

# **3. OPEN SPACE PLAN**

## **RESPONSE TO COMMENTS**

## CHAPTER 3 OPEN SPACE

### R3.1 KENDALL SQUARE ROOFTOP GARDEN

The Applicant received comments on the design of the proposed new connection between Kendall Plaza and the Kendall Square Rooftop Garden as well as the landscape design and future use of the Kendall Square Rooftop Garden. As presented at the Joint Board hearing on 10/2/18 and documented in the 325 Main Street Design Review Book submitted on 9/6/18, as part of this Concept Plan Amendment, a substantial terraced and landscaped connection is now proposed between the Kendall Plaza and the Kendall Square Rooftop Garden. As shown in R3.1 FIG. 1A, 1B, 1C, 1D, this connection provides highly visible stair and elevator public access between Main Street/Kendall Plaza, a new second level terrace, and the Kendall Square Rooftop Garden and is a significant new public benefit now associated with the Project. The design also offers additional opportunities for programming, supplementing the existing programming sponsored by the Applicant within Kendall Plaza and further reinforcing the Plaza's importance as the heart of activity within the Kendall Square district.

As discussed in detail in Chapter 7, *Environmental Impacts* of the Concept Plan Amendment, the existing climate conditions on the Kendall Square Rooftop Garden will change with the development of Commercial Building B. R7.1 FIG. 7.17-7.25 present an in-depth analysis of both existing and future conditions, including shade/sun, programming and material quantity analyses. To address the future conditions, both the plantings and programming of the Kendall Square Rooftop Garden are being reconsidered. As shown in R3.1 FIG. 2-13, large areas will be replanted using a comprehensive plant palette with species appropriate for a variety of conditions, allowing strategic placement of plants best-suited for full or partial shade, partial sun, or full sun conditions. Synthetic lawn will also be employed, where appropriate, to encourage and allow for specific programming opportunities.

To create an even more engaging space and to promote additional public use of the Kendall Square Rooftop Garden during the warmer summer months, the Applicant proposes to extend its operating hours (currently from dawn to dusk) until 11:00 PM for the months of June to September. Additionally, as shown in R3.1 FIG. 14-21, extended public use of the Kendall Square Rooftop Garden will be further encouraged in two ways: (1) augmenting public programming and events with a variety of proposed activities available at different times of the day/week, such as lawn games and outdoor yoga classes, and (2) implementing a new lighting plan, allowing for the safe use of the Kendall Square Rooftop Garden during the extended summer evening hours.

The extended public utility of the Kendall Square Rooftop Garden beyond daylight hours will allow for the possibility of new evening programming, such as free movie nights, or occasional public or semi-private celebrations, including opportunities to partner with local organizations (e.g. Hubweek and Cambridge Science Festival). Additionally, on a trial basis during the peak summer months, the Applicant proposes to host a pop-up coffee or refreshment cart a couple times per week to further encourage public enjoyment of the Rooftop Garden. Due to the experimental nature of housing retail uses in this location, the Applicant will test different times of day, days of week and product offering to determine what is desirable and viable from both a public and commercial perspective. If the cart proves to be commercially successful, the Applicant will consider expanding its presence.

A proposed schedule of **potential additional programming (in bold)** and existing programming is outlined below:

- Free Fitness Classes –Tuesday evenings, June–September
- Free Gardening Classes –Wednesday afternoons, April–November
- Free Cooking and Tasting Demonstrations –Wednesday evenings in August
- **Free Yoga Classes – Thursday mornings, June–September**
- **Free Movie Nights – Once a month at sundown, July–September**
- **Pop-up Coffee or Refreshment Cart – Twice per week, June-July**

*Exhibit Reference: (R3.1 FIG. 1A, 1B, 1C, 1D) (R7.1 FIG. 7.17-7.25) (R3.1 FIG. 2-13) (R3.1 FIG. 14-21)*

*Comment Reference: CDD Staff Letter, CRA Staff Letter, Hugh Russell Letter*

## **R3.2 KENDALL PLAZA**

The Applicant received comments/questions on the planting in Kendall Plaza and the Marriott trellis/loggia structure. The Kendall Plaza is primarily hardscape to allow for significant pedestrian flow across the Plaza, to and from the MBTA Head House, and between the Marriott and Main Street crosswalk. Its hardscape design also allows for the significant programming the Applicant currently sponsors in the space, including concerts, farmer's markets, and art installations. Kendall Plaza has been very recently renovated and any necessary planting modifications within the raised planting area will be considered as the design progresses. The Applicant proposes no changes to the Marriott trellis structure.

*Exhibit Reference: N/A*

*Comment Reference: CDD Staff Letter, CRA Staff Letter*

## **R3.3 LEVEL OF DESIGN OF COMMERCIAL BUILDING B OPEN SPACE**

The Applicant received comments requesting additional information on open space improvements associated with Commercial Building B, including plans and sections showing the full height of adjoining buildings. The Applicant agrees that the design is not finished but recommends that public spaces undergo the next stage of design at the time of Design Review of their associated phase consistent with the MXD IDCP Chapter 9, *Phasing Plan*, and approved as a condition of that phase. This process will allow for the conceptual design of the open space associated with Commercial Building B to be approved with the IDCP, but will also provide for additional review in the future, that can accommodate potential changes in community needs or preferences.

*Exhibit Reference: N/A*

*Comment Reference: CDD Staff Letter*

## **R3.4 PEDESTRIAN CONNECTIONS/CIRCULATION**

### **R3.4.1 PEDESTRIAN CONNECTION THROUGH THE GREEN GARAGE**

The Applicant received comments about establishing a new north/south pedestrian connection between Broadway and the Kendall Plaza through the Green Garage. The Applicant notes the comments and is willing to further study this connection. However the Applicant recommends that this level of review occur after such time as the Volpe planning process has progressed to a point to definitively establish the most contextually appropriate connection between Broadway and the Kendall Plaza. The intention would be to ensure that a future connection not be prematurely planned and installed prior to understanding likely desire lines and how the majority of pedestrian traffic will intersect Broadway. Refer to FIG. 3.8 in the Concept Plan Amendment for a composite circulation plan.

*Exhibit Reference: (FIG 3.8 IDCP p 147)*

*Comment Reference: CDD Staff Letter, CRA Staff Letter*

### **R3.4.2 COMMERCIAL BUILDING B THROUGH BLOCK CONNECTORS**

The Applicant received comments requesting additional information on the potential east/west and north/south connectors that will connect Pioneer Way to both the Kendall Plaza and Main Street. As shown in R3.4.2 Fig.1A, the Commercial Building B frontage along both Main Street and the Kendall Plaza will be activated and offer opportunities for multiple entrances, creating the possibility for a variety of pathways through the Site. The existing pedestrian connection from Kendall Plaza to Pioneer Way will be maintained at the ground floor, but could be re-imagined if the retail programming follows a more “market-like” permeable model increasingly seen in urban areas. In addition, the through-block connector from Main Street to Pioneer Way will be maintained, but will be greatly improved. It will become a double height space, growing from approximately 18 feet to 35 feet in height, with second level retail storefront visible and potentially accessible from within the through-block connector as shown in R1.1.3 FIG. 1A, R3.4.2 FIG. 1A,1B

*Exhibit Reference: (R1.1.3 FIG. 1A) (R3.4.2 FIG. 1A,1B)*

*Comment Reference: CDD Staff Letter, CRA Letter, Hugh Russell Letter*

### **R3.4.1 MBTA REDLINE OUTBOUND HEADHOUSE ENTRANCES**

The Applicant received comments about establishing the final position of both MBTA Headhouse entrances as part of an integrated street level plan. The Applicant notes this comment, but the MBTA Headhouse can not be moved due to subsurface site constraints.

*Exhibit Reference: FIG. N/A*

*Comment Reference: CRA Staff Letter*

## **R3.5 BROADWAY PARK**

The Applicant received a request to explore public improvements and tree protection opportunities along Broadway fronting Broadway Park and the Blue Garage. The Applicant has submitted a concept design for Broadway Park and a corresponding tree removal plan that it believes is necessary to meet the current proposed plan. These opportunities will be further identified and refined during Design Review of the Residential Building South, consistent with the MXD IDCP Chapter 9, *Phasing Plan*.

*Exhibit Reference: FIG. N/A*

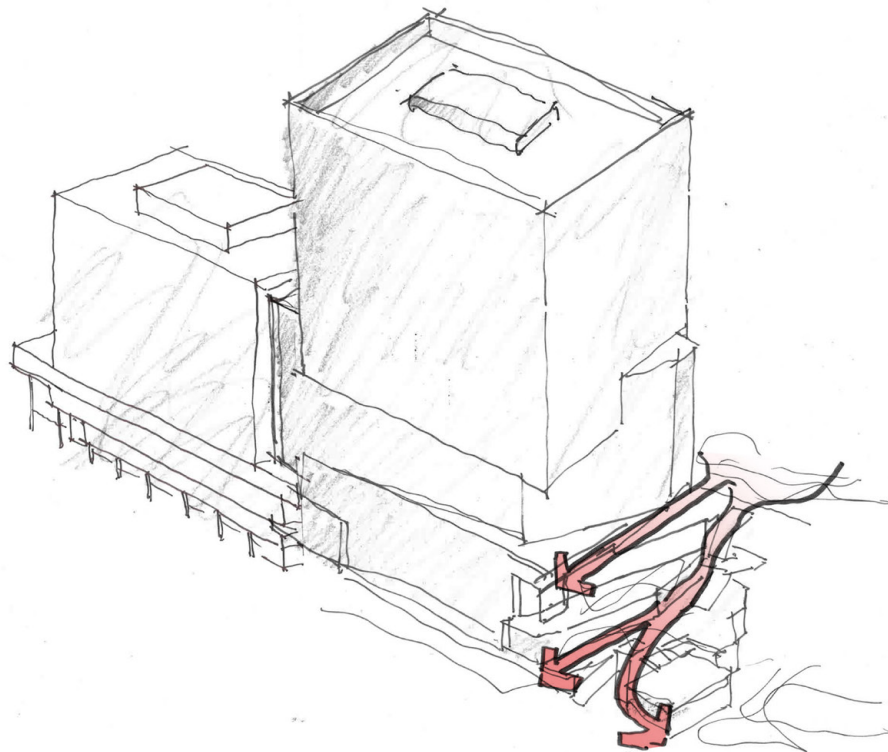
*Comment Reference: CDD Staff Letter, CRA Staff Letter*



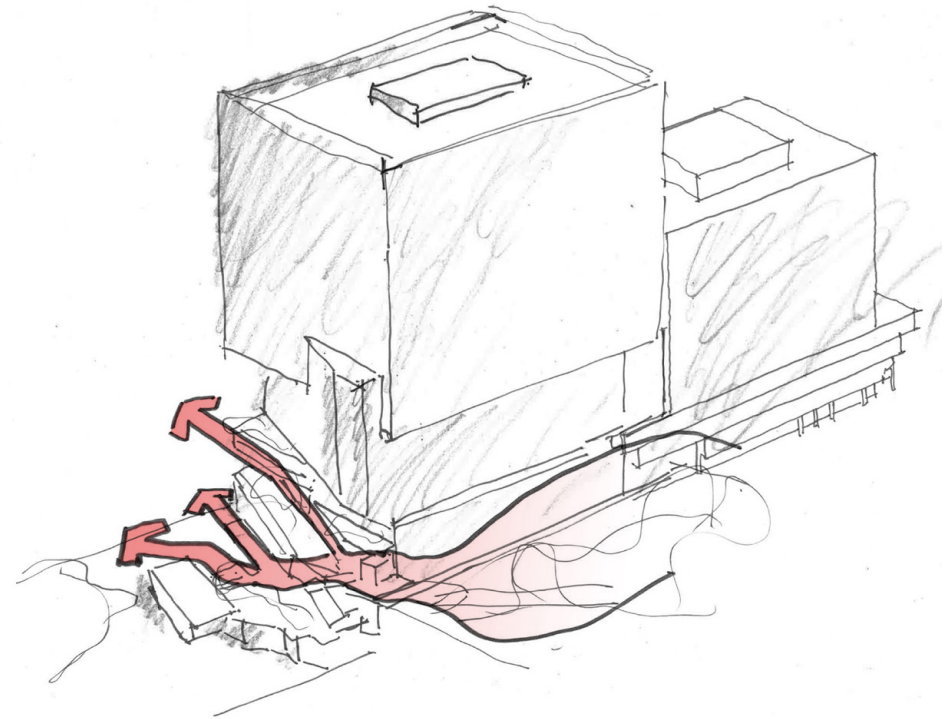
## R3.1 KENDALL SQUARE ROOFTOP GARDEN

### CIRCULATION / ACCESS

R3.1 FIG. 1A



VIEW LOOKING NORTH WEST



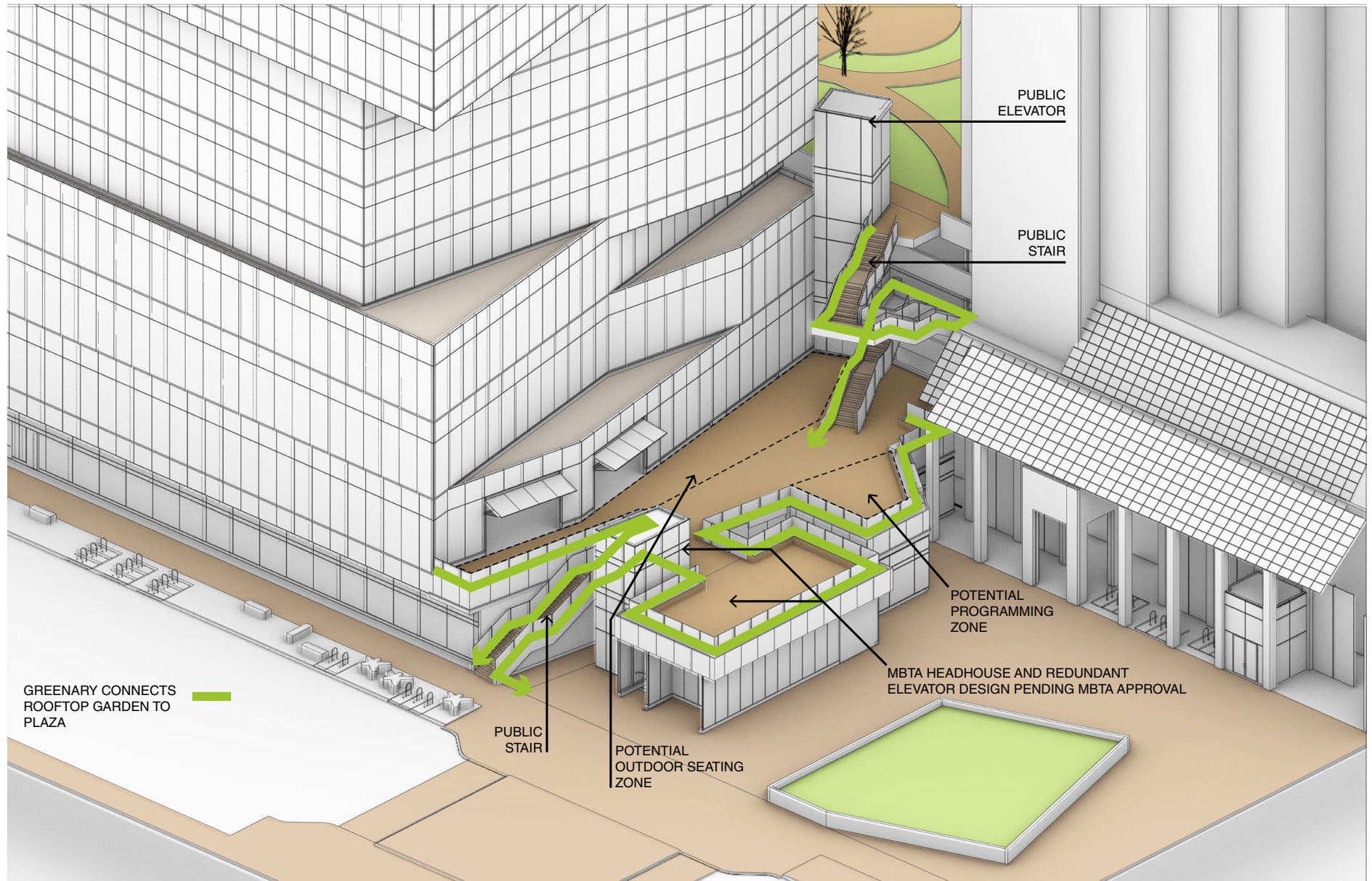
VIEW LOOKING SOUTH EAST

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## R3.1 KENDALL SQUARE ROOFTOP GARDEN

### CIRCULATION / ACCESS

R3.1 FIG. 1B



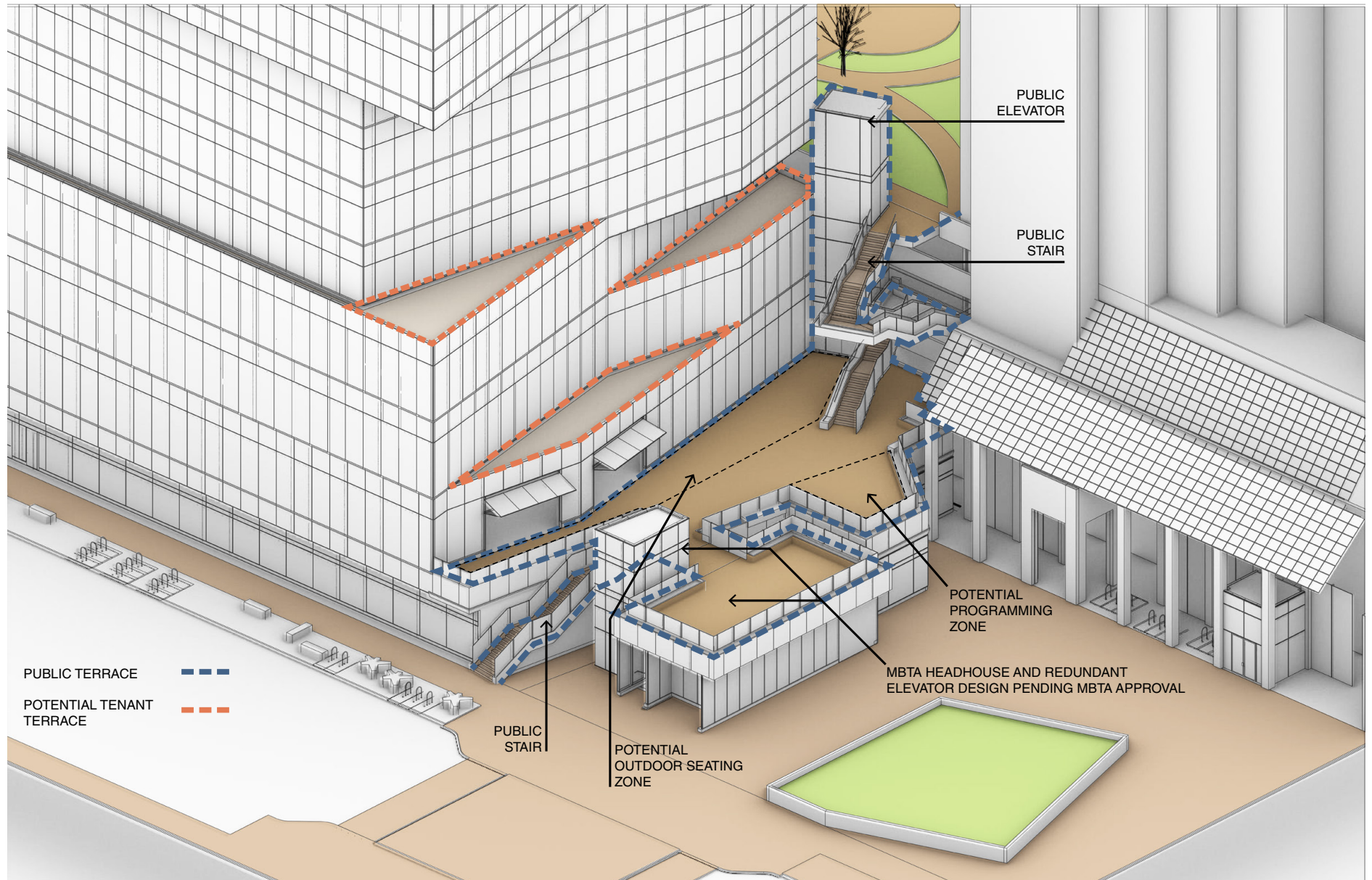
PICKARD CHILTON



## R3.1 KENDALL SQUARE ROOFTOP GARDEN

### CIRCULATION / ACCESS

R3.1 FIG. 1C

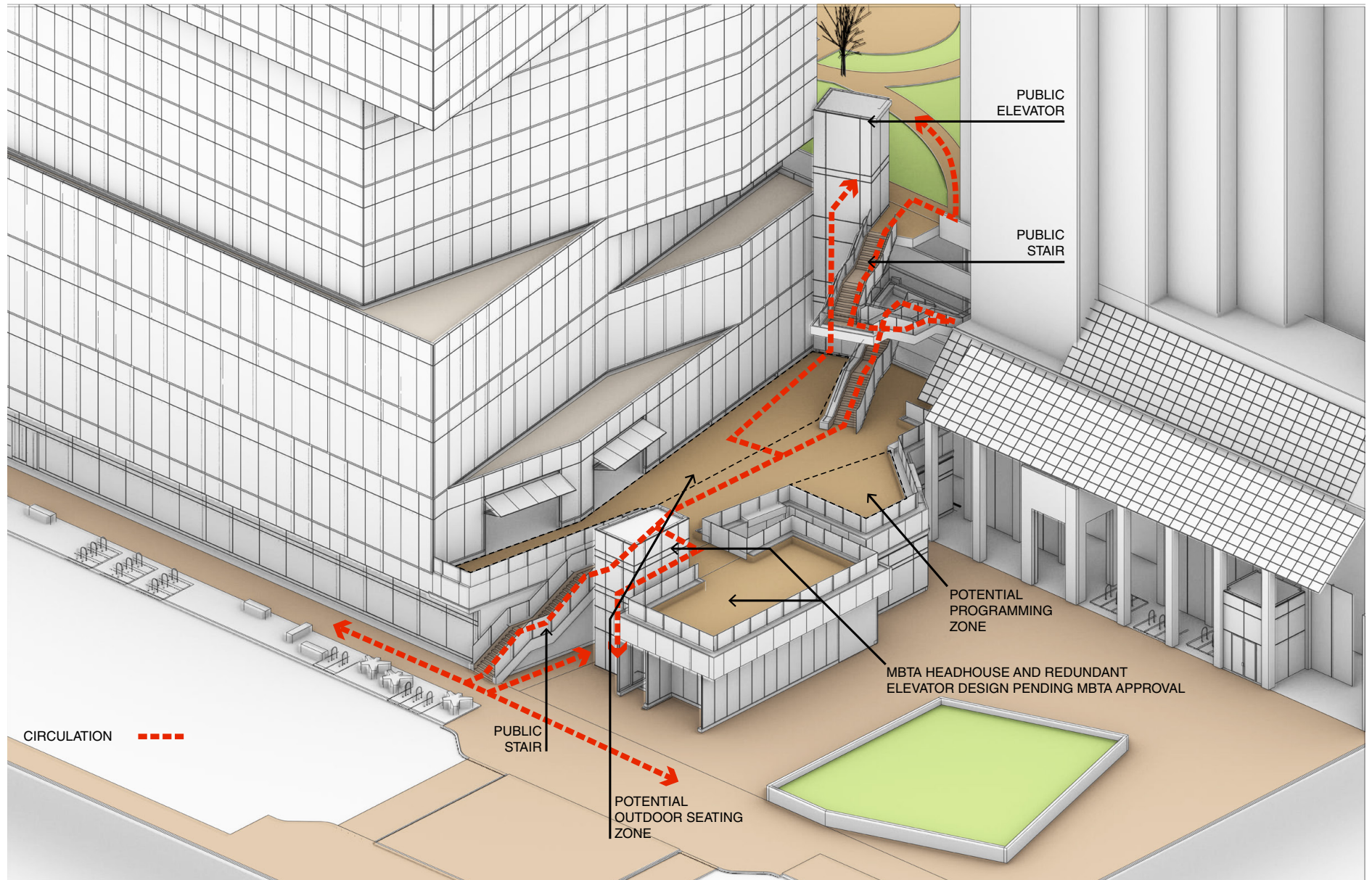


PICKARD CHILTON

## R3.1 KENDALL SQUARE ROOFTOP GARDEN

### CIRCULATION / ACCESS

R3.1 FIG. 1D

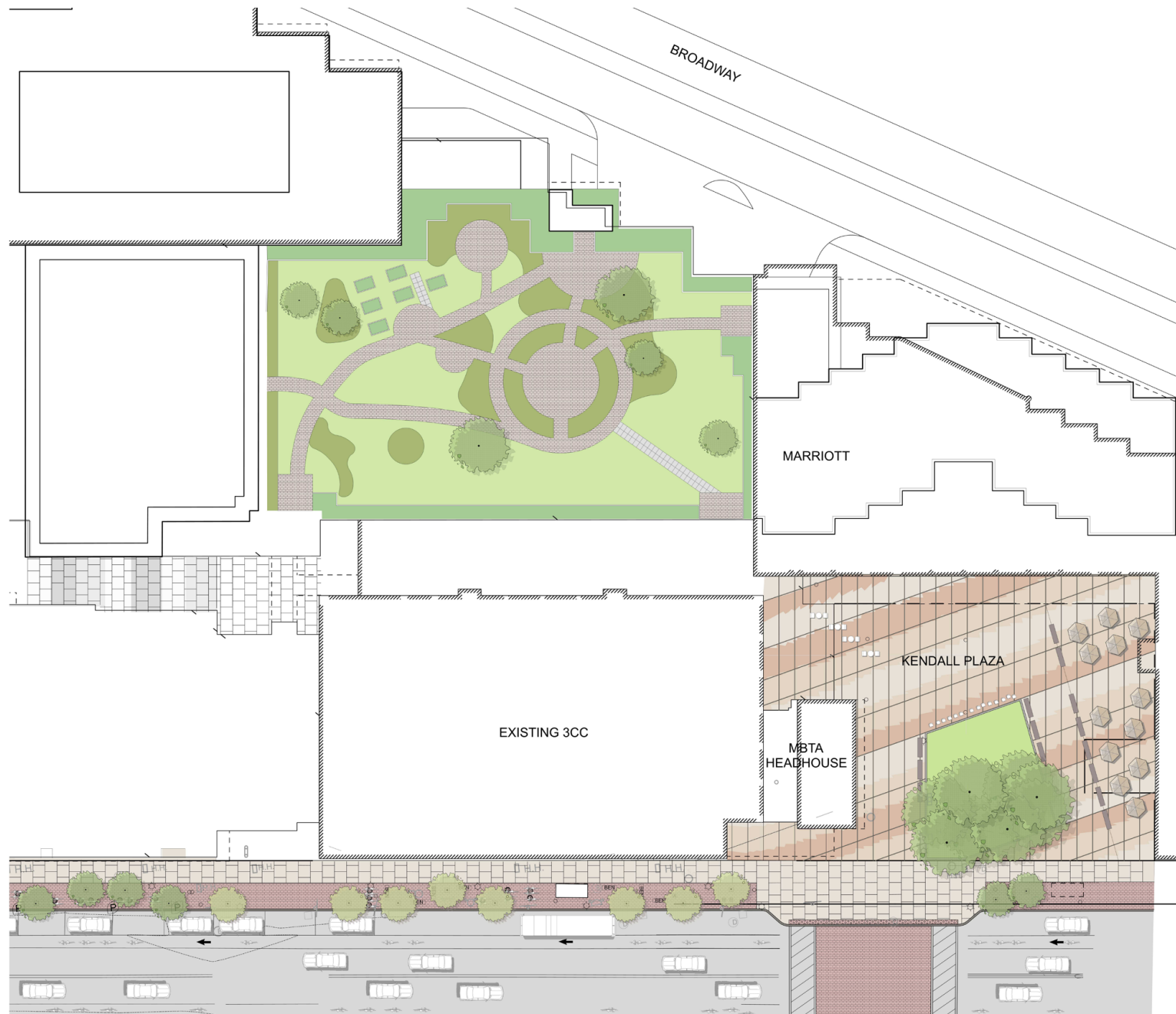


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## R3.1 KENDALL SQUARE ROOFTOP GARDEN

R3.1 FIG. 2



EXISTING CONDITIONS

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## R3.1 KENDALL SQUARE ROOFTOP GARDEN

R3.1 FIG. 3



EXISTING CONDITIONS

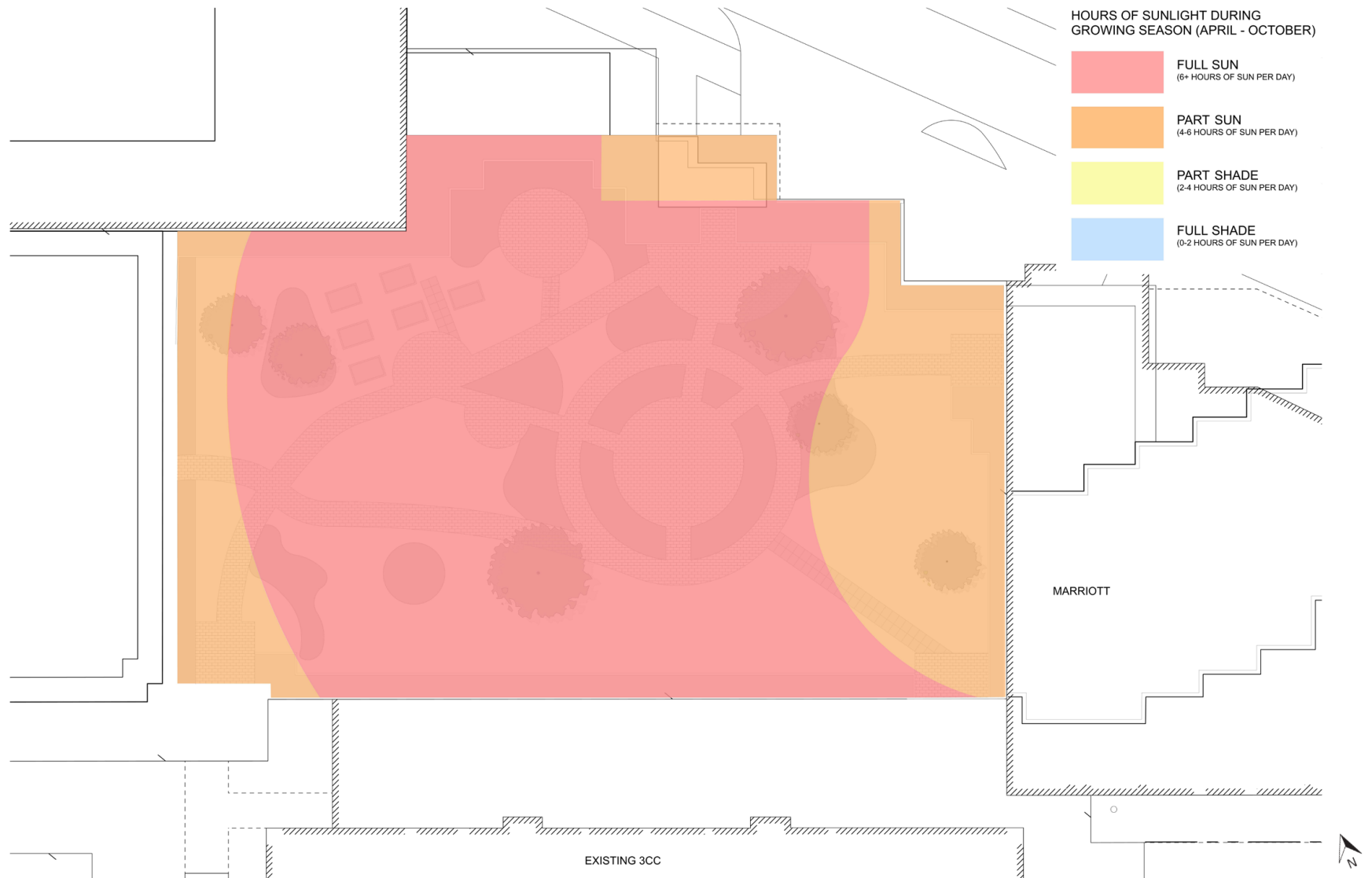
LEMON BROOKE

MXD INFILL DEVELOPMENT CONCEPT PLAN AMENDMENT

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## R3.1 KENDALL SQUARE ROOFTOP GARDEN

R3.1 FIG. 4

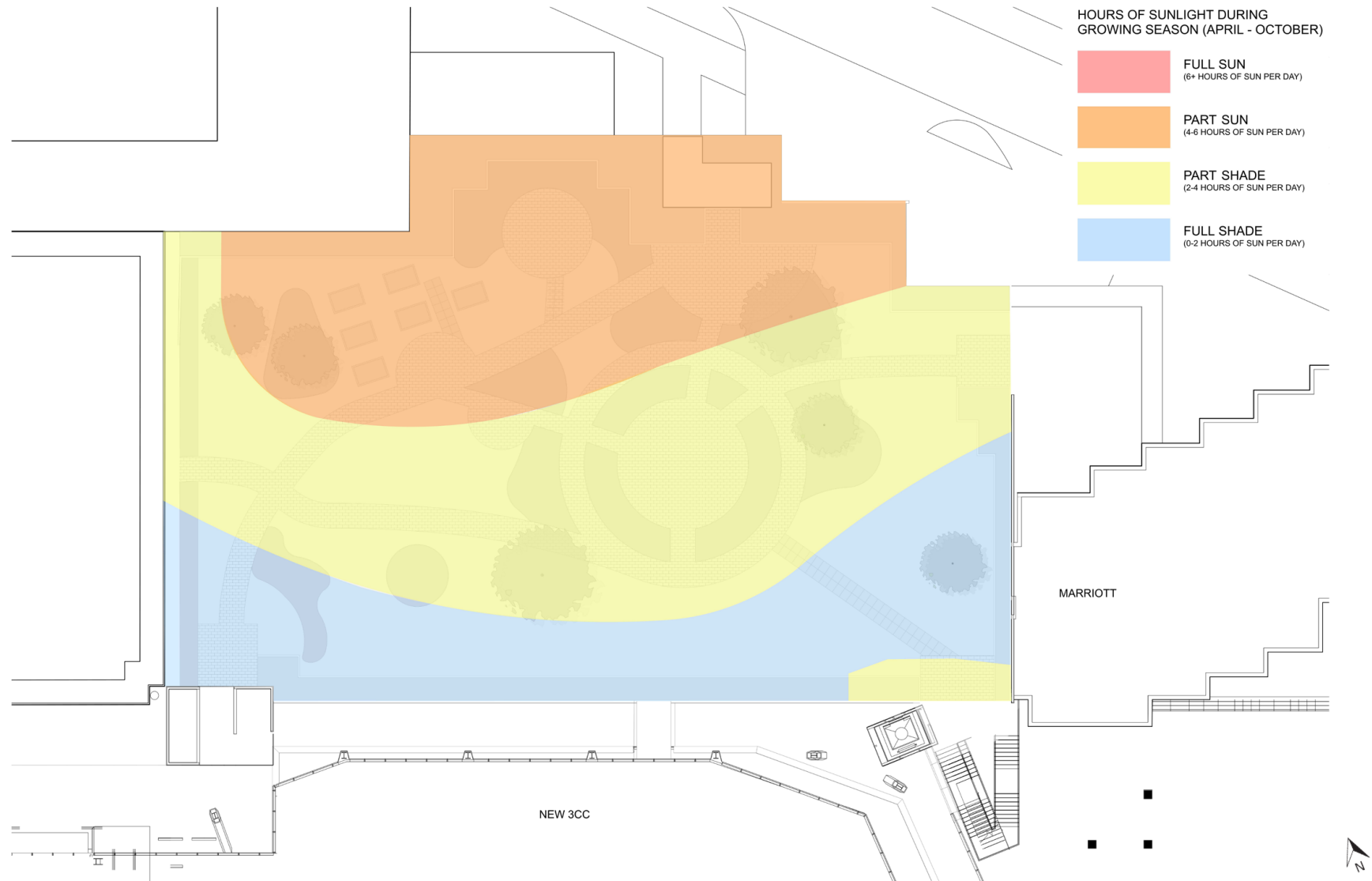


EXISTING CONDITION - SHADE / SUN DIAGRAM



## R3.1 KENDALL SQUARE ROOFTOP GARDEN

R3.1 FIG. 5

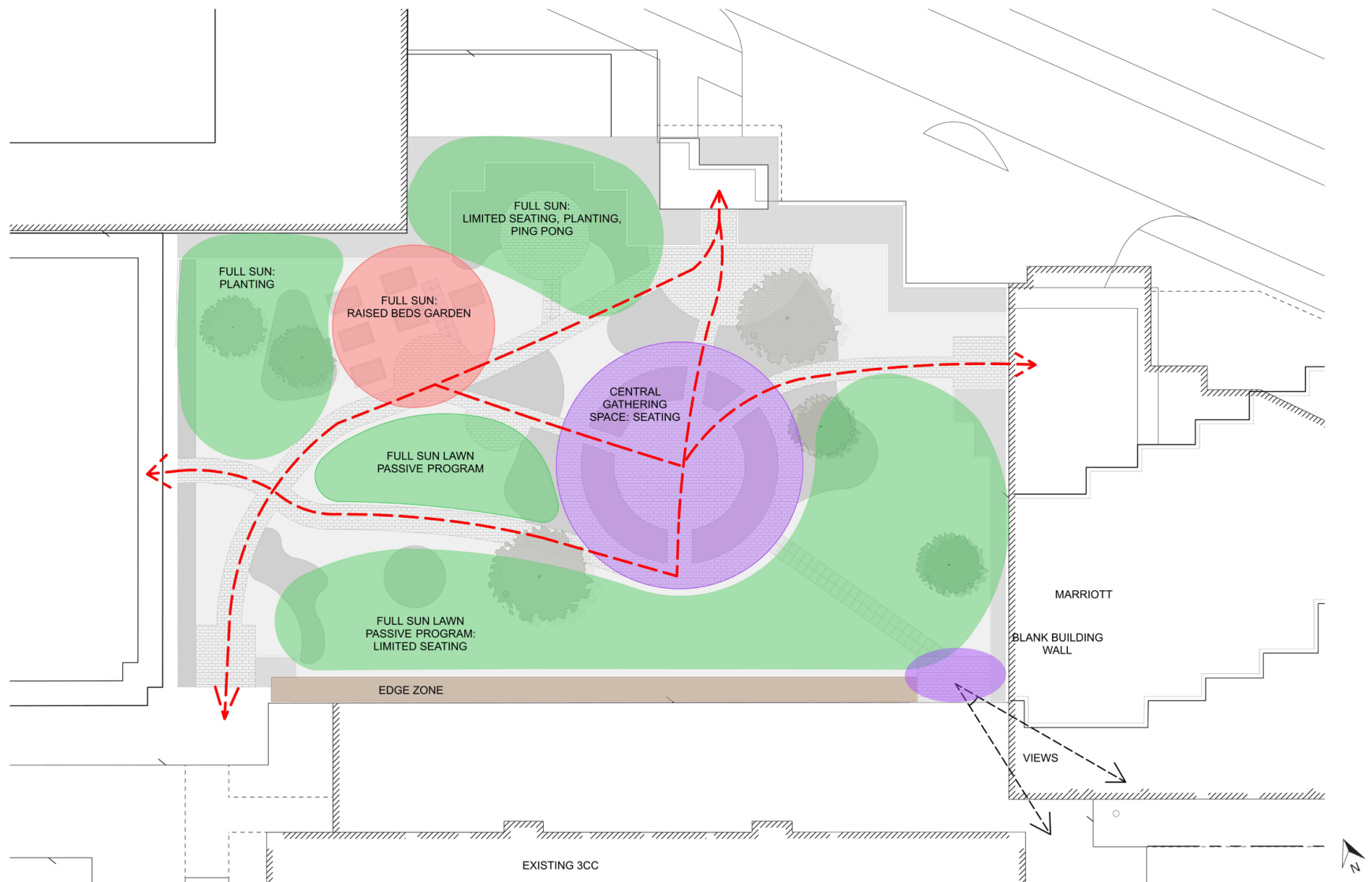


PROPOSED CONDITION - SHADE / SUN DIAGRAM



## R3.1 KENDALL SQUARE ROOFTOP GARDEN

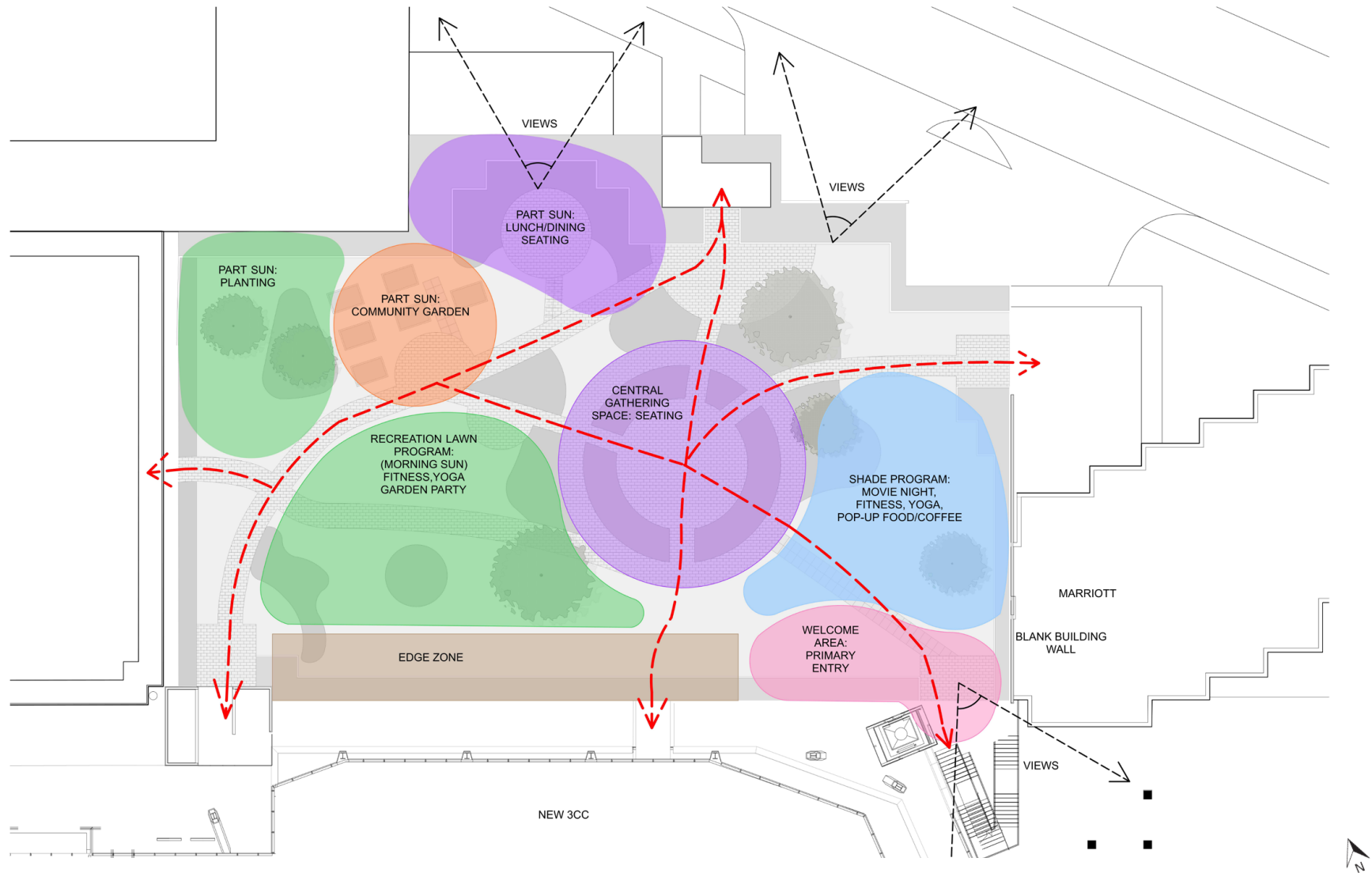
R3.1 FIG. 6



EXISTING CONDITION - PROGRAM ANALYSIS

## R3.1 KENDALL SQUARE ROOFTOP GARDEN

R3.1 FIG. 7



PROPOSED CONDITION - PROGRAM ANALYSIS

R3.1 KENDALL SQUARE ROOFTOP GARDEN

R3.1 FIG. 8



EXISTING CONDITION - MATERIAL QUANTITIES

## R3.1 KENDALL SQUARE ROOFTOP GARDEN

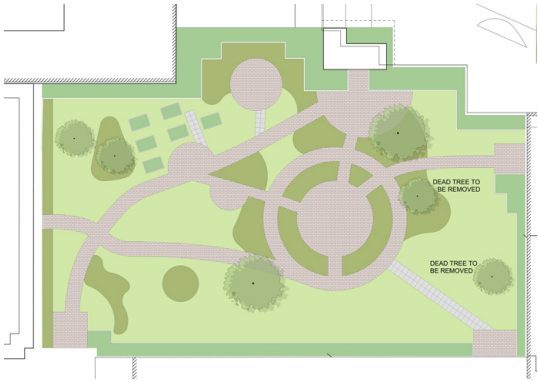
R3.1 FIG. 8



PROPOSED CONDITION - MATERIAL QUANTITIES

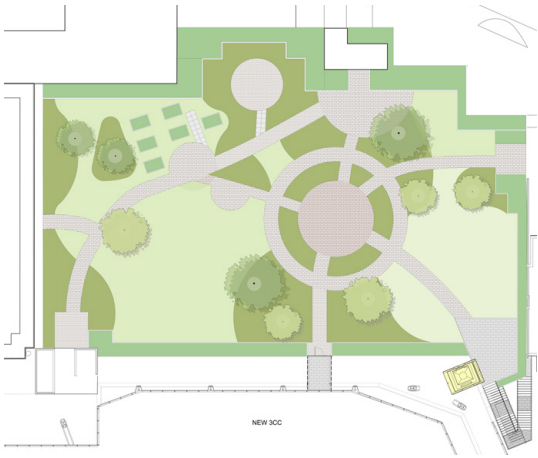
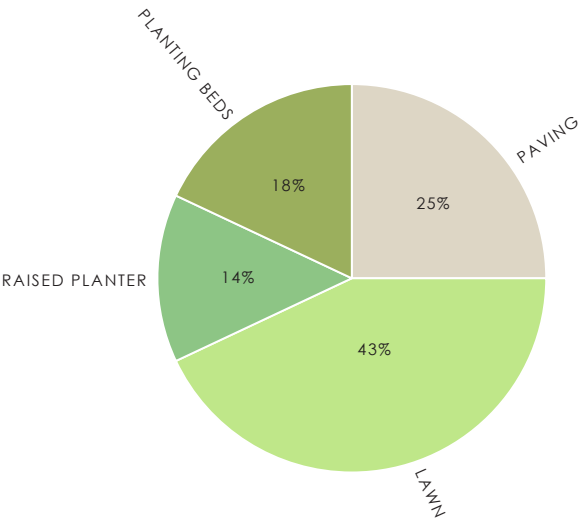
R3.1 KENDALL SQUARE ROOFTOP GARDEN

R3.1 FIG. 10



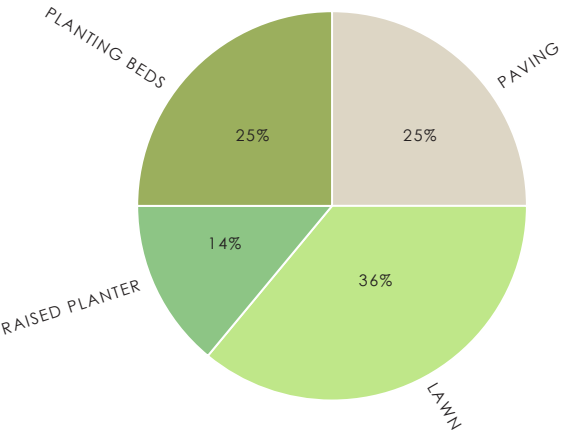
EXISTING

TREES: 6		
PAVING: 6,140 SQFT	(25%)	
LAWN: 10,449 SQFT	(43%)	
RAISED PLANTER: 3,493 SQFT	(14%)	
PLANTING BEDS: 4,120 SQFT	(18%)	
<b>TOTAL: 24,202 SQFT</b>	<b>(100%)</b>	



PROPOSED

TREES: 9		
PAVING: 6,084 SQFT	(25%)	
LAWN: 8,620 SQFT	(36%)	
RAISED PLANTER: 3,440 SQFT	(14%)	
PLANTING BEDS: 6,058 SQFT	(25%)	
<b>TOTAL: 24,202 SQFT</b>	<b>(100%)</b>	



MATERIAL QUANTITIES COMPARISON

# R3.1 KENDALL SQUARE ROOFTOP GARDEN

R3.1 FIG. 11



PROPOSED LANDSCAPE PLAN