



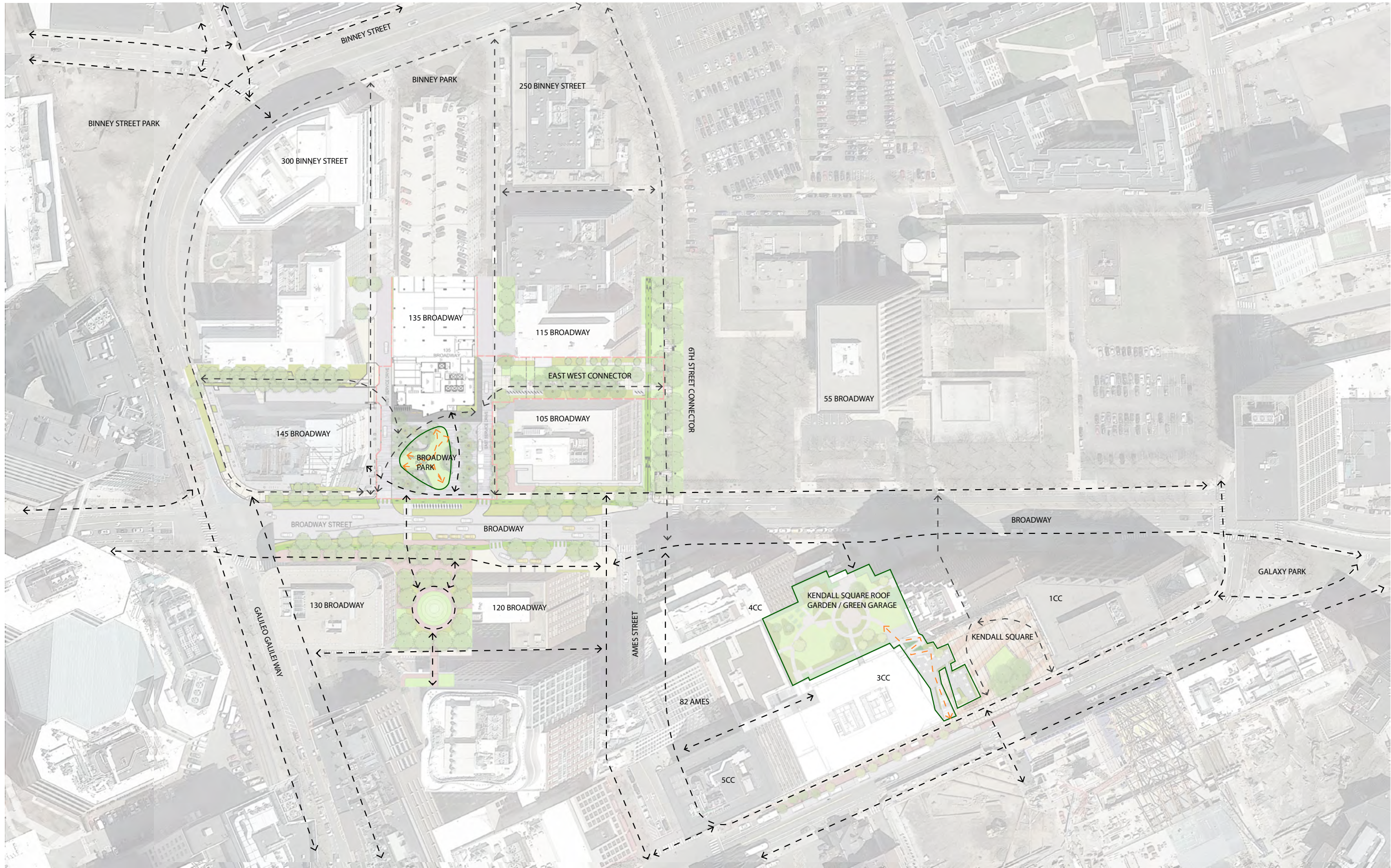
BROADWAY PARK

LANDSCAPE & BUILDING UPDATE

MAY 15, 2019

LEMON BROOKE

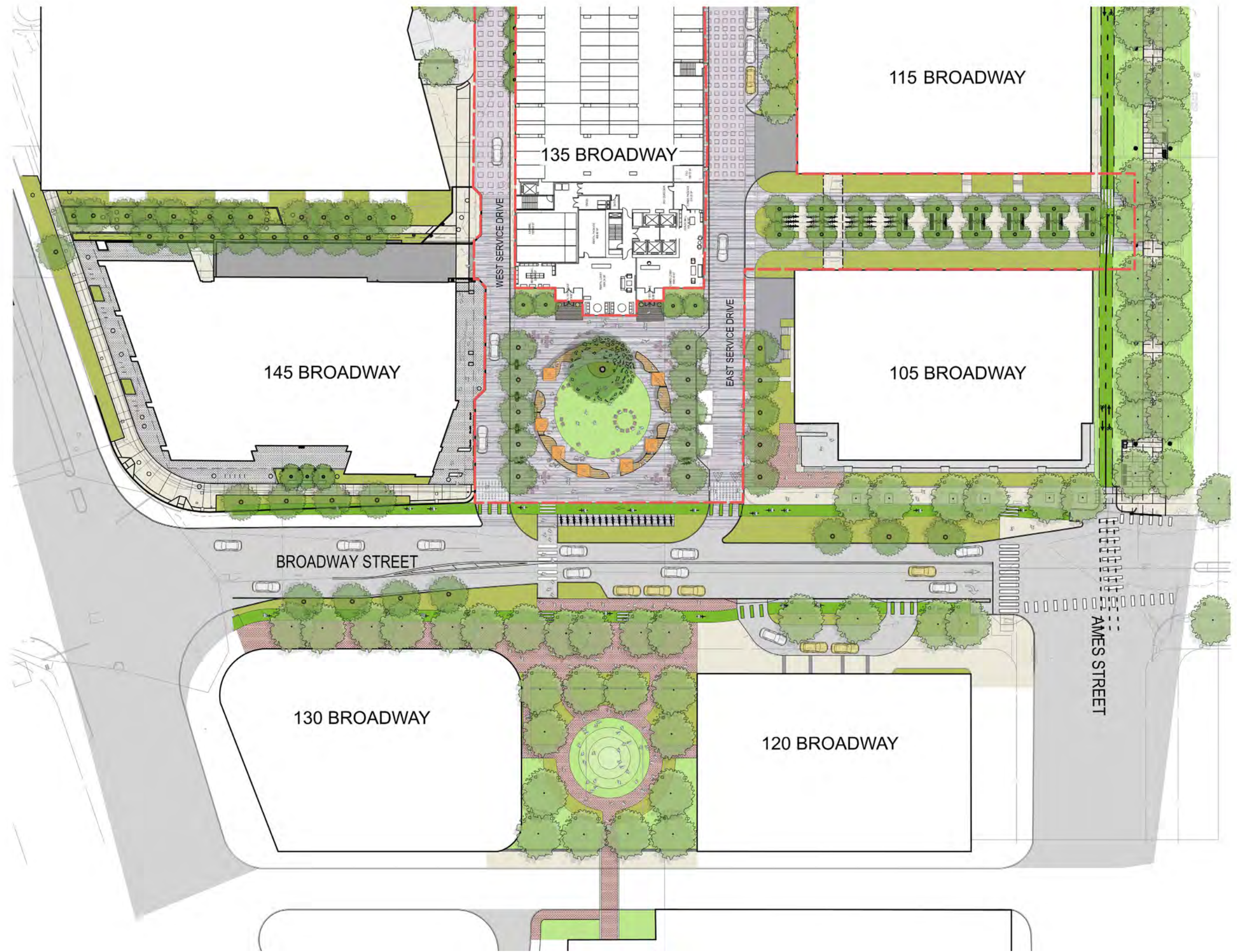


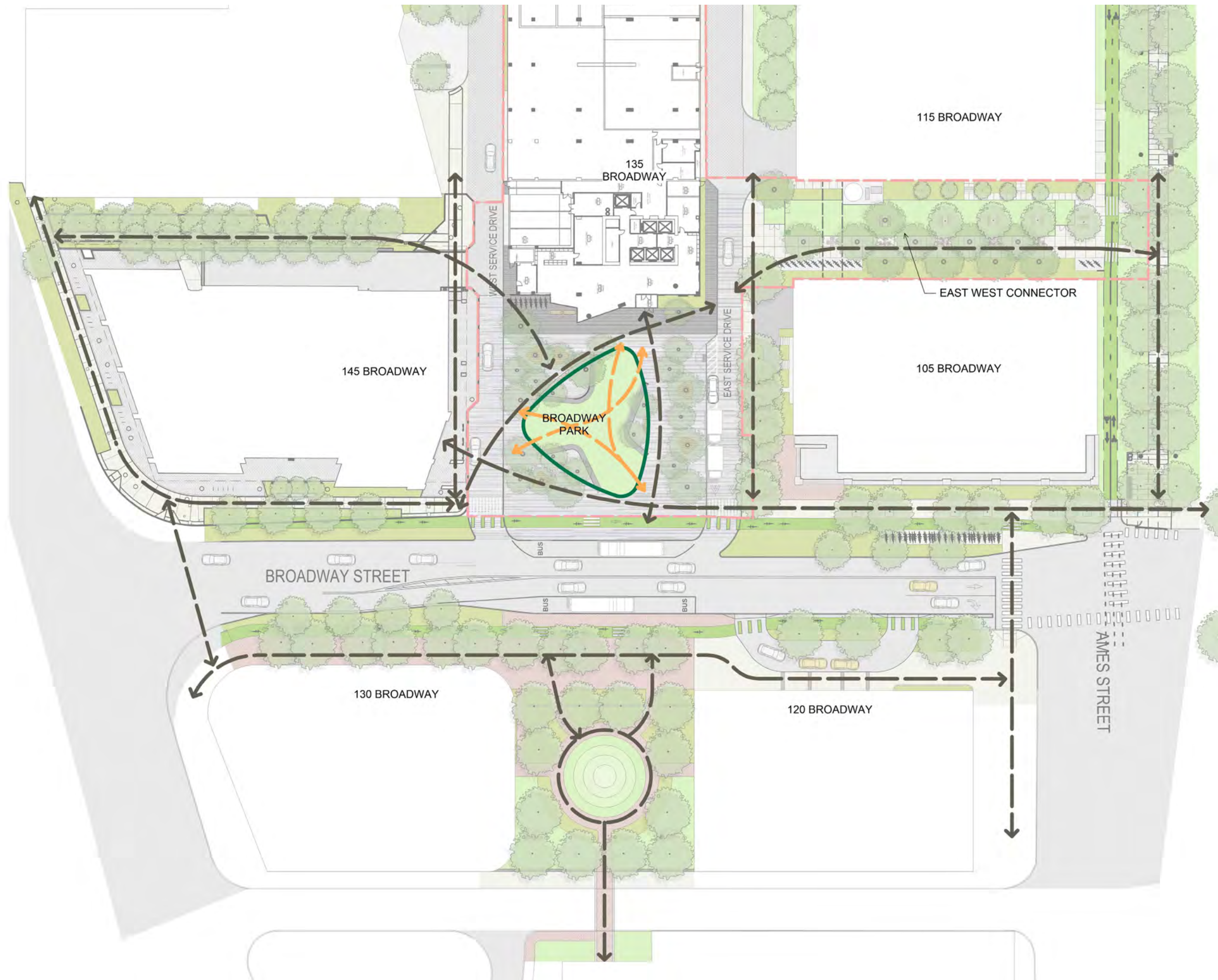


BROADWAY PARK

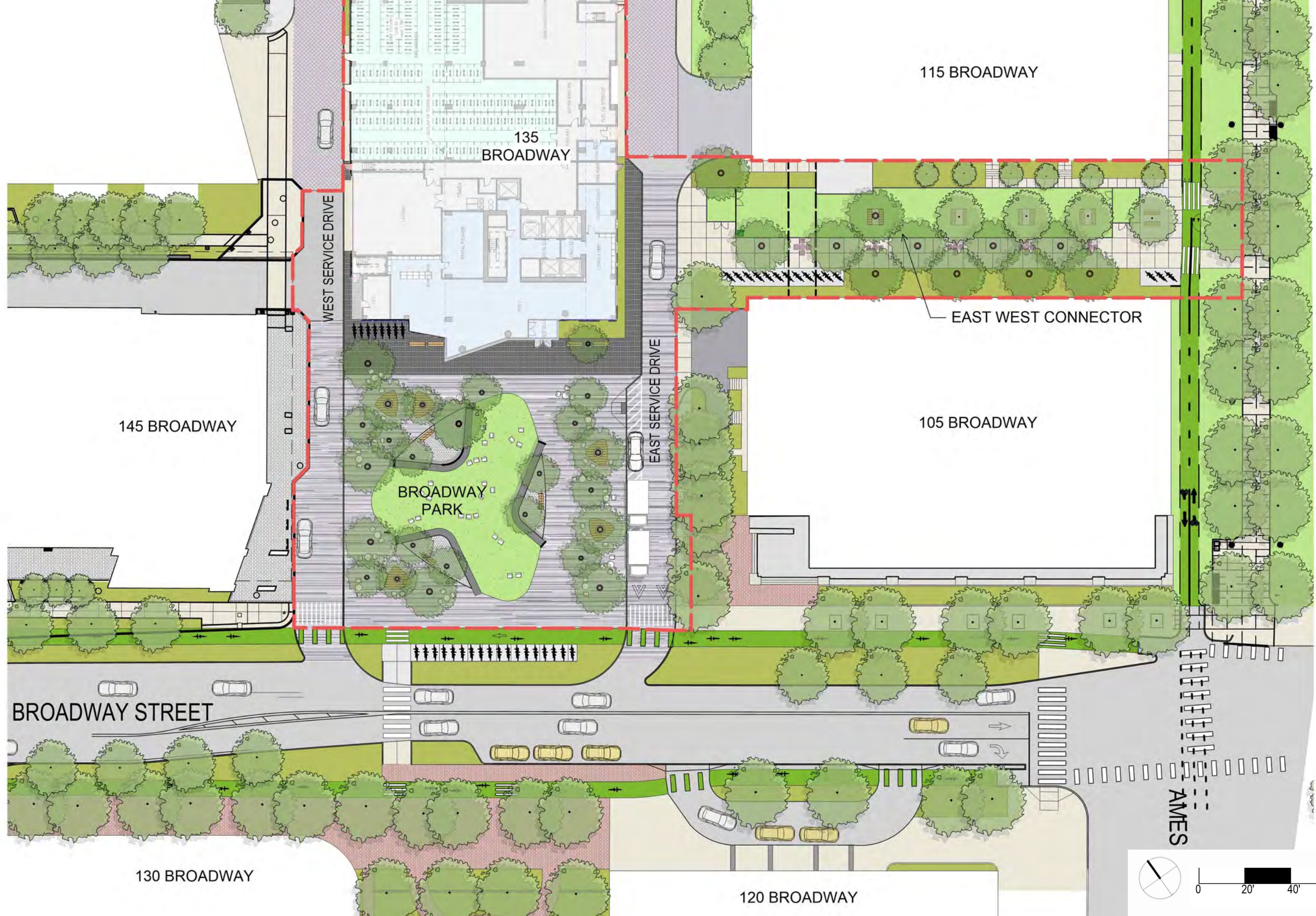
LEMON BROOKE

KENDALL SQUARE





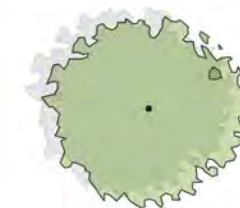






LEGEND

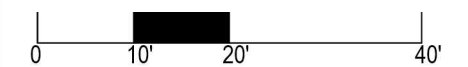
- ① LAWN - FITNESS, GAMES, SOCIAL
- ② NOOK - PERVIOUS PAVING & SWING BENCH
- ③ SEATWALL - STONE / WOOD
- ④ PLAZA - STONE PAVING
- ⑤ COMMUNITY TABLE
- ⑥ MOVEABLE TABLES & CHAIRS
- ⑦ DROP-OFF / FOOD TRUCK PARKING
- ⑧ NEW SPECIMEN TREES
- ⑨ REDISENTIAL ENTRY
- ⑩ GARDEN
- ⑪ BIKE SHARE
- ⑫ NEW CROSS WALK
- ⑬ VEHICULAR CONCRETE PAVERS OVER REINFORCED CONCRETE BASE

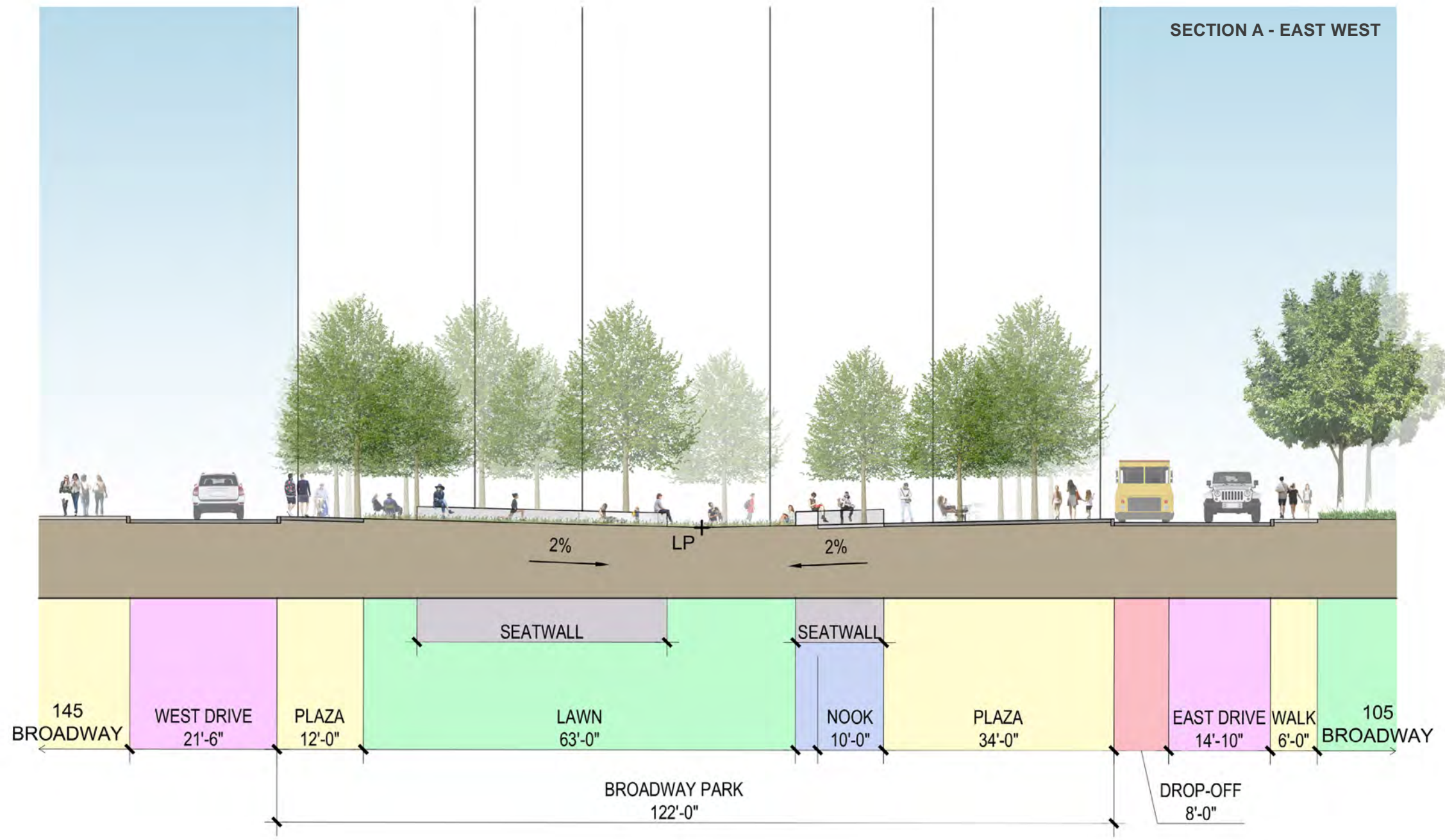


EXISTING TREE TO REMAIN



NEW SPECIMEN TREE





NTS



BROADWAY PARK

LEMON BROOKE

BROADWAY PARK - PERSPECTIVE

MAY 15, 2019 9



HARDWOOD COMMUNITY TABLE



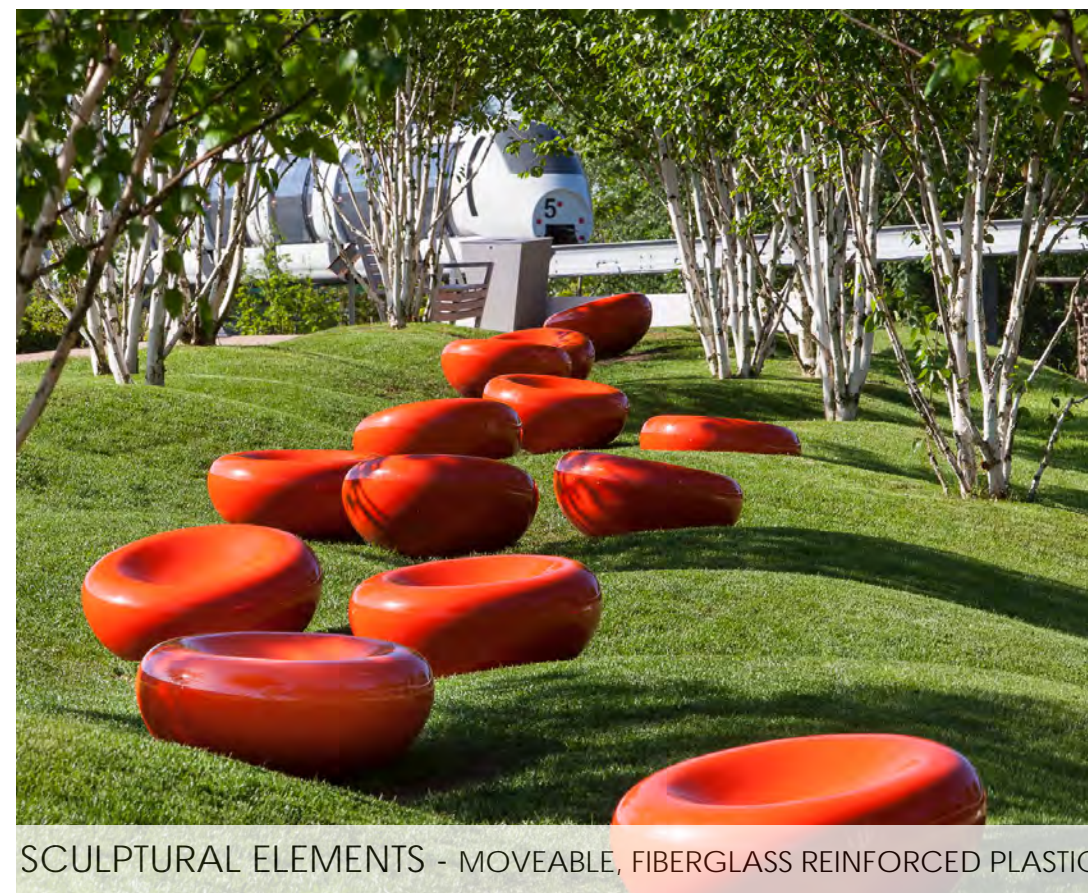
FABRICATED STONE SEATWALL



STONE PAVING



MOVEABLE TABLES AND CHAIRS



SCULPTURAL ELEMENTS - MOVEABLE, FIBERGLASS REINFORCED PLASTIC



SWING BENCH - TRIANGLE PLAZA, DENVER, CO



BROADWAY PARK

LEMON BROOKE

PROGRAM STUDY - LUNCH TIME



BROADWAY PARK
LEMON BROOKE

PROGRAM STUDY - QUIET MORNING



BROADWAY PARK
LEMON BROOKE



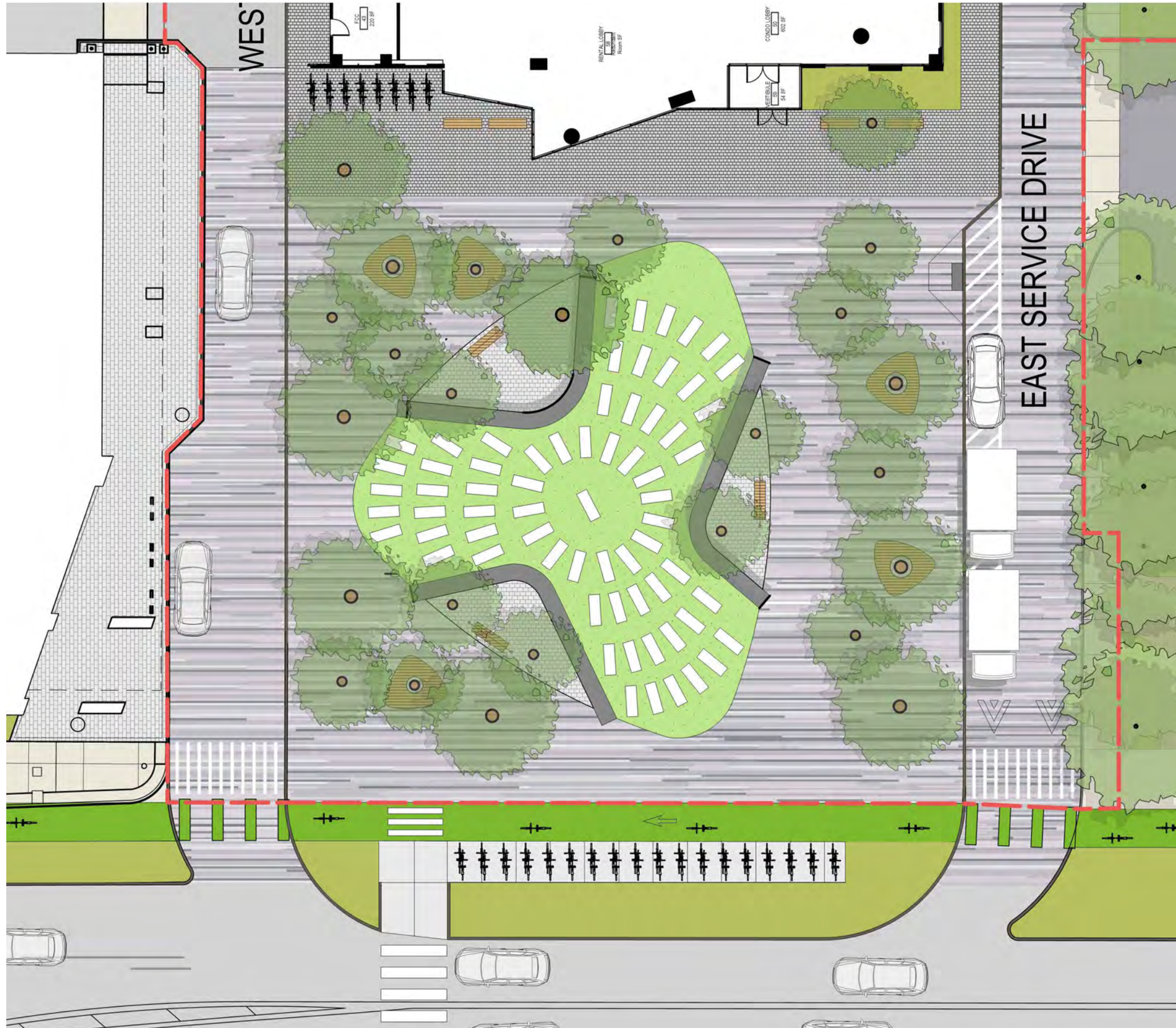
PROGRAM STUDY - SATURDAY AFTERNOON



BROADWAY PARK
LEMON BROOKE



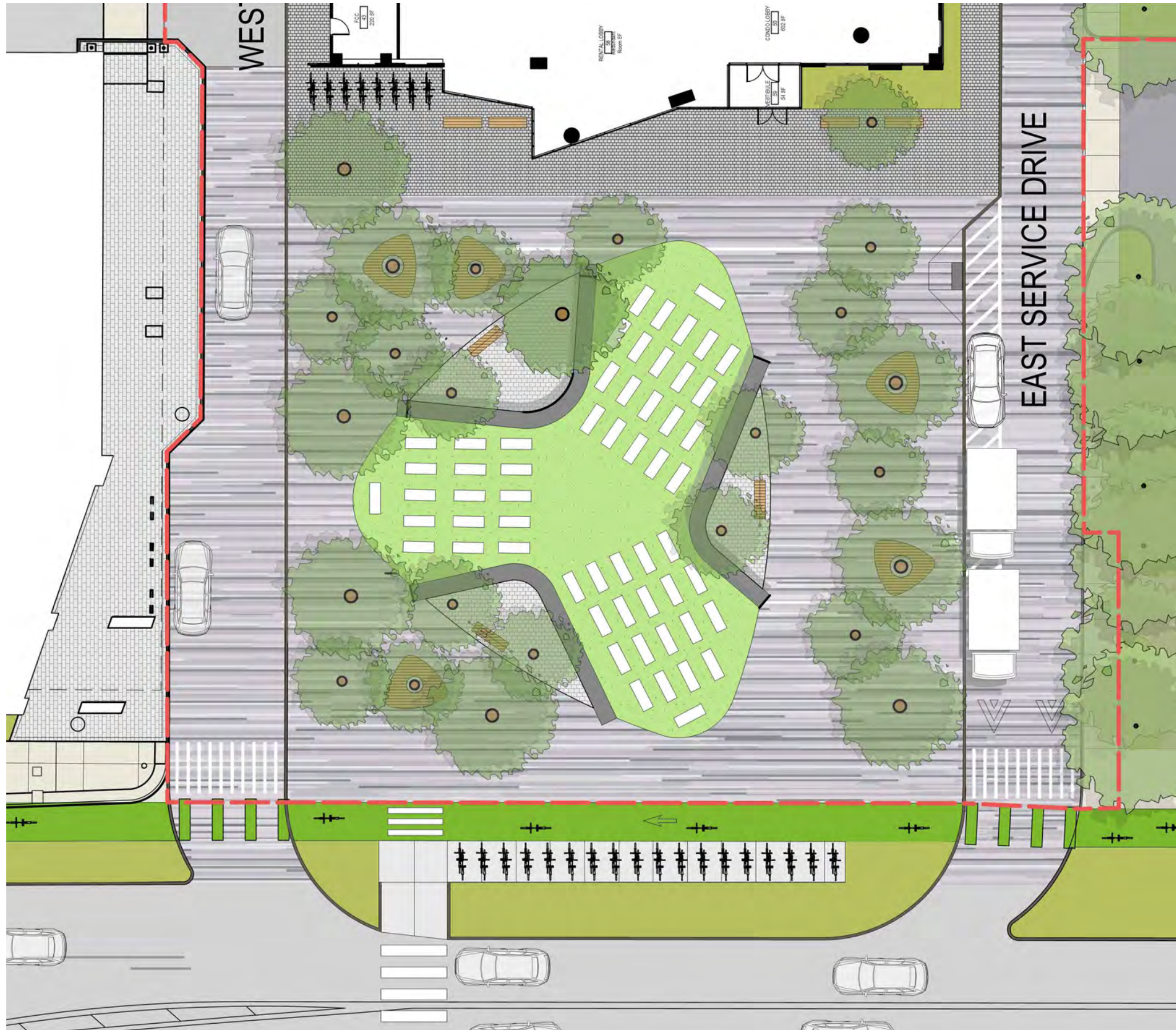
PROGRAM STUDY - MUSIC IN THE PARK



BROADWAY PARK
LEMON BROOKE



PROGRAM STUDY - YOGA



BROADWAY PARK
LEMON BROOKE



PROGRAM STUDY - CIRCUIT TRAINING



BROADWAY PARK
LEMON BROOKE



PROGRAM STUDY - OUTDOOR MEETING / CLASS



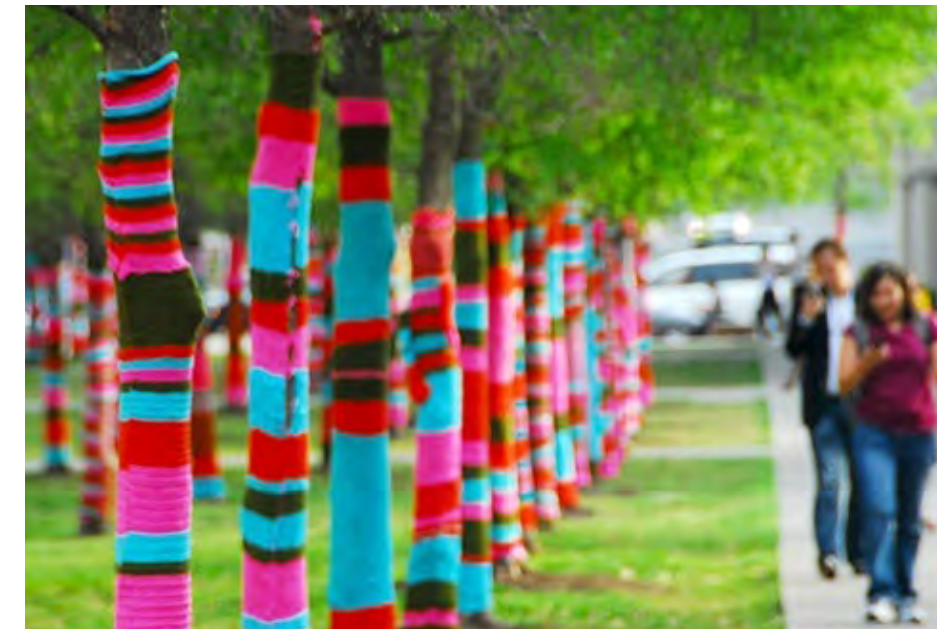
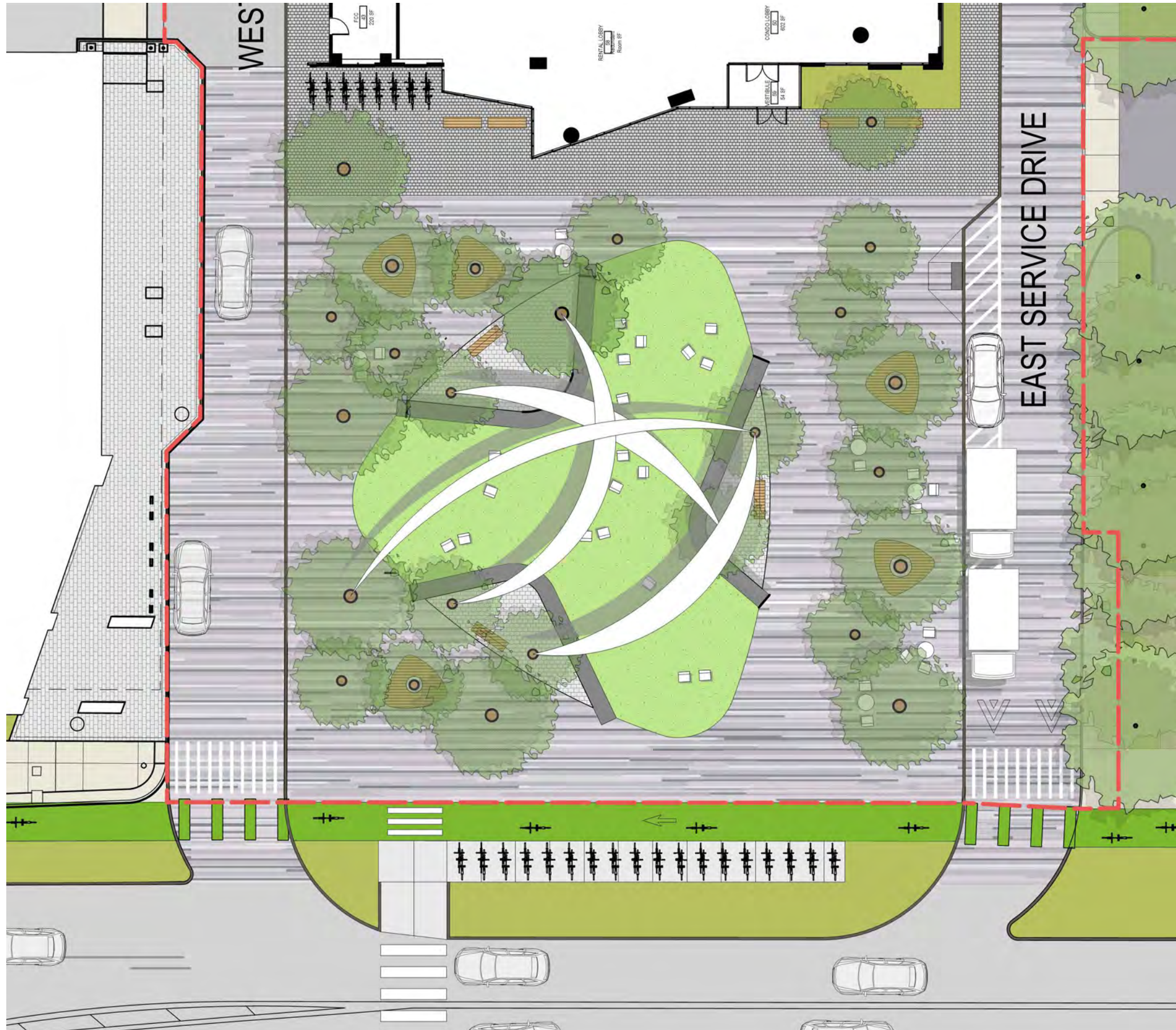
BROADWAY PARK
LEMON BROOKE

PROGRAM STUDY - MARKET ON THE PLAZA / BIER GARDEN



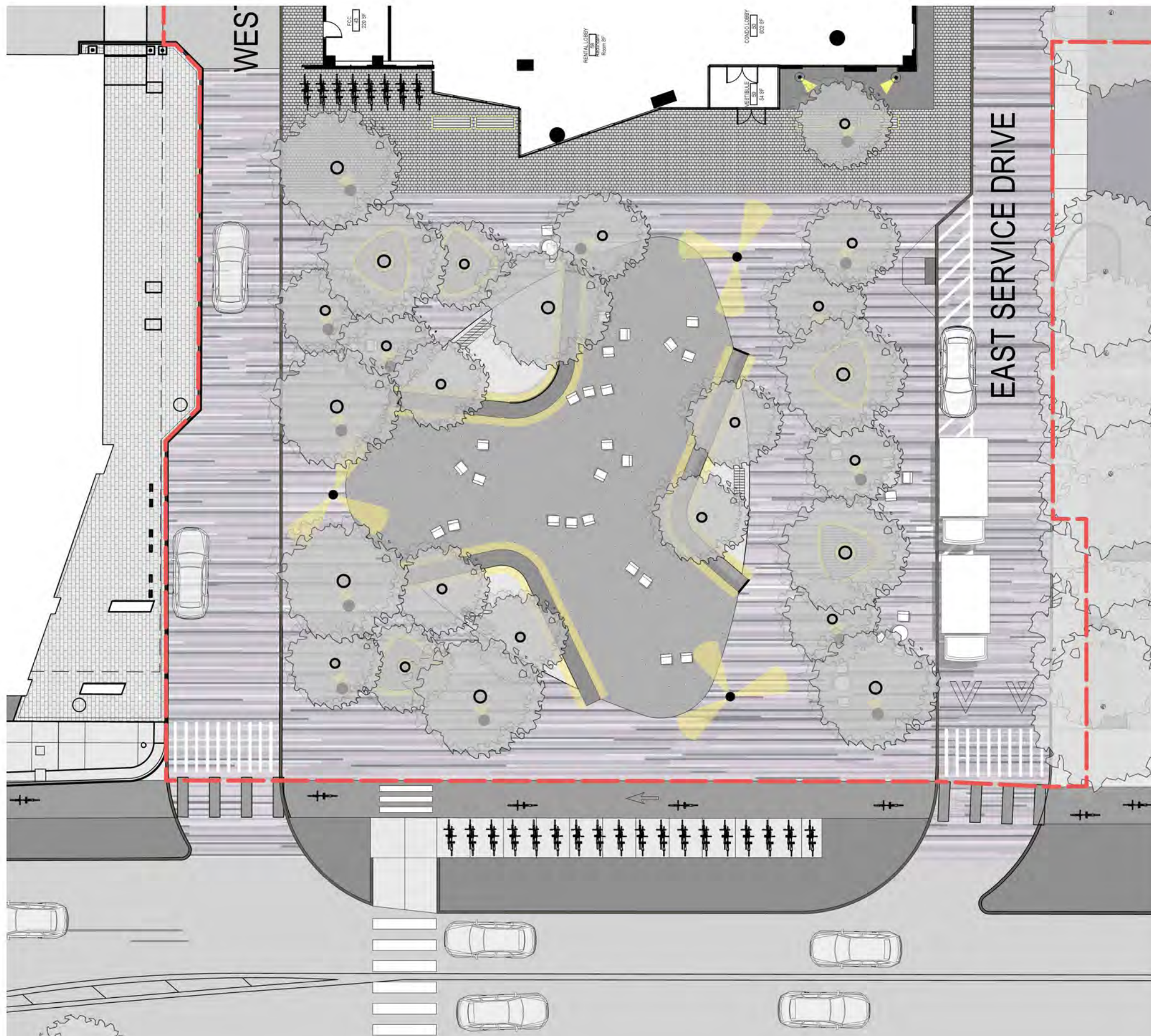
BROADWAY PARK
LEMON BROOKE

PROGRAM STUDY - MARKET ON THE GREEN / BIER GARDEN







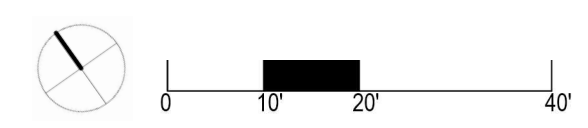
BROADWAY PARK
LEMON BROOKE

PROGRAM STUDY - TEMPORARY ART INSTALLATION



LIGHTING LEGEND

-  TYPE 1 - EVENT LIGHTING
-  TYPE 3 - FLUSH MOUNTED UPLIGHTS
-  TYPE 4 - STAKE UPLIGHTS
-  TYPE 5 - STONE SEATWALL AND HARDWOOD BENCH / COMMUNITY TABLE WITH INTEGRATED LIGHTING





EVENT LIGHTING



STAKE UPLIGHTS



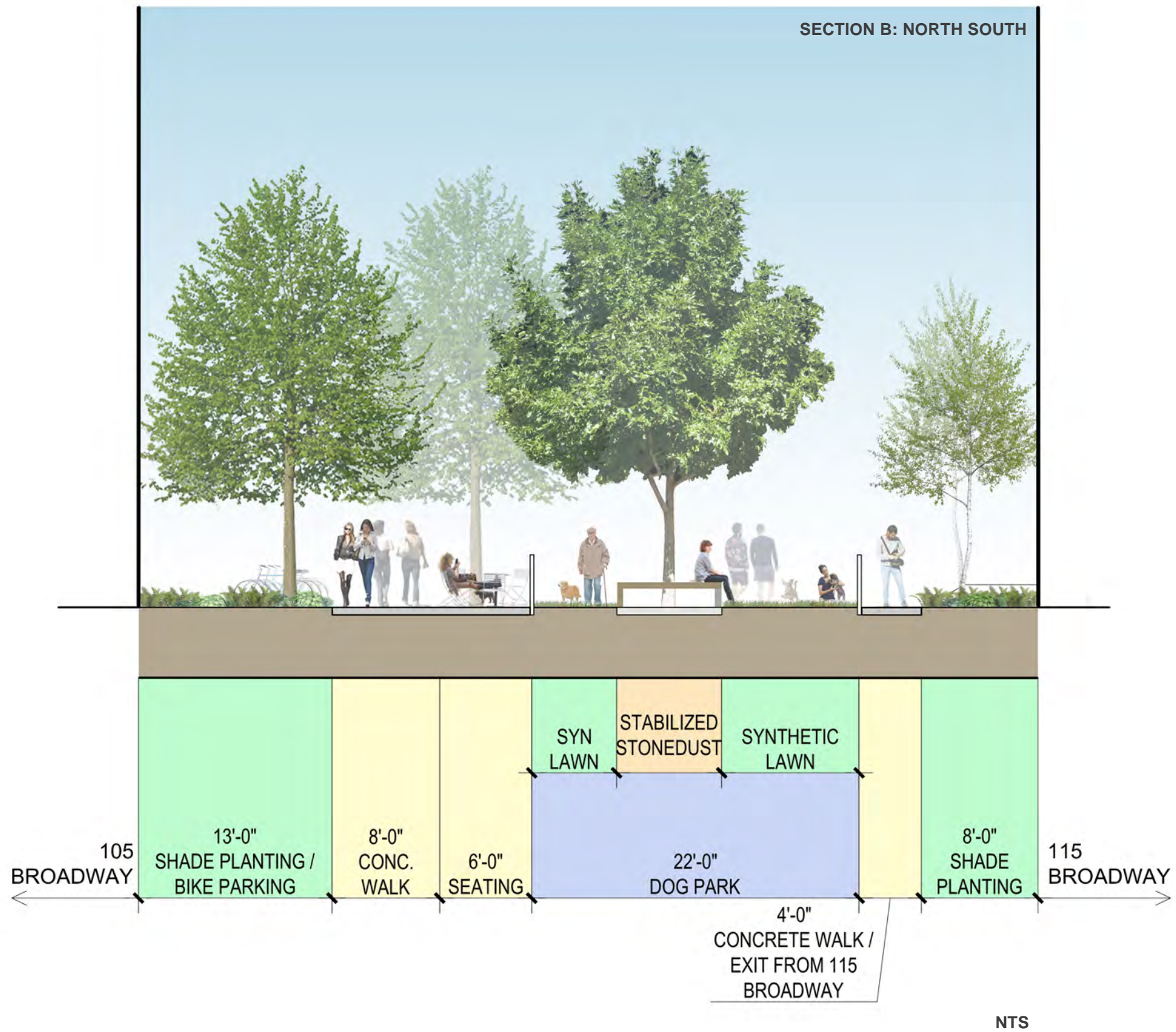
COMMUNITY TABLE WITH INTEGRATED LIGHTING



FLUSH MOUNTED UPLIGHTS



SEATWALL WITH INTEGRATED LIGHTING







FIXED TABLES - METAL/WOOD



TREES IN STABILIZED STONEDUST



FIXED BENCHES - METAL/WOOD



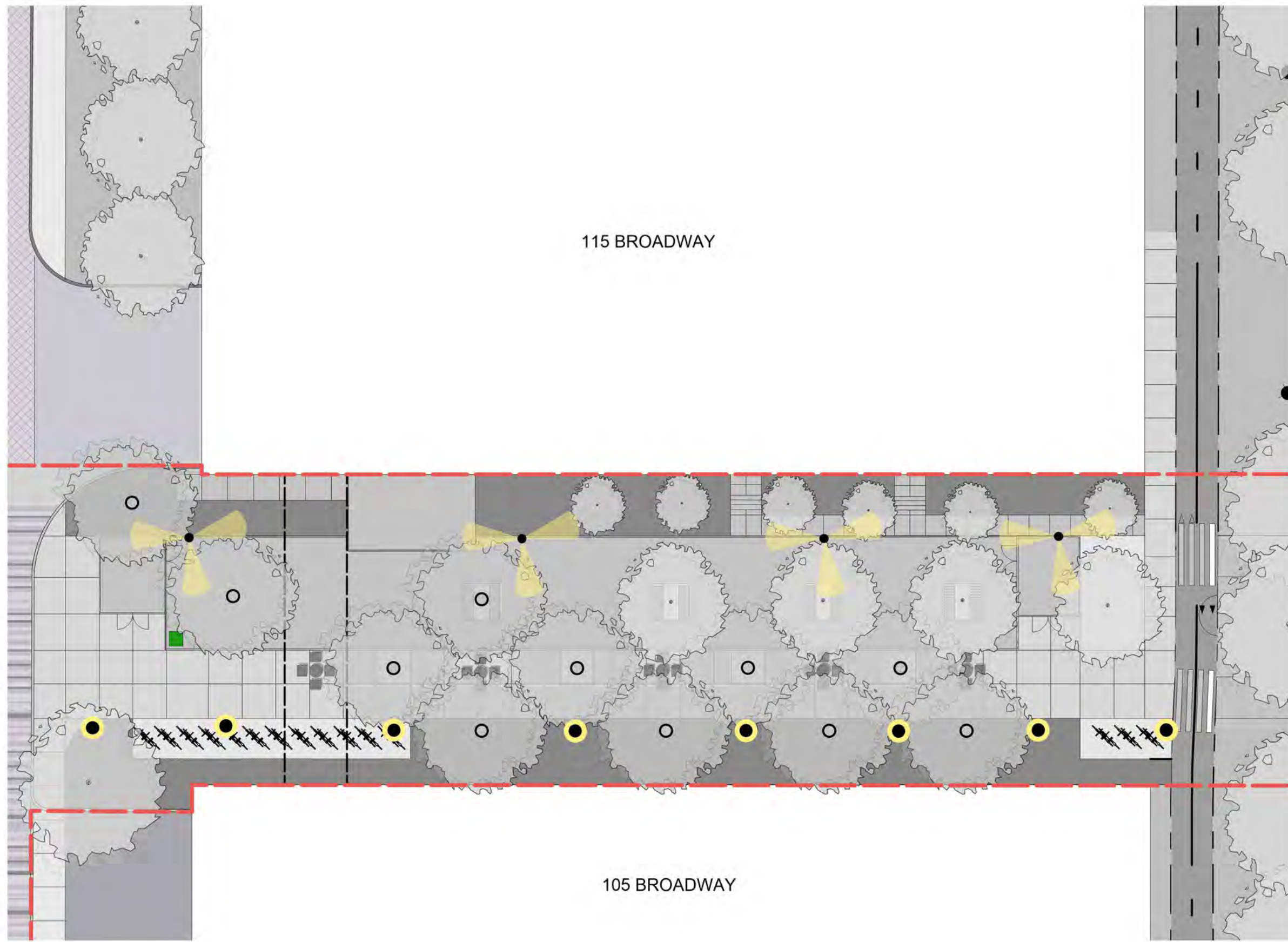
BIKE PARKING



DOG PARK - SYNTHETIC LAWN

BROADWAY PARK
LEMON BROOKE

EAST WEST CONNECTOR - PRECEDENTS



LIGHTING LEGEND



TYPE 1 - EVENT LIGHTING



TYPE 2 - 8' TALL POLE LIGHT

115 BROADWAY

105 BROADWAY



EVENT LIGHTING

BROADWAY PARK
LEMON BROOKE



POLE LIGHT

EAST WEST CONNECTOR - LIGHTING PRECEDENTS

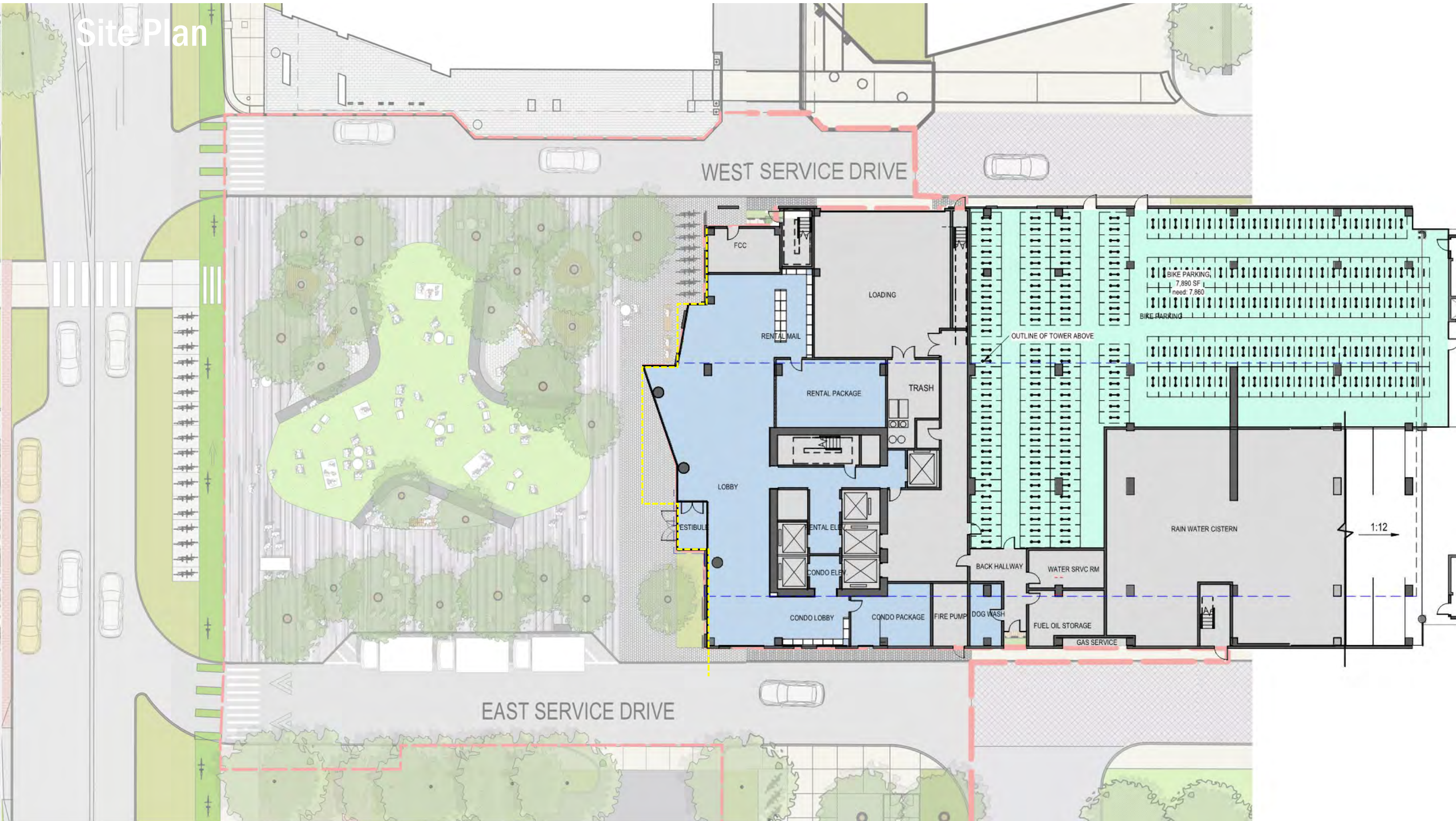


BROADWAY PARK



PERSPECTIVE FROM BROADWAY

Site Plan





BROADWAY PARK



BIRD'S EYE PERSPECTIVE

MAY 15, 2019 31



BROADWAY PARK



PERSPECTIVE FROM BINNEY

MAY 15, 2019 32

Façade Detail



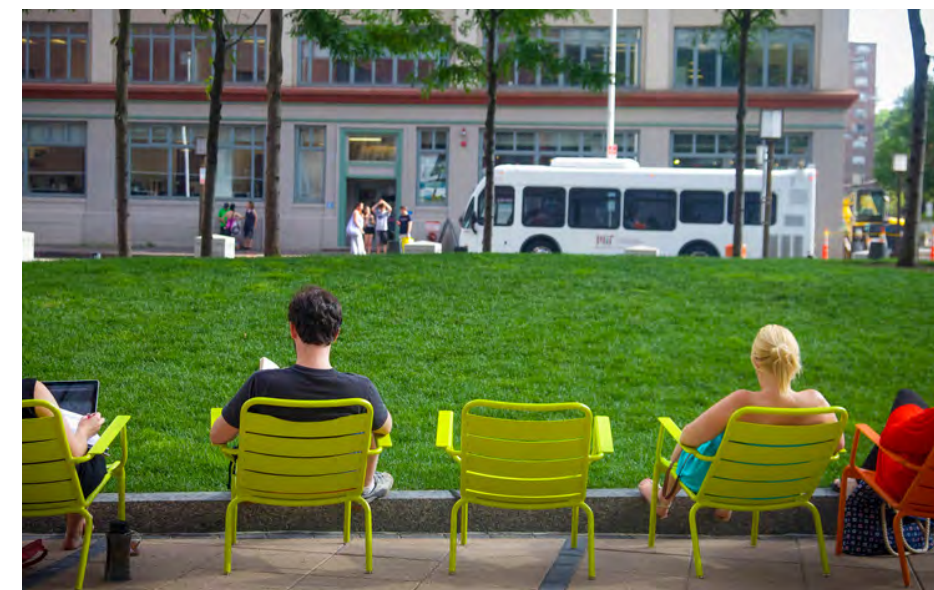


BROADWAY PARK



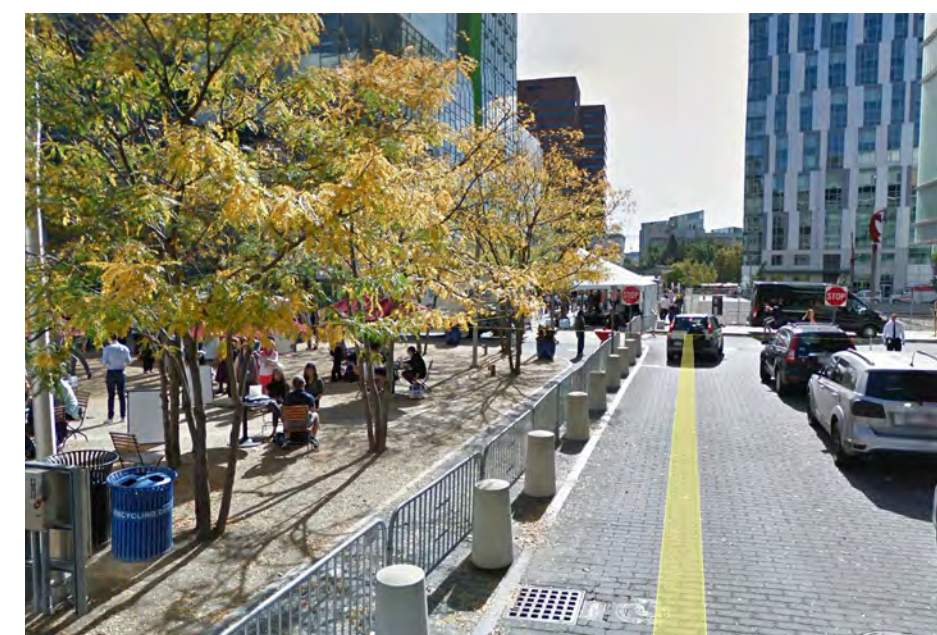
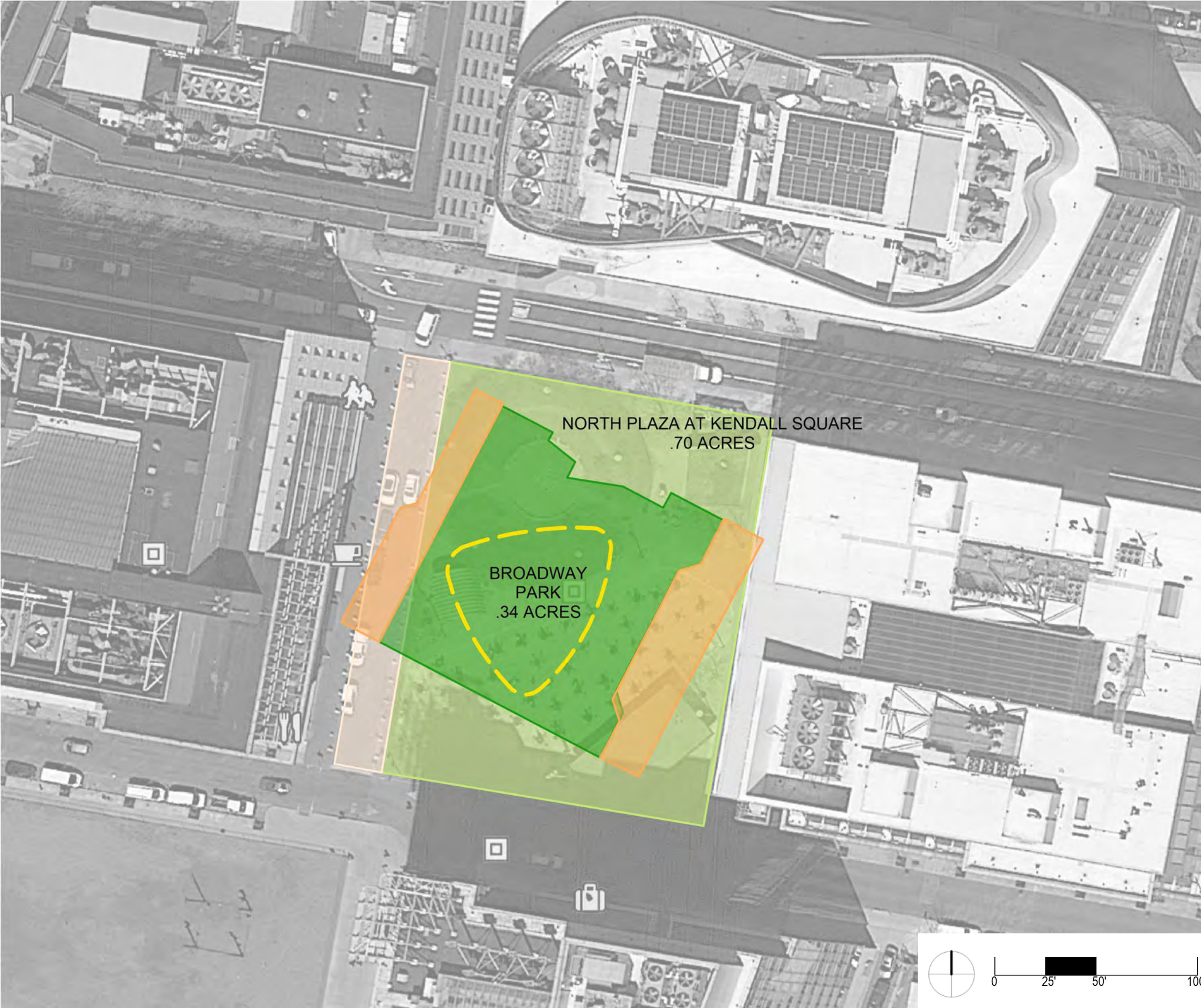
PERSPECTIVE FROM BROADWAY

APPENDIX:
SCALE COMPARISONS



BROADWAY PARK
LEMON BROOKE

SCALE COMPARISON - KENDALL SQUARE



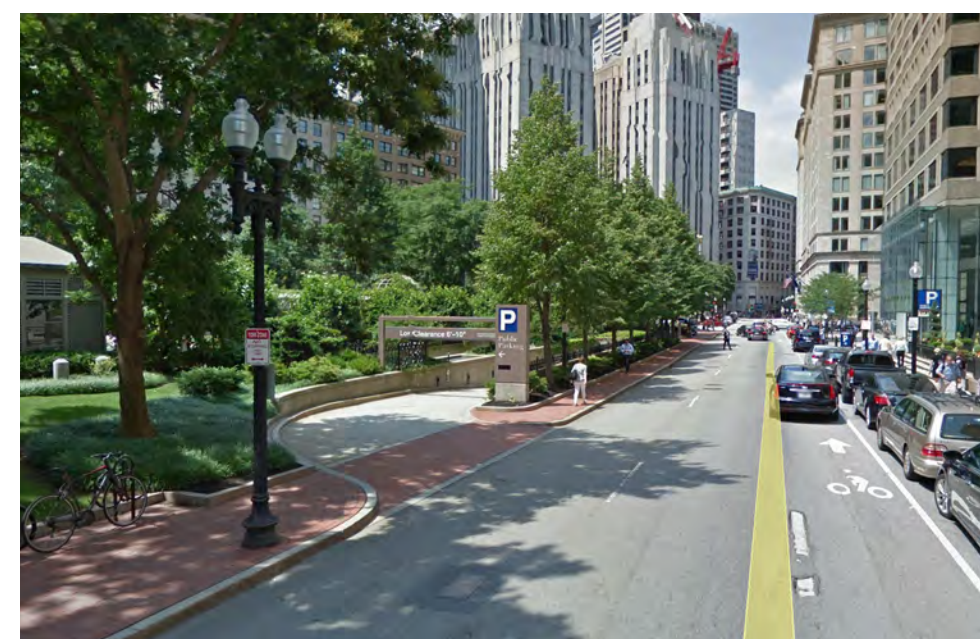
BROADWAY PARK
LEMON BROOKE

SCALE COMPARISON - NORTH PLAZA



BROADWAY PARK
LEMON BROOKE

SCALE COMPARISON - HARVARD SQUARE



BROADWAY PARK
LEMON BROOKE

SCALE COMPARISON - POST OFFICE SQUARE



BROADWAY PARK
LEMON BROOKE

SCALE COMPARISON - NORTH END PARK



BROADWAY PARK

LEMON BROOKE

SCALE COMPARISON - PRUDENTIAL CENTER PLAZA

NORTH PLAZA AT KENDALL SQUARE
.70 ACRES



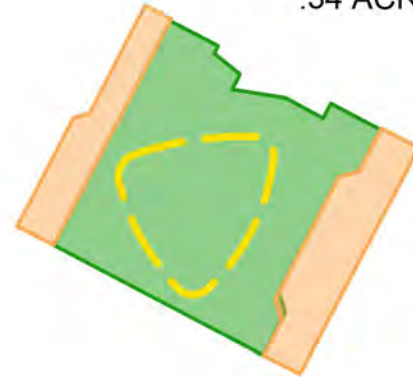
KENDALL PLAZA
.26 ACRES



FOOTBALL FIELD
1.32 ACRES



BROADWAY PARK
.34 ACRES



PRUDENTIAL CENTER PLAZA
1.26 ACRES



HARVARD SQUARE
.33 ACRES



POST OFFICE SQUARE
2.02 ACRES



NORTH END PARK
1.47 ACRES

