

3. Third Street Park & Open Space Design Review Narrative



Third Street Park & Open Space Design Review

THIRD STREET PARK

Third Street Park is the Volpe development's largest and most visible addition to the public realm. Its prominent location, at the corner of Third Street and Broadway, makes it one of the City's most important confluences. The park will be a lively and dynamic civic space in the heart of Kendall Square. It will contain a large central lawn surrounded by paved gathering spaces, comfortable shaded areas beneath mature and newly planted trees, and will be framed by and complementary to the retail located in C1 and the pavilion located along the park's northern edge at Broad Canal Way.

The heart of Third Street Park will feature a large green space that can be used flexibly to accommodate various events and use patterns. From festivals to movie nights, sporting events, and farmers' markets, the park will be equipped with access and infrastructure to comfortably host small or large community gatherings. The park will include a variety of movable furniture and play elements that can be utilized by large groups and/or an array of pop-up programming intended to draw residents and visitors alike.

The central lawn will feature a diverse selection of canopy and understory trees that provide shade and complement the Cambridge Urban Forest. A ringed pathway with multiple entry points will allow for seamless pedestrian circulation to and around the park. Along this path, visitors will be able to rest at benches that face the lawn or relax in picnic groves under the dappled shade of large canopy trees.

The southern corner of the park will feature a large central entrance framed by existing oak trees that run along Broadway and Third Street. These existing trees will be protected and enhanced with low planting that provide clear visibility into the park from the sidewalk. A pathway along the C1 building, located on the western edge of the park, will allow pedestrians to access the retail spaces and enjoy outdoor

dining. With bike racks and Bluebikes at either end of this path, cyclists will easily be able to stop and relax in the park.

A publicly accessible restroom will be located on the ground floor of C1 facing the park. This restroom will serve those visiting Third Street Park. Additional portable bathrooms will be brought to the site on an as-needed basis when larger events and programs are held. A water fountain will be located at the north side of the park, as shown in the furnishings plan included herein.

The pavilion located at the northeastern corner of the park provides seating oriented toward the interior of the park. This pavilion will provide both separation and connection between Broad Canal Way and the Third Street Park, allowing the street to be part of the park, and the park to be part of the street.

The forms and materials of the Third Street Park pavilion pay tribute to the history of the site and the Broad Canal. The wood framing and curvilinear facade elements evoke images of nineteenth century shipbuilding, while the stone base harkens back to the granite canal walls. The undulating roofline further expresses the fluidity of the water that once ran through the Broad Canal.

The approximately 2,000 square foot pavilion will continue the one-story read of retail along Broad Canal Way. The pavilion is envisioned to have a small-scale food and beverage use akin to a coffee shop, brewpub or creamery – complemented by an outdoor terrace. This seating will augment other flexible seating elements located within Third Street Park.

BROAD CANAL WAY

Broad Canal Way is envisioned to be a welcoming, social street, full of vibrancy and bustling with pedestrian activity. It will extend from the Broad Canal across Third Street, through the Volpe site to Sixth Street Park, and then on to Loughrey Walkway/Sixth Street Extension and the Kittie Knox Bike Path via a covered passageway. Broad Canal Way will serve as a multi-modal, pedestrian-first street that

will enhance connectivity to the Charles River to the east and the MXD development to the west. As a pedestrian-friendly street, Broad Canal Way can be closed to vehicular traffic from time to time to accommodate special events and festivals. The pedestrian orientation of this street, and its double-loaded retail, will make Broad Canal Way the lively central artery of the Volpe neighborhood.

Broad Canal Way will be a curbside street that utilizes street-scape materials, textures and signage to guide pedestrians, bicycles and vehicles along the way. It is envisioned as a street akin to what one might find in classic European communities where pedestrians and bicycles are given priority, easily able to cross from side to side as they make their way to local retailers lining each side.

Broad Canal Way is designed for slow traffic use, functioning as a one-way roadway from Third Street to Fifth Street and from Kendall Way to Fifth Street, with stop signs to regulate eastbound and westbound traffic. There will be no parking garage or loading dock entries along this corridor, thereby eliminating loading activities to allow for smooth navigation among users. While pedestrians and bicycles will be given priority on this shared, curbside street, the design also accommodates limited and controlled vehicular traffic, zones of short-term on-street parking, and active curb areas to allow for brief pick-ups and drop-offs. The active curb zone proposed on the north side of Broad Canal Way will also serve as a flexibly programmed plaza space during special events.

Honey locust trees are proposed along the north side of the street, and a diverse set of canopy trees will frame the south side of the street at Third Street Park. A row of Gingko trees is proposed along the north side of C1, the design of which will elegantly complement the building's scalloped canopy. An art feature walk is proposed along the south side of Broad Canal Way and an artistic trench drain is proposed along the north side of Broad Canal Way. Both elements highlight the industrial history of Kendall Square and celebrate the Broad Canal's legacy in a way that engages and educates the community and visitors year-round.

Third Street Park & Open Space Design Review

THIRD STREET

Third Street forms an important edge to the Volpe neighborhood. The sidewalk along Third Street Park will connect through to the park at three locations, inviting easy access to enjoy the park. Planters situated along the eastern edge of the park will contain low plantings, which will help protect the existing oak trees, provide additional greenery and also allow for porosity. A curb-separated cycle track will run southbound on Third Street. A bus lane may also be integrated along this stretch of Third Street, the plans for which continue to be discussed with the City, Cambridge Redevelopment Authority (CRA) and the MBTA.

BROADWAY

Improvements to Broadway will consist of a wider sidewalk for pedestrians, the introduction of a curb-separated west-bound cycle track, and additional street trees. The existing linden trees will be protected with planters at their base. The eight-foot-wide planting and furnishing zone will include benches for public seating. An active curb zone is proposed on Broadway to provide access for vehicles dropping off passengers at C1. A Bluebike station is also proposed along Broadway easy access to the cycle track and for the Bluebike maintenance vehicle which will access the bicycles from the active curb on Broadway.

FIFTH STREET

Fifth Street will reestablish a connection between Binney Street and Broadway. It will provide continuity for commuters and pedestrians coming from the north towards the Kendall Square MBTA stop. Similar to other Cambridge streets, the roadway will be asphalt with curbs, and the sidewalks will have a brick paving, which connects through to the sidewalk paving materials at the GSA site to the north. The street also has two curb-separated one-way cycle tracks on each side of Fifth Street between

Binney Street and Broadway, and ample bicycle parking.¹

Fifth Street will provide loading access for Building C1. The proposed Tupelo tree plantings and sidewalk-level plantings will provide continuity along the street front. Fixed seating nestled between the planters will provide respite to pedestrians as they move along this street.

OPEN SPACE ART STRATEGY

An important component of the open space will be the selection of public art elements to be strategically located throughout the Volpe site. For the public art around Building C1 and in Third Street Park, the vision is to engage artists to create murals and sculptural elements that will add color to the urban fabric, bring delight and joy to the pedestrian experience, and lend an identity to the public realm that will resonate with the community. This art is typically only finalized and installed after the building is complete. Additionally, the historic-based art feature walk envisioned along Broad Canal Way will be considered within the context of the overall development art plan and strategy.

Also, as set forth in the Volpe Commitment Letter, within thirty (30) days of obtaining a Permanent Certificate of Occupancy for Building C1, MIT will establish an Innovation Arts Program including but not limited to outdoor exhibits. MIT is committed to implementing this arts program in a manner that will further reinforce Kendall Square's reputation for innovation.

OPEN SPACE WAYFINDING

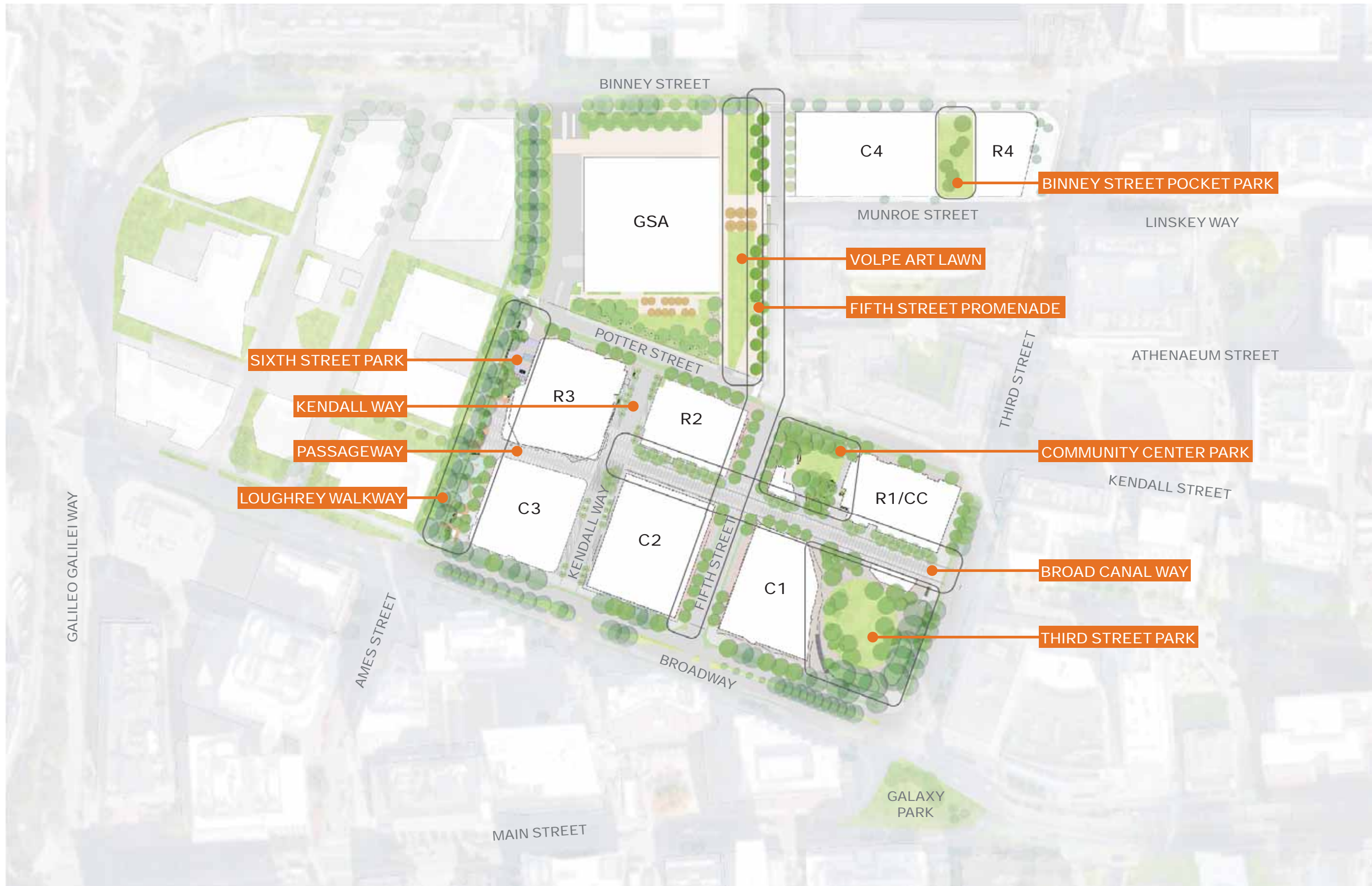
A diagram included herein indicates proposed wayfinding locations along with precedent images to reflect the type of wayfinding that may be utilized at the time C1 takes occupancy. A PUD-wide wayfinding program is still in development, as future buildings will impact the locations and type of wayfinding necessary. However, as part of a broader effort to re-brand the PUD area, a more comprehensive wayfinding program will be created as Phase I buildings move forward with design development. The intent is to

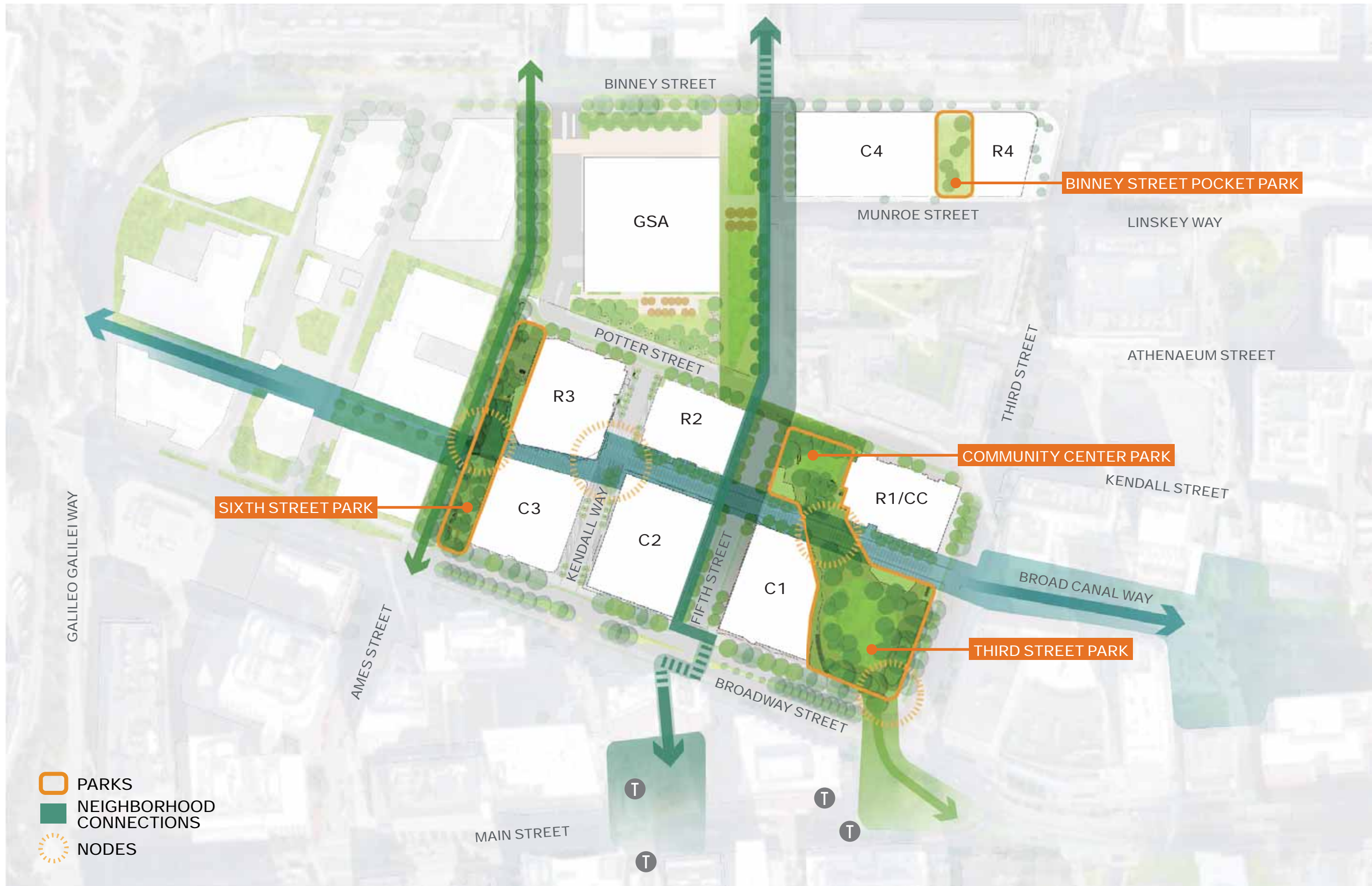
provide wayfinding and signage that will connect residents and visitors both to and through PUD-7, but also to the surrounding Kendall Square neighborhood and its amenities.

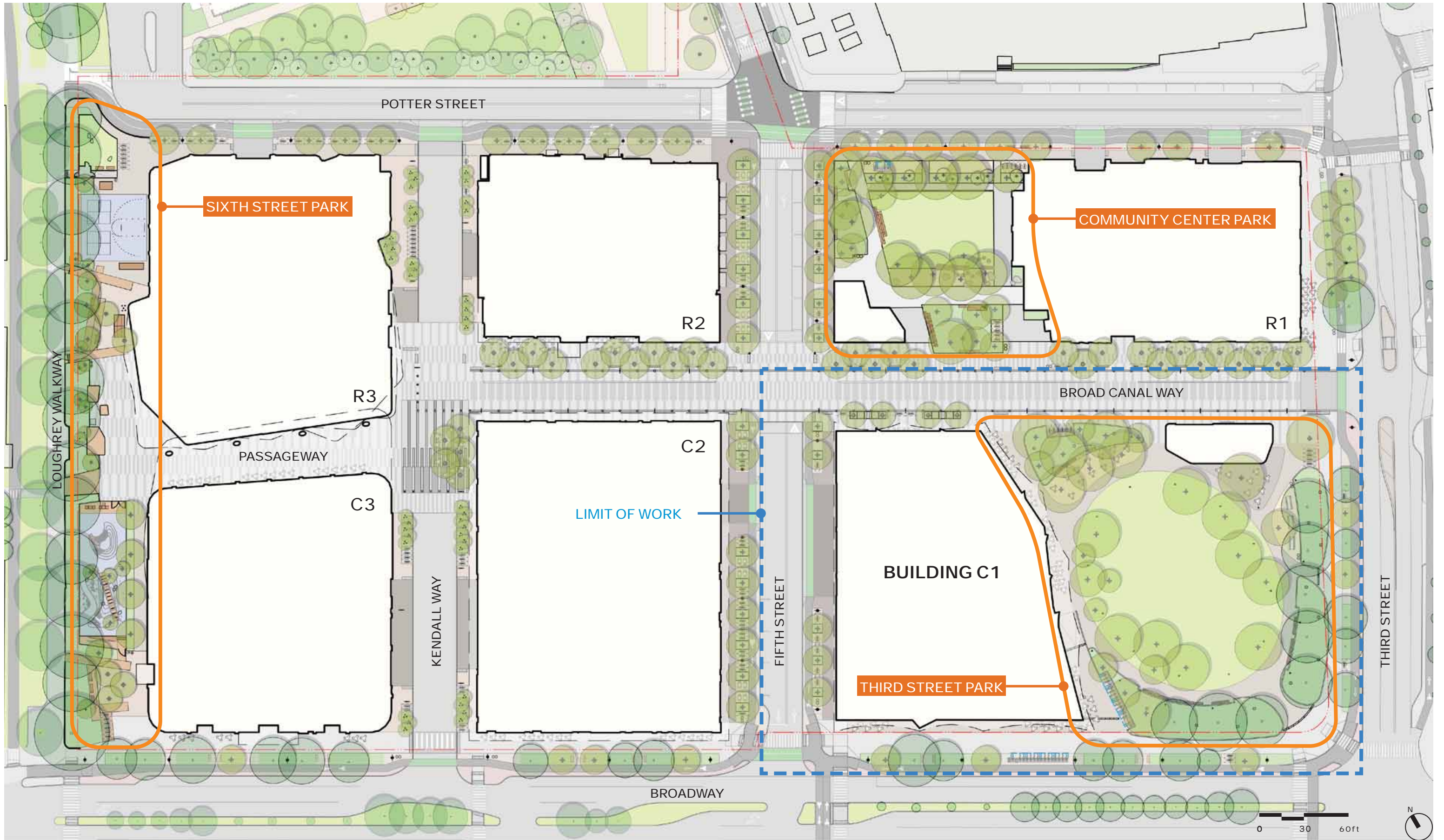
¹ The northbound cycle track is proposed on land owned by 303 Third Street over which MIT has an easement for access and travel serving the Development Parcel. That said, construction and implementation of the cycle track on the easterly side of Fifth Street will be subject to entering into appropriate easement agreements.













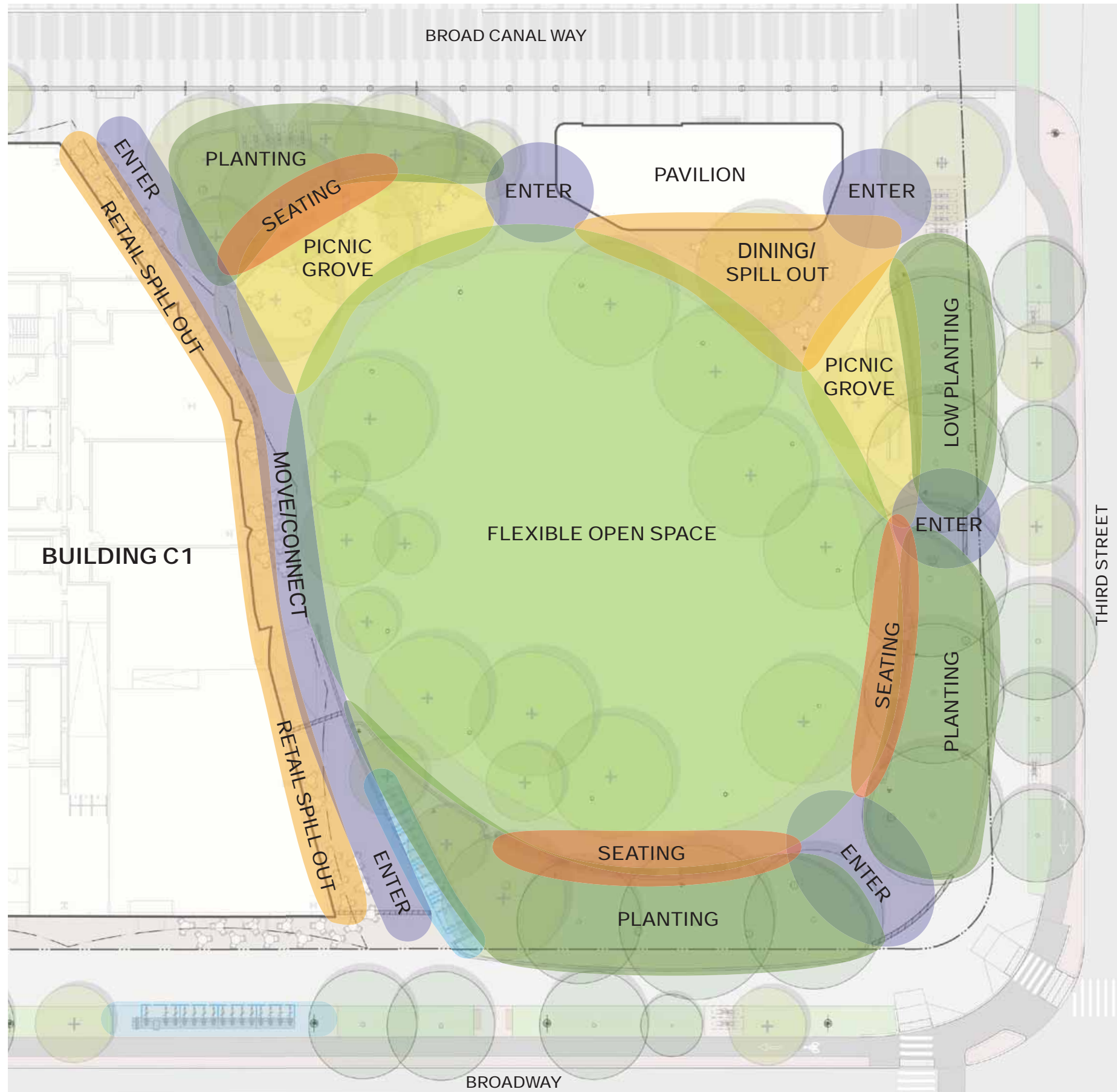
THIRD STREET PARK DESIGN PRINCIPLES

- + PRIORITIZE A WELCOMING ENTRY INTO THE PARK AT THE CORNER OF BROADWAY AND THIRD STREET.
- + PROVIDE ACCESSIBLE AND VARIED CIRCULATION ROUTES TO HANDLE AN EXPANDING NEIGHBORHOOD POPULATION.
- + PROVIDE A LARGE OPEN LAWN FOR A VARIETY OF ACTIVITIES AND EVENTS.
- + PROVIDE INFRASTRUCTURE FOR COMMUNITY EVENTS AND PROGRAMMING.
- + ACTIVATE THE PARK EDGES WITH VARIED SEATING OPPORTUNITIES.
- + PRESERVE AND ENHANCE EXISTING TREES AT THE EDGES OF THIRD STREET AND BROADWAY.
- + ENHANCE THE CAMBRIDGE TREE CANOPY WITH DIVERSE TREE SPECIES AND SUPPORTIVE UNDERSTORY PLANTING.

LEGEND

- - - LIMIT OF WORK
- ▶ BUILDING ENTRANCE
- ▶ PRIMARY BUILDING ENTRANCE
- ▶ PAVILION SERVICE WINDOW







FESTIVAL

- 12+ VENDOR TENTS (10X10)
 - 3 LONG PICNIC TABLES
 - MOVABLE TABLES AND CHAIRS
 - 8 TEMPORARY RESTROOMS (1000 people for a 4 hr event)
- *Graphic shows 500 people



CONCERT

- 5 VENDOR TENTS (10X10)
 - 20X25' STAGE
 - BACK OF HOUSE AREA BEHIND STAGE
 - MOVABLE TABLES AND CHAIRS
 - 5 TEMPORARY RESTROOMS (500 people for a 4 hr event)
- *Graphic shows 500 people



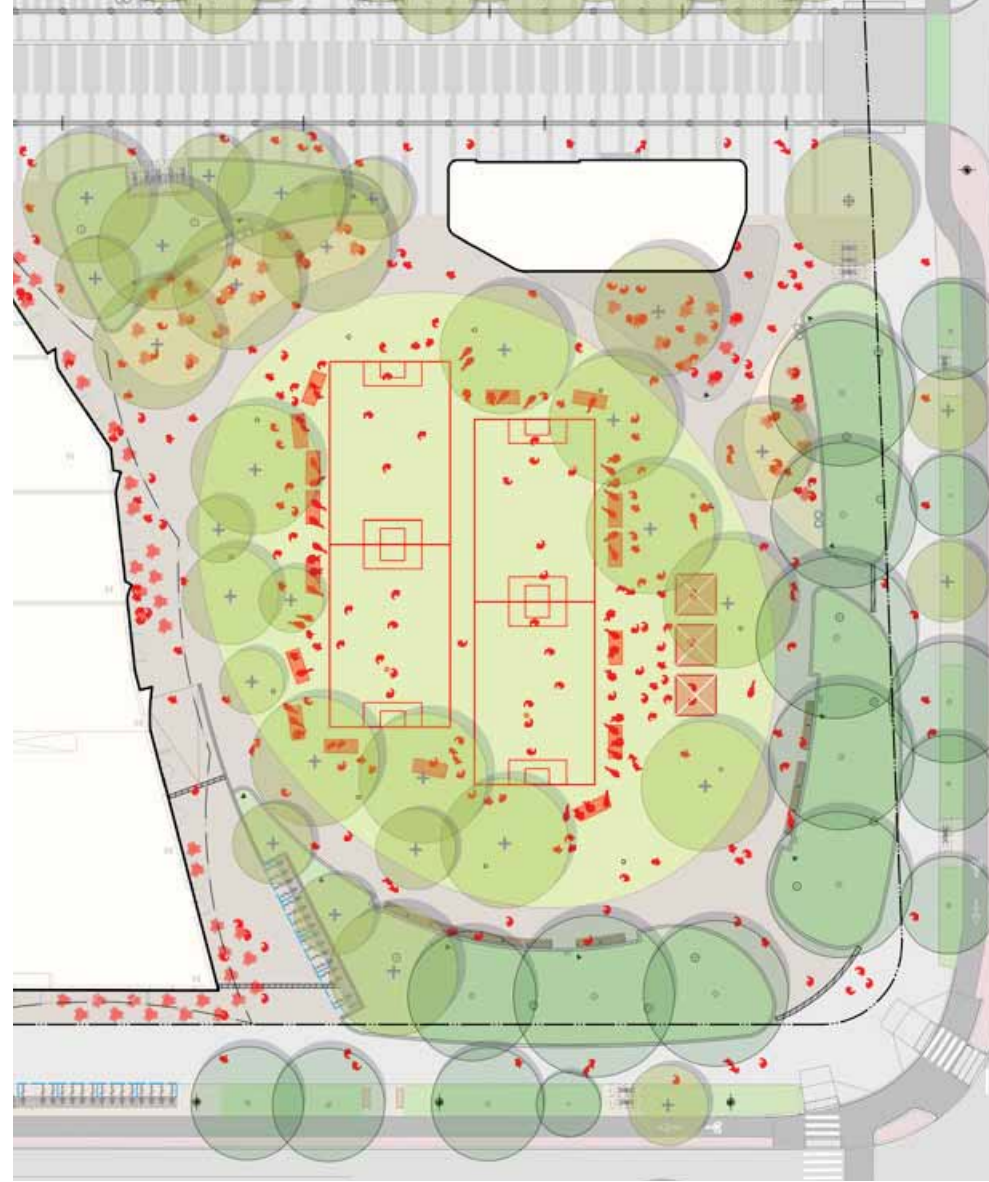
MOVIE

- 3 VENDOR TENTS (10X10)
 - 20' MOVIE SCREEN
 - 3 TEMPORARY RESTROOMS (300 people for a 2 hr event)
- *Graphic shows 200 people



MARKET

- 15+ VENDOR TENTS (10X10)
 - 6 LONG PICNIC TABLES
 - MOVABLE TABLES AND CHAIRS
 - 5 TEMPORARY RESTROOMS (500 people for a 4 hr event)
- *Graphic shows 500 people



SOCCER

- 3 VENDOR TENTS (10X10)
 - 4 MINI SOCCER FIELDS
 - MOVABLE TABLES AND CHAIRS
- *Graphic shows 300 people

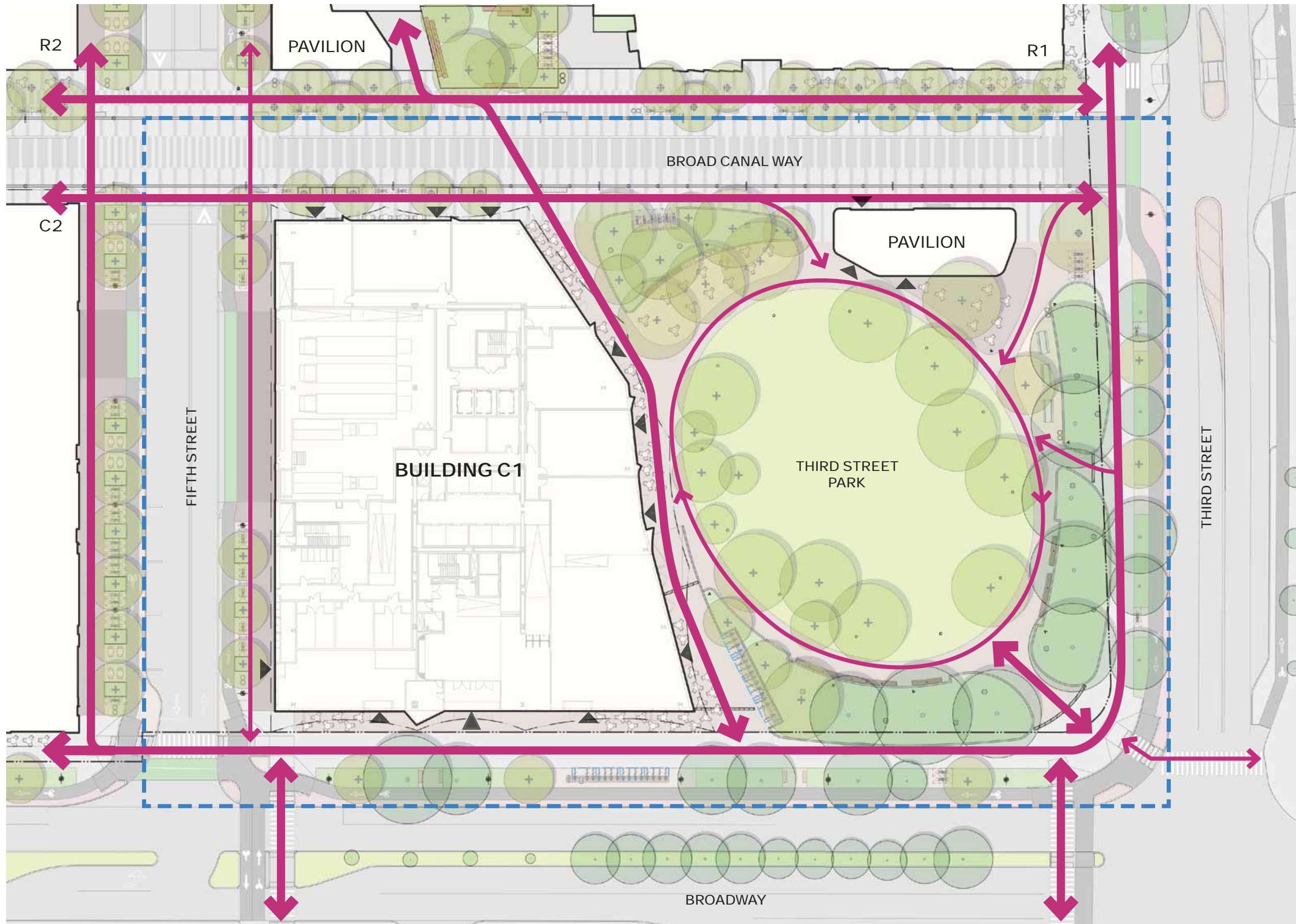


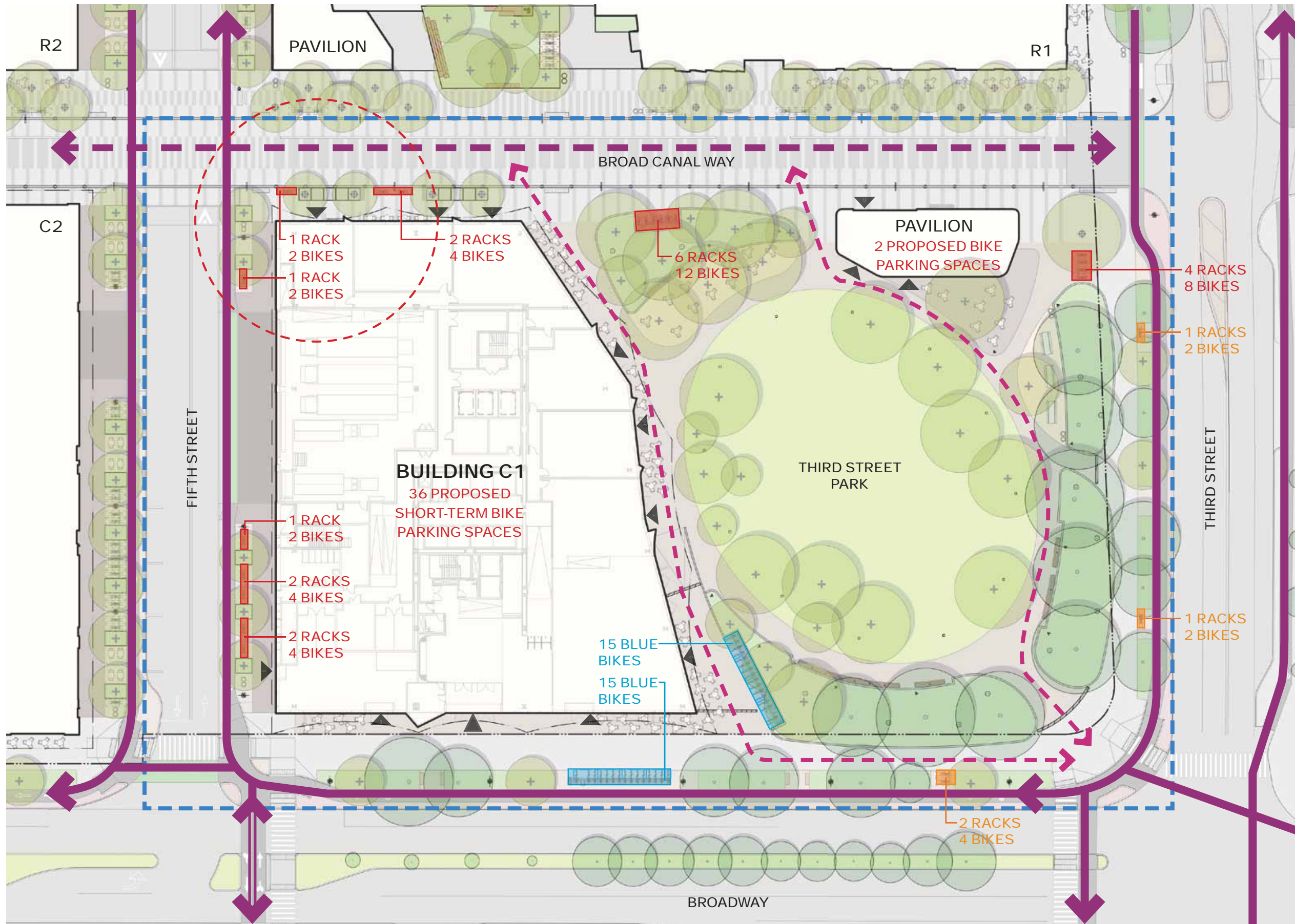
WEEKDAY LUNCH

- MOVABLE TABLES AND CHAIRS
 - FLEXIBLE OPEN LAWN SPACE
- *Graphic shows 200 people





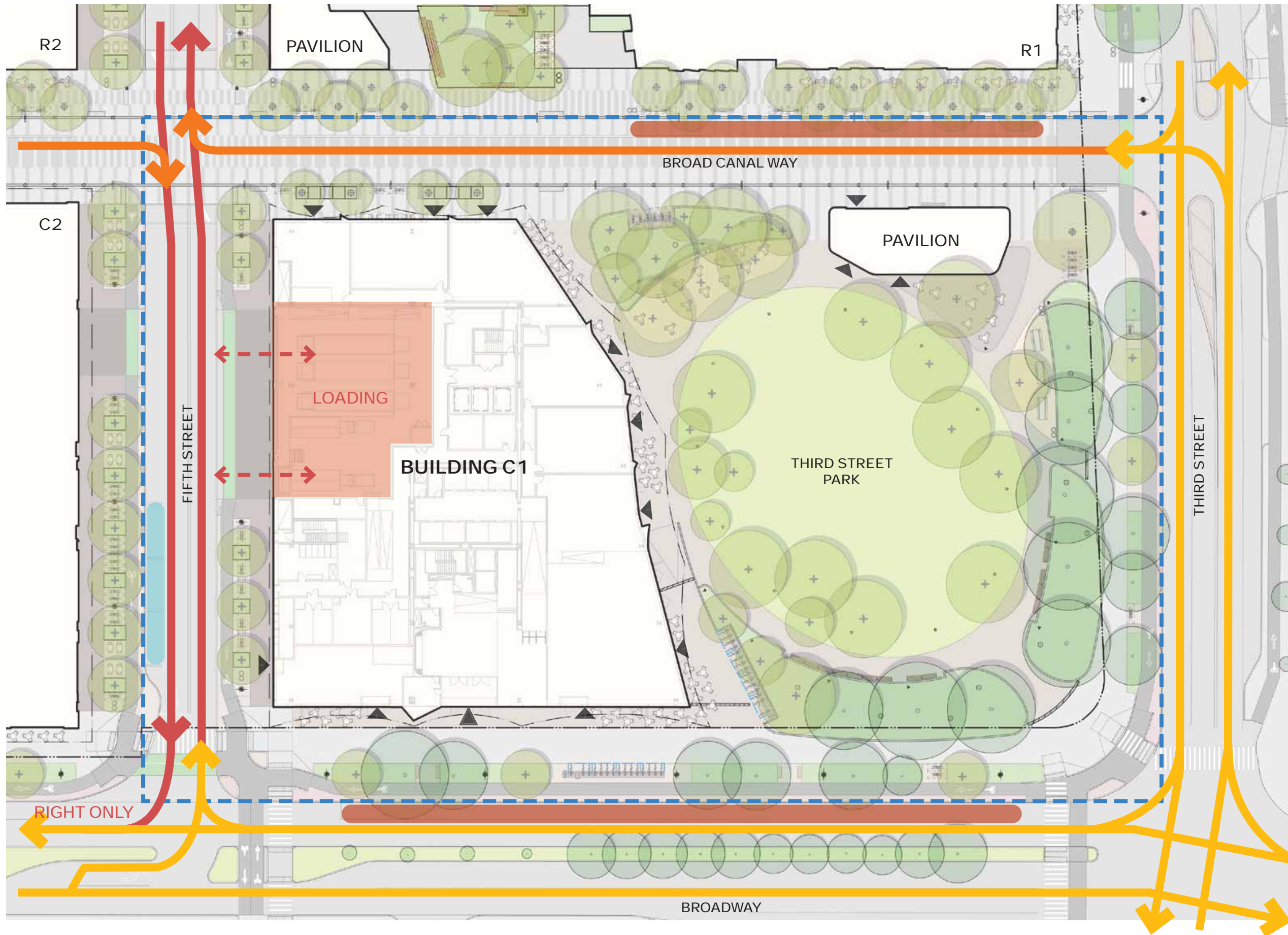




LEGEND

- ONE-WAY CYCLE TRACK
- TWO-WAY CYCLE TRACK
- SHARED USE CIRCULATION
- PEDESTRIAN / SLOW CYCLING ROUTE
- 50' RADIUS FROM BUILDING ENTRANCE
- SHORT-TERM BIKE PARKING
- SHORT-TERM BIKE PARKING IN CITY ROW
- BLUE BIKES













LEGEND



- PUBLIC STREET
- PRIVATE SHARED STREET
- PRIVATE STREET
- - - LOADING ENTRY
- ACTIVE CURB
- SHORT-TERM PARKING



- ### PAVING MATERIALS
- ① EXPOSED AGGREGATE CONCRETE TYPE 1

 - ② EXPOSED AGGREGATE CONCRETE TYPE 2

 - ③ BROOM FINISH CONCRETE

 - ④ DECOMPOSED GRANITE

 - ⑤ CONCRETE UNIT PAVERS

 - ⑥ PERMEABLE PAVERS

 - ⑦ BRICK PAVING

 - ⑧ ASPHALT (BIKE LANE)




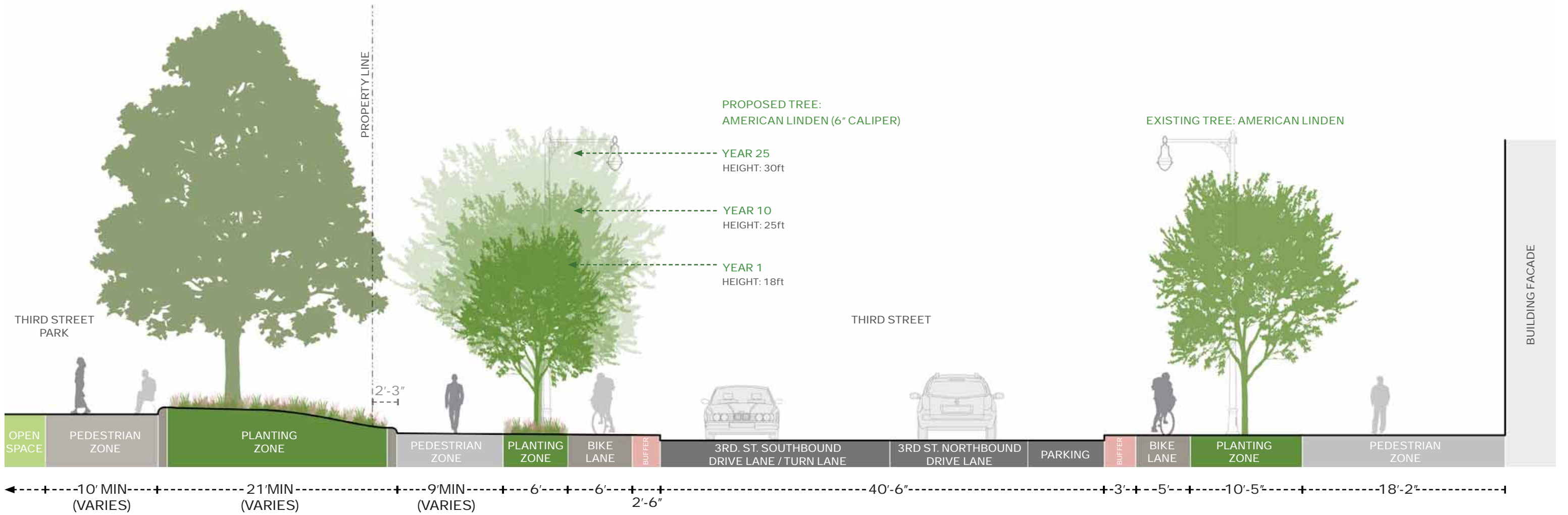
- BIKE PARKING
- CURB
- PLANTING

-  EXISTING TREE
-  PROPOSED TREE





EXISTING TREE: PIN OAK

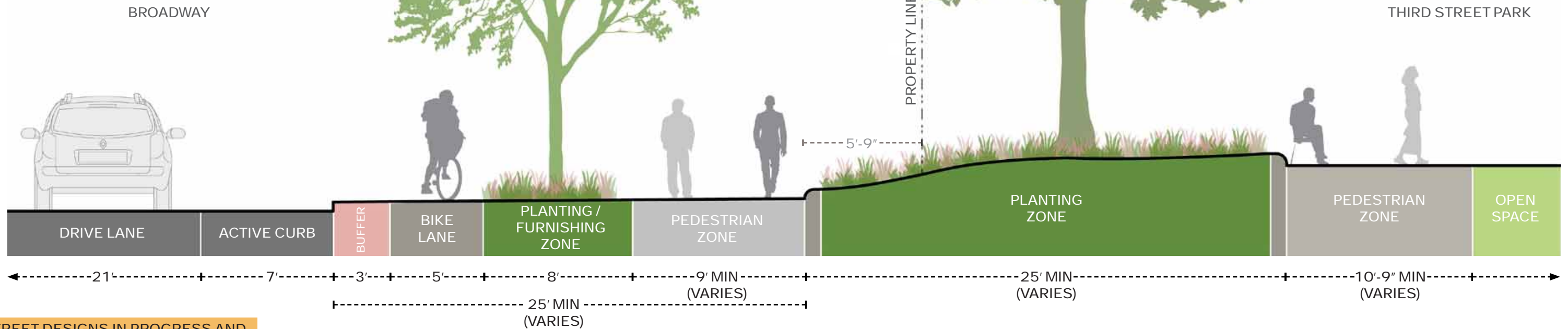


STREET DESIGNS IN PROGRESS AND COORDINATION WITH THE CITY, CRA AND MBTA



EXISTING TREE: PIN OAK

EXISTING TREE: AMERICAN LINDEN



STREET DESIGNS IN PROGRESS AND COORDINATION WITH THE CITY

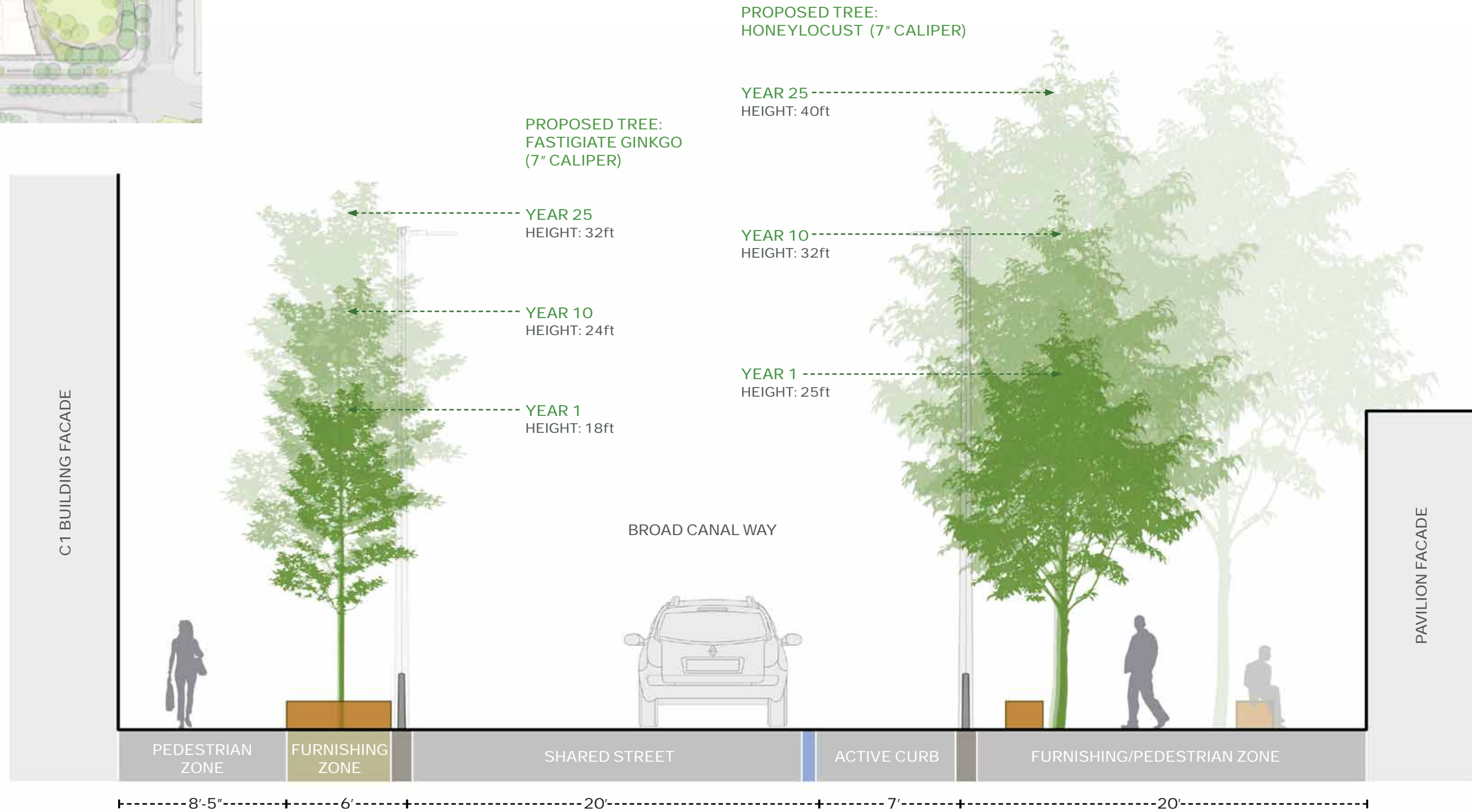




- CONCRETE UNIT PAVING
- BIKE PARKING
- BENCH
- TABLES & CHAIRS
- TREE GRATE
- WARNING STRIP
- BOLLARDS
- FLUSH CURB
- TRENCH DRAIN
- STREET LIGHTS

— — LIMIT OF WORK
 EXISTING TREE
 PROPOSED TREE
 0 15 30ft

 N



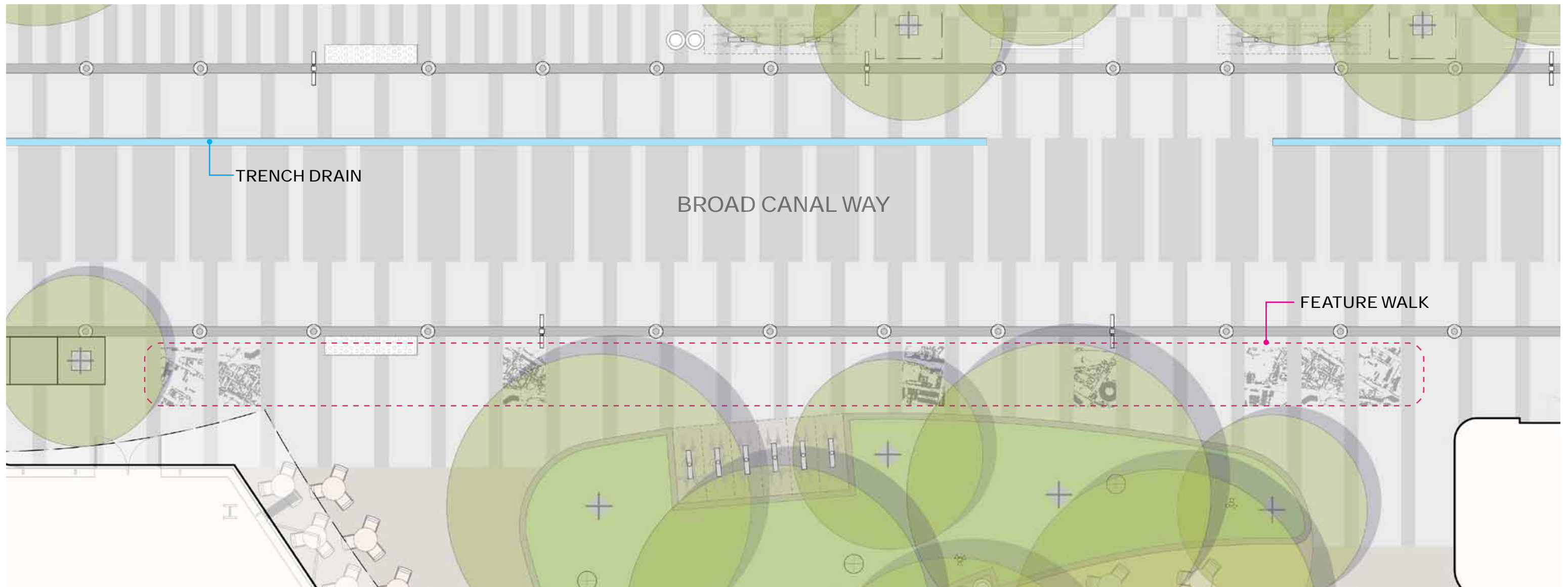
DESIGN PRINCIPLES

- + REVEAL THE HISTORY OF BROAD CANAL
- + CELEBRATE THE LEGACY OF INDUSTRY AND INNOVATION
- + DRAW VISITORS TO BROAD CANAL AND THE RIVER BEYOND

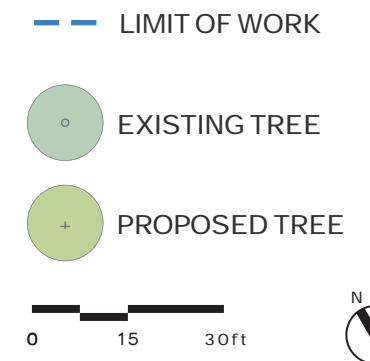
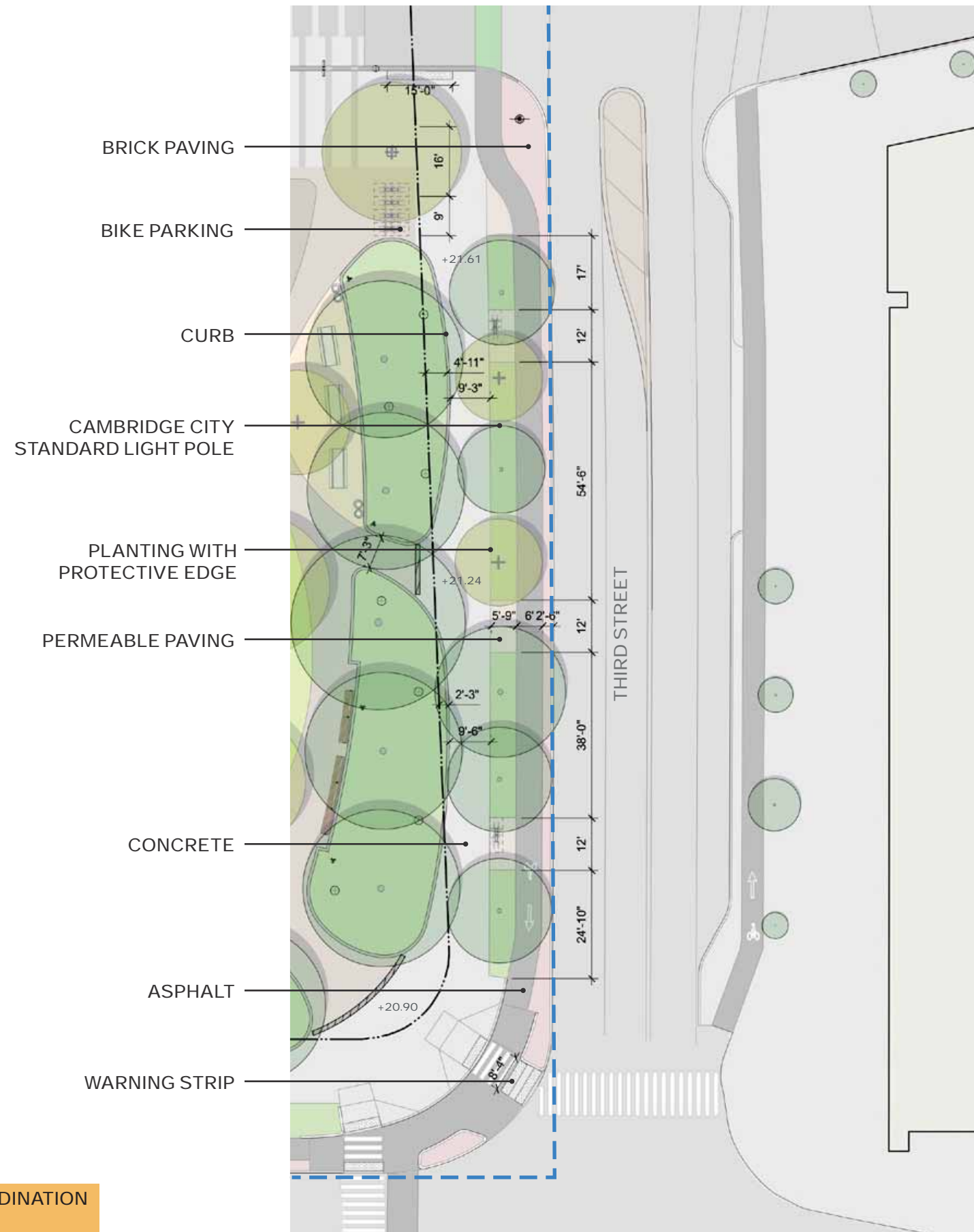
BROAD CANAL WAY ARTFUL TRENCH DRAIN PRECEDENT IMAGE



BROAD CANAL WAY HISTORY FEATURE WALK PRECEDENT IMAGES



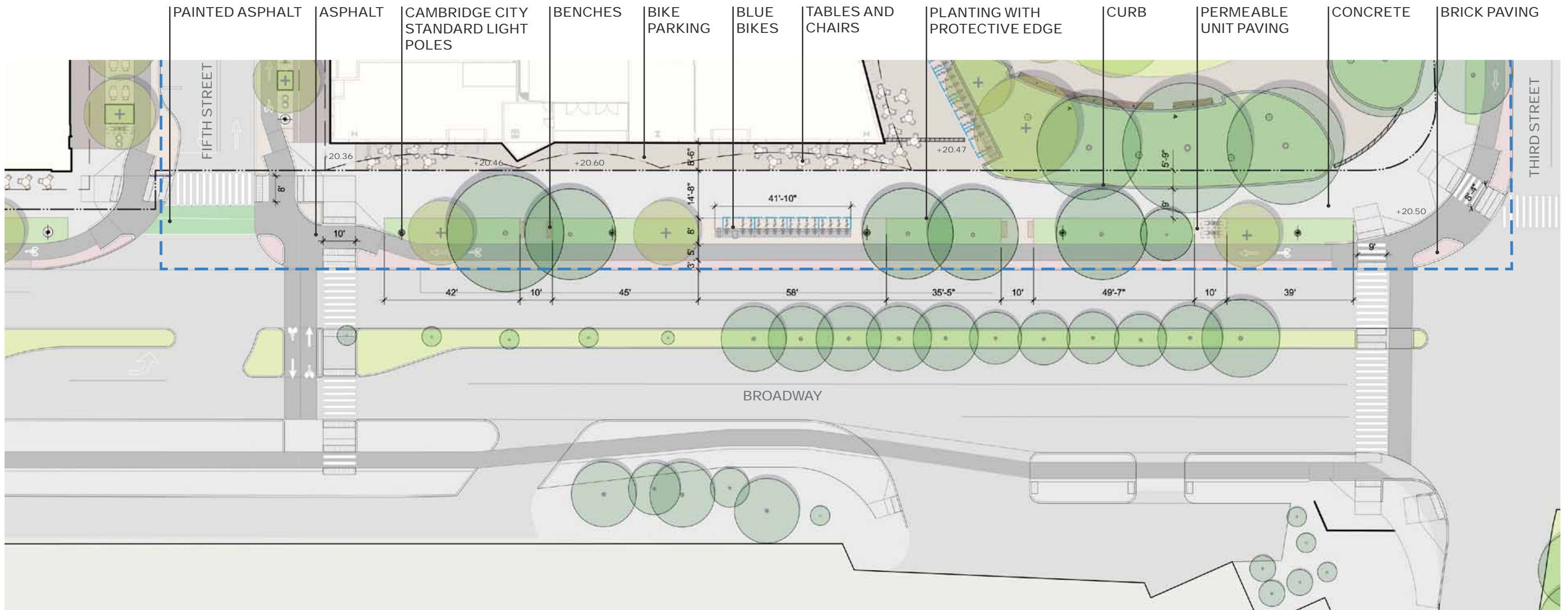




STREET DESIGNS IN PROGRESS AND COORDINATION WITH THE CITY, CRA AND MBTA

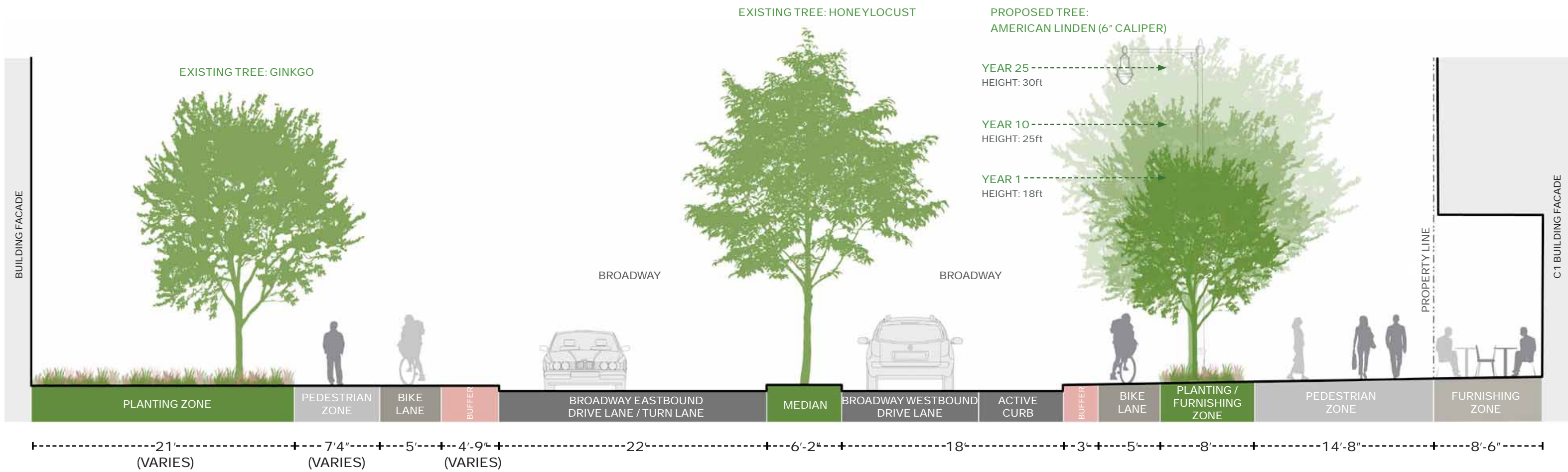






STREET DESIGNS IN PROGRESS AND COORDINATION WITH THE CITY





STREET DESIGNS IN PROGRESS AND COORDINATION WITH THE CITY





PROPOSED TREE:
PIN OAK (8" CALIPER)

YEAR 25
HEIGHT: 50ft

YEAR 10
HEIGHT: 35ft

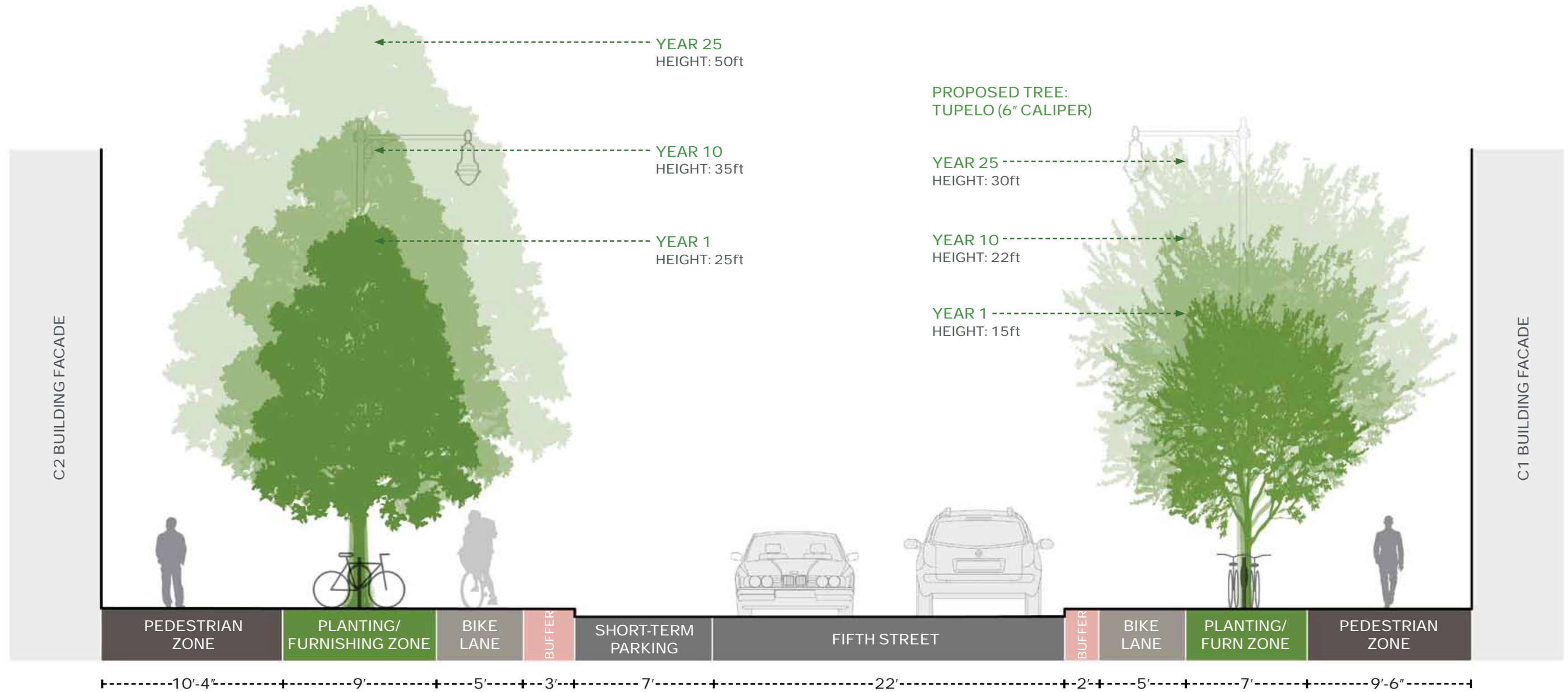
YEAR 1
HEIGHT: 25ft

PROPOSED TREE:
TUPELO (6" CALIPER)

YEAR 25
HEIGHT: 30ft

YEAR 10
HEIGHT: 22ft

YEAR 1
HEIGHT: 15ft





MATERIALS



EXPOSED AGGREGATE CONCRETE



DECOMPOSED GRANITE



CURB

FURNISHINGS



BENCHES



TABLES AND CHAIRS



BIKE RACKS

SEASONAL PLAY ELEMENTS



PLAYFUL SEATING AND GAMES

MATERIALS



EXPOSED AGGREGATE CONCRETE



BRICK PAVING



CAMBRIDGE STANDARD BRICK PAVING



PERMEABLE PAVING



CONCRETE UNIT PAVING



FLUSH CURB

FURNISHINGS



BROAD CANAL WAY BENCH



BROAD CANAL WAY BOLLARDS



LEGEND

- EVENT POWER
- CHARGING STATION
- TRASH/RECYCLING
- WATER FOUNTAIN
- BOLLARDS
- REMOVABLE BOLLARDS
- BUILDING BOLLARDS
- BIKE RACKS
- ✦ TABLES AND CHAIRS
- PICNIC TABLES
- FIXED BENCHES
- FIXED BACKED BENCHES
- SEASONAL PLAY ELEMENTS



GROUNDCOVER



SHINY JAPANESE PACHYSANDRA
PACHYSANDRA TERMINALIS
GREEN SHEEN

SHRUBS



FOTHERGILLA
FOTHERGILLA GARDENII



BOBO PANICLE HYDRANGEA
HYDRANGEA PANICULATA 'BOBO'



PEE WEE OAKLEAF HYDRANGEA
HYDRANGEA QUERCIFOLIA 'PEE WEE'

ACCENTS



EMPRESS WU HOSTA
'EMPRESS WU' PP20774 CPBR4240



HALCYON PLANTAIN LILY
HOSTA 'HALCYON'

PERENNIALS



HAY-SCENTED FERN
DENNSTAETIA PUNCTILOBULA



FROSTKISS™ MOONDANCE®
HELLEBORE *HELLEBORUS X 'EPB 20'*
PP #27969



SOLOMAN'S SEAL
POLYGONATUM BIFLORUM



FOAMFLOWER
TIARELLA CORDIFOLIA

BULBS



SNOWDROP
GALANTHUS NIVALIS



DAFFODIL MIX
NARCISSUS SP.



● SCARLET OAK
QUERCUS COCCINEA



● BUR OAK
QUERCUS MACROCARPA



● SWAMP WHITE OAK
QUERCUS BICOLOR



● RED OAK
QUERCUS RUBRA



● TUPELO
NYSSA SYLVATICA



● EASTERN REDBUD
CERCIS CANADENSIS



● SHADBLOW SERVICEBERRY
AMELANCHIER CANADENSIS



● GINKGO
GINKGO BILOBA 'FASTIGIATA'



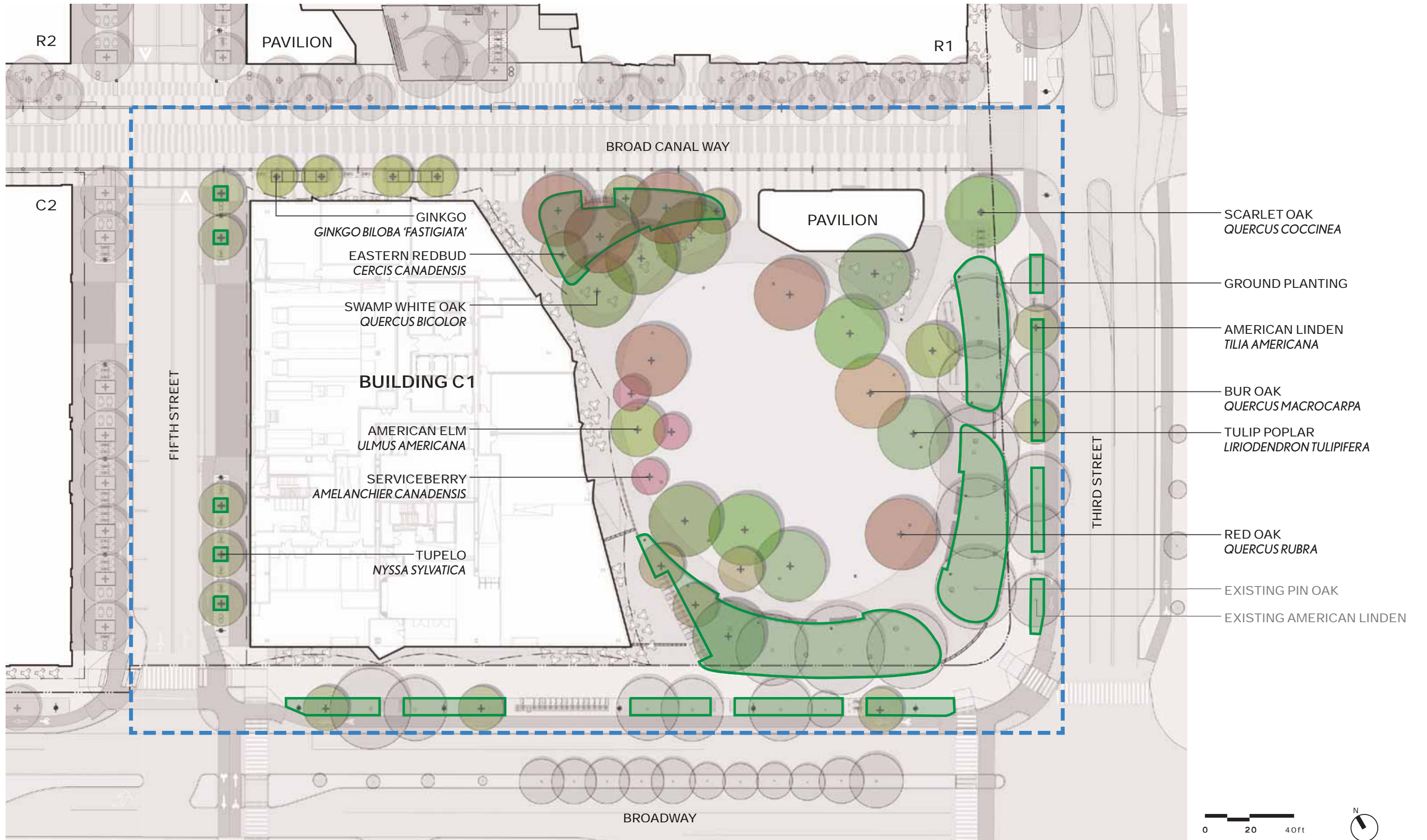
● TULIP TREE
LIRIODENDRON TULIPIFERA



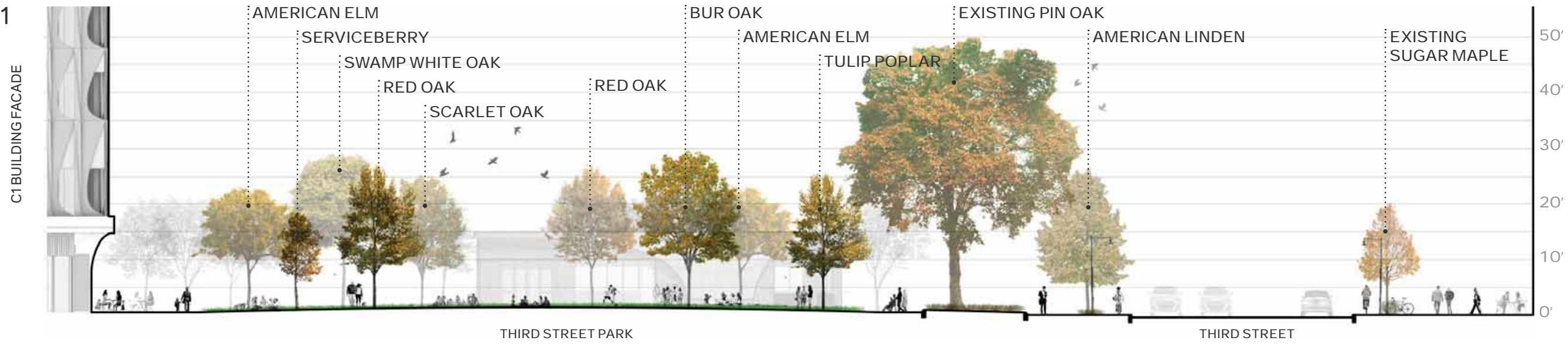
● AMERICAN ELM
ULMUS AMERICANA



● AMERICAN LINDEN
TILIA AMERICANA (TBD)



YEAR 1

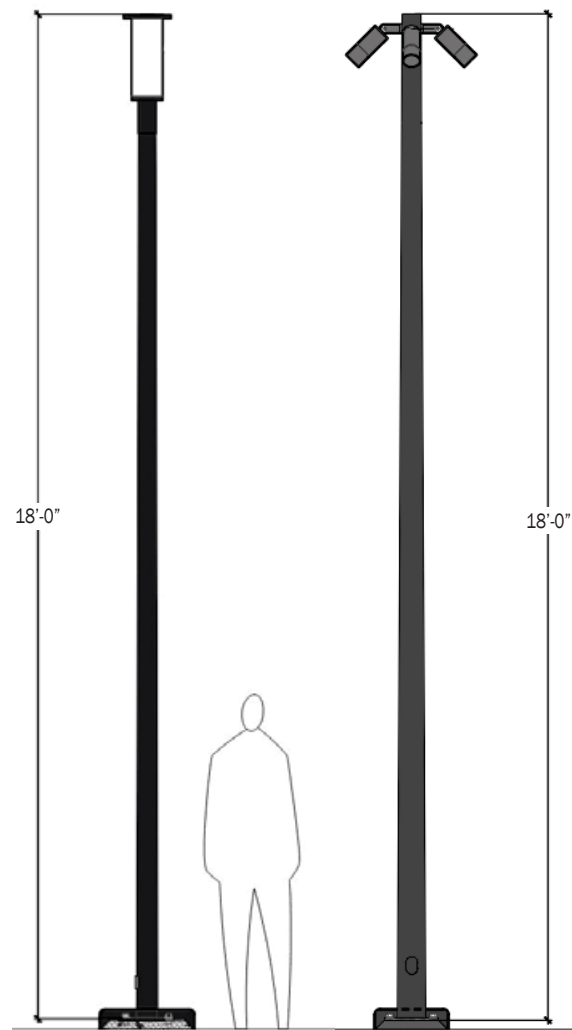


YEAR 10

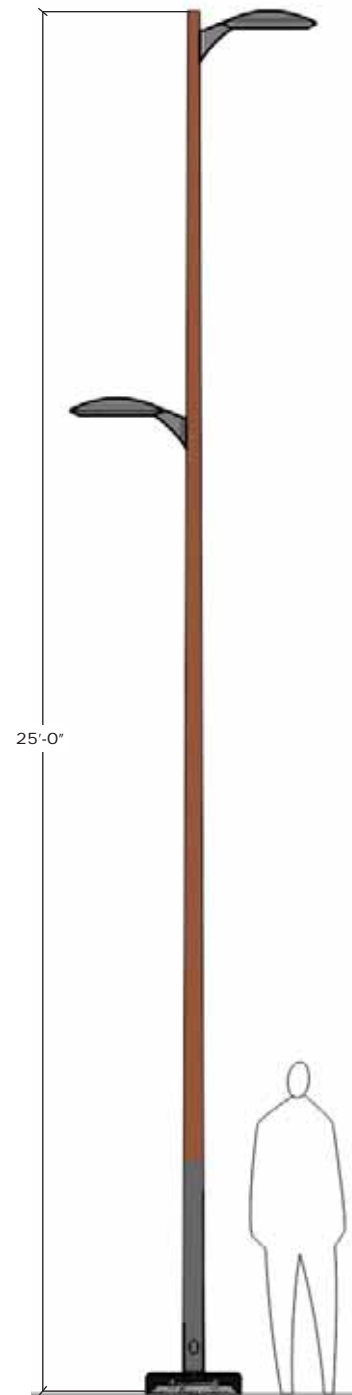


YEAR 25

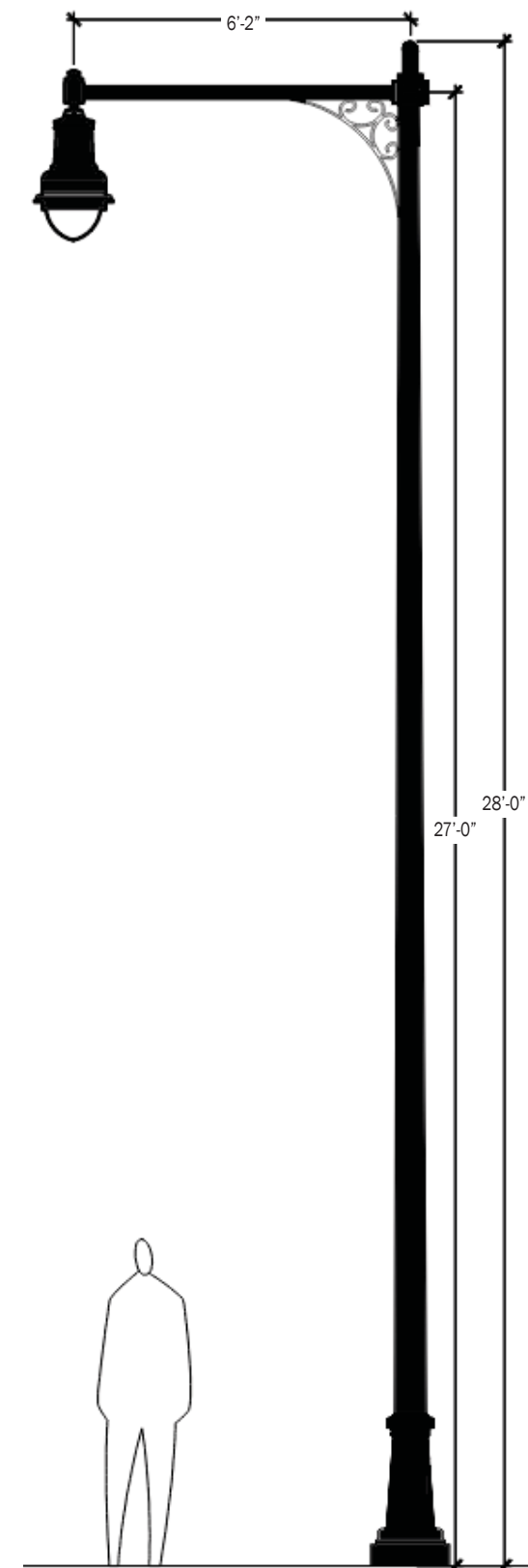




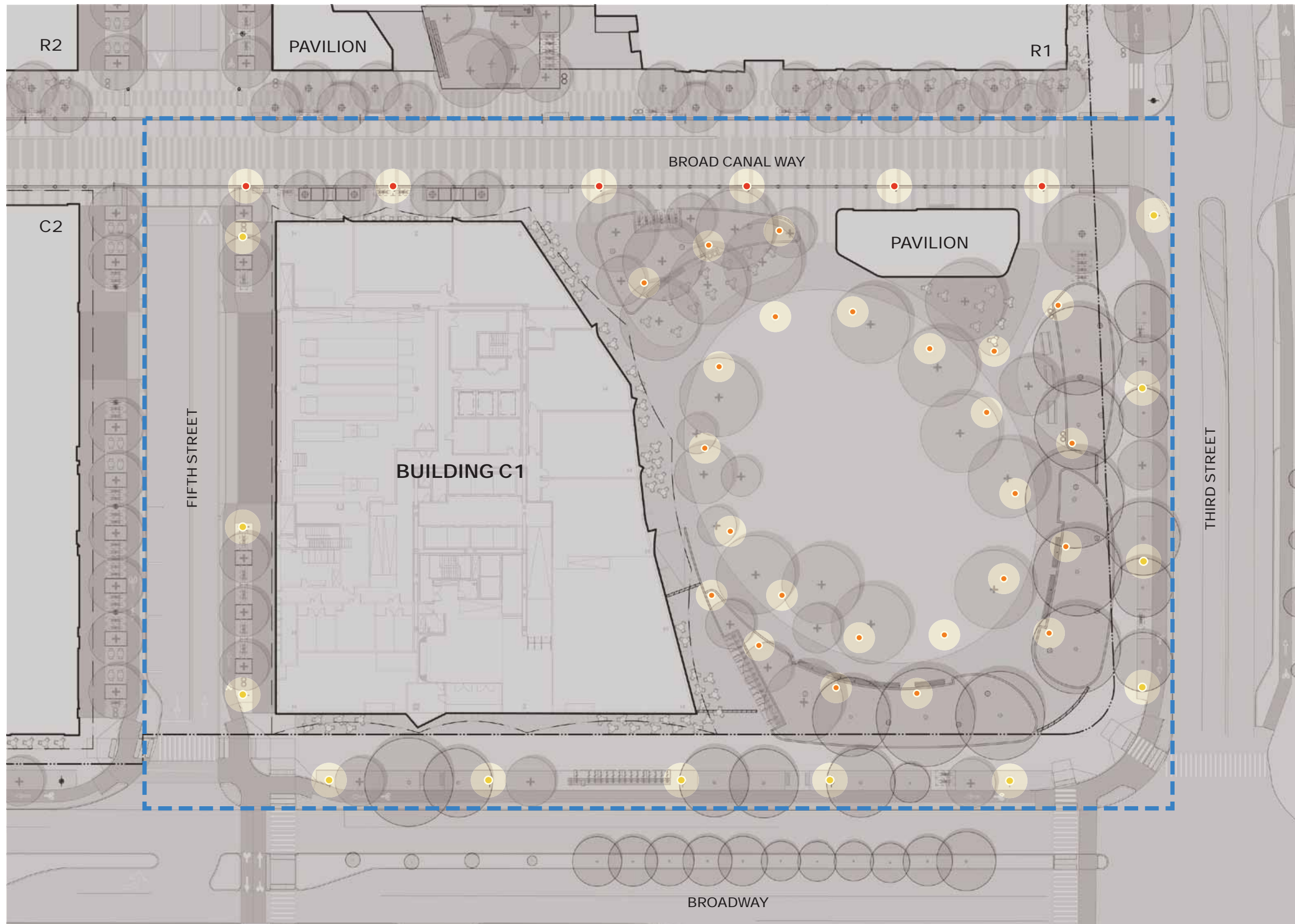
THIRD STREET PARK
LIGHT POLES



BROAD CANAL WAY
LIGHT POLES



THIRD STREET, BROADWAY, FIFTH STREET
CAMBRIDGE CITY STANDARD
LIGHT POLES

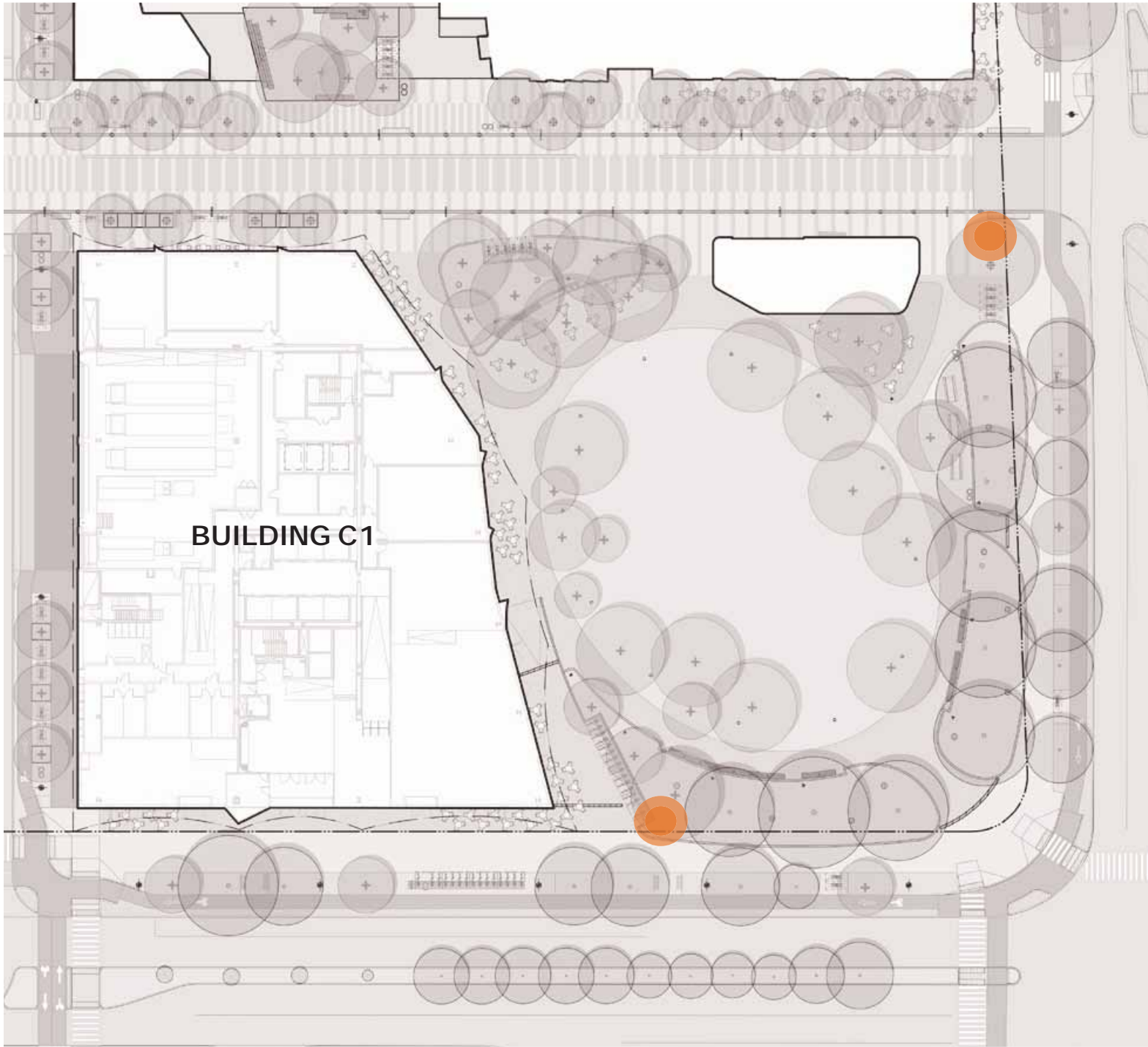


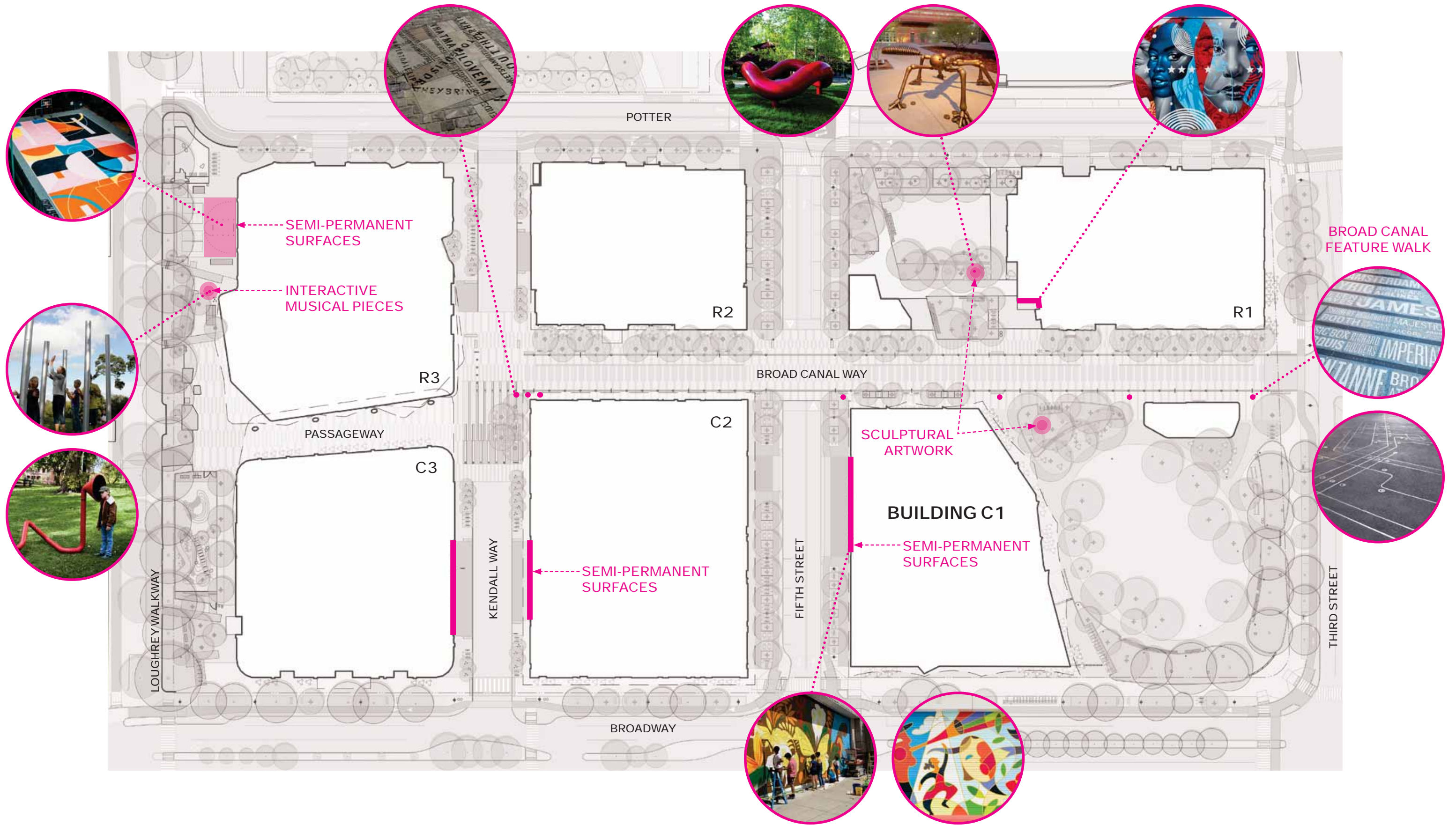
LEGEND

- STREET LIGHT POLES
- PARK LIGHT POLES
- CAMBRIDGE CITY STANDARD LIGHT POLES



WAYFINDING SIGNAGE PRECEDENT IMAGES







OPEN SPACE	ACRES
Third Street Park	1.0 acre
Community Center Park	approximately 0.5 acre
Sixth Street Park	0.5 acre
Binney Street Park	approximately 0.2 acre



CATEGORY OF OPEN SPACE	ACRES
Publicly Beneficial Open Space	over 3.5 acres
Additional Publicly Beneficial Open Space	0.04 acres



 PUBLICLY BENEFICIAL OPEN SPACE
 ADDITIONAL PUBLICLY BENEFICIAL OPEN SPACE



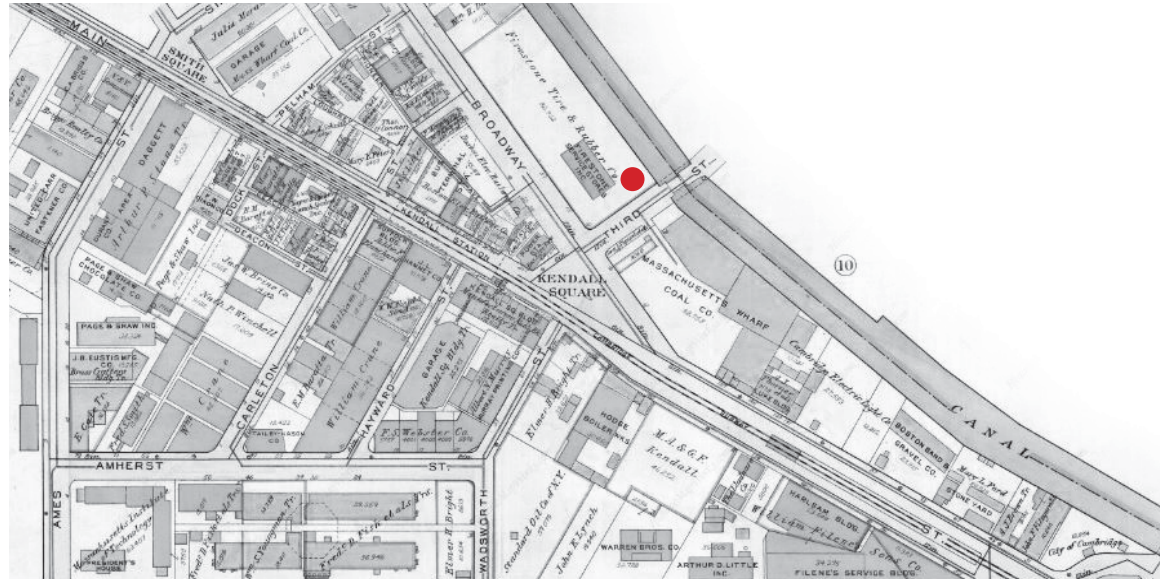
CATEGORY OF OPEN SPACE	ACRES
Permanently Guaranteed Open Space	2.00 acres
Publicly Beneficial Open Space	over 3.5 acres
Additional Publicly Beneficial Open Space	0.04 acres



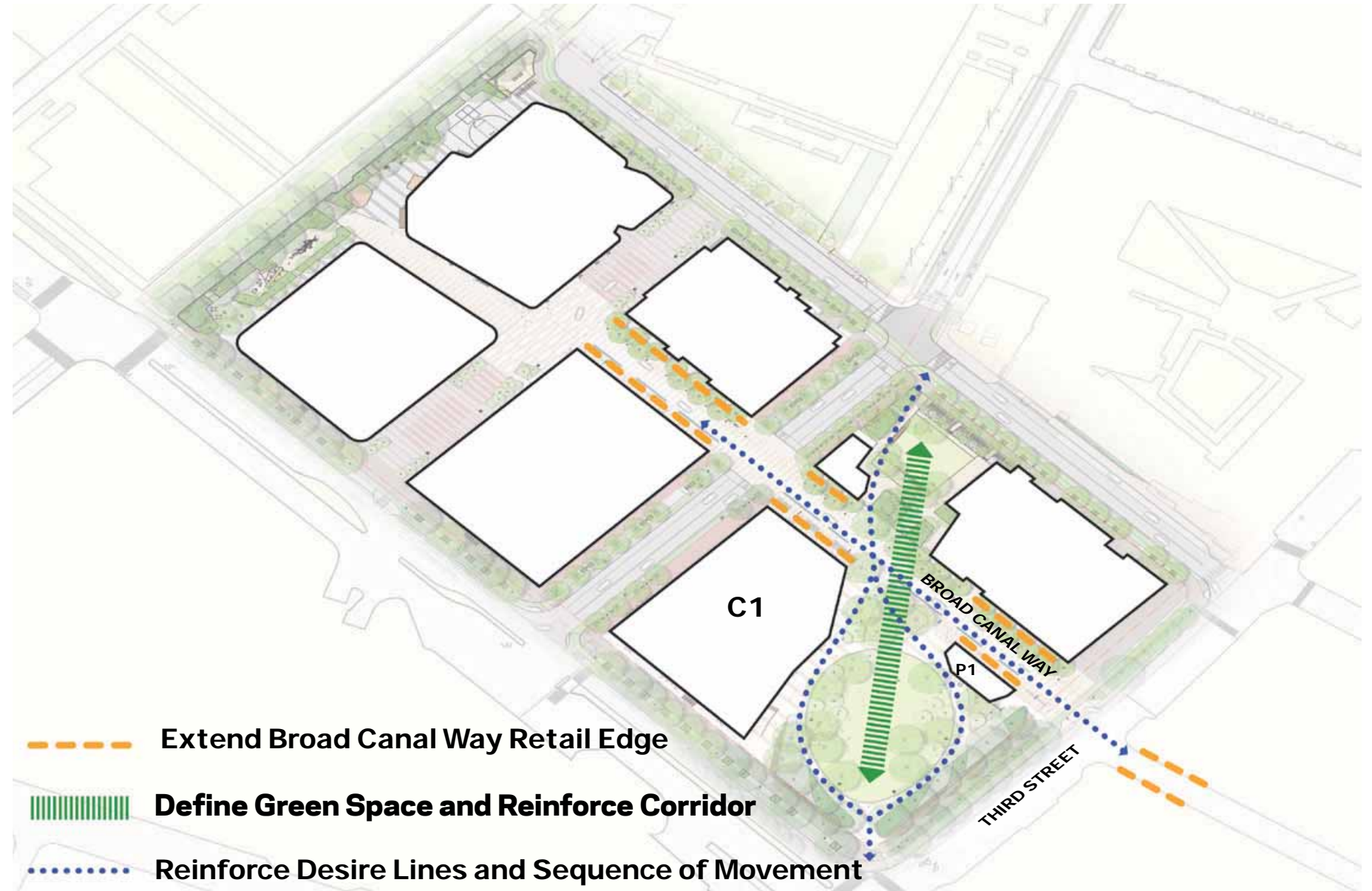
- PERMANENTLY GUARANTEED OPEN SPACE
- PUBLICLY BENEFICIAL OPEN SPACE
- ADDITIONAL PUBLICLY BENEFICIAL OPEN SPACE



Broad Canal History



Site Strategies



Historical Site Use



Formal Expression



Proposed Site Use



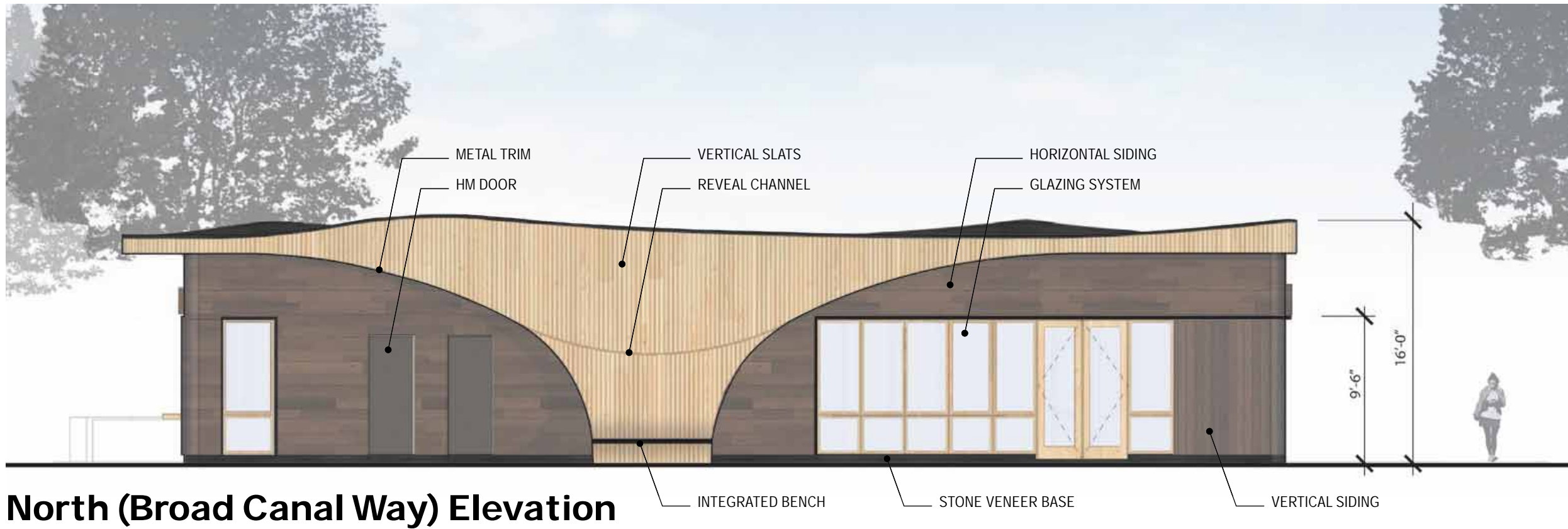
Material Character



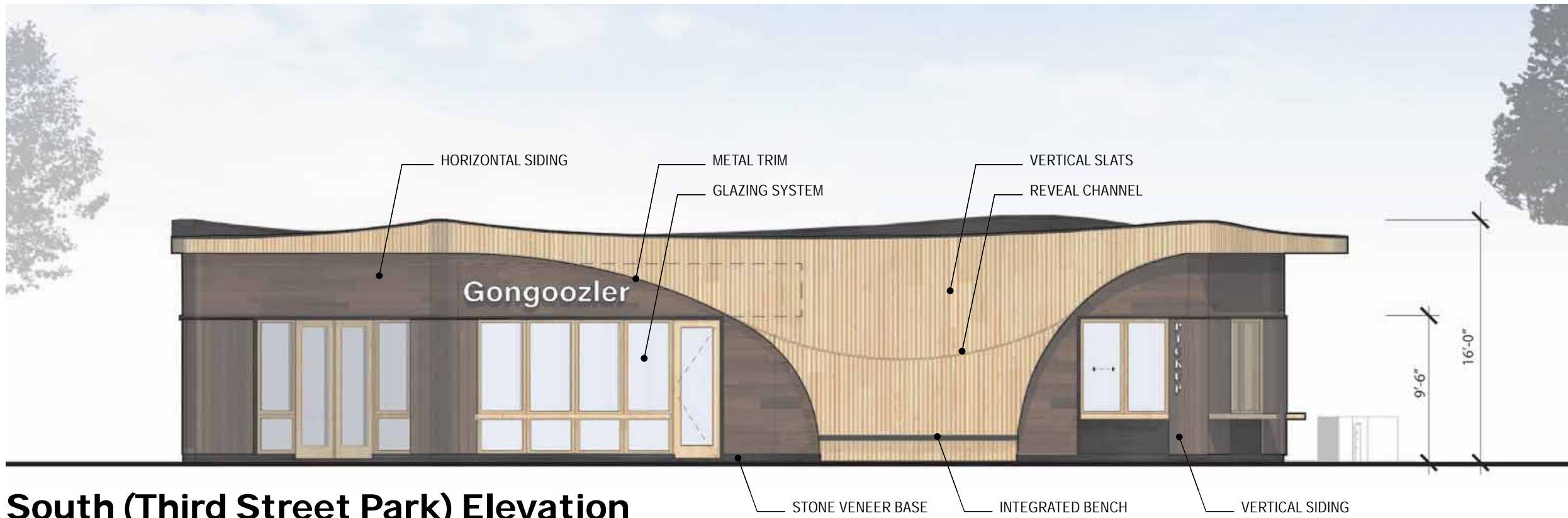
Integration of Past and Future



Design Concept



North (Broad Canal Way) Elevation



South (Third Street Park) Elevation

View from Third Street Park



View from Third Street

