges from an urban wetland plaza. A forest of trees creates a space for exploration. The Cypress Grove embeds opportunities for culinary, community and educational programming: a Cordon Bleu Guest Chef Pavilion, harvest dinners and events under the canopy, a mobile Eco-Lab, birding.

This park is part of the Kendall Commons stormwater system. It is paired with other stormwater facilities to capture the whole area. Rogers Park, Binney Street, and the Volpe Site all have ample stormwater capacity.

As one of the water linkages this park leads the neighborhood to Kendall's new riverfront.







- Birding
- Bicycle Path
- Binney Street Redesign
- Boardwalk
- Bridge
- Cordon Bleu Chef Cafe
- Community Dinners
- Demonstration Wetland
- Ecological Programming
- First Night location
- Ice Sculptures
- Land Boulevard Redesign
- Learning Landscape
- Light installations
- Meditation Spaces
- Mobile Eco-Lab
- Parklets
- Pop-Up Rentals
- Promenade
- Treasure Hunt
- Snow-Monster Contest
- Tree Farm
- Water
- Water Treatment
- Water Lanterns



## 4.7

# IMMERSIVE ECOLOGY: STREETS

Streets in the Kendall Commons Framework are part of an immersive, sustainable experience. They integrate stormwater systems, cultural and social activities, and ecology. The plantings are based on local species, elevation, and water. Streets become memorable seasonal experiences: Flaming red oak allees for Back to School in the Fall, violet marsh rice and iris during the spring sailing and rowing events, nectar flowers and Monarch butterfly migration for summer evenings.

**Upland Meadow (High):** Little bluestem, Black-eyed Susan, Wild bergamont, Blazing star, and New England Aster

**Oak Opening (Medium):** Red oak, White oak, Red maple, Shadbush, Huckleberry, Maple-leaved viburnum, Common hairgrass

**Wet Meadow (Medium):** Prairie cordgrass, New England aster, Bonset, Soft rush, Wool grass, Silky dogwood, Buttonbush

**Freshwater Tidal Marsh (Low):** Tussock sedge, Wild rice, Sweet flag, Blue flag iris, Arrowhead, Bulrush, Three-square rush, Pickerelweed

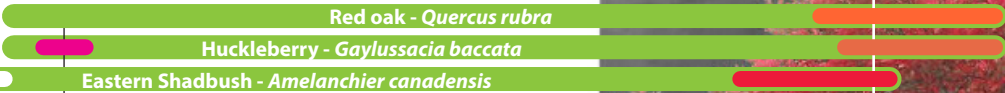
**Shallow Water (Low):** River White water lily, Yellow water lily, Water shield, American lotus, Pondweed



By repurposing under-utilized street, a new open space runs along Binney Street with stormwater cisterns, bicycle paths, activities, and immersive plantings.



JAN FEB MAR APR MAY JUN JUL AUG SEPT OCT NOV DEC

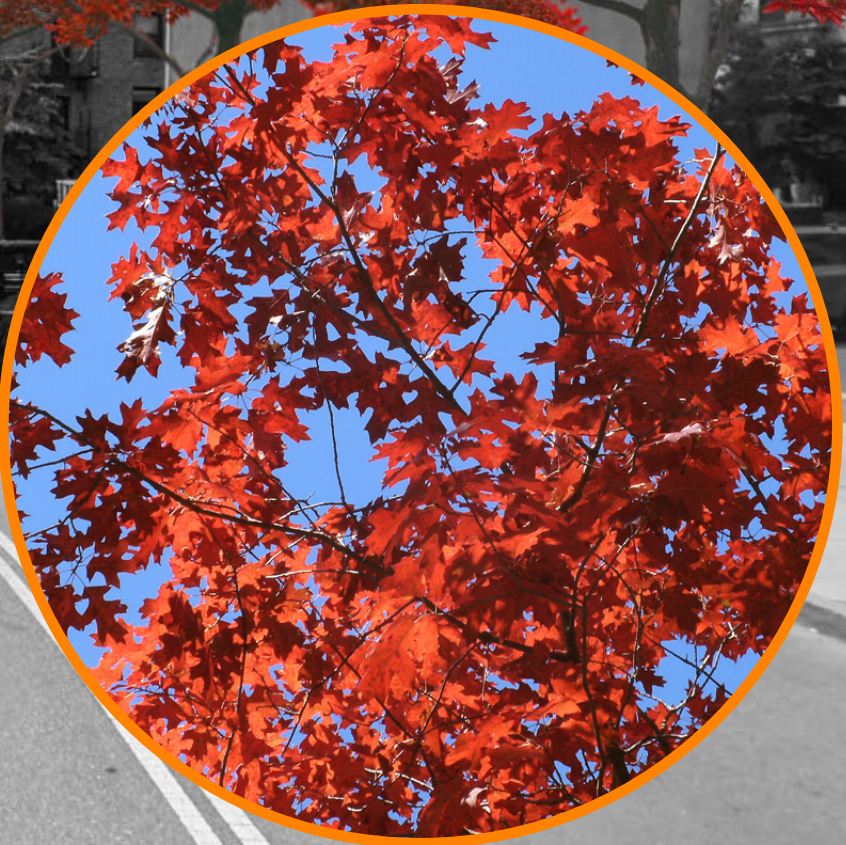


Shad migration up the Charles

MIT end of semester

Juvenile Shad migration to the Atlantic

“OAK OPENING”  
FALL FOLIAGE FOR  
BACK TO SCHOOL



ECOLOGICAL  
+ IMMERSIVE  
PLANTINGS



## 4.8

# REFRAME THE CHARLES: THE GREAT MARSH

Extending along Memorial Drive, the riverfront of the Kendall Commons Framework answers Boston's Emerald Necklace across the water. Wetlands, shoals, and floating islands harken back to its beginnings as The Great Marsh. Ecological and resilient, the marsh helps balance nutrient loading, cleans stormwater, and manages rising tides, along seawall stabilization.

New riverfront activities are compatible with existing facilities — kayaking, canoeing, dragon boating, rowing, bathing docks, floating pool, plus wetland demonstration and ecological education. A long boardwalk connects the islands with direct access to marsh ecology.

The Marsh plantings celebrate seasonal River events — bright purple blooms of wild rice and irises coincide with River regattas. Key views to the new riverfront from the neighborhood are glimpsed along the Framework water linkages.

A Riverfront Park has been proposed before. While it is a complex undertaking all at once, small steps can bring this to life to test the options for the future: individual, floating wetlands and boardwalk extensions are first phase elements.







- 4th Fireworks
- Birding
- Boardwalk
- Boat Docks
- Boating
- Cafe
- Canoeing
- Crew
- Ecology Club
- Fishing
- Floating Swimming Pool
- Head of the Charles
- Kayaking
- Light installations
- Long-term Resiliency
- Marsh Restoration
- Mobile Eco-Lab
- Nature Walk
- Performance Band Stand
- Piers
- Promenade
- River Festival
- Running
- Sailing
- Seawall Restoration
- Spectating
- Stargazing
- Swimming
- Walking
- Warming Hut
- Water
- Water Lanterns
- Water Treatment
- Water Views
- Wetland





FEB

MAR

APR

MAY

JUN

JUL

AUG

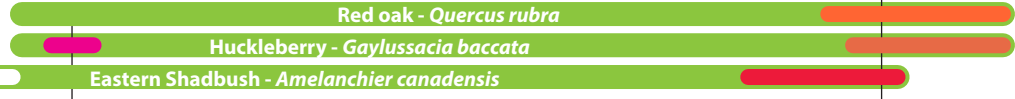
SEPT

OCT

NOV

DEC

SEASONAL PLANTING



Shad migration up the Charles

MIT end of semester

Juvenile Shad migration to the Atlantic



RED FLAME OAK AND GRASSES





JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

SEPT

OCT

NOV

DEC

SEASONAL PLANTING

Double crested cormorant - *Phalacrocorax auritus*

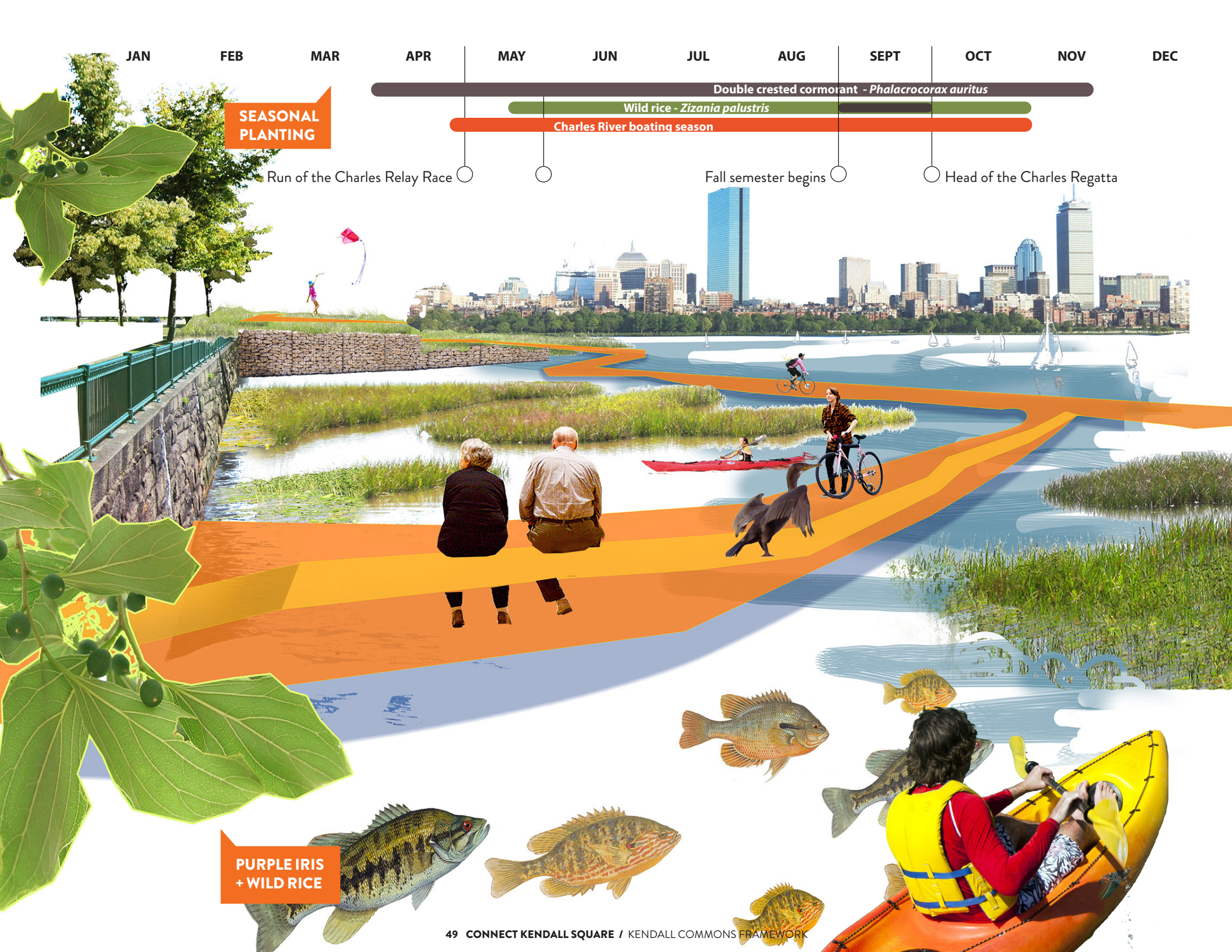
Wild rice - *Zizania palustris*

Charles River boating season

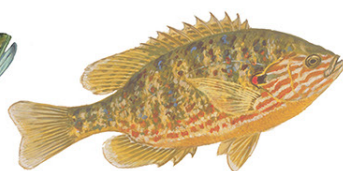
Run of the Charles Relay Race

Fall semester begins

Head of the Charles Regatta



PURPLE IRIS  
+ WILD RICE









An anatomical drawing of a heart, likely from a historical medical text, rendered in a dark teal color. The drawing shows the heart's chambers and major vessels, with various parts labeled with letters: A, C, E, G, K, D, and F. The background is a solid dark teal color.

# 5 TACTICS + MECHANISMS

The future is unpredictable, with opportunities and challenges we cannot yet foresee. The Kendall Commons Framework will chart multiple paths toward the Kendall Square vision, with a focus on seizing opportunities and learning from each step to make the next steps even more powerful and resonant.

The Kendall Commons Framework sees implementation as: the range of activities, the tools to make them happen, the range of phased possibilities for the park spaces, and how the designs might be accomplished.

## 5.1

# A HOLISTIC APPROACH TO IMPLEMENTATION

Implementation begins before a project's RFP is issued and continues after the last bench is installed. The public realm is comprised of people and place. While traditional design and construction processes are vital to creating new and improved open spaces, a process for the public life of these spaces is equally vital to truly achieve the vision for Kendall.

The culture and talent of Kendall Square already exists in its broad constituents — the missing implementation piece is the organizational structure to bring it into the public realm **more** — in more locations, more often, with more opportunities for participation.

This organizational structure may take many forms: a city program, a non-profit, a land trust, a collective of local organizations, a business improvement district. The consolidated leadership would provide a means to strategically build on already existing events and resources, bring together sources of talent (MIT to the CMAC to local after-school programs), harness funding from ongoing and future development opportunities, and provide a clear centralized point for coordination and information.

In the end, the opportunity is for a structure that provides an economy of means and a public realm that is more than the sum of its parts.

## ADVOCACY

Save or create public space; Save historic buildings or structures; Make these public to people.

## CONSERVANCY

Repairing and restoring landscapes, buildings and habitats; Communicating the history and meaning of the place.

## CULTURAL ORGANIZATION

Building community; Make public space come alive; Find ways to invite people in, teach people, and show them a connection to the place; Create a diverse place; Be a generative force in the culture and community.

## Expanding the role of urban stewards



### LIVE!

A series of dynamic live performances and participatory activities that provide a platform for visitors of all ages to experience the High Line through music and motion. From dance parties to the beat of Latin rhythms to poetry and spoken word festivals, this series mirrors the eclecticism of New York's arts and culture.

**EXPANDED URBAN STEWARDS** — Friends of the Highline, NYC  
Urban stewardship evolves.

## Friends of the Highline New York City

Friends of the Highline, founded in 1999, began with a campaign to save the elevated rail built in New York's west side in 1934. With the campaign's success, the organization oversaw the design and construction of a new linear park.

Today, they continue to implement construction phases, alongside a more recent, and increasing, investment in programming and cultural life, focused on creating events that reach the local community and tourists alike.



**LEGEND**

- Existing events
- Proposed events

**FOOD**

- Harvard Chocolate Festival 01
- Winter Holiday Market 16

**SCIENCE**

- FebFest 02
- Cambridge Science Festival 03
- MIT Museum Event 15

**ARTS+TECH**

- Arts First 04
- Campfire Music Festival 05
- Dance for World Community 06
- DIYDS Youth Film Festival 12
- Urban Prototyping Festival 13
- Silent Kendall Dance 14
- Annual Point Park Competition 18

**CULTURE**

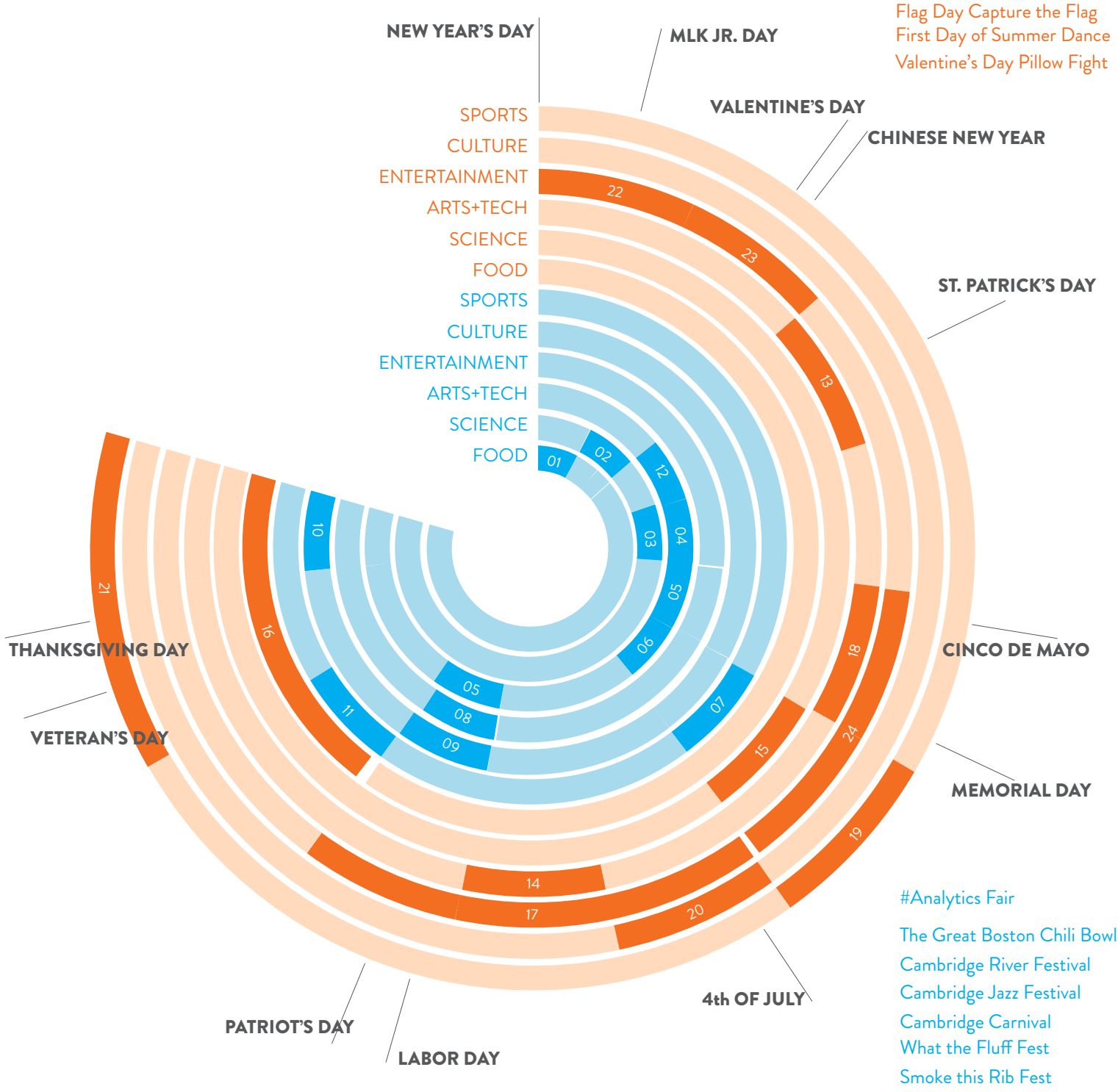
- Italian Feast of the Healing Saints 09
- Cultural Survival Bazaar 10
- Freedom Fest 20

**ENTERTAINMENT**

- Boston Comedy Fest 08
- Cirque du Soleil 17
- Ice Sculpture Fest 22
- Film in the Park series 24
- Valentine's Snowball Fight 23

**SPORTS**

- Boston Dragon Boat Festival 07
- Head of the Charles Regatta 11
- Kayak Fest 19
- Holiday Ice Skating 21



Flag Day Capture the Flag  
 First Day of Summer Dance  
 Valentine's Day Pillow Fight

#Analytics Fair  
 The Great Boston Chili Bowl  
 Cambridge River Festival  
 Cambridge Jazz Festival  
 Cambridge Carnival  
 What the Fluff Fest  
 Smoke this Rib Fest

## 5.2

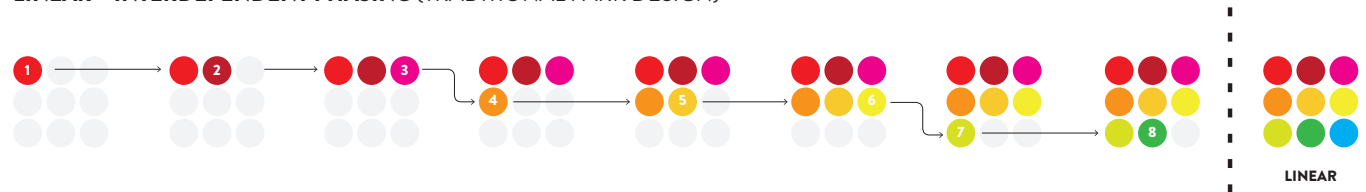
# IMPLEMENTATION IS TACTICAL

The future is unpredictable, with opportunities and challenges we cannot yet foresee. The Kendall Commons Framework will chart multiple paths toward the Kendall Square vision, with a focus on seizing opportunities and learning from each step to make the next steps even more powerful and resonant.

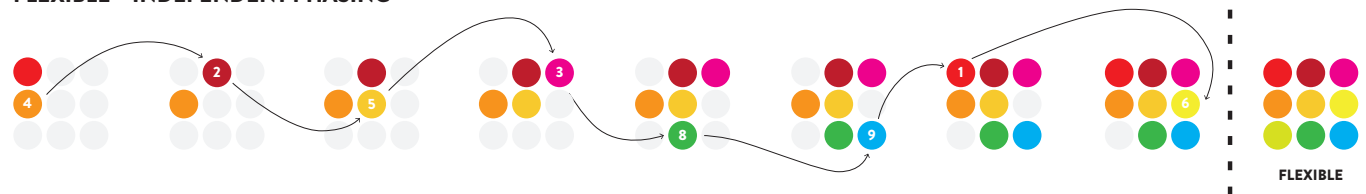
Linear plans are hard to achieve and take a long time to produce tangible results. But there is no reason to wait — the Kendall Commons Framework’s flexible structure allows programmatic and physical interventions to occur in advance of, or alongside longer-term design and construction efforts.

These efforts, when paired with outreach and listening, teach the community about what is possible and teach the designers and project sponsors about what works best. Each following step then builds on these learnings, and can move forward with more support and allow for bigger and bolder visions.

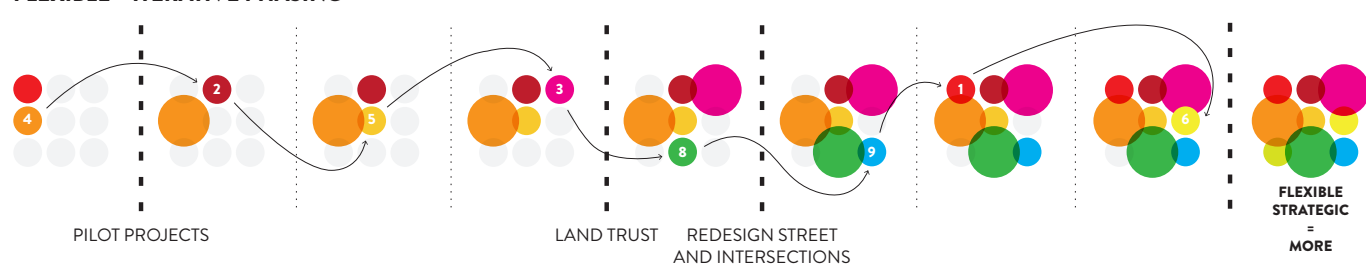
### LINEAR + INTERDEPENDENT PHASING (TRADITIONAL PARK DESIGN)



### FLEXIBLE + INDEPENDENT PHASING



### FLEXIBLE + ITERATIVE PHASING





# ACTIVATION TACTICS

1. Activate Rogers Park now (see Toolkit).
2. Identify “Big Vision” opportunities such as street redesigns and park expansions. Introduce the larger possible boundary into the design process for the parks, so a future expansion can be additive rather than disruptive.
3. Require pilot projects for Open Space RFP’s.
4. Test closing streets for weekend events.
5. Establish an Annual Art Competition for the Totem at Point Park, to refresh and energize it as a central space, without removal of the existing Galaxy sculpture. Collaborate and partner with MIT, Cambridge Multi-Cultural Arts Center, Area IV Youth Center, and local corporations. Poll for reactions, responses. Observe use and attendance.

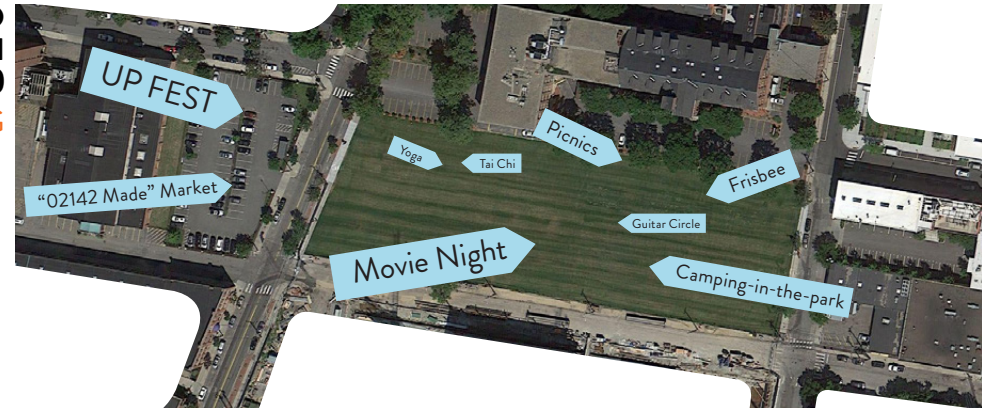
## YOU COULD START HERE...

Activate Rogers Park today. Create an open call for programs, events, ideas. Introduce lightweight, temporary elements. Connect with partners. Observe. Ask questions.

Build the learnings into the physical improvements of the park. If the park can or must be built in phases, structure an area where the early activation can continue during first phase construction.

Upon completion of construction, create an open call for programs, events, ideas. Continue with early activation partners and connect with more. Observe. Ask questions...

### INFINITE FIELD PHASE 1 (START NOW!) PROGRAMMING



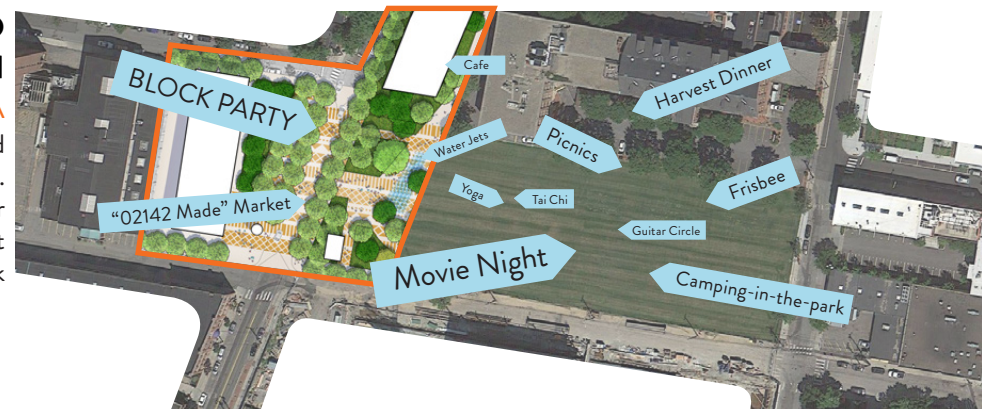
### INFINITE FIELD PHASE 2 OPTION BUILD THE BOWL

If programming observations reveal demand for a better, diverse field and some stormwater management for the district.



### INFINITE FIELD PHASE 2 OPTION BUILD THE PLAZA

Since you have a field already...  
Build the plaza and transfer the funds to a different park



## 5.3

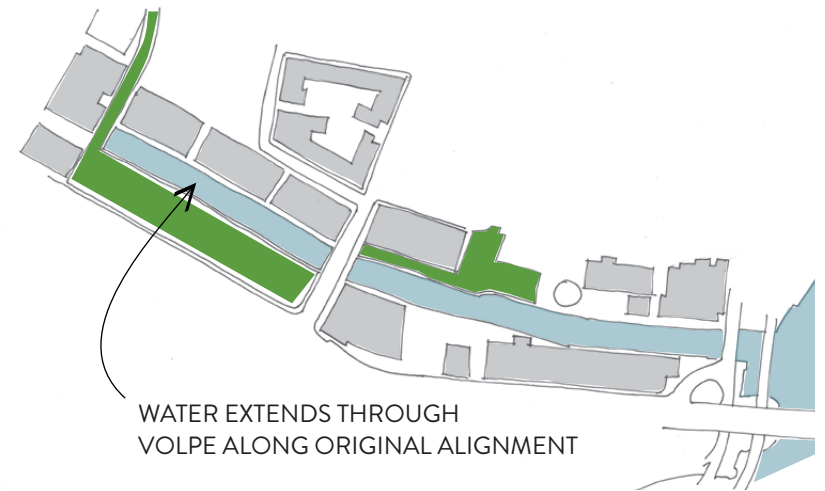
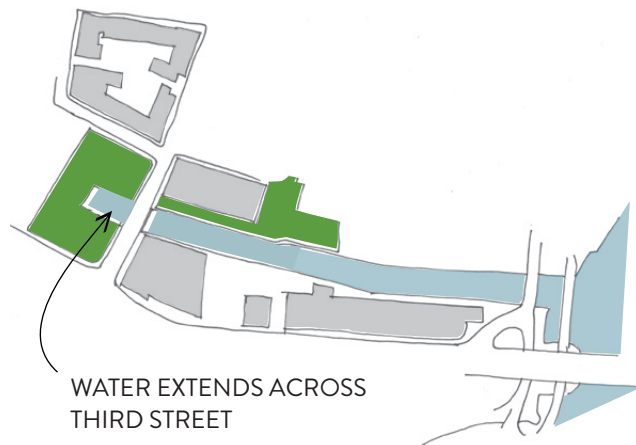
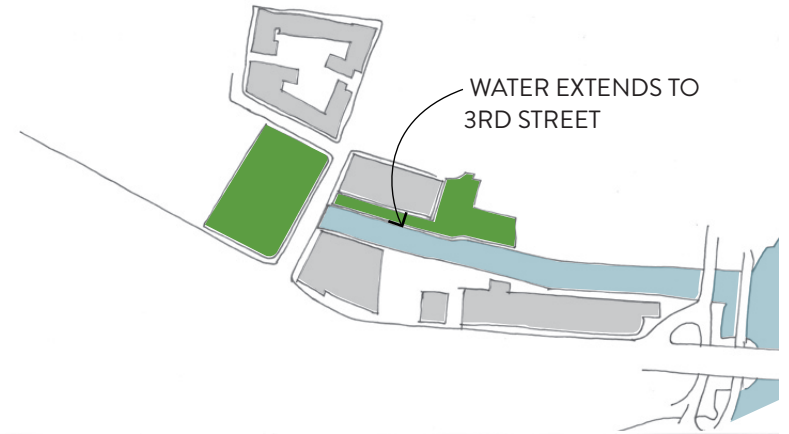
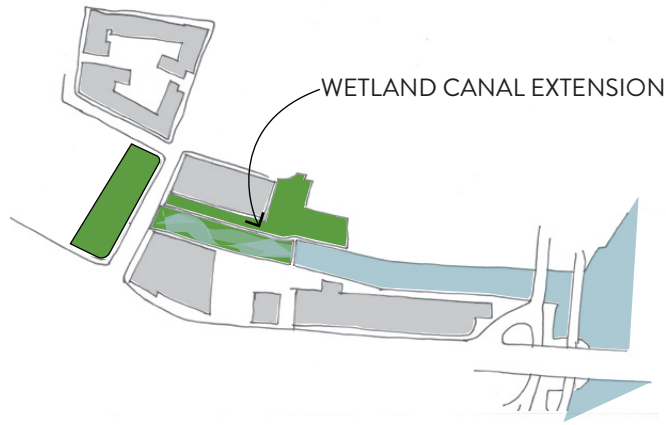
# SCALES OF INTERVENTION

The original alignment of the Broad Canal continued past its current terminus, northwest through the Volpe Site. The Kendall Commons Framework sees the canal as a central identifier for the Kendall Square area, an amenity that is currently hidden from view. There is an opportunity to extend the Broad Canal, literally or symbolically, up to Third Street, to meet “Main” Street and the Common at the heart.

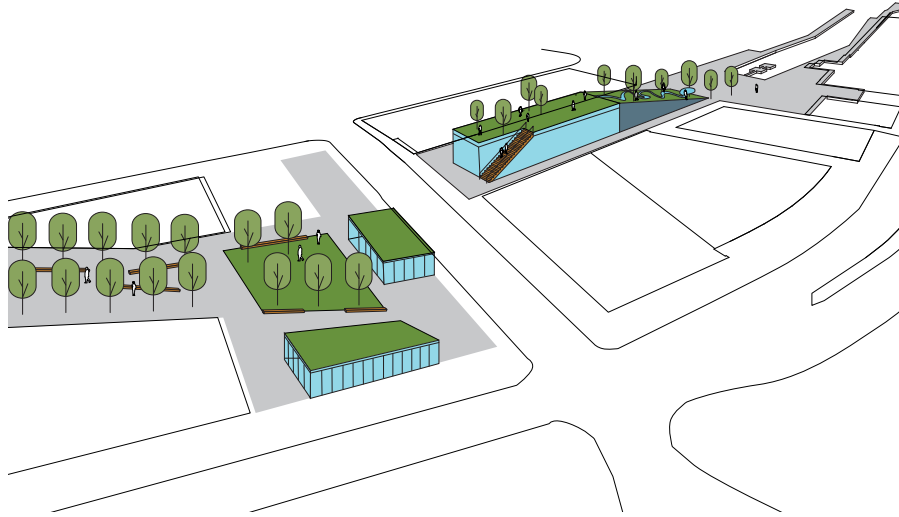
In the Kendall Commons Framework, the design concepts are a starting point for discussion; they reveal that multiple solutions are possible. Scenarios that achieve the overall intent and create flexibility in phasing, funding and operations. Any of these scenarios would help reveal Broad Canal within the Commons, reaffirm it as a central space and amenity, and amplify connectivity and awareness of the water district-wide.

A range of scales of intervention between Third Street and the current Broad Canal include:

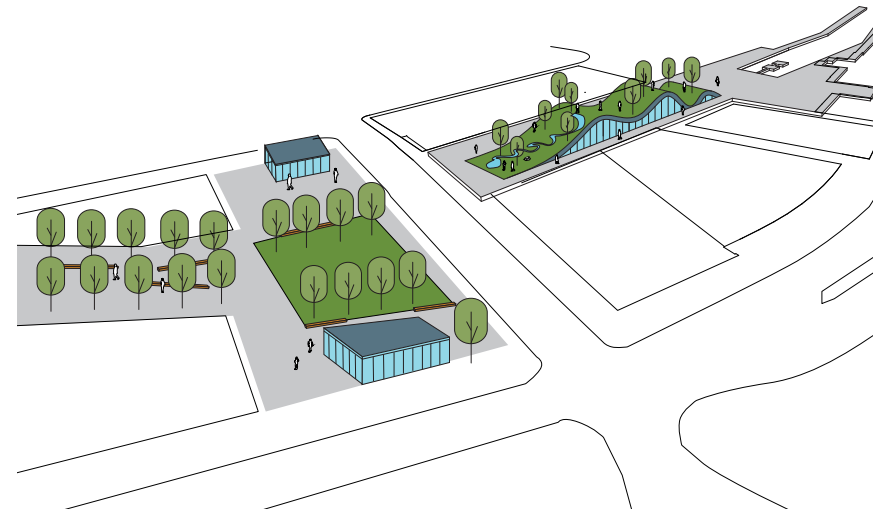
- > Improve and dedicate the open space
- > Elevate pedestrians to see the Canal
- > Embed water features in the Canal alignment
- > Extend the Canal toward Third, to Third, or over Third Street into the Volpe Site.



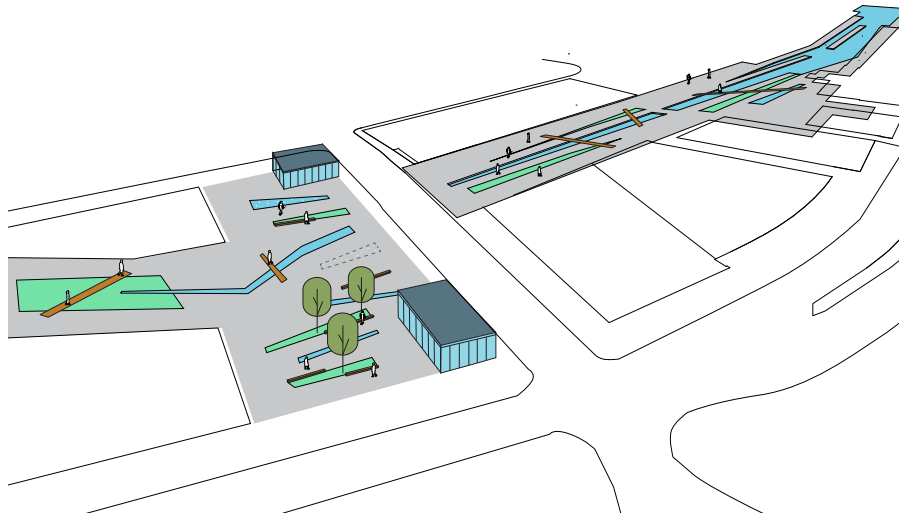




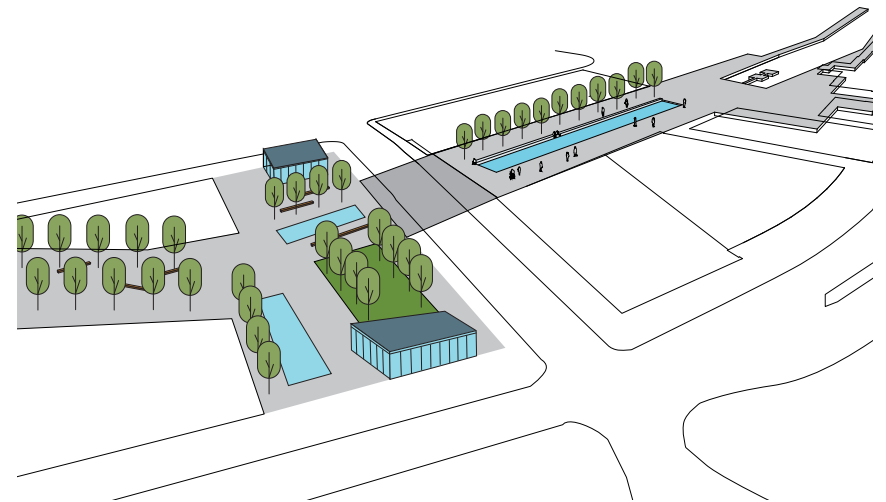
> Canted pavilion occupies the canal alignment and provides views to Broad Canal from above



> A rolling pavilion creates a new topography and provides views to Broad Canal from above



> Extend shallow fingers of water to third street and into the Common



> Create shallow pools of water between the Canal and Third Street and into the Common

5.4

# ACTIVATION TOOLKIT

If the public realm is about people, then the toolkit for design includes the elements that attract people, delight and surprise them, invite them into new spaces, provide shared experiences, prompt them to take pictures and to return with their friends.

Great public places are limitless in the activities and experiences — there is no one set program, no one set pathway. Similarly, a tactical approach to implementation uses an array of responses that can be tailored to location, timing, budget, and goals.

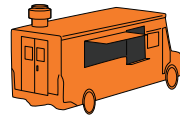
Sometimes, the focus may be small and temporary — a sign, a mural, a food truck. Sometimes, it may be large and temporary, an annual festival that closes multiple streets, or a summer bandshell.

The Activation Toolkit provides a wide-angle on the mechanisms for provoking, extending, and supporting activity in the public realm. These strategies and elements can be used as required elements in an open space design brief or as choices for deployment over time. With each instance, there is an opportunity to learn — What works? What is necessary? What is memorable for the community?

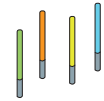
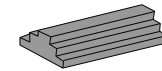
This Activation Toolkit is merely first pass at components, activities, and events that draw people and enliven the public realm. Going forward, the communities brainstorm and shape the Toolkit.

## WHAT?

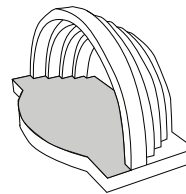
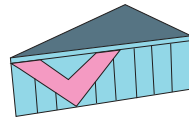
### OBJECTS



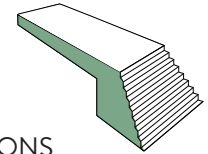
OUTDOOR CLASSROOMS



MARKET HALL



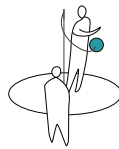
URBAN PROTOTYPES



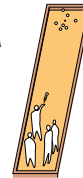
ORGANIC SCULPTURES

PAVILIONS

### ACTIVITIES



MUSHROOM FORAGING



YOGA

ARTIST WORKSHOPS



KITE FLYING



TAI-CHI

DRAWING CLUB



STREET THEATER

SLACK LINING

MAHJONG



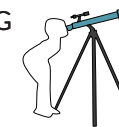
SEWING CIRCLE

JUGGLING

EXERCISE CLUBS



PING PONG



SHUFFLE BOARD

### EVENTS

DOG WALKING



BIG GAME SCREENINGS

CULTURAL SURVIVAL BAZAAR



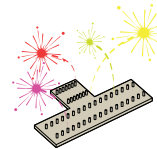
SCAVENGER HUNTS

HEAD OF THE CHARLES

CHOCOLATE FESTIVAL

ART FAIRS

FARMERS MARKETS



FESTIVALS

POETRY READING

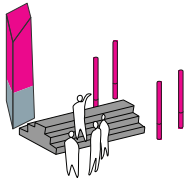
CAMPFIRE MUSIC FESTIVAL  
OPERA IN THE PARK

BOOK CLUBS

SUNDAY STREETS







## PROTOTYPING EVENT

5M URBAN PROTOTYPING (UP) FEST  
SAN FRANCISCO

**DEVELOPER GETS LAND RIGHTS**  
and forms 5M Placeworks



**DEVELOPER PARTNERS**  
with organizations:

GAFFTA

INTERSECTION  
FOR THE ARTS

DESIGN FIRMS

MAYOR'S OFFICE OF CIVIC INNOVATION

and partners curate the design competition



**PROTOTYPING  
COMPETITION & FESTIVAL**

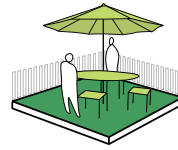
prototypes created by competition winners  
and displayed at festival



**COMMUNITY  
INCLUSION**

**DESIGN  
INNOVATION**

**POSITIVE URBAN  
EXPERIENCES**



## PARKLET PROGRAM

MAYOR'S OFFICE OF SAN FRANCISCO

**PARKLET IDEA**

conceived of by design firm



**FIRST PARKING DAY**

held by design firm (GUERRILLA EVENT)



City of San Francisco adopts

## PAVEMENT TO PARKS



(With Community Process)

**DESIGN APPROVAL** by:

PLANNING  
DEPARTMENT

MUNICIPAL  
TRANSPORT  
AUTHORITY

PUBLIC  
WORKS



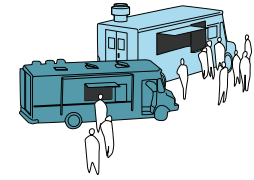
**STRONG  
COMMUNITIES**

**SMALL  
BUSINESS  
GROWTH**

**DEMOCRATIC  
SPACE**

**SOCIAL  
INTERACTION**

**DESIGN  
CREATIVITY**



## FOOD TRUCK PARK

SOMA STREET FOOD, SAN FRANCISCO

**UNDERUTILIZED URBAN LAND**  
available for lightweight intervention



**LIMITED FOOD OPTIONS**  
in the neighborhood



**SURPLUS**  
of food truck restaurants



**LOCAL ENTREPRENEUR**  
approaches land owner for interim use



**LOCAL ENTREPRENEUR**  
approaches land owner for interim use



**SUPPORT  
NEW  
BUSINESS**

**COMPLEMENT  
WITH AREA  
RESTAURANTS**

**CREATE  
ACTIVITY**



# ACTIVATION TOOLKIT

## HOW?

### POLICIES

#### ZONING LAWS

- ▲ Sunday Streets
- ▲ Pavement to Parks
- ▲ Woonerfs
- ▲ Cycle Trails
- ▲ Interim Zoning

#### PUBLIC TRANSIT

- ▲ Cycle Share
- ▲ Transit Hub

#### BUSINESS INCUBATOR PROGRAMS

- ▲ Citizens Connect
- ▲ Innovation Hub

### PARTNERSHIPS

#### EDUCATION

- ▲ Universities
- ▲ Academies
- ▲ Public schools
- ▲ Arts schools

#### NON-PROFIT

- ▲ Arts foundations
- ▲ Ymca
- ▲ Umbrella organizations
- ▲ Cultural centers
- ▲ Museums

#### ENTERPRISE

- ▲ Local businesses
- ▲ Residents
- ▲ Developers

Implementing the programmatic side of the public realm requires both lowering the barriers to participation and incentivizing engagement and partnerships.

An audit of policies, zoning laws, and permitting process is a first step to identifying helpful assets and mechanisms, unnecessary obstacles and modifying regulations where needed to apply appropriately to the events, installations, mechanisms proposed.

Initiating partnerships with schools, businesses, non-profits and cultural organizations to provide input on how to streamline processes, aggregate funds, or minimize expenses can provide clarity to institutions wishing to participate and increase the likelihood of more initiatives and partnerships.

### DEPARTMENTS

#### MAYOR'S OFFICE

- ▲ Workforce development
- ▲ Civic innovation
- ▲ New urban mechanics

#### PUBLIC WORKS

- ▲ Pavement to parks
- ▲ Planning Department
- ▲ Transit authority

#### CULTURE

- ▲ Arts Council
- ▲ Education
- ▲ Department of Public Health

### INCENTIVES

#### BUSINESS

- ▲ Customer engagement
- ▲ Tax breaks
- ▲ Brand recognition
- ▲ Prototyping platform
- ▲ Revenue

#### GOVERNMENT

- ▲ Community Engagement
- ▲ Private/public Partnerships
- ▲ Increased civic Participation
- ▲ Finding needs Of residents

#### COMMUNITY

- ▲ Constituent Collaboration
- ▲ Community Mobilization
- ▲ Issues education

For private institutions, such as MIT and private developers, incentive strategies can bring work they may be doing internally, or direct community engagement strategies that risk happening in isolation, to the public realm.

Identifying, loudly, what is possible and how to get it done, as well as the successes already taking place in Kendall Square will grow the effort exponentially.



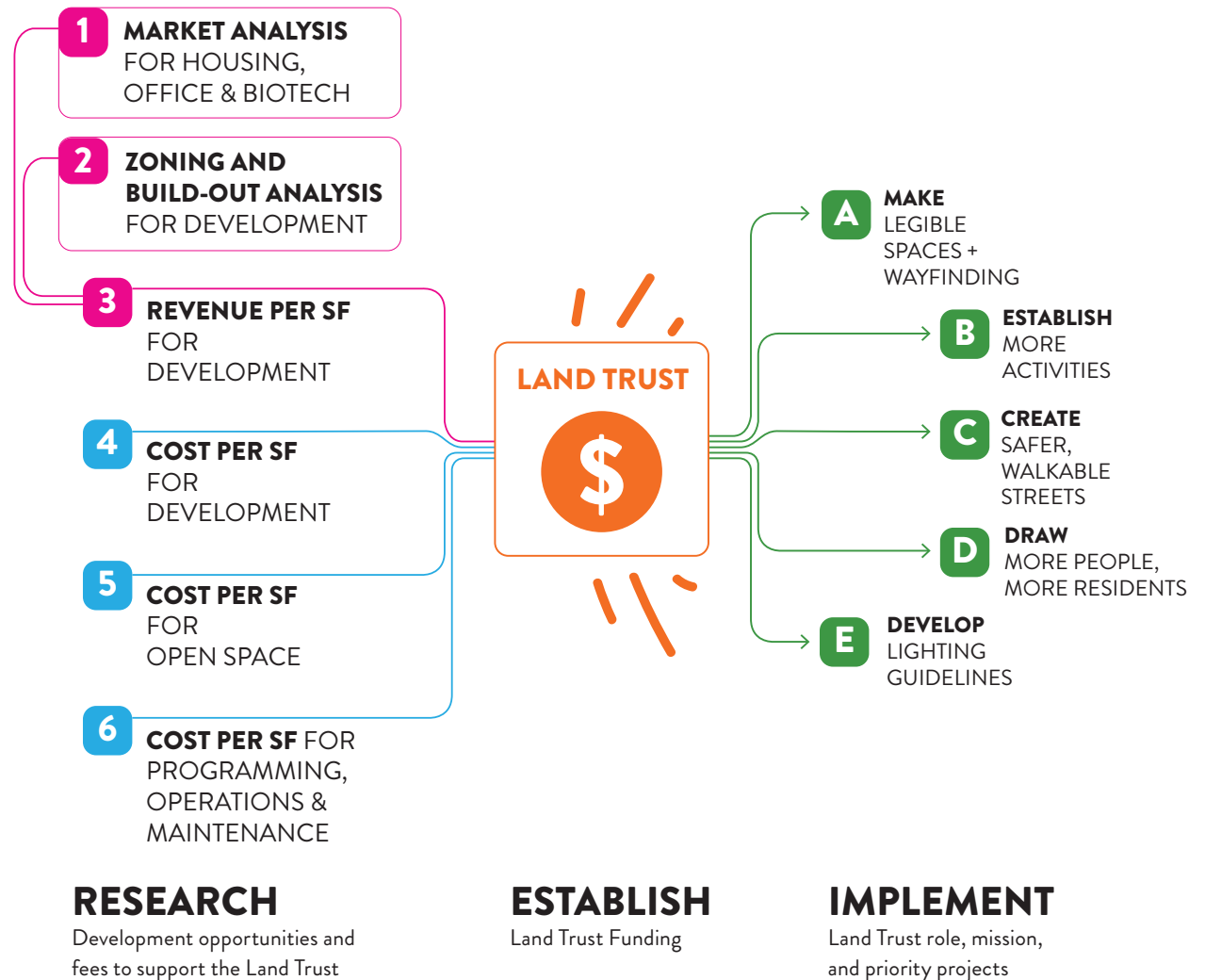
3.

# LAND TRUST

The Land Trust is a critical piece to achieving a bold vision for Kendall Square. With the Land Trust, Kendall Square and the Eastern Cambridge neighborhoods can demand more public realm and parks, as well as have a way to fund and implement them. The Land Trust would have a mandate to support and implement park expansions, cultural programming, wayfinding and public art in the overall area, with a holistic lens on the public.

The Land Trust can be funded through multiple mechanisms:

- > Since substantial open space has now been set aside, through the four parks and the policies for the Volpe site, future development could provide an in-lieu fee for a small portion of what would be required open space. In effect, this would be to support the *Public Life* of the open spaces in tandem with physical infrastructure.
- > Opportunity sites for development on vacant lots owned by the City, or Cambridge Redevelopment Authority, could provide an added source of funding (which could be assessed and established by the research stream shown here).
- > Grants and foundation funding sources that focus on placemaking and new approaches to public art, including ArtPlace and Knight Foundation.
- > Percent for Art fees tied to specific arts-focused placemaking projects









# 6 TEAM SITE LAB

The Kendall Commons Framework Team mirrors our approach to cohesive public realm design.

- We look to solve practical challenges.
- We look to creatively engage the diverse communities of people.
- We look to the past as a backbone for authentic ideas.
- We look proactively to the future.

Design is a starting point for great places.

## 6.1

# TEAM SITELAB

TEAM SITELAB creatively engages multiple communities, solves real challenges, and seeds ever-evolving urban spaces. We are a team of designers, planners, artists, and engineers.

Over the past five months we have worked collaboratively and intensely to investigate opportunities, provoke ideas, and engage with you. The Kendall Commons Framework is a starting point, it humbly, empathetically, and creatively set the stage, so that Cantabrigians will make it their own.

### What are you excited about in the Kendall Commons Framework?

#### **SITELAB urban studio** —

Urban design, place-making, and open space programming

#### **Land Collective** —

Landscape architecture

#### **Sasaki Associates, Inc.** —

Landscape architecture and local planning

#### **Nelson/Nygaard** —

Innovative transportation solutions

**Sherwood Design Engineers** — Stormwater management and civil engineering

**Creative Ecology Partners** — Participatory design and community development

#### **Sandra Richter** —

Persuasive technology, art and temporality

#### **Hunter Franks** —

Arts-based community engagement



**ELEANOR PRIES**

sitelab

*The idea of the Commons is the legacy of Cambridge and imbues every space. Like the field of infinite possibility! Constantly reimagined and transformed by residents large and small, it is a communal backyard.*



**LAURA CRESCIMANO**

sitelab

*I'm excited for Kendall to take it to the streets, for people experiment and be bold, starting with the first "Temple to the Galaxy" installation. What are we waiting for?*



**EVAN ROSE**

sitelab

*I am fascinated by cities—the energies, the people, the places, the spaces, and, especially, by the unexpected ways people engage all of it. What we do in Kendall is merely a starting point, the community will make it their own. And that's pretty cool.*



**GINA FORD**

sasaki

*We are so thrilled to be thinking about how to better connect Kendall Square to its waterfront, and the people of Cambridge to their river.*



**DAN SULLIVAN**

sitelab

*As a native Cantab, I think sitting on Kendall Common with a coffee, watching a band spontaneously play on the Canal as I look to Beacon Hill beyond, would be wicked cool!*



**KATIE FLYNN**

sasaki

*I'm excited to see the proximity to water reflected in Kendall Squares open spaces and streets.*



**LEAH NICHOLS**

sitelab

*I am most excited to see Kendall Square come to life with a diversity of people and program.*



**SAM SLATER**

sitelab

*Designing cities right is the best gift we can leave for the next generation.*





**SANDRA RICHTER** *sandra richter*

*Kendall will stand for collision. collision of people who would have never met. collision of companies who would have never collaborated. collision of technologies that shape the world.*



**LAURA STEDENFELD** *land collective*

*It's going to be an incredible experience to look down the water fingers of the Broad Canal and see views thrusting out to downtown Boston across the Charles. To be on a waterfront site and actually connect with the edge is a true 21st century urban experience, and will put Cambridge on the global map.*



**JEREMY LIU** *creative ecology partners*

*Our Open Space Framework Plan puts community development where it belongs - at the very heart of what will become the most accessible and character-defining feature of the neighborhood, its parks, plazas, waterways and open spaces*



**JASON LOISELLE** *sherwood design engineers*

*Kendall Square has a great chance to showcase it's value through the lens of water, past and present.*



**DAVID RUBIN** *land collective*

*When I step back from the drawings for Kendall Square, I see a figure "8" loop on its side, like an infinity symbol - the endless opportunities that inform the quality and character of the connective tissue and, therefore, the people of the City of Cambridge.*



**HENRY MOLL** *land collective*

*I am most excited about the potential of Kendall Square's open spaces as designed places for people.*



**DAVID ELLIOT** *land collective*

*I think it's the prospect of a genuine connection to water, either on the Charles, or an observation of stormwater, or a great fountain, that anchors the project at strategic moments.*



**JASON SCHREIBER** *nelson / nyygard*

*We are knitting together old and new spaces to make a memorable place.*



**ELIZABETH HIXSON** *sasaki*

*Growing up here, I've seen Kendall develop and can't wait to bike down future Binney Street.*



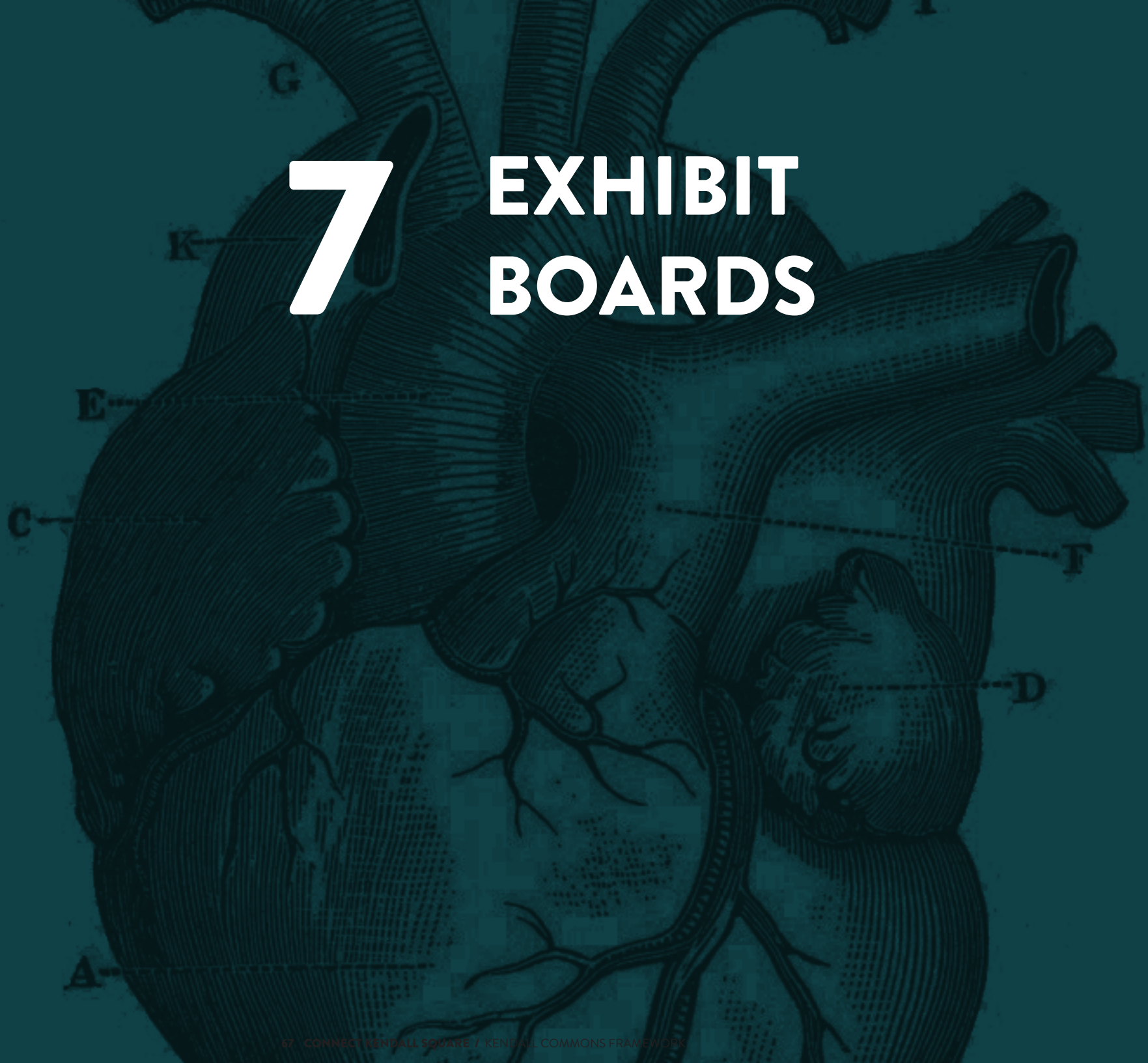
**AVERY SELL** *land collective*

*I'm excited to see diverse communities come together in new public spaces that better knits Kendall Square into the Cambridge fabric.*





# 7 EXHIBIT BOARDS



# 7.1 EASEL BOARDS A (Left)

## CONNECT KENDALL SQUARE THE KENDALL COMMONS FRAMEWORK



### ESSENTIALLY KENDALL

A framework of identity and coherence rooted in history, local culture, and the promise of the future. The essential DNA of Kendall Square manifest in water, innovation and communities.

### A CENTER FOR KENDALL SQUARE: THE COMMON at BROAD CANAL

The civic space of community, spectacle, and creativity; the legacy of Kendall's industrial past and a new entrance to the River.

Here, at the corner of Broadway and Third Streets, diagonally across from Point Park, The Common hosts festivals and concerts, markets and holiday events. Theater seating offers a long view of the Canal with Boston beyond.





# 7.1 EASEL BOARDS B (Right)

## CONNECT TO THE NEIGHBORHOODS: THE INFINITE FIELD

How do we draw people to Kendall Square and the Commons? Occupy and repurpose the barriers in-between.

Rogers Park is The Infinite Field: infinitely flexible, ultimately transformable. Each family's back yard writ large. This wide, long green is reinvented everyday: Tai Chi, Relay races, Drawing club, Band practice, Capture the Flag, Harvest Dinner, Stargazing, Camping... to start. A simple design allows for the most flexible space in which complexity draws from use.



## A MEETING GROUND: THE JUNCTION

The Junction is a magnet and connector for Area IV, a meeting ground for activities and games that appeal to the teens of Area IV as well as area workers, residents, and students. Long and narrow, this outdoor "arcade" is a meeting ground and potentially future transportation center.

The Kendall Commons Framework envisions the Junction as bringing together community and technology with a particular focus on youth, Anchored by two community-based pavilions, an Area IV Youth Center clubhouse and a technology lab for MIT and Community collaborations. The design establishes small rooms with flexible seating, interactive games, information hubs, interactive art, pop-up retail and food.



## REFRAME THE CHARLES: THE GREAT MARSH

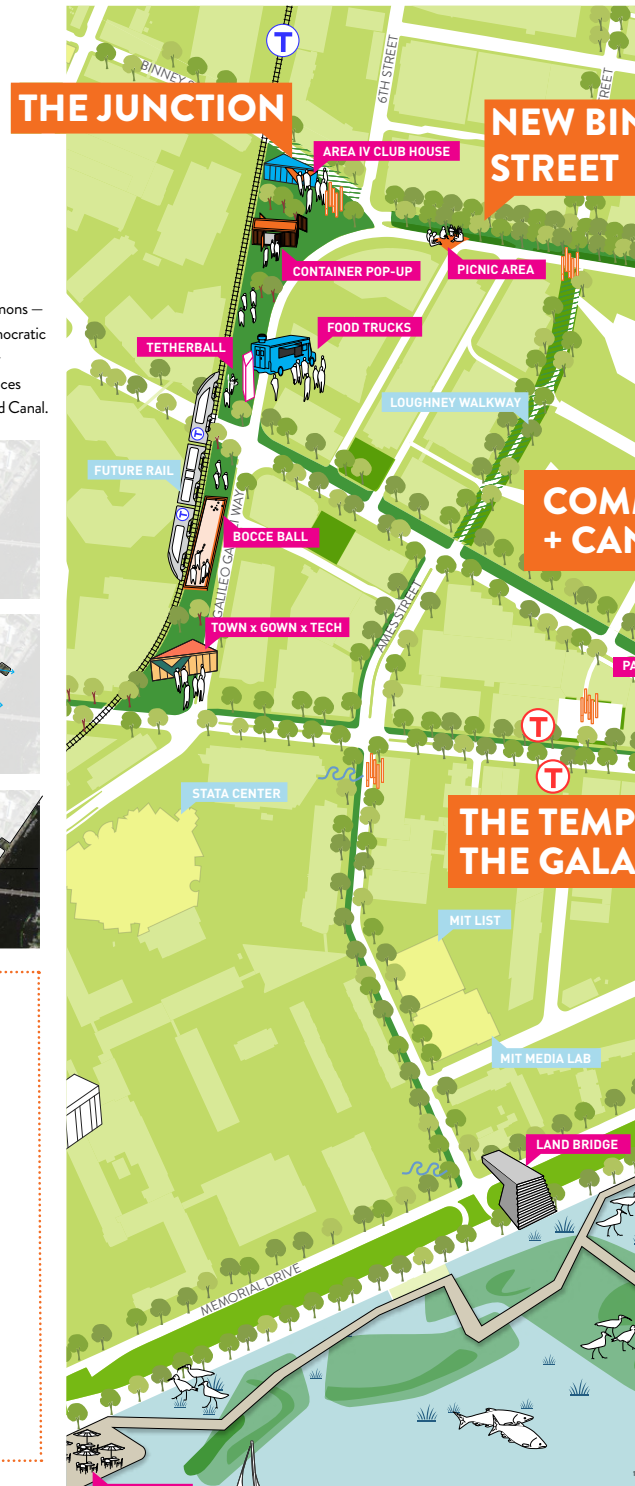
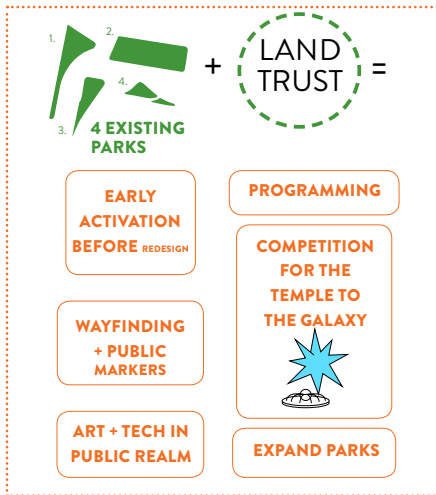
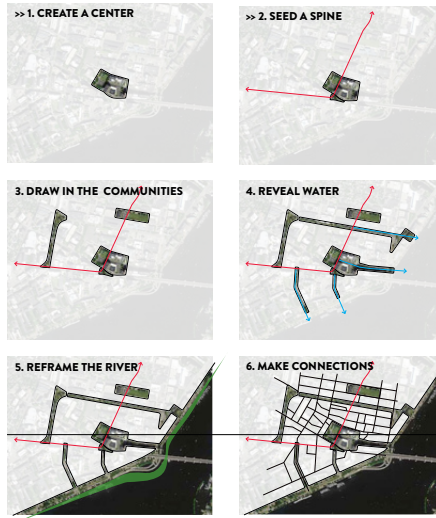
This is immersive ecology and long-term resiliency, at a scale to provide natural exploration. Extending along Memorial Drive, the riverfront of the Kendall Commons Framework answers Boston's Emerald Necklace across the water. Wetlands, shoals, and floating islands hearken back to its beginnings as The Great Marsh. Ecological and resilient, the marsh helps balance nutrient loading, cleans stormwater, and manages rising tides, along seawall stabilization.



# BANNER BOARDS (A) 1 of 6

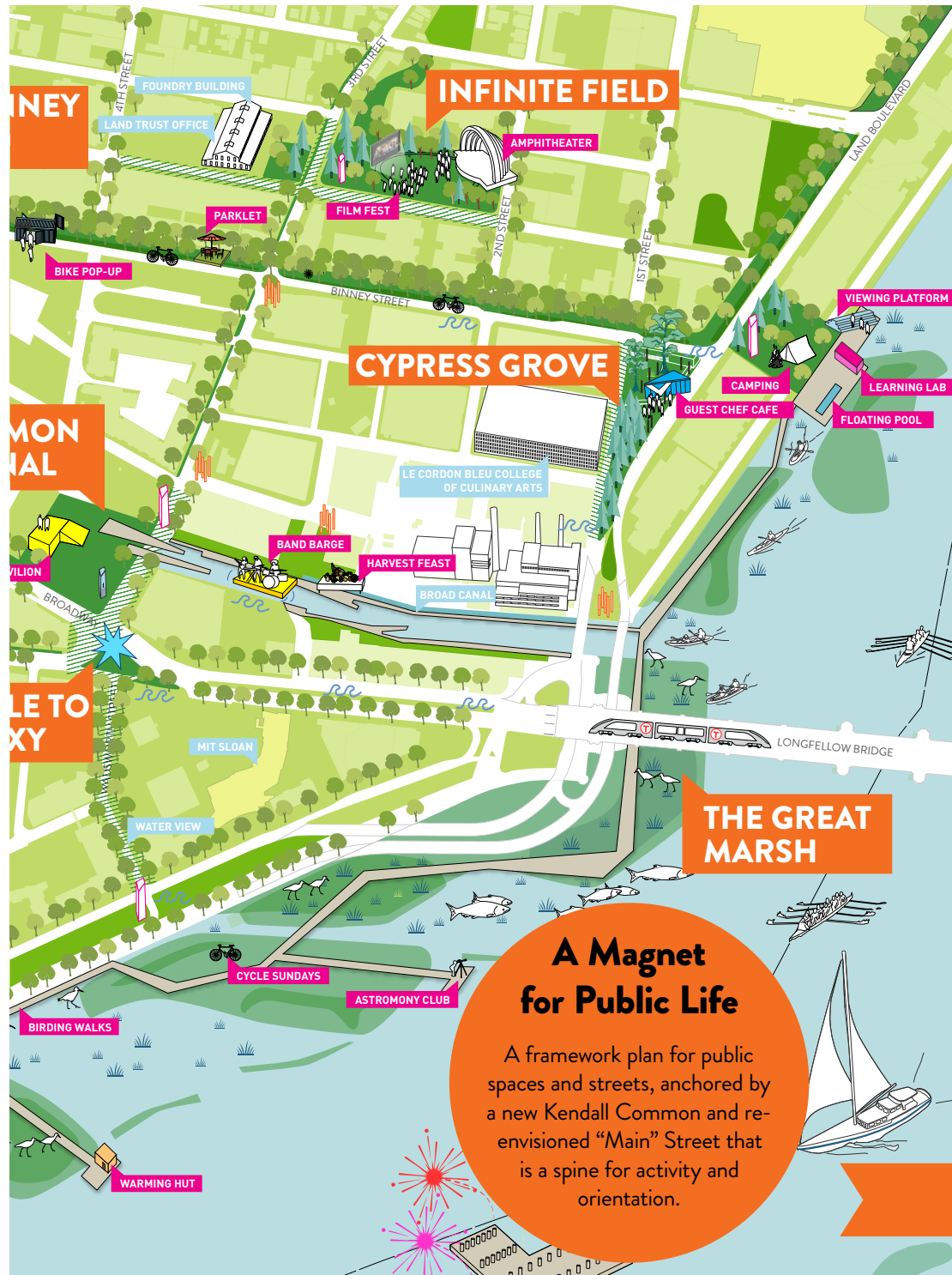
## CONNECT KENDALL SQUARE THE KENDALL COMMONS FRAMEWORK

The Kendall Square Public Realm is envisioned as a holistic Commons — building on the Cambridge tradition — a set of collective and democratic resources. The Kendall Commons Framework identifies four key elements and describes the character and intent for eight key spaces anchored by a renewed “Main” Street and The Common at Broad Canal.





7.2  
**BANNER  
 BOARDS  
 (B) 2 of 6**



**A Magnet  
 for Public Life**

A framework plan for public spaces and streets, anchored by a new Kendall Common and re-envisioned “Main” Street that is a spine for activity and orientation.

# BANNER BOARDS (C) 3 of 6

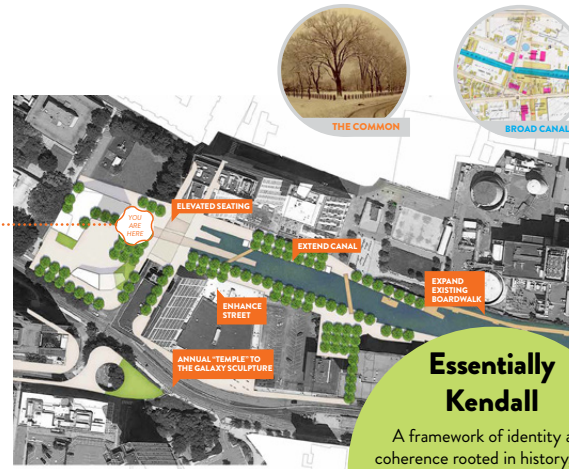
## A CENTER FOR KENDALL SQUARE: THE COMMON at BROAD CANAL

The Common at Broad Canal is the civic space at the heart of the district, the nexus of activity. This is the space of spectacle, events, performance, art and creativity. It embodies the expanded view of The Commons, one that is a piece of common land, collective cultural and ecological resources and the new urban commons of information and common goods.

At the apex of the historic Broad Canal, it is the legacy of Kendall's industrial past and the new entrance to the Charles. Surrounded by shops, cafes, offices, apartments, and services, it is continually activated by residents, workers, and visitors.

The Common is at the corner of Broadway and Third Streets, diagonally across from Point Park. The plaza hosts festivals and concerts, markets and holiday events. Theater seating offers a long view of the Canal with Boston beyond.

The Broad Canal, extended up to Third Street along its former alignment, is revealed and celebrated. Finger piers, bridges, and the expanded boardwalk bring people close to touch the water.



**Essentially Kendall**  
A framework of identity and coherence rooted in history, local culture, and the promise of the future. The essential DNA of Kendall Square manifest in water, innovation, and communities.

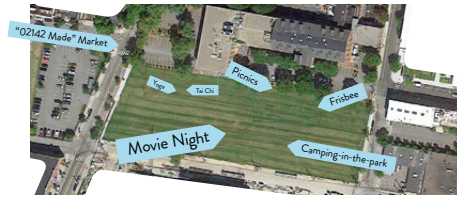


a day in the life in Kendall Square



# 7.2 BANNER BOARDS (D) 4 of 6

START NOW!



## Making It Your Own

A framework plan that is temporal, malleable, and personal, setting the stage for diverse activities, for collective and individual experiences, and, always, for unexpected delight.



## CONNECT TO THE NEIGHBORHOODS: THE INFINITE FIELD

How do we draw people to the Commons? Draw them half way. Occupy and repurpose the barriers in between. The parks at Rogers Street and Grand Rail Junction occupy transitional zones between Kendall Square, East Cambridge and Area IV. These parks are magnets, to draw the neighborhoods toward the heart of Kendall Square, stepping stones on the way to the Commons at the Canal.

Magnet — The Infinite Field — Infinitely flexible, ultimately transformable. Each family's back yard. Bookended by the Foundry and the Operations Center, this wide, long green is reinvented everyday: Tai Chi, Relay races, Drawing club, Band practice, Capture the Flag, Harvest Dinner, Stargazing, Camping, to start.

Rogers park is an Open Field. Flexible, programmable, not for permitted sports. Let programming do the heavy lifting, keep the design simple, easily achievable, flexible. In early phases, not much different than it is today in design, but programmed.

# BANNER BOARDS (E) 5 of 6

## THE MEETING GROUND: THE JUNCTION

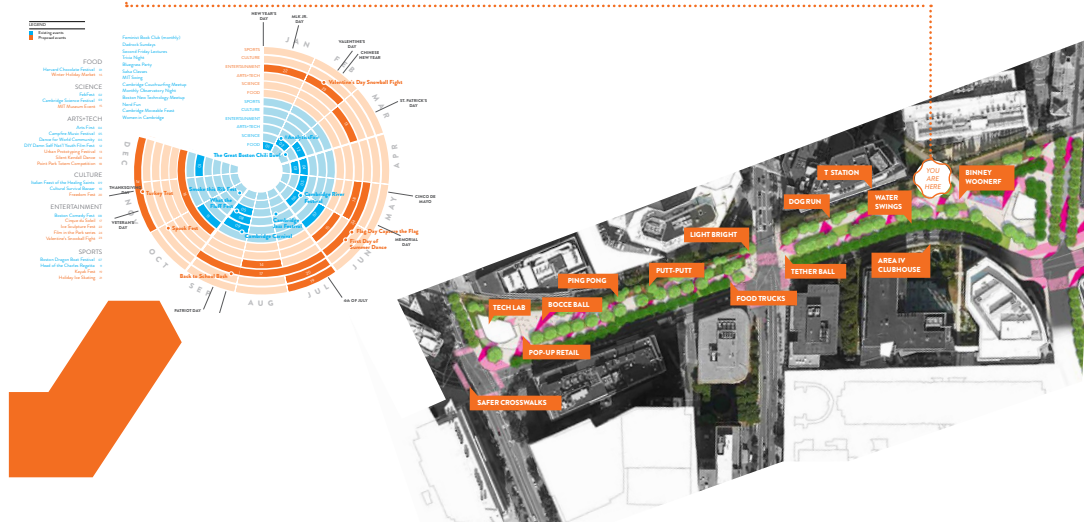
Meeting Ground — The Junction — Long and narrow, this outdoor "arcade" is the meeting ground for Town, Gown and Tech. Future transportation center. Small rooms, flexible seating, interactive games, information hubs, interactive art, pop-up retail and food. Partnerships between Area IV, MIT and local Tech.

How do we draw people to the Common? Draw them half way. Occupy and repurpose the barriers in between. Similar to the Infinite Field, this is a magnet for Area IV, a meeting ground for activities and games that appeal to the teens of Area IV as well as the workers and residents of Kendall.



### Small Steps, Bold Ideas

At once aspirational and immensely practical, a comprehensive and multi-faceted vision for the Kendall Commons, one that can be realized in small steps, over time, starting now.





# BANNER BOARDS (E) 6 of 6



**Get Immersed**  
 Once the Great Marsh, Kendall has always been Cambridge's water district. Dense landscapes, riverfront wetlands, and floating islands connect people to the water and Kendall's roots.

## REFRAME THE CHARLES: THE GREAT MARSH

The water linkages bring the neighborhood to Kendall's new riverine park.

Extending east from the Mass. Ave Bridge along Memorial Drive toward the Science Museum, Kendall Square's new riverfront answers Boston's Emerald Necklace across the water. Wetlands, shoals, and floating islands hearken back to Kendall Square's marsh beginnings. Docks for bathing and boating and a long boardwalk connect the islands; they offer direct river access and immersion into marsh species.

An ecological and resilient concept, the wetlands help balance nutrient loading, clean stormwater, and manage rising water levels, along with stabilization of the historic seawall.

New riverfront activities and facilities are compatible with existing boathouses and marinas, but add significant public amenities — kayaking, canoeing, dragon boating, rowing, bathing docks, floating pool, alongside wetland demonstration and ecological education. The wetland and marsh species celebrate annual Charles River events. The bright purple blooms of the wild rice and marsh irises coincide with the Charles River boating season and the landmark event of the Head of the Charles Reg



# BOARD LAYOUTS

### CONNECT KENDALL SQUARE THE KENDALL COMMONS FRAMEWORK

**THE JUNCTION**  
A meeting ground and connector for Area IV, a meeting ground for activities and green that opens to the west of Area IV as well as an outdoor, resident, and student long and narrow, this outdoor "backlot" is a meeting ground and potentially future transportation center.

**NEW BINNEY STREET**  
A framework plan for public spaces and streets, anchored by a new Kendall Common and re-imagined "Main" Street that is a spine for activity and orientation.

**INFINITE FIELD**  
This is a massive meeting and long-term meeting, a made to provide social exploration. Growing along Broad Canal the east front of the Kendall Commons Framework across Boston's Emerald Necklace across the water. Historic, which will bring them back to its beginning in the Great Marsh. Ecological and resilient, the marsh will be re-imagined, where recreation and emergency relief, along natural habitats.

**COMMON + CANAL**  
The east spine of community, sports, and recreation, the figure of Kendall's development and its recreation in the future.

**THE TEMPLE TO THE GALAXY**  
Here, the corner of Broadway and Third Street, elegantly across from Pure Park, The Commons takes breaks and recreation, water and play spaces. These exciting offerings are part of the Canal with Broad Canal.

**THE GREAT MARSH**  
This is a massive meeting and long-term meeting, a made to provide social exploration. Growing along Broad Canal the east front of the Kendall Commons Framework across Boston's Emerald Necklace across the water. Historic, which will bring them back to its beginning in the Great Marsh. Ecological and resilient, the marsh will be re-imagined, where recreation and emergency relief, along natural habitats.

**MAGNET FOR PUBLIC LIFE**  
A framework plan for public spaces and streets, anchored by a new Kendall Common and re-imagined "Main" Street that is a spine for activity and orientation.

**A CENTER FOR KENDALL SQUARE: THE COMMON at BROAD CANAL**  
The Commons at Broad Canal is a vibrant space at the heart of the district, the source of energy. This is the space of sports, events, performance and recreation. It is a destination for people of all ages, who gather here to enjoy the water, the view, and the community. The Commons, one that is a spine of common life, will be re-imagined and brought back to its beginning in the Great Marsh. Ecological and resilient, the marsh will be re-imagined, where recreation and emergency relief, along natural habitats.

**ESSENTIALLY KENDALL**  
A framework of identity and coherence rooted in history, local culture, and the promise of the future. The essential DNA of Kendall Square manifest in water, recreation, and communities.

### CONNECT TO THE NEIGHBORHOODS: THE INFINITE FIELD

How do we bring people to Kendall Square and the Commons? Create and re-purpose the barriers in between.

Right Now: The Infinite Field, adjacent to the Commons, is currently undeveloped. This field is a blank canvas. This is the space of sports, events, performance and recreation. It is a destination for people of all ages, who gather here to enjoy the water, the view, and the community. The Commons, one that is a spine of common life, will be re-imagined and brought back to its beginning in the Great Marsh. Ecological and resilient, the marsh will be re-imagined, where recreation and emergency relief, along natural habitats.

**MAKE IT YOUR OWN**  
A framework plan for public spaces and streets, anchored by a new Kendall Common and re-imagined "Main" Street that is a spine for activity and orientation.

**A MEETING GROUND: THE JUNCTION**  
The Junction is a meeting ground and connector for Area IV, a meeting ground for activities and green that opens to the west of Area IV as well as an outdoor, resident, and student long and narrow, this outdoor "backlot" is a meeting ground and potentially future transportation center.

**SMALL STEPS, BOLD IDEAS**  
A framework plan for public spaces and streets, anchored by a new Kendall Common and re-imagined "Main" Street that is a spine for activity and orientation.

**REFRAME THE CHARLES: THE GREAT MARSH**  
This is a massive meeting and long-term meeting, a made to provide social exploration. Growing along Broad Canal the east front of the Kendall Commons Framework across Boston's Emerald Necklace across the water. Historic, which will bring them back to its beginning in the Great Marsh. Ecological and resilient, the marsh will be re-imagined, where recreation and emergency relief, along natural habitats.

**GET IMMersed**  
A framework of identity and coherence rooted in history, local culture, and the promise of the future. The essential DNA of Kendall Square manifest in water, recreation, and communities.

## EASEL BOARDS (2)

### CONNECT KENDALL SQUARE THE KENDALL COMMONS FRAMEWORK

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**NEW BINNEY STREET**  
A framework plan for public spaces and streets, anchored by a new Kendall Common and re-imagined "Main" Street that is a spine for activity and orientation.

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**COMMON + CANAL**  
The east spine of community, sports, and recreation, the figure of Kendall's development and its recreation in the future.

**THE TEMPLE TO THE GALAXY**  
Here, the corner of Broadway and Third Street, elegantly across from Pure Park, The Commons takes breaks and recreation, water and play spaces. These exciting offerings are part of the Canal with Broad Canal.

**CYPRESS GROVE**  
This is a massive meeting and long-term meeting, a made to provide social exploration. Growing along Broad Canal the east front of the Kendall Commons Framework across Boston's Emerald Necklace across the water. Historic, which will bring them back to its beginning in the Great Marsh. Ecological and resilient, the marsh will be re-imagined, where recreation and emergency relief, along natural habitats.

**THE GREAT MARSH**  
This is a massive meeting and long-term meeting, a made to provide social exploration. Growing along Broad Canal the east front of the Kendall Commons Framework across Boston's Emerald Necklace across the water. Historic, which will bring them back to its beginning in the Great Marsh. Ecological and resilient, the marsh will be re-imagined, where recreation and emergency relief, along natural habitats.

**A Magnet for Public Life**  
A framework plan for public spaces and streets, anchored by a new Kendall Common and re-imagined "Main" Street that is a spine for activity and orientation.

**ESSENTIALLY KENDALL**  
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### A CENTER FOR KENDALL SQUARE: THE COMMON at BROAD CANAL

The Commons at Broad Canal is a vibrant space at the heart of the district, the source of energy. This is the space of sports, events, performance and recreation. It is a destination for people of all ages, who gather here to enjoy the water, the view, and the community. The Commons, one that is a spine of common life, will be re-imagined and brought back to its beginning in the Great Marsh. Ecological and resilient, the marsh will be re-imagined, where recreation and emergency relief, along natural habitats.

**ESSENTIALLY KENDALL**  
A framework of identity and coherence rooted in history, local culture, and the promise of the future. The essential DNA of Kendall Square manifest in water, recreation, and communities.

**day in the life in Kendall Square**

## BANNER BOARDS (6) – SEAMLESS



**START NOW!**



**Making It Your Own**  
 A framework plan that is temporal, malleable, and personal, setting the stage for diverse activities, for collective and individual experiences, and, always, for unexpected delight.



**Small Steps, Bold Ideas**  
 As one aspiration and immensely practical, a comprehensive and multi-faceted vision for the Kendall Commons, one that can be realized in small steps, over time, starting now.

**THE MEETING GROUND:  
 THE JUNCTION**

**Meeting Ground - The Junction** - Long and narrow, this outdoor "venue" is the meeting ground for Tues, Green and Thurs. Users experience series: food events, double-story, common green, information table, interactive art, pop up and school. Overlap with other events like C&S and East Tech.

**Here do we drop people to the Commons?** How often will they. Overlay and separate the barriers to between. Guide to the Junction and the a major take to meeting ground for visitors and guests that appear to the scene of Area A to as well as the focus and catalyst of Kendall.



**CONNECT TO THE NEIGHBORHOODS:  
 THE INFINITE FIELD**

How do we drop people to the Commons? How does it all lay. Overlay and separate the scenes to visitors. Through to sign, fence and gate that become energy functional area between Kendall Square, East Cambridge and Area V. These parks are regions, so the the neighborhood toward the heart of Kendall Square, mapping areas as the way to the Commons up the Canal.

**Regions** - The Infinite Field - Industry Facility, already transformable. East Cambridge and Industrial by the Canal and the Operations Center. The scale being given to connect way to the City, City, east, driving along the Canal, past, capturing the flow, through, through, through.

Regional park as Open Field. Flexible, programmable, not for permitted sports. Low programming as the heavy, bring the design simple, early, visible, flexible to work plan, not to be difficult. Here is today in design, the programming.



**REFRAME THE CHARLES:  
 THE GREAT MARSH**

The vision brings the neighborhood to Kendall's new common park. Expanding east from the Water. And Bridge along Memorial Drive toward the Science Museum. East off Square can waterfront access. Boston's Central Financial across the water. Waterfront, Canal, and along along features back to Kendall Square next to bridge. This for being and being and long waterfront connect the already they offer direct river access and extensive river reach spaces. An ecological and modern context, the waterfront help foster modern building, other innovation, and encourage open fields, along with revitalization of the historic waterfront.



**Get Immersed**  
 Open the Great Marsh, Kendall has always been Cambridge's water district. Dense landscapes, waterfront features, and floating islands connect people to the water and Kendall's roots.







An anatomical illustration of a heart, rendered in a dark teal color. The heart is shown from a perspective that highlights its complex structure, including the ventricles and major vessels. Various parts of the heart are labeled with letters: A, B, C, D, E, F, G, H, I, J, and K. The labels are connected to the corresponding parts of the heart by thin lines. The overall style is that of a classic scientific illustration.

# 8

# APPENDIX

Over the past few months, we have observed, tested, researched, designed, brainstormed, and listened, and the following pages are but a small snapshot of some of the many ideas we have explored, some prosaic, some fanciful, some worth keeping, others to prod discussion.

## 8.1 STREETS + INTERSECTIONS

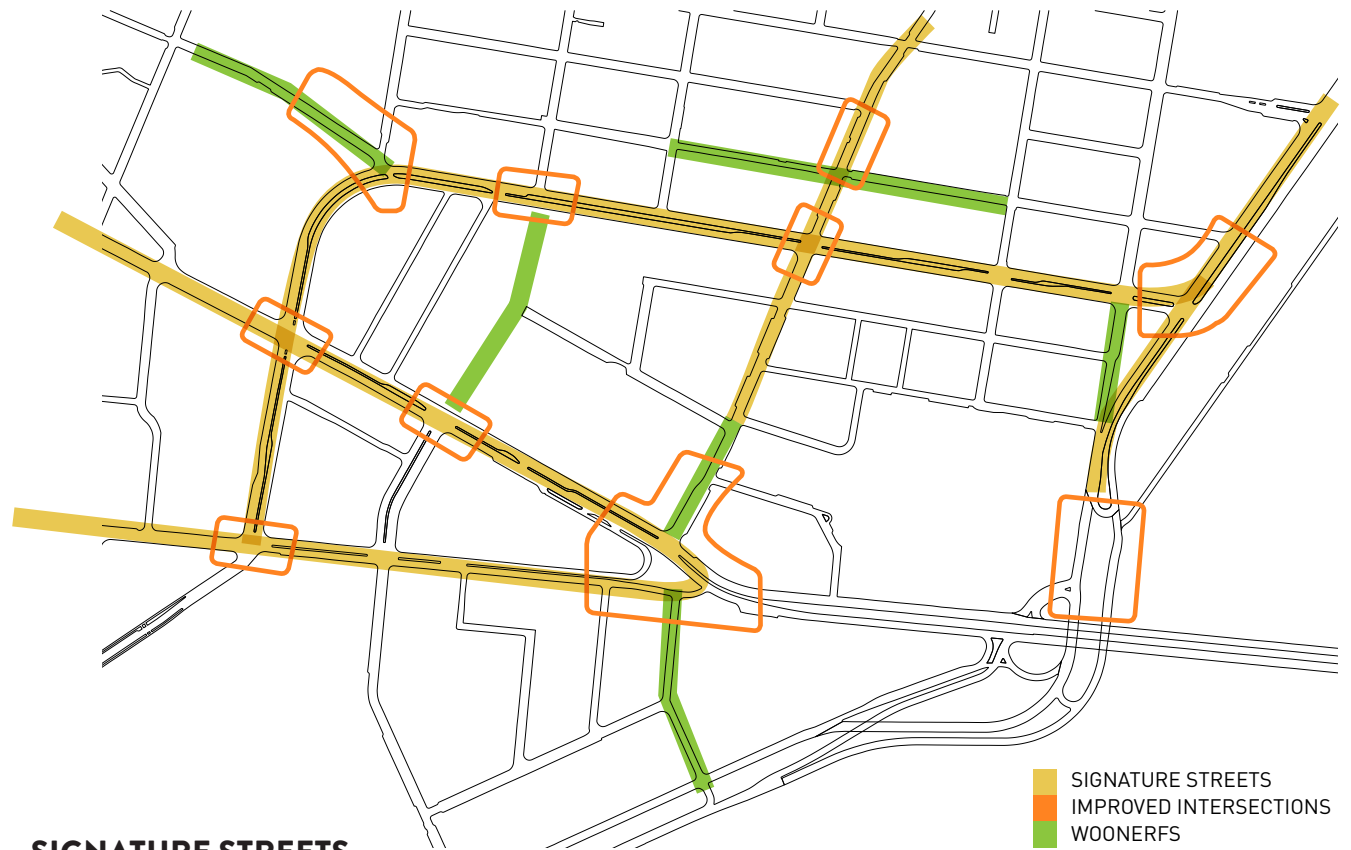
Traffic and transportation analysis shows that multiple streets in Kendall Square do not have the volume to warrant their size. Binney Street, Galileo Galilei, Land Boulevard, and Broadway have wide lanes and central medians; these streets limit connectivity, safety and activity. Wide streets and intersections isolate open spaces such as the Grand Rail Junction and Land Boulevard parcels.

### Recommendations include:

- > Binney Street: Remove 2-3 lanes, from Land Boulevard to Vassar Street. Repurpose as open space.
- > Broadway: Remove 2 lanes, add bicycle path. Repurpose as open space.
- > First Street: Woonerf along Triangle Park. Bike Boulevard.
- > Land Boulevard: Remove 2 lanes and median. Repurpose as open space and create crossings.
- > Third Street: Continue as “Main Street” and enhance Pedestrian/Bike facilities.
- > Wadsworth: Woonerf
- > Intersections: Redesign intersections and turning movements at priority locations.

### Multi-Modal:

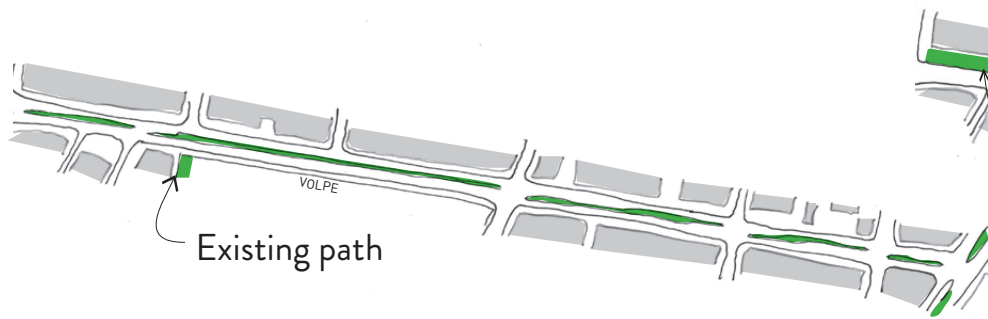
- > Funding for bicycle parking.
- > Red Line: Enhance alternate egress near Point Park.
- > Grand Rail Junction: DMUs with a station at Binney and Galilei and a shared use path.



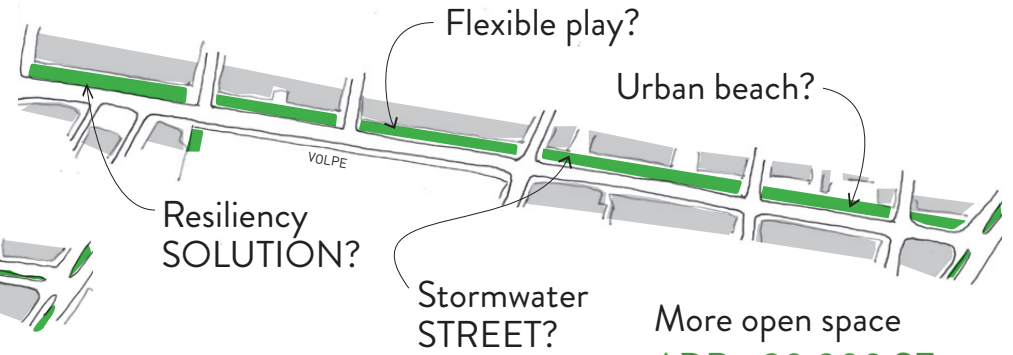
**SIGNATURE STREETS**  
Repurposing Underutilized Streets



**EXISTING:** 4 vehicular lanes + medians



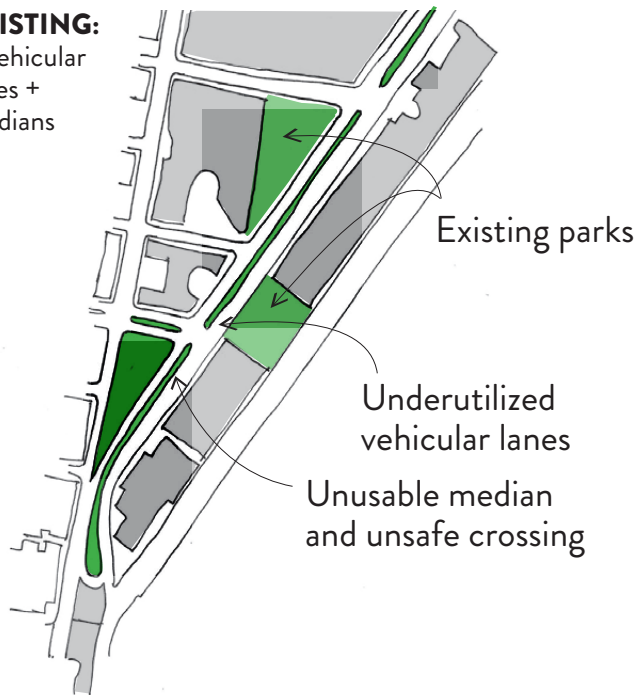
**POTENTIAL:** 2 vehicular lanes + more usable open space



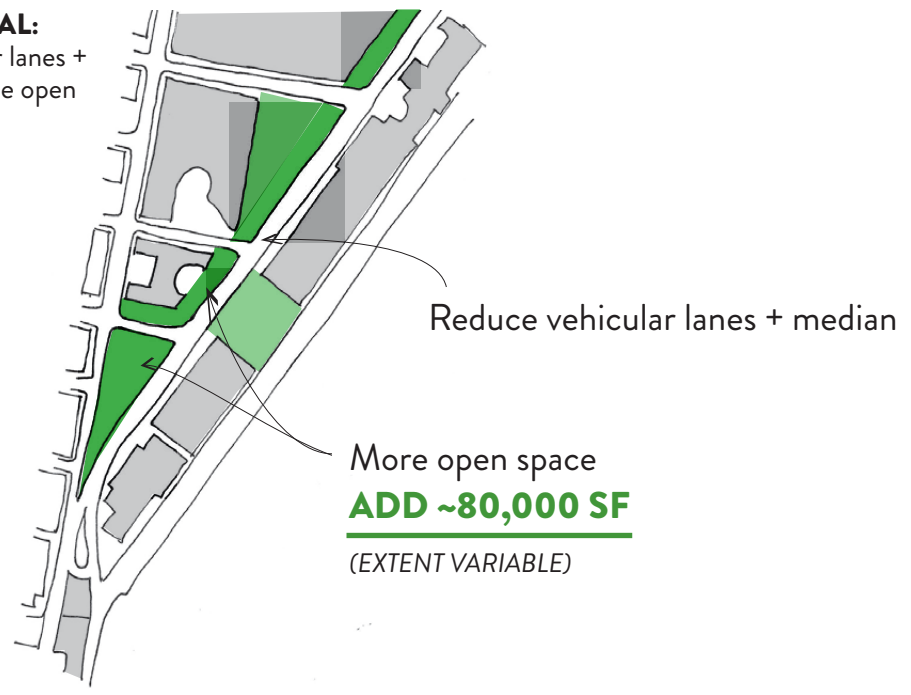
More open space  
**ADD ~80,000 SF**

**REPURPOSING UNDERUTILIZED STREETS – Binney Street**

**EXISTING:**  
6 vehicular lanes + medians



**POTENTIAL:**  
4 vehicular lanes + more usable open space



**ADD ~80,000 SF**  
(EXTENT VARIABLE)

**REPURPOSING UNDERUTILIZED STREETS – Land Boulevard**

## 8.1 cont. STREETS + INTERSECTIONS

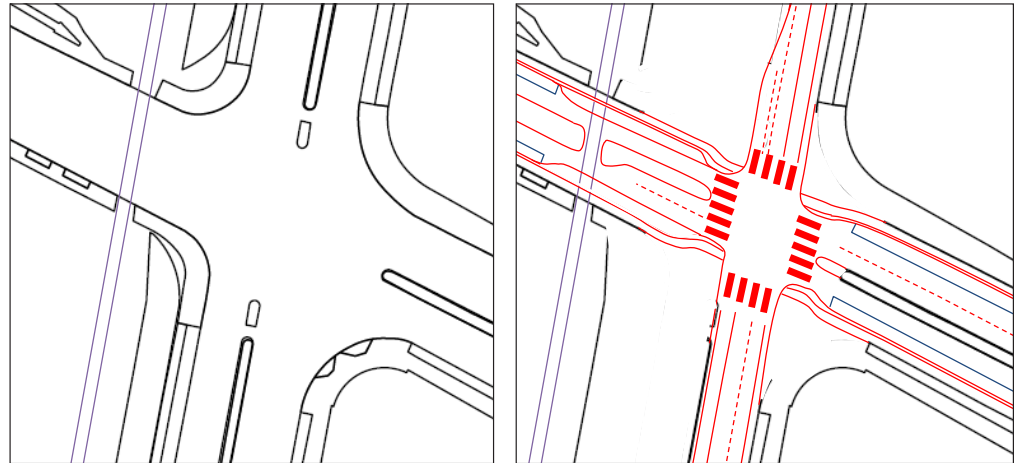
Safety, walkability, accessibility, park space and park visibility would all be increased by multiple intersection improvements in the Kendal Square area. Here are select examples of potential intersection redesigns (shown before and after) to reduce the long crosswalk distances for pedestrians.

Especially in the cases of Broadway at Third Street and Binney Street at Galileo Galilei, intersection redesign relates to possible scenarios in turning movements.

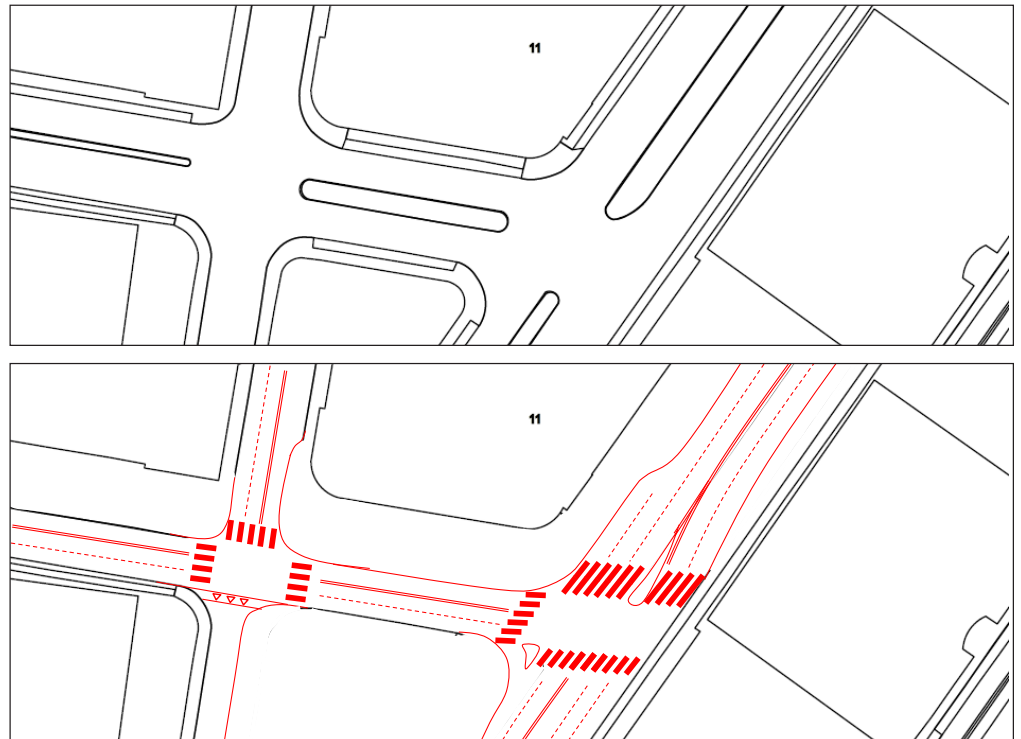
### Priority intersections include:

- > Binney Street, Little Binney Street, and Galileo Galilei Street.
- > Binney Street and Third Street.
- > Binney Street and Land Boulevard.
- > Binney Street and Fifth Street.
- > Point Park Streets (Broadway, Main Street, Third Street, and Wadsworth Street).
- > Broadway and Galileo Galilei Street.
- > Vassar Street and Galileo Galilei Street.
- > Ames Street and the Fifth Street Pedestrian Path.
- > Broad Canal and Land Boulevard/Memorial Drive.

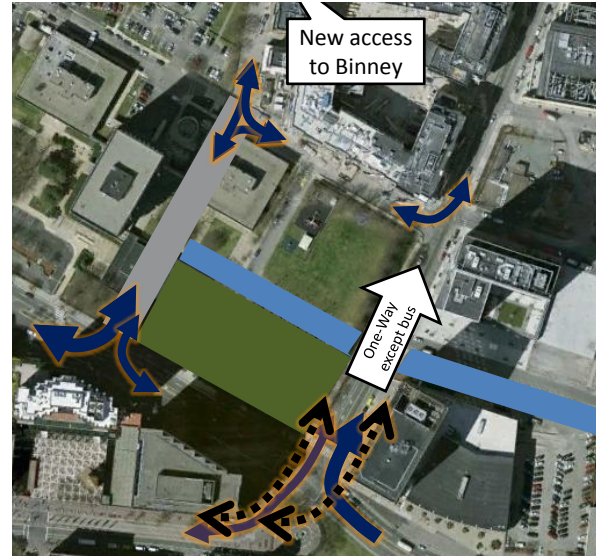
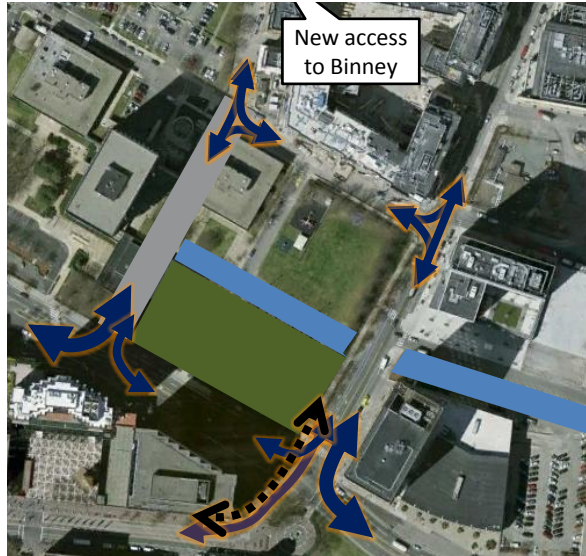
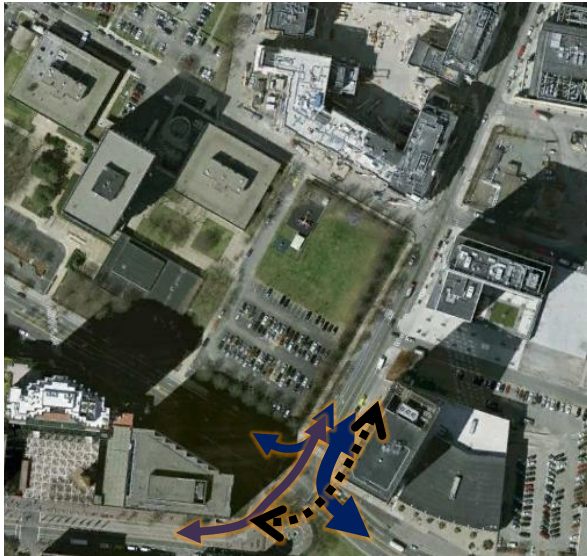
### BROADWAY + GALILEO GALILEI (NOW | REDESIGN)



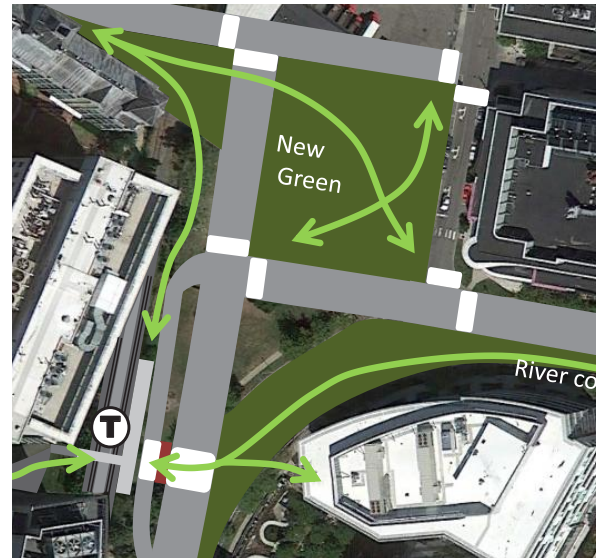
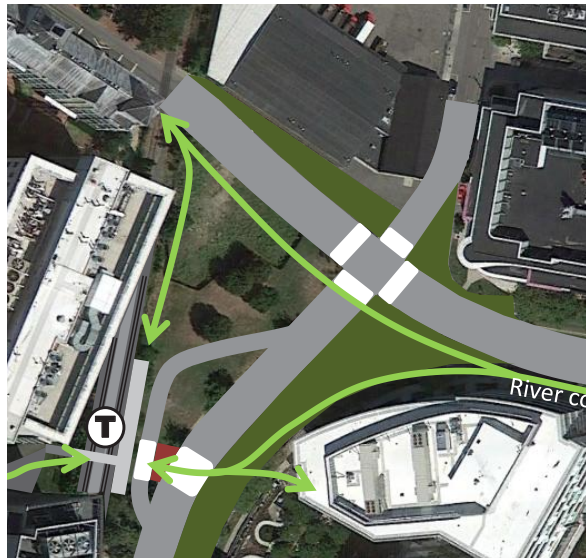
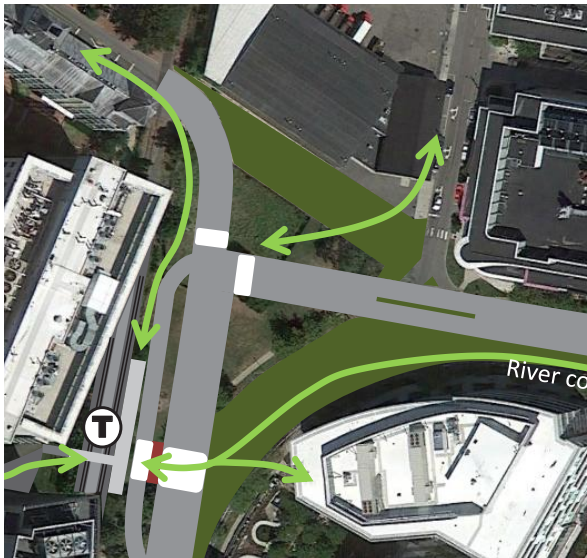
### BINNEY + LAND BOULEVARD (NOW | REDESIGN)







**INTERSECTION OPTIONS: BROADWAY + THIRD STREET**



**INTERSECTION OPTIONS: BINNEY + GALILEO GALILEI**

## 8.2 RESILIENCY AND SEA LEVEL RISE

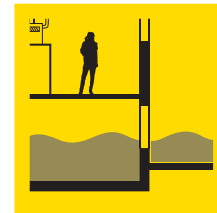
During a 100-Year storm event, at high tide in 2050, there could be considerable flooding in Cambridge.

The City would be best protected by raising the height of the Charles River Dam and installing a tidal flood gate north of Cambridge Street to prevent flooding from the Mystic River. Additional smaller-scale preventative measures are shown in this resiliency toolkit.

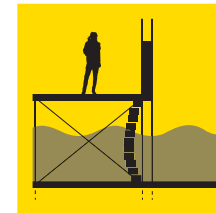
- > Street cisterns store stormwater and are appropriate for Binney Street, as shown in the Framework redesign.
- > A floodable park collects stormwater and provides additional space for coastal floodwater, ideal for the Triangle Park along Land Boulevard and near the CSO catchment area and outfall.
- > If the Grand Rail Junction is not converted to DMUs and is no longer needed for freight access, it could become a stormwater corridor.
- > Shoreline habitat and Wetlands along the Charles River edge would attenuate storm surge and filter stormwater.
- > The red line alignment and stations are susceptible to flooding and may require tide gates or berming.
- > Install one-way valves on the stormwater outfalls.



Dry Flood-Proofing



Wet Flood-Proofing



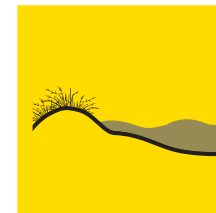
Elevated Building



Living Shoreline



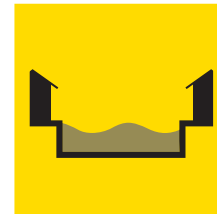
Floodable Park



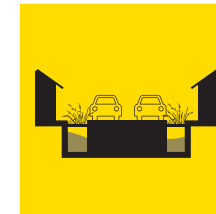
Edge Restoration



Temporary Floodwall



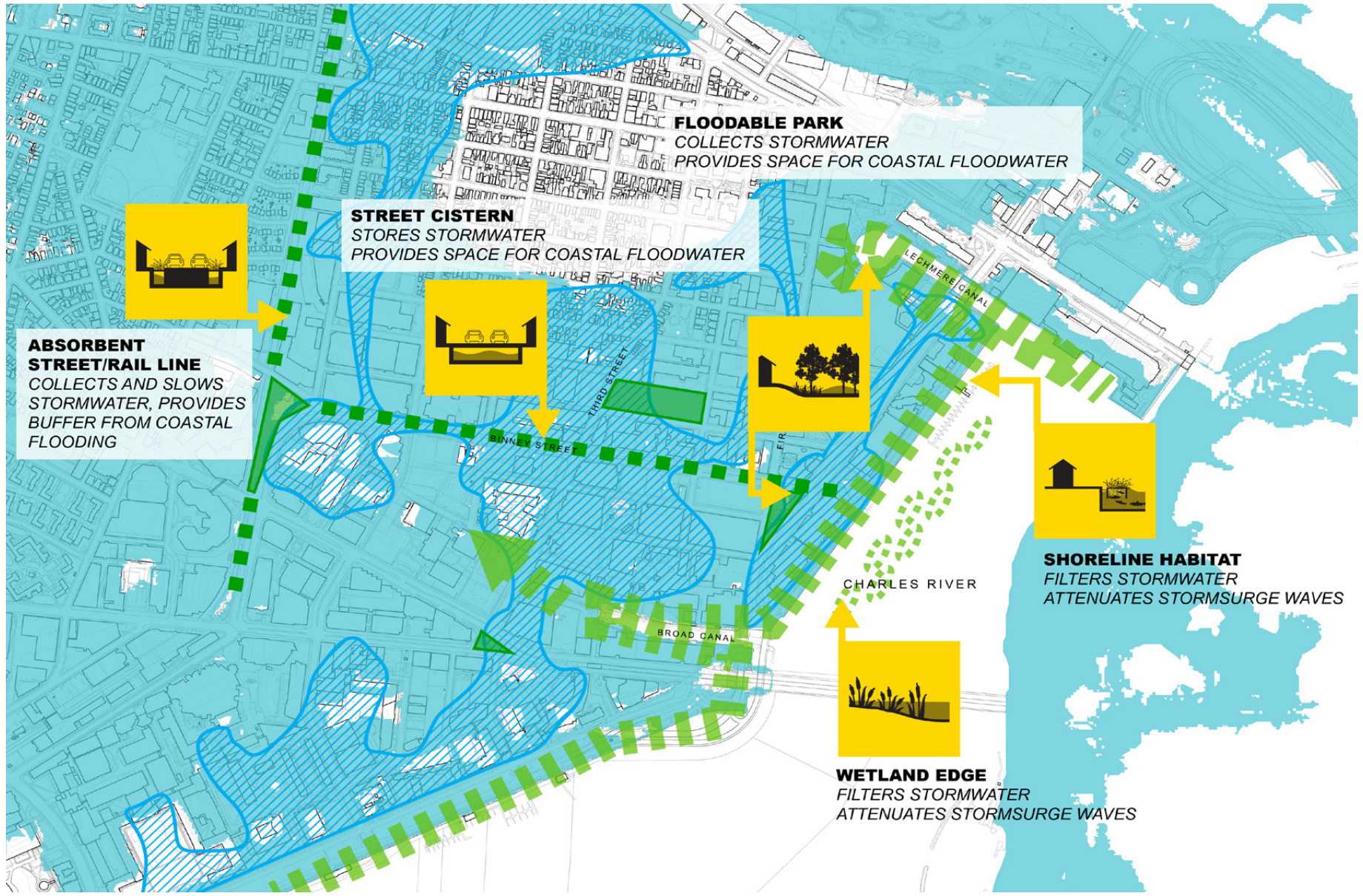
Canal Street



Absorbent Street







**FLOODABLE PARK**  
 COLLECTS STORMWATER  
 PROVIDES SPACE FOR COASTAL FLOODWATER

**STREET CISTERN**  
 STORES STORMWATER  
 PROVIDES SPACE FOR COASTAL FLOODWATER

**ABSORBENT STREET/RAIL LINE**  
 COLLECTS AND SLOWS STORMWATER, PROVIDES BUFFER FROM COASTAL FLOODING

**SHORELINE HABITAT**  
 FILTERS STORMWATER  
 ATTENUATES STORMSURGE WAVES

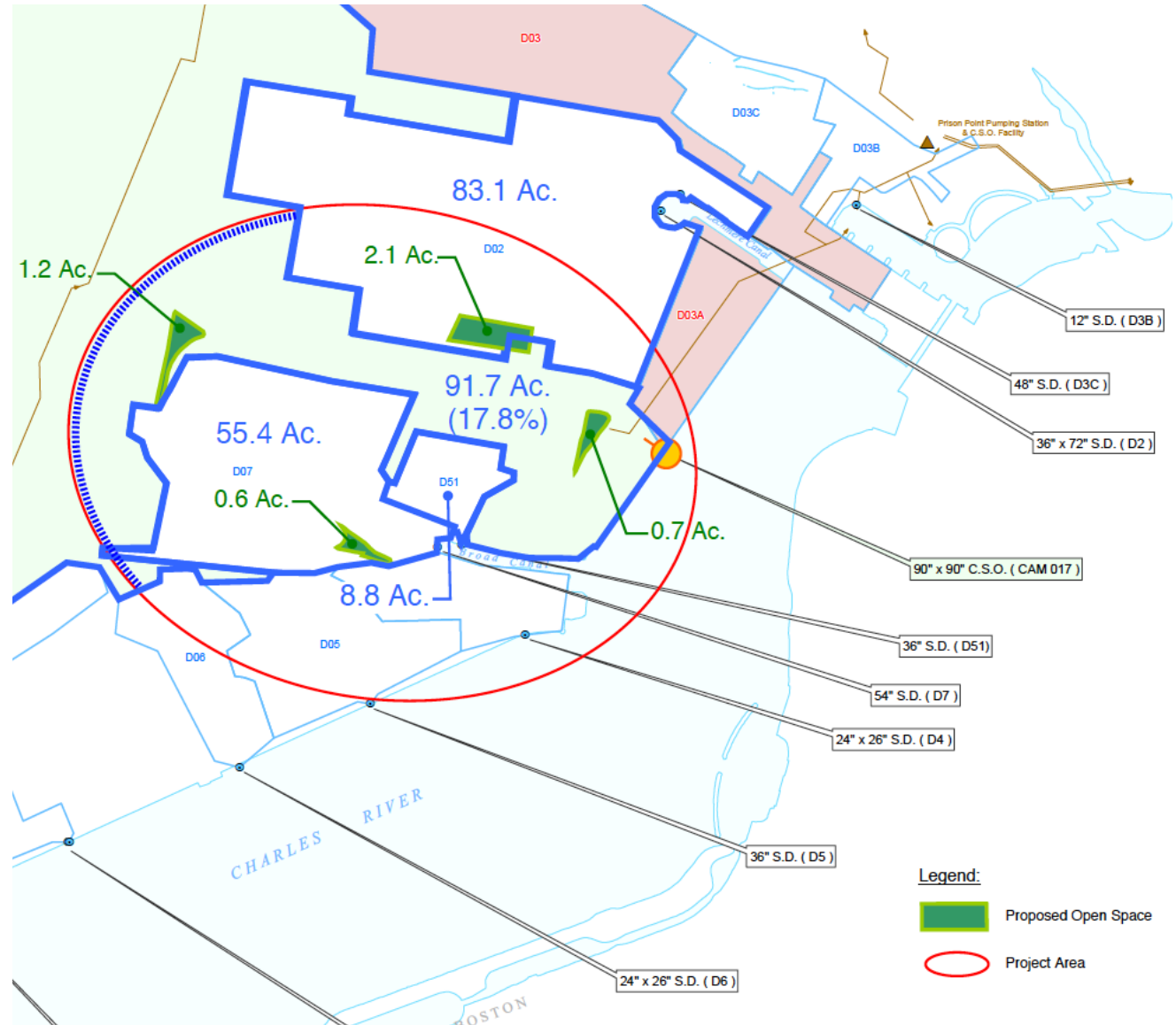
**WETLAND EDGE**  
 FILTERS STORMWATER  
 ATTENUATES STORMSURGE WAVES

## 8.3 STORMWATER + LOW IMPACT DESIGN

Kendall Square has great opportunities for stormwater treatment, groundwater recharge, water reuse for irrigation, and mitigation of combined sewer overflow into the Charles River.

Given the metrics (facing page), here are multiple options for managing stormwater in Kendall Square:

- > Locate 2.5 Acres of rainwater tanks on the Volpe Site to irrigate 40 acres of open space
- > Locate 2.5 Acres of subsurface retention on the Rogers Park or in the Volpe site, to eliminate the CSO impact.
- > Locate 5,000 SF of Eco-Machine – subsurface wetland – on Triangle Park to clean stormwater.
- > Perform water extraction, cleaning, and aeration in Broad Canal.
- > Install streetscape with landscape integrated stormwater management (linear rain gardens and bioswales) to promote filtration; dissipate heat gained from urban runoff; facilitate infiltration.





## STORMWATER OPPORTUNITIES FOR LOW-LYING AND CSO AREAS

2.5 ACRES OF RAINWATER TANKS (650K CF) TO IRRIGATE 40 ACRES

2.5 ACRES OF SUBSURFACE RETENTION (ELIMINATE CSO IMPACT)

5K ECO-MACHINE (SUBSURFACE WETLAND)

WATER EXTRACTION, CLEANING, + AERATION

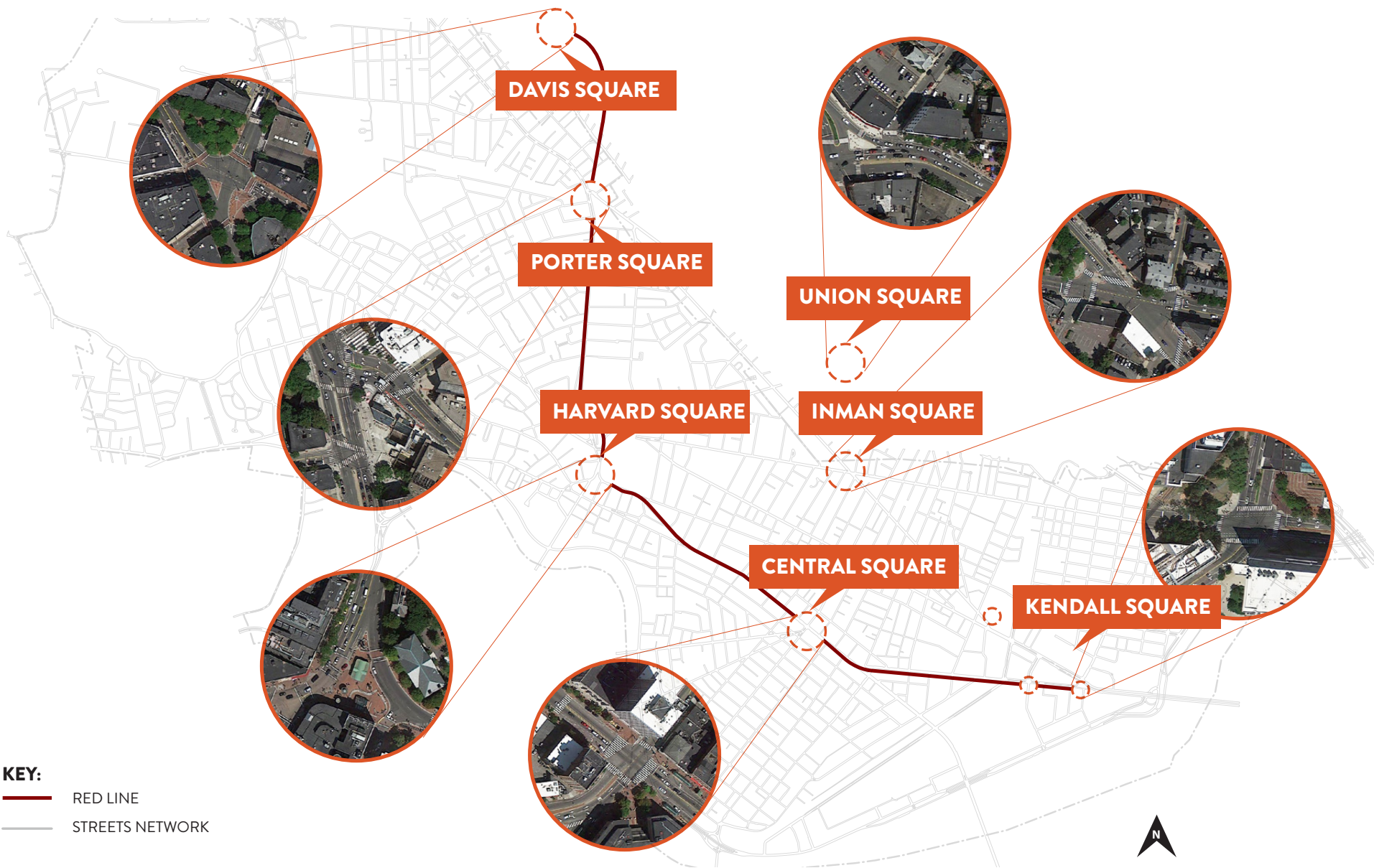
### METRICS:

- Study area = ~245 acres
- Area discharging to CSO = 20 acres
- Max. CSO volume documented in study area = 2 million gallons
- Irrigation demand: 6K gallons/day
- Potable demand: 6M gallons/day
- Rainfall for reuse: 250K gallons/day
- Storage volume needed: 650K CF
- Landscape area needed: 23 acres

# 8.4 CAMBRIDGE OPEN SPACE AND LOCAL CENTERS







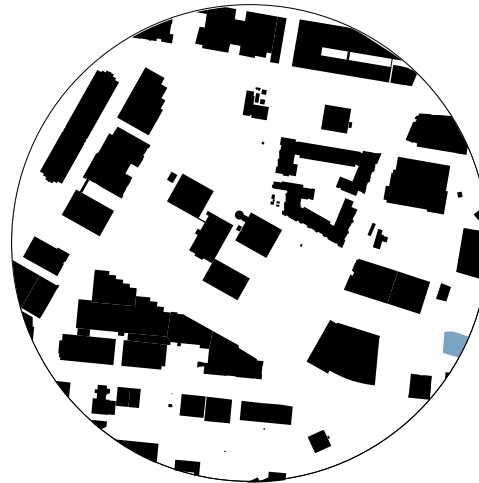
## 8.5 LOCAL CENTERS URBAN FABRIC

Figure ground analysis is one of the ways we understand the density and legibility of a place. In this pure depiction of what is built and what is un-built, the relationships and hierarchies between buildings, streets, and open spaces become obvious—or in the case of Kendall Square, not.

We analyzed the urban fabric of Kendall Square in comparison to other successful Cambridge Squares: Porter, Harvard, Central, and Inman. These squares all have clear street hierarchy, walkable streets, legible open spaces, and relative density. While Kendall Square is missing these features, it does share the location on a forked intersection, a commonality among all five.

Future buildings in Kendall Square should be built to the property line, with clear streetwalls, primary facades, and rear/underground services.

Future streets in Kendall Square should be designed for walkability and safety. Walkable streets prioritize pedestrians and bicyclists, green strategies and stormwater management, multi-modal transit solutions, and sidewalks designed for landscape, activity, and a thriving economy.



**KENDALL**

**PORTER**





**HARVARD**

**CENTRAL**

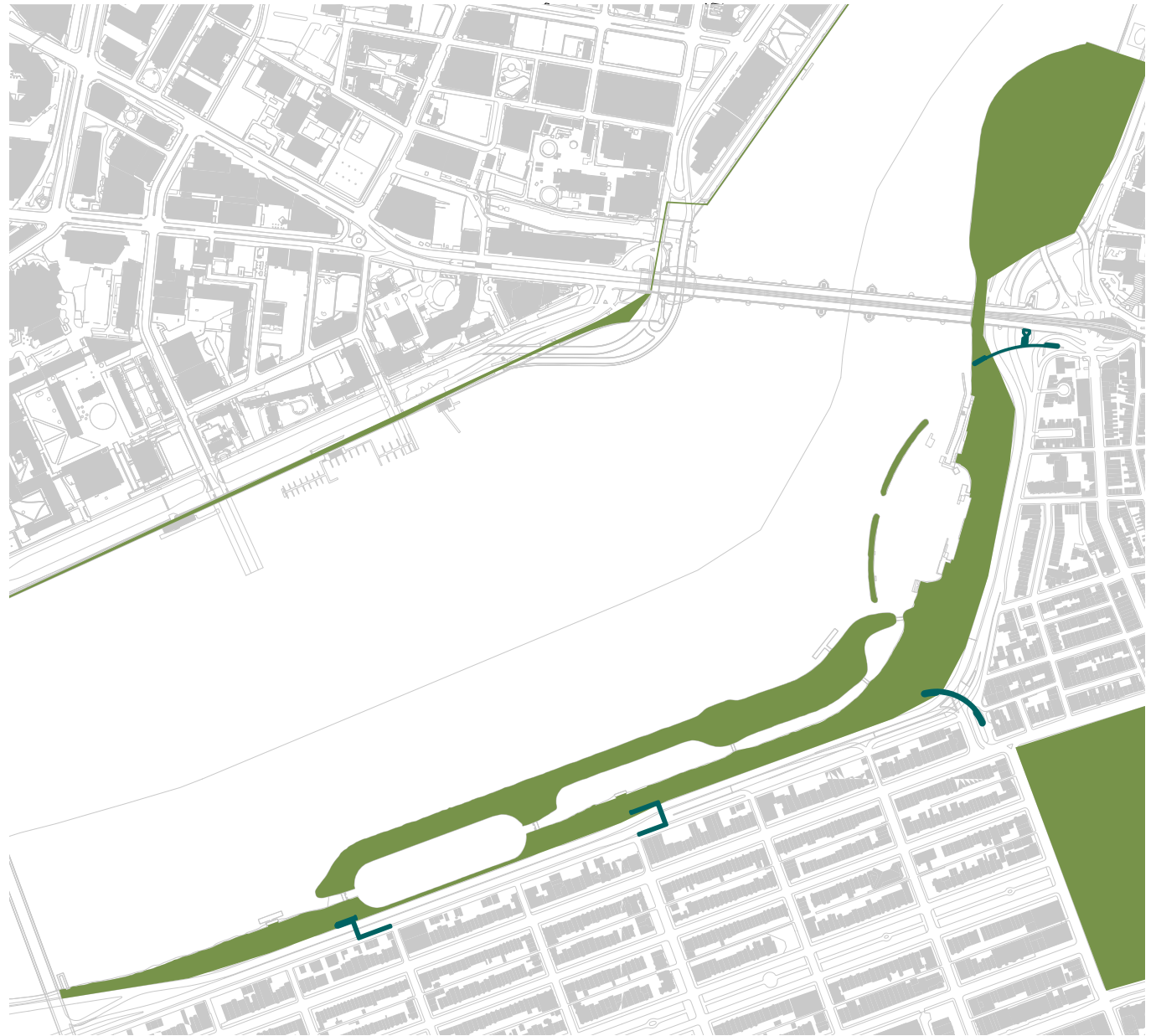
**INMAN**

## 8.6 CAMBRIDGE WATERFRONT

Kendall Square's riverfront is potentially one of its best assets, but is currently underutilized, inaccessible, under repair, and potentially at risk in sea level rise.

Long-term investment in the riverfront —from the Massachusetts Avenue Bridge to the Lechmere Bridge — should be a priority for Kendall Square and Cambridge. The comparison between the Cambridge riverfront and the Boston riverfront in this location reveals limited open space access and facilities near Kendall Square.

In addition to the benefits for sustainability and safety, the riverfront could become one of Kendall's best amenities, a key piece in the identity of Cambridge, and a vast recreational and ecological park.





## 8.7 PROPERTY OWNERSHIP

Visualizing the patterns of property ownership in Kendall Square show the predominance of large, single owners. While this does reduce diversity and favor larger block development, it also allows for some efficiencies.

District and/or large block-level programs could include:

- > Sustainability: Water usage, energy usage, steam heat, stormwater, wind/solar energy.
- > Programming: Interim design, centralized operations for temporary activities and programming, public sales on private open space (not allowed on public open space)
- > Parking/Service: Underground parking, district parking, shared parking, stackers, temporary parking, Car sharing, shuttles, bicycle parking, bicycle valet, bicycle share, bicycle facilities.

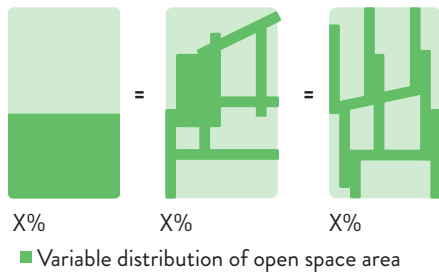


Park parcels do not reflect competition rezoning

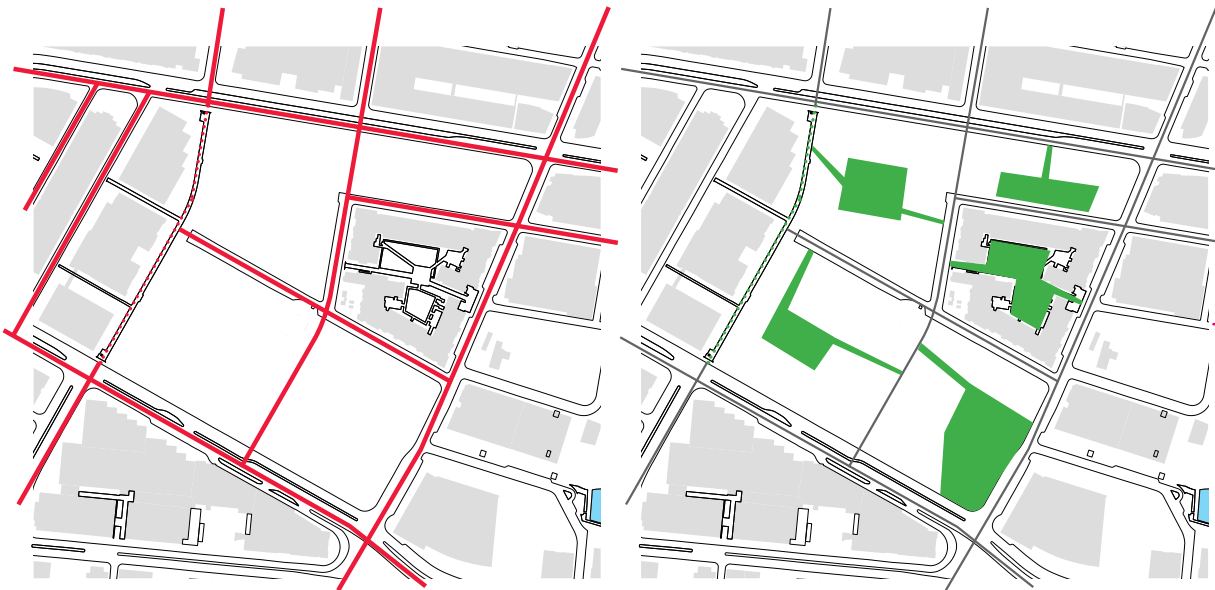
## 8.8 PATHWAYS + CONNECTIONS

Kendall Square has some significant sites for development in the future. In addition to the Volpe site, which represents 14 acres of the heart of Kendall Square, other development pieces may include: the energy site (if it were consolidated), MIT development, telecommunications sites, and industrial sites along Grand Rail Junction. The Kendall Commons Framework embeds basic principles about future development:

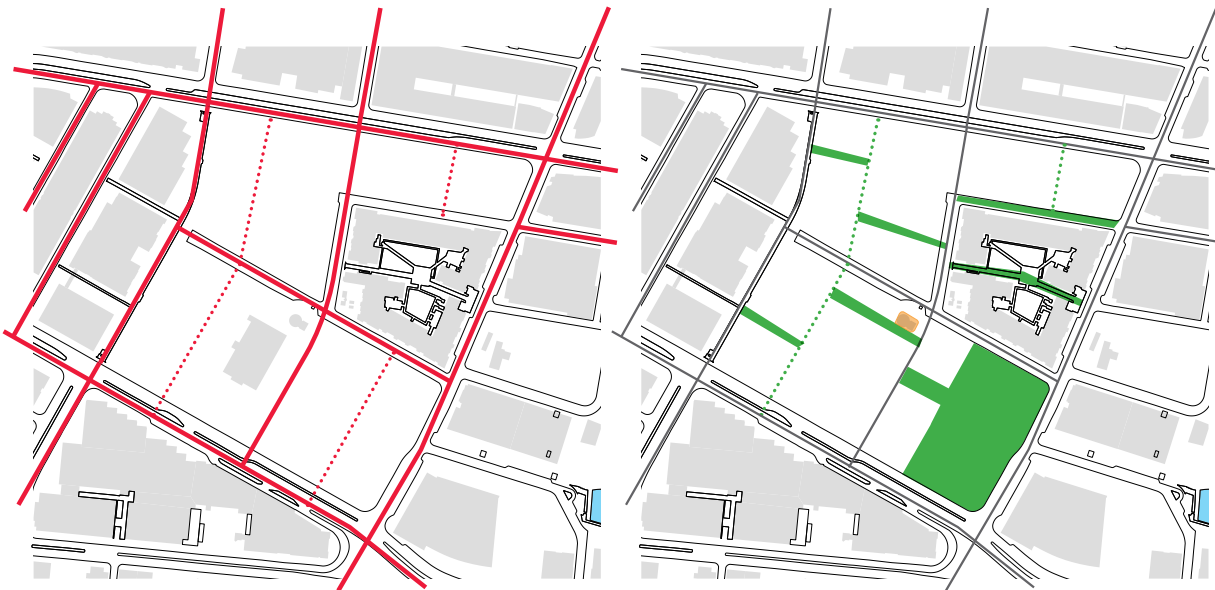
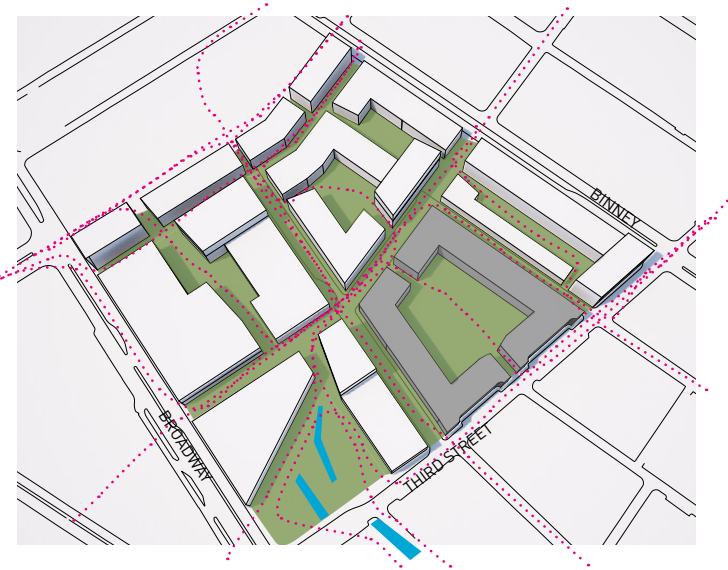
- > Reuse historic and industrial assets — Artifacts provide variety, authenticity, discovery, and constraints against uniformity.
- > Divide large blocks with streets, pathways and passages — A multiplicity of connections creates safe, accessible, lively, and diverse places. Percentage requirements for Open Space should require percentages for connectivity and incentivize non-traditional open space types and forms.
- > Mix uses and scales — Promote a fine grain of uses at a variety of scales. Cluster complementary uses to create unexpected meetings and adjacencies.



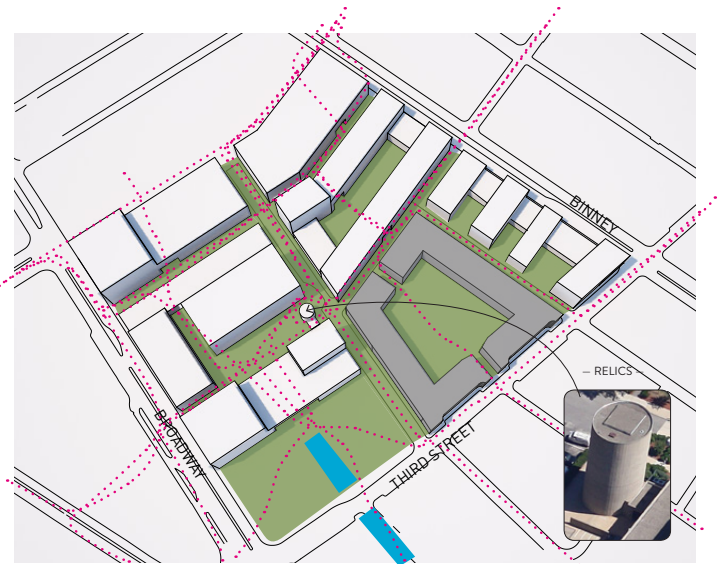




VOLPE CASE STUDY – PATHS + COURTYARDS



VOLPE CASE STUDY – STITCHES



## 8.9 ALTERNATE SCENARIOS — LAND BRIDGE + ROGERS PARK

### LAND BRIDGE?

A Land Bridge could help pedestrians cross Memorial Drive, as well as providing an elevated gathering place, a prospect from which to view the Charles, the Regatta, and fireworks, or just star gaze, read and watch the seasons.

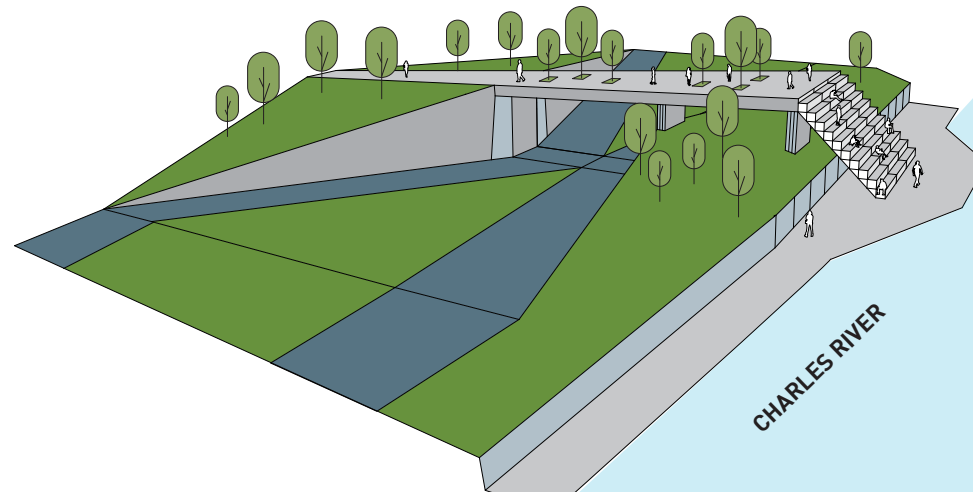
Bridges can be tricky in the urban realm. What is important here is that a Land Bridge is not “just going up, to go down again”. The Bridge is a public open space in itself, occupiable, seamless with the City streets, ultimately accessible, a gathering spot, not just a means to a destination.

### ROGERS PARK

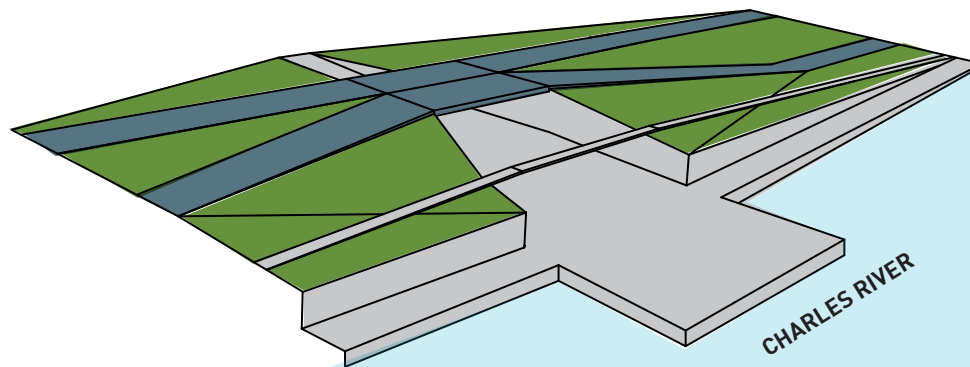
The concept of the Infinite Field is as malleable as the programming that occupy it. We see possibilities for water programming, different relationships with the Foundry and the adjacent residential, connections to local playgrounds and to Binney Street, more pavilion, or less pavilion, depending on need.

Rogers Park could also incorporate:

- > Underground Parking
- > Large-scale Stormwater Strategies



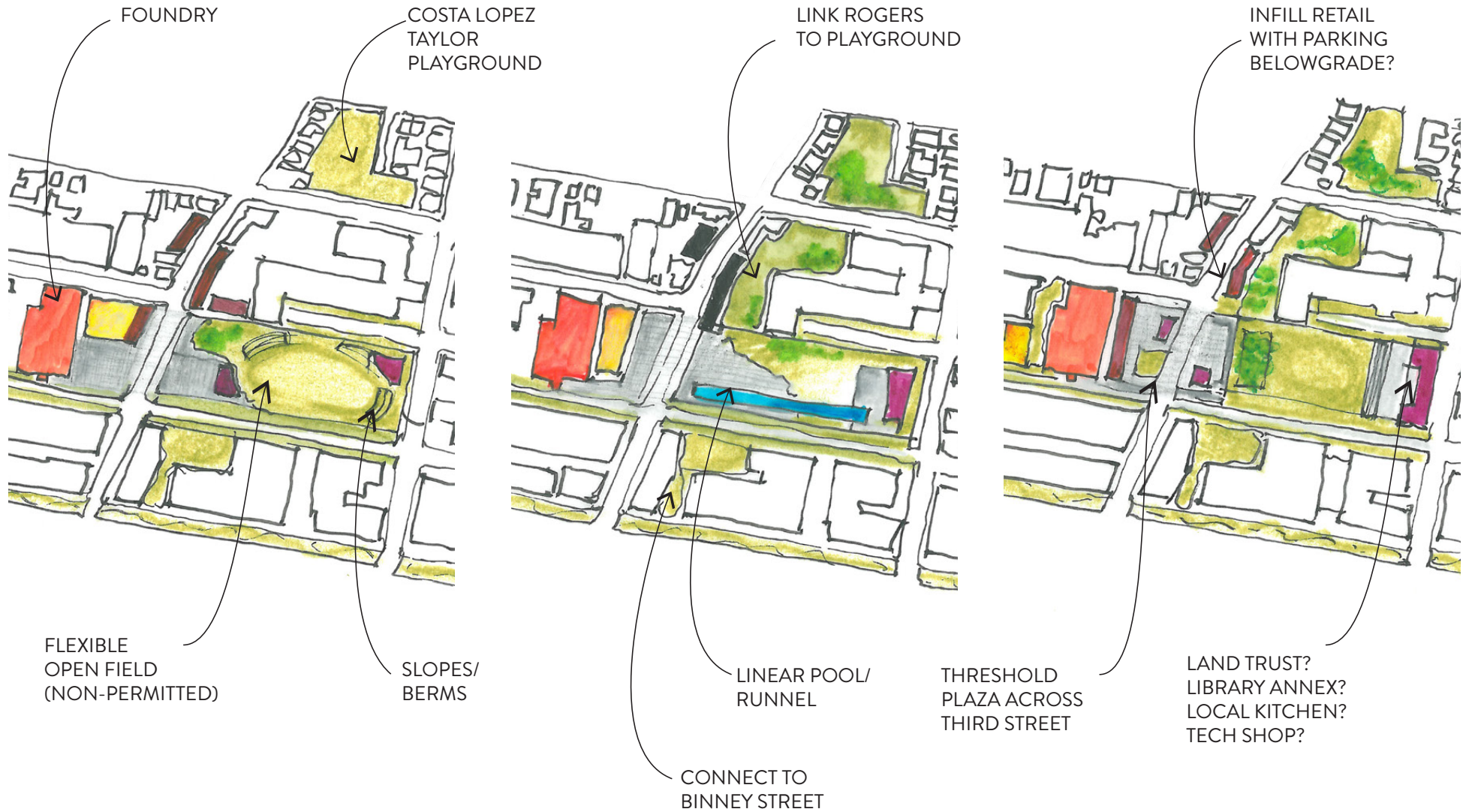
Land bridge scenario — crossing over



Land bridge scenario — passing under



# THE FINITE FIELD at ROGERS PARK



**thank you!**





