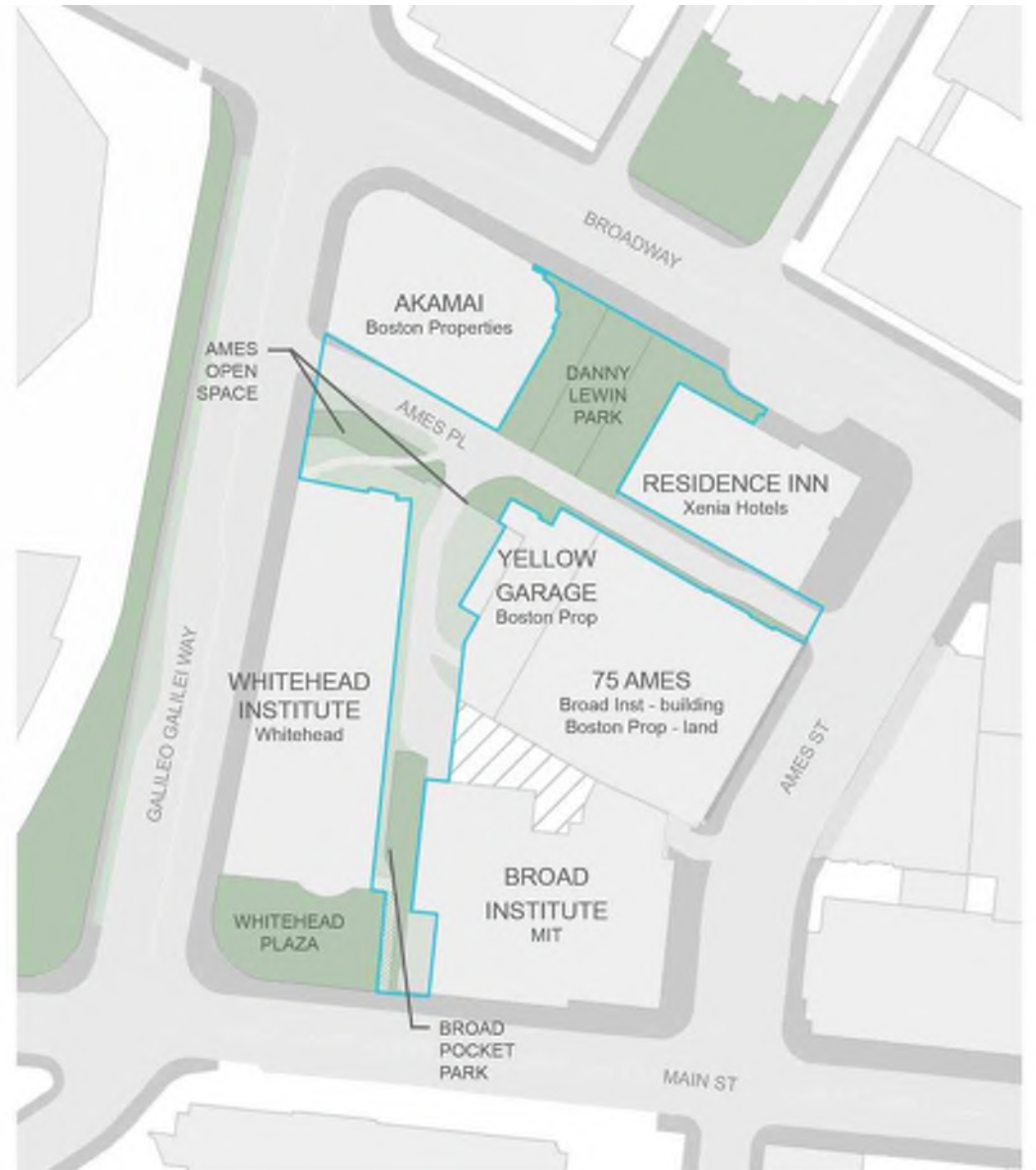


Ames Place Open Space

Concept Design - CRA Design Review Committee

June 3rd, 2020

AMES PLACE OPEN SPACE : SITE BOUNDARY





KENDALL PLAZA
14,372 SF



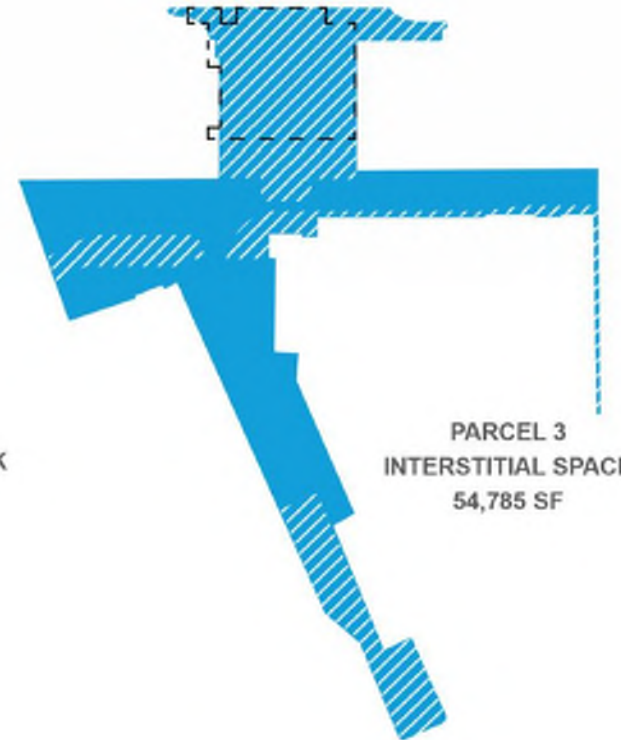
DANNY LEWIN PARK
18,941 SF



75 AMES OPEN SPACE
6,867 SF



BROAD POCKET PARK
5,022 SF

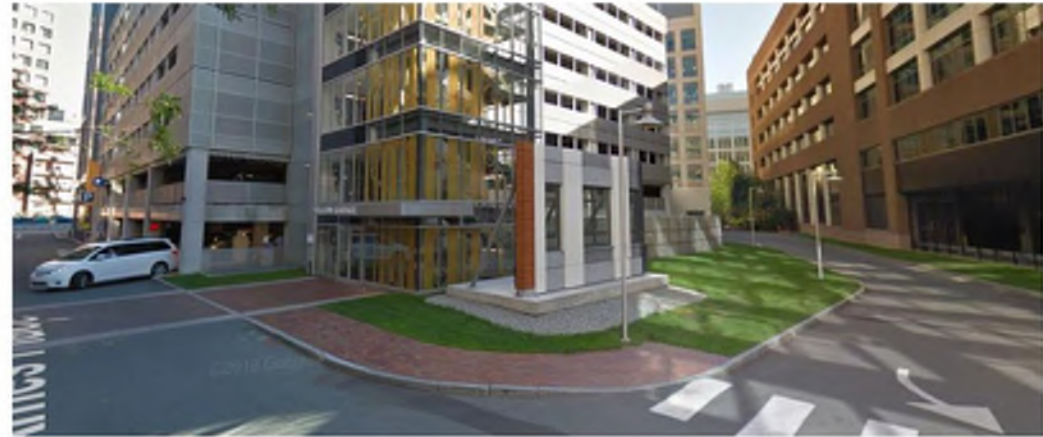


PARCEL 3
INTERSTITIAL SPACE
54,785 SF

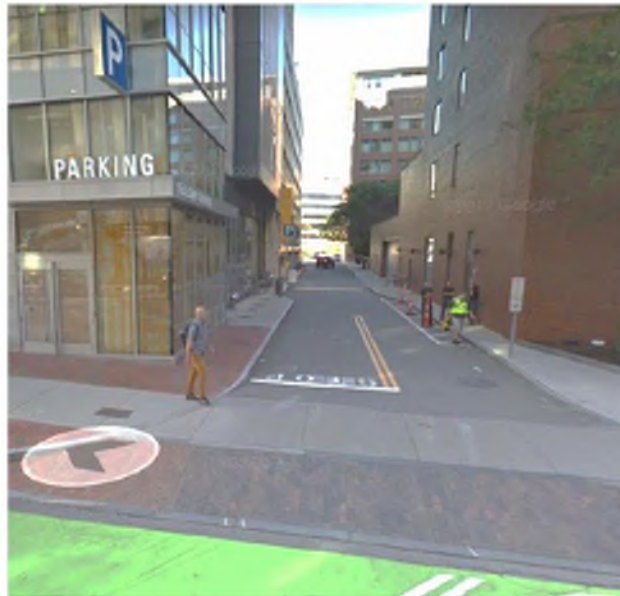
AMES PLACE OPEN SPACE : EXISTING CONDITIONS



View of Danny Lewin Park from Ames Place



View from Ames Place toward W. Garage

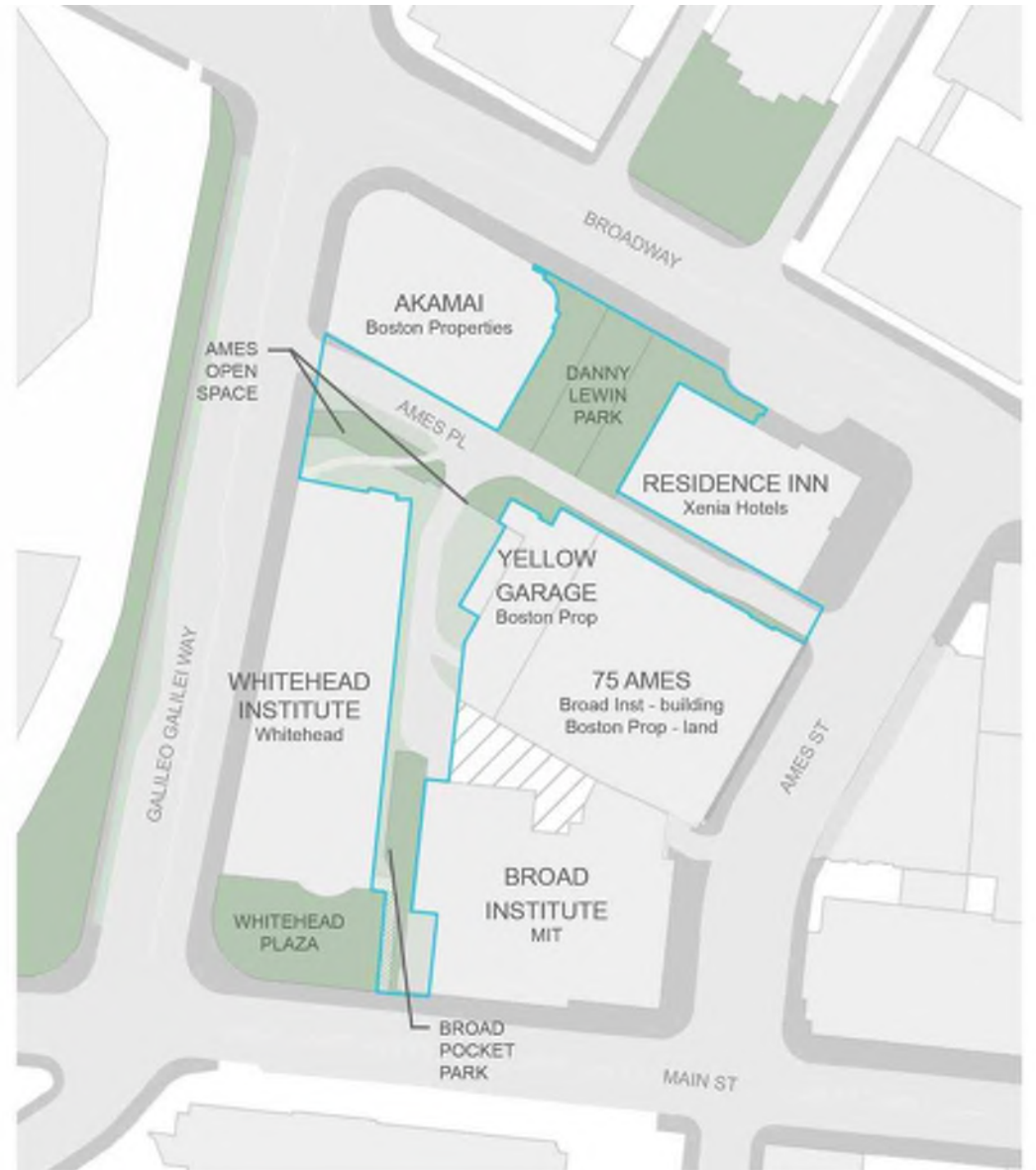


View from Ames St.



View from Ames Place toward Galileo Way

AMES PLACE OPEN SPACE : SITE BOUNDARY



Engagement & Collaboration

- **STAKEHOLDER WORKING GROUP MEETINGS:** Boston Properties, MIT, Whitehead, The Broad, Akamai, Google, Residence Inn
- **AMES PLACE OPEN SPACE VISIONING SESSION:** w/ KSA
- **CITY COLLABORATION:** CPD, CFD, CDD



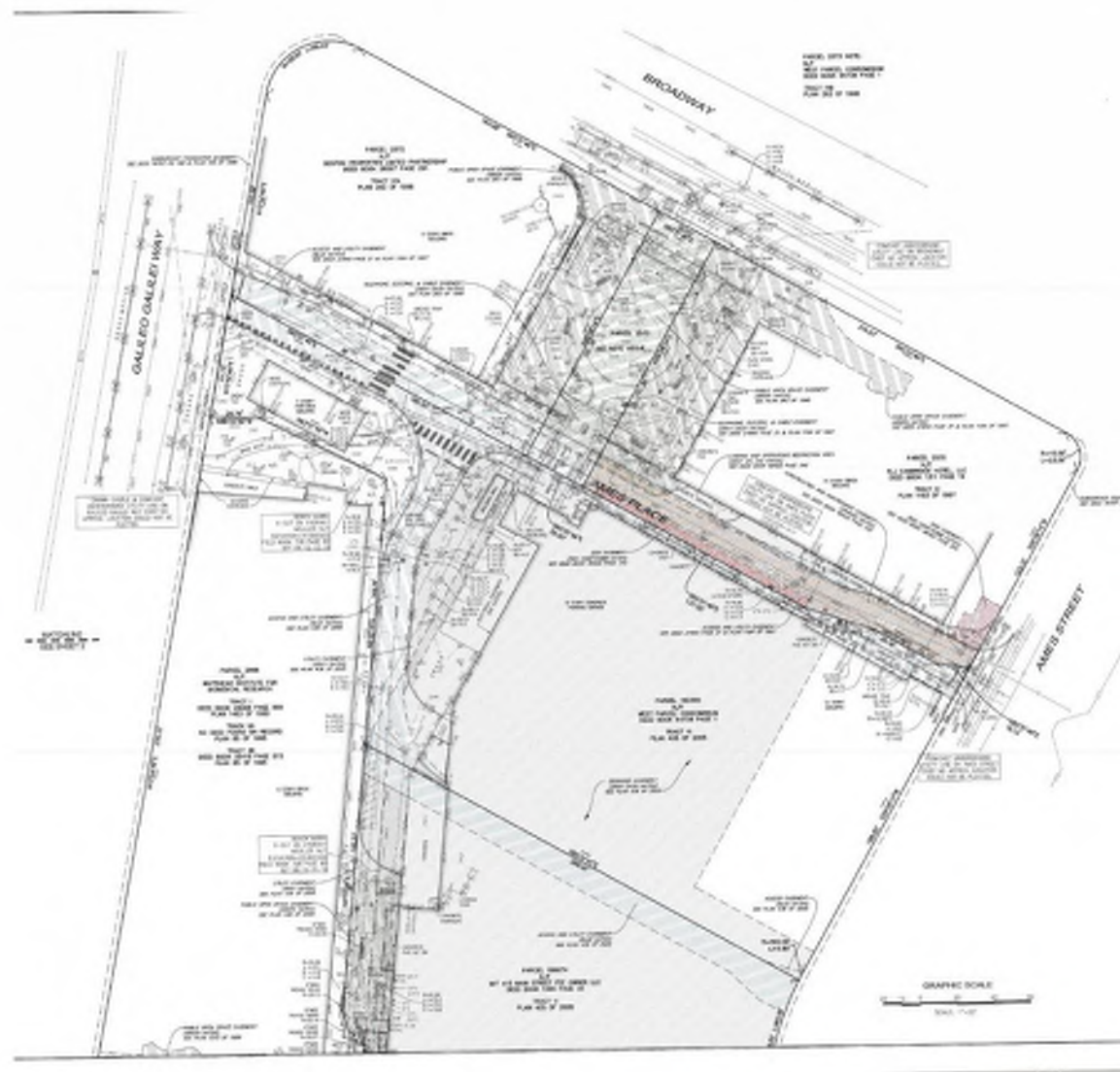
PROJECT GOALS:

TO CREATE...

- A SPACE THAT REFLECTS AND INSPIRES KENDALL SQUARE'S CREATIVITY AND INNOVATIVE NATURE
- SAFE AND ACCESSIBLE PEDESTRIAN PATHWAYS WITH IMPROVED WAYFINDING
- A SPACE THAT SUCCESSFULLY BALANCES CONTEMPLATIVE AND ACTIVE USES
- A GREEN AND HEALTHY SPACE AND EMBRACES PLANTS AND PRESERVES TREES

EASEMENTS

-  ACCESS + UTILITY
-  PUBLIC OPEN SPACE
-  CONSTRUCTION + MAINTENANCE
-  UTILITY EASEMENT





- PEDESTRIAN
- BIKE
- VEHICULAR

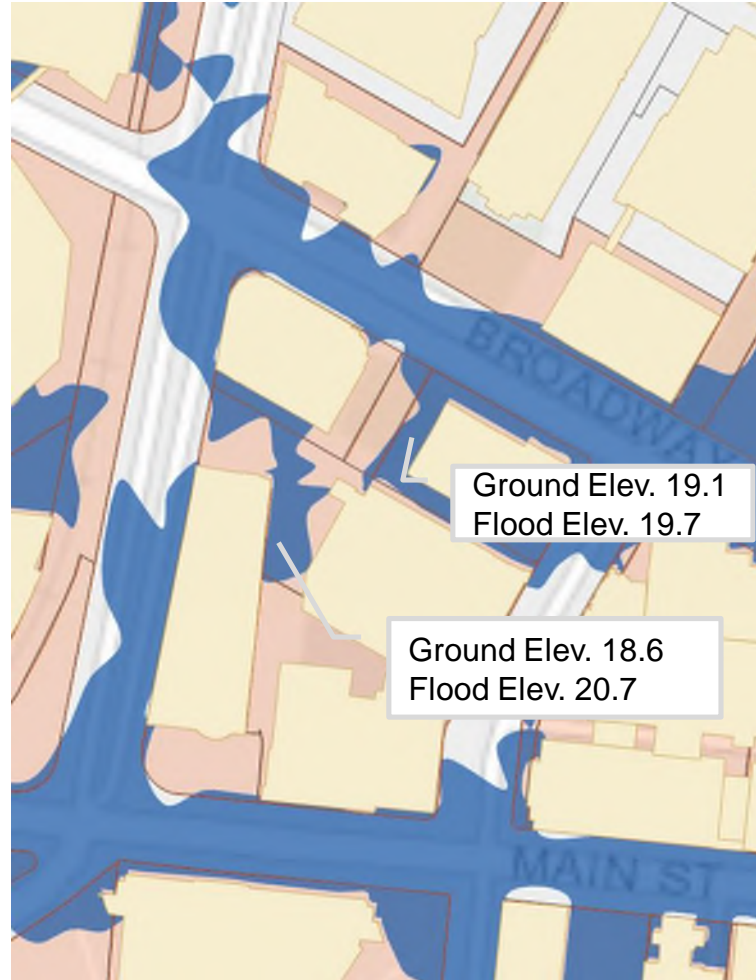


City of Cambridge FloodViewer: Precipitation Flooding

Elevations shown in Cambridge City Base



Present 100-Year Storm



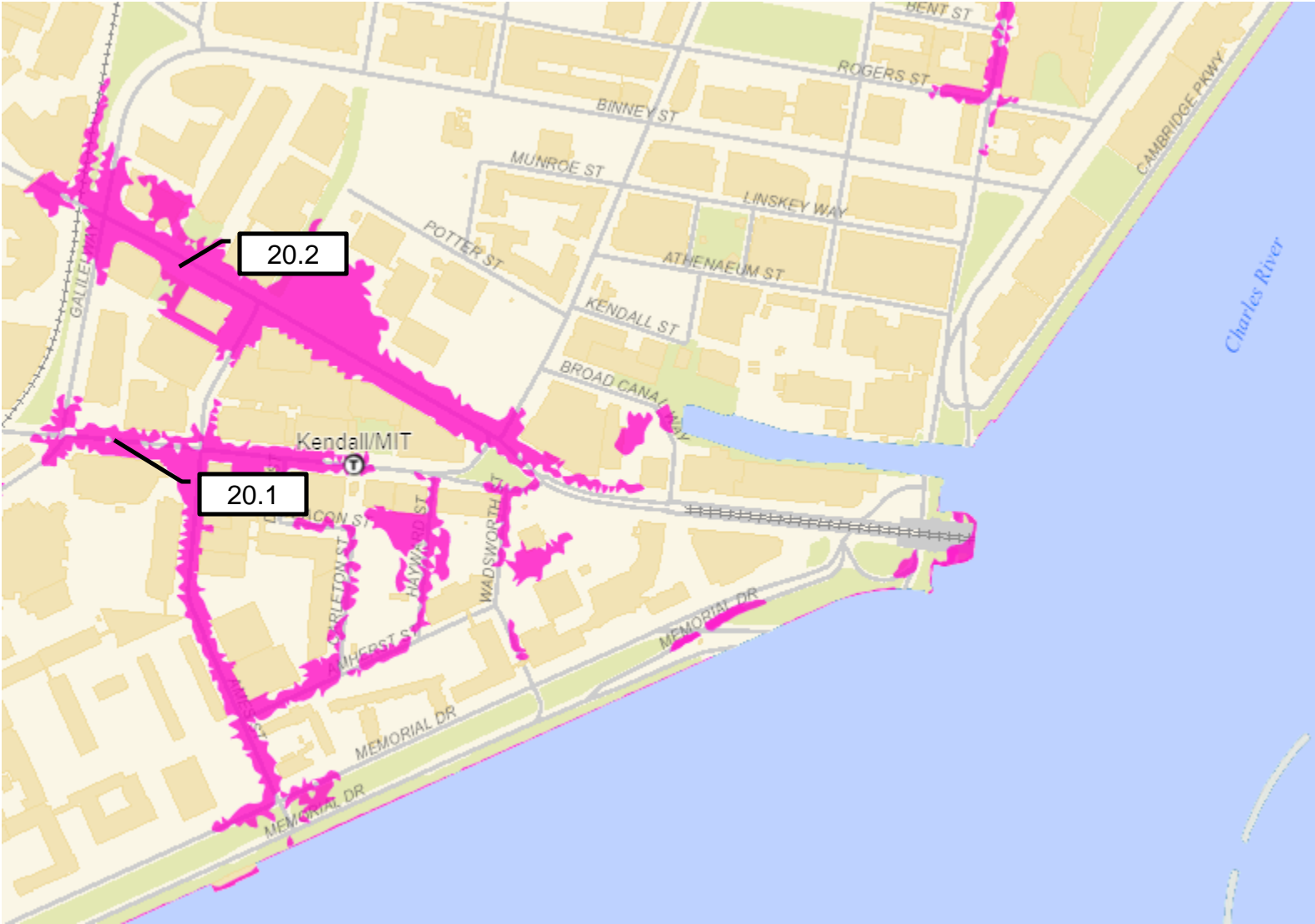
2030 100-Year Storm



2070 100-Year Storm

City of Cambridge FloodViewer

2070 100-Year Sea Level Rise / Storm Surge



Preliminary Stormwater Estimate

Land Cover Areas (sf)

Roof	146,200
Site Pavement	33,940
<u>Lawn/Landscape</u>	<u>23,860</u>

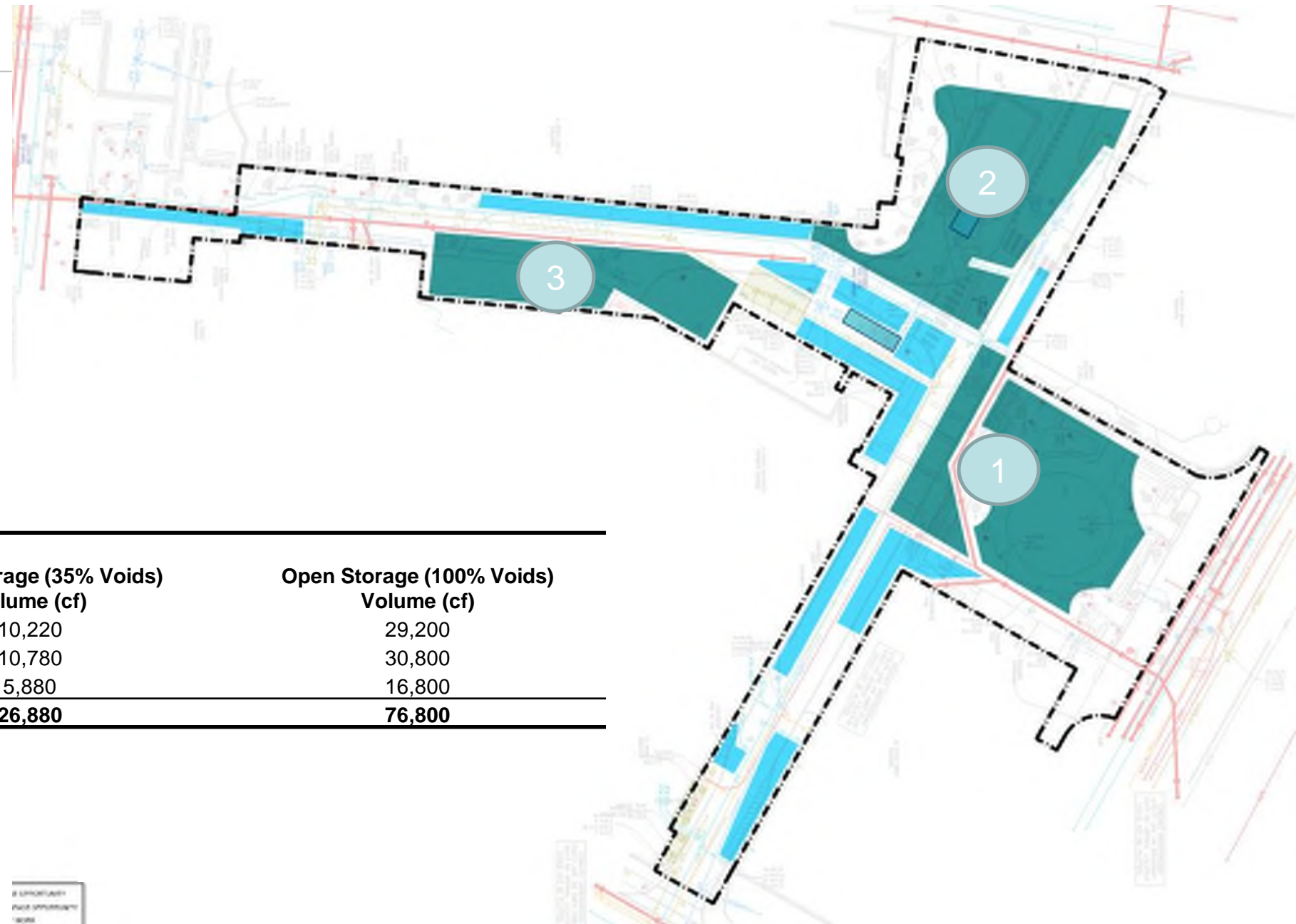
Stormwater Volume Summary

	Depth (in.)	Roof Runoff Volume (cf)	Site Runoff Volume (cf)
2-YEAR	3.26	34,500	9,300
10-YEAR	5.15	55,500	17,300
100-YEAR	8.15	88,700	30,600



Stormwater Opportunity Areas

Considering surface and subsurface constraints



Volume Summary - Storage Areas

	Area (sf)	Stone Storage (35% Voids) Volume (cf)	Open Storage (100% Voids) Volume (cf)
Area 1	7,300	10,220	29,200
Area 2	7,700	10,780	30,800
Area 3	4,200	5,880	16,800
Total	19,200	26,880	76,800

OPPORTUNITY
AREA OPPORTUNITY
AREA

What would you like to see in this space?



MOVABLE TABLES & CHAIRS



MURALS



POP-UP KIOSK



LUSH VEGETATION



WIFI



BIKE REPAIR STATIONS



PROJECTION



CREATIVE WAY-FINDING



CASUAL SEATING



AMPHITHEATER SEATING



BOLD PAVING



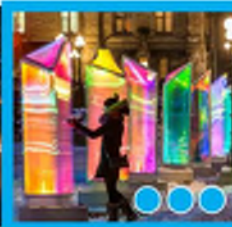
SOLAR POWER



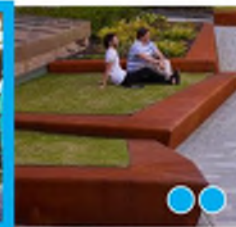
CATENARY LIGHTS



HEATERS



INTERACTIVE ART



LAWN SPACE



OUTLETS



GRAND TABLES



PLAY EQUIPMENT



ADD YOUR OWN IDEA!

Top Answers:

1. Murals, Lush Vegetation
2. Way-Finding, Casual Seating, Catenary Lights, Interactive Art
3. Lawn Space, Play Equipment

Interest Level:

- High
- Medium
- Low

What kinds of activities would you like to see?



LIVE PERFORMANCES



ARTS FAIR



PUBLIC LECTURES



OUTDOOR MOVIE SCREENING



POP UP STORE / LOCAL CRAFTS



MEETINGS



URBAN AGRICULTURE



PONG



FOOD TRUCKS



INTERACTIVE LIGHTING



BOARDGAMES



TEMPORARY ART INSTALLATIONS



CORN HOLE



HOLIDAY MARKETS



QUIET LUNCHES



DANCING



YOGA



PLAY



READING

?

ADD YOUR OWN IDEA!

Top Answers:

1. Live Performances
2. Boardgames
3. Temporary Art Installations
4. Interactive Lighting
5. Ping Pong, Holiday Markets, Quiet Lunches, Play

Interest Level:

- High
- Medium
- Low

Keep!

- trees
- flowers
- shrubs
- greenery
- varied vegetation (to add color to existing over-saturation of red brick)
- plaques
- stone

Toss?

- fence
- wood benches
- cars
- view of gray parking garage (paint it like green garage?)
- all the brick (vary colors / materials / textures instead)
- mound (limits use of open space)
- less under utilized space
- paths that directly cut / bifurcate space

Create!

- mini golf
- space with a bit of vertical interest in design (there's no reason to look up today)
- keypad accessible storage shed (for schools / classes / organizers)
- Dorchester canopy @ beach
- rain protected
- outside covered seating
- fountain
- more color
- adult swings
- more benches
- replace brick walkway with something more artistic looking
- fun seating
- more benches
- sanctuary space (refuge from surrounding bustle)
- interactive lab
- one way traffic
- more multipurpose space for varied events
- lunch tables
- more creative seating (instead of benches, maybe "gathering" spots)
- energy creation (bike to light the lightbulb)
- pleasant walkway
- whimsical art into fixtures & furnishing
- art
- covered dance (ie smooth) space

GARDEN PARTY:

BANDING

INTIMATE SPACES

NATURAL MATERIALS

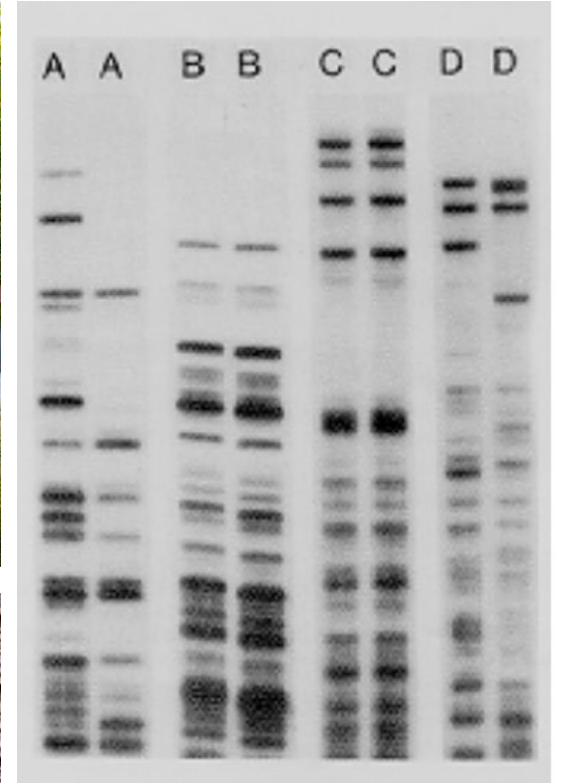
VS

REC ROOM:

BOLD COLORS

INNOVATIVE CAMPUS

OPEN PLAYFUL DESIGN



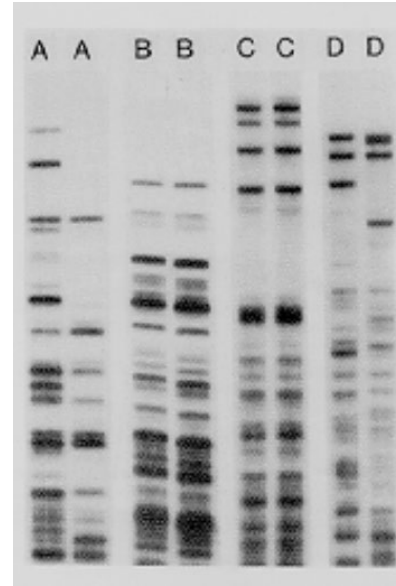
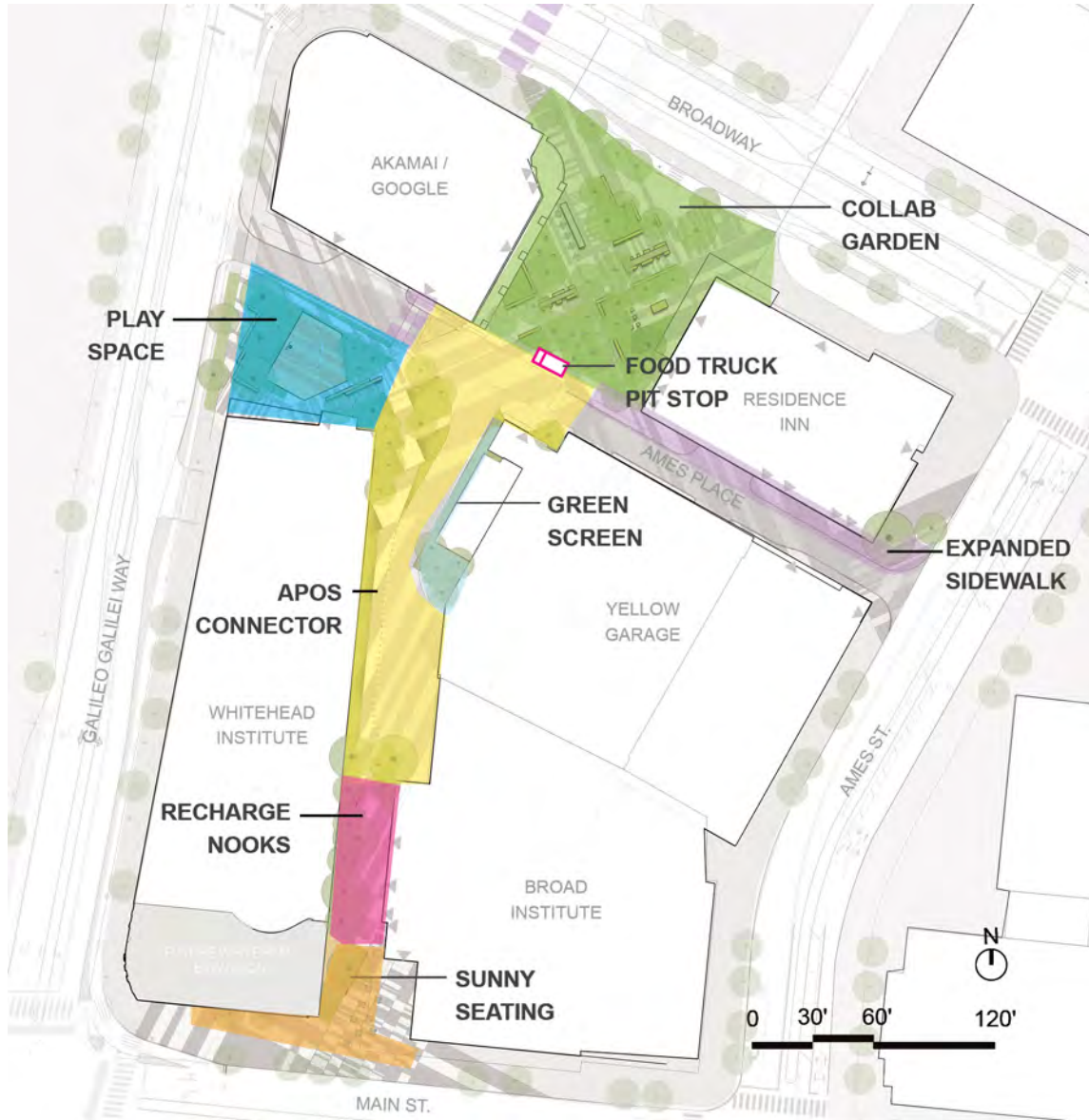


GARDEN (WITH A LITTLE EXTRA) PARTY:

NATURAL MATERIALS
BOLD COLORS
A SPACE FOR EVERYONE



- PROPOSED CURBLESS ENVIRONMENT
- EXPANDED SIDEWALK
- MIDBLOCK CROSSING
- VEHICULAR CIRCULATION
- BIKE CIRCULATION
- EXISTING LOADING DRIVE





- PEDESTRIAN
- BIKE
- VEHICULAR





RESILIENCE GOALS:

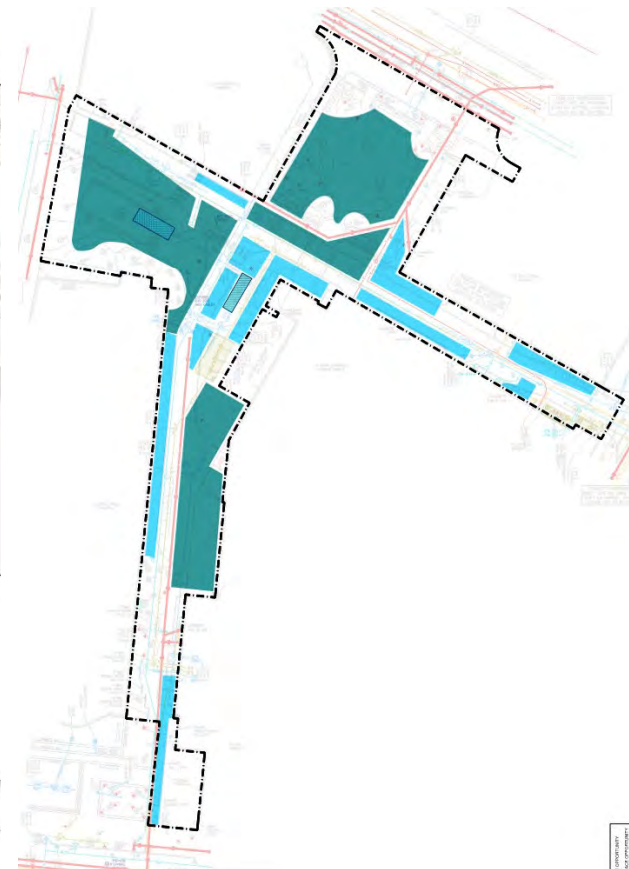
PROJECT SCALE

DESIGN CONSIDERATIONS / GOALS

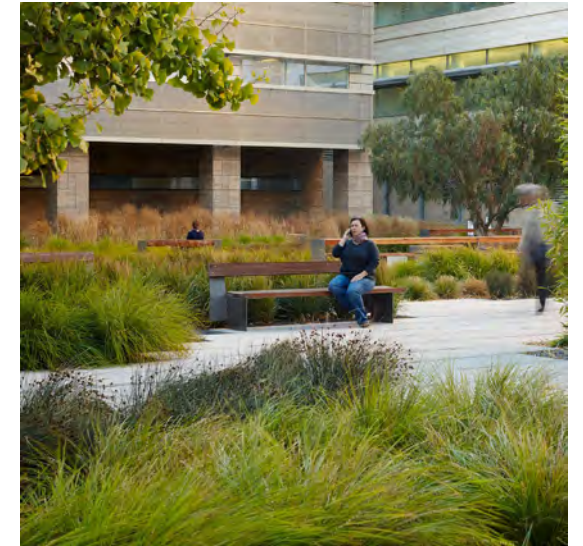
SITE LIMITS.....RUNOFF RATE REDUCTION 25 YR STORM TO 2”
+ PHOSPHORUS REDUCTION (CITY OF CAMBRIDGE)

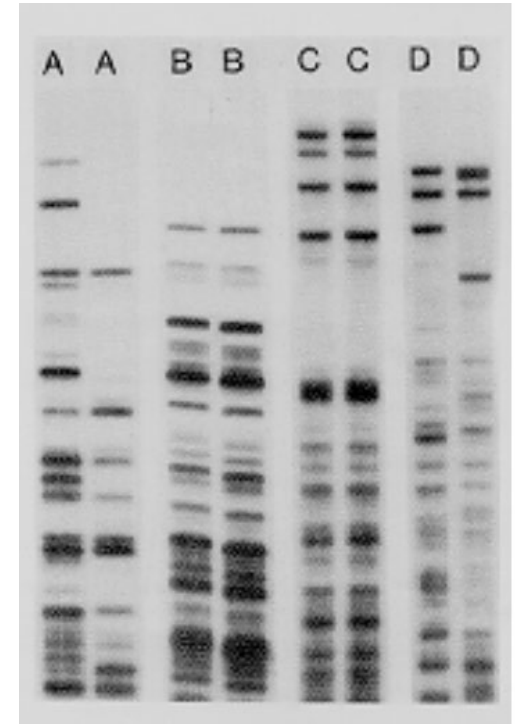
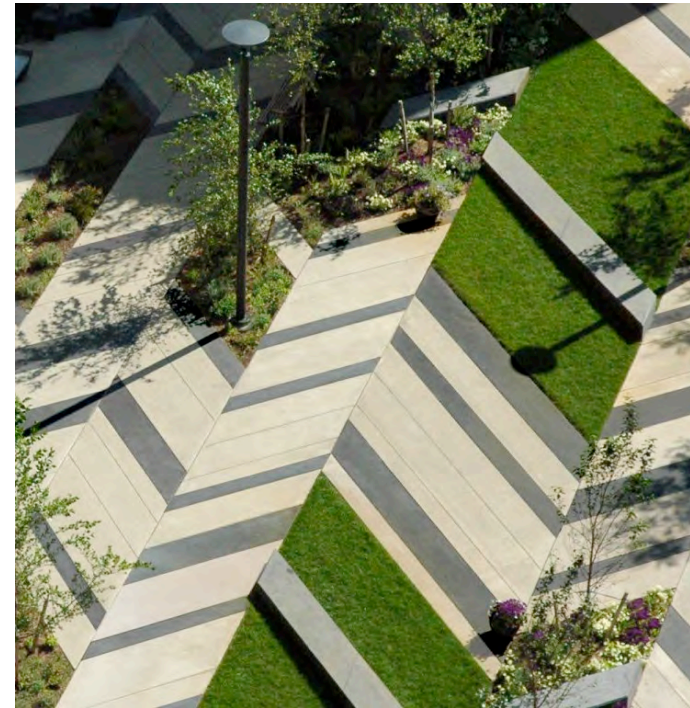
CONTRIBUTING ROOFS.....HYDRAULIC CAPACITY / ADDITIONAL STORAGE

NEIGHBORHOOD.....FUTURE RESILIENCE TO URBAN FLOOD RISK
(2070 CCVA MAPS)



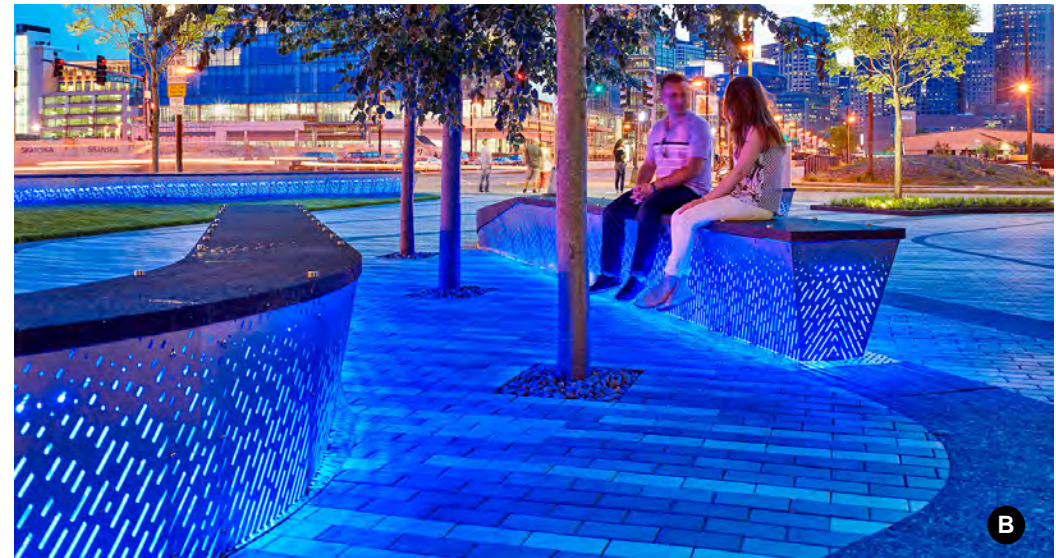
SURFACE AND SUBSURFACE OPPORTUNITIES

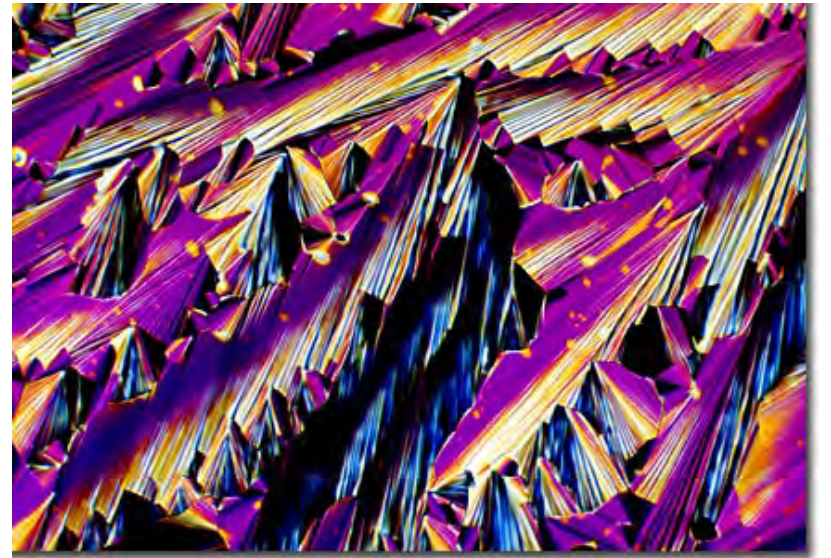
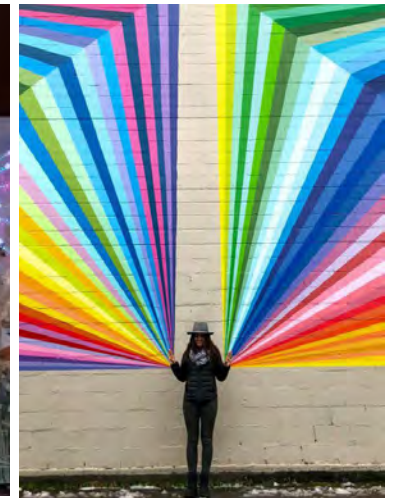
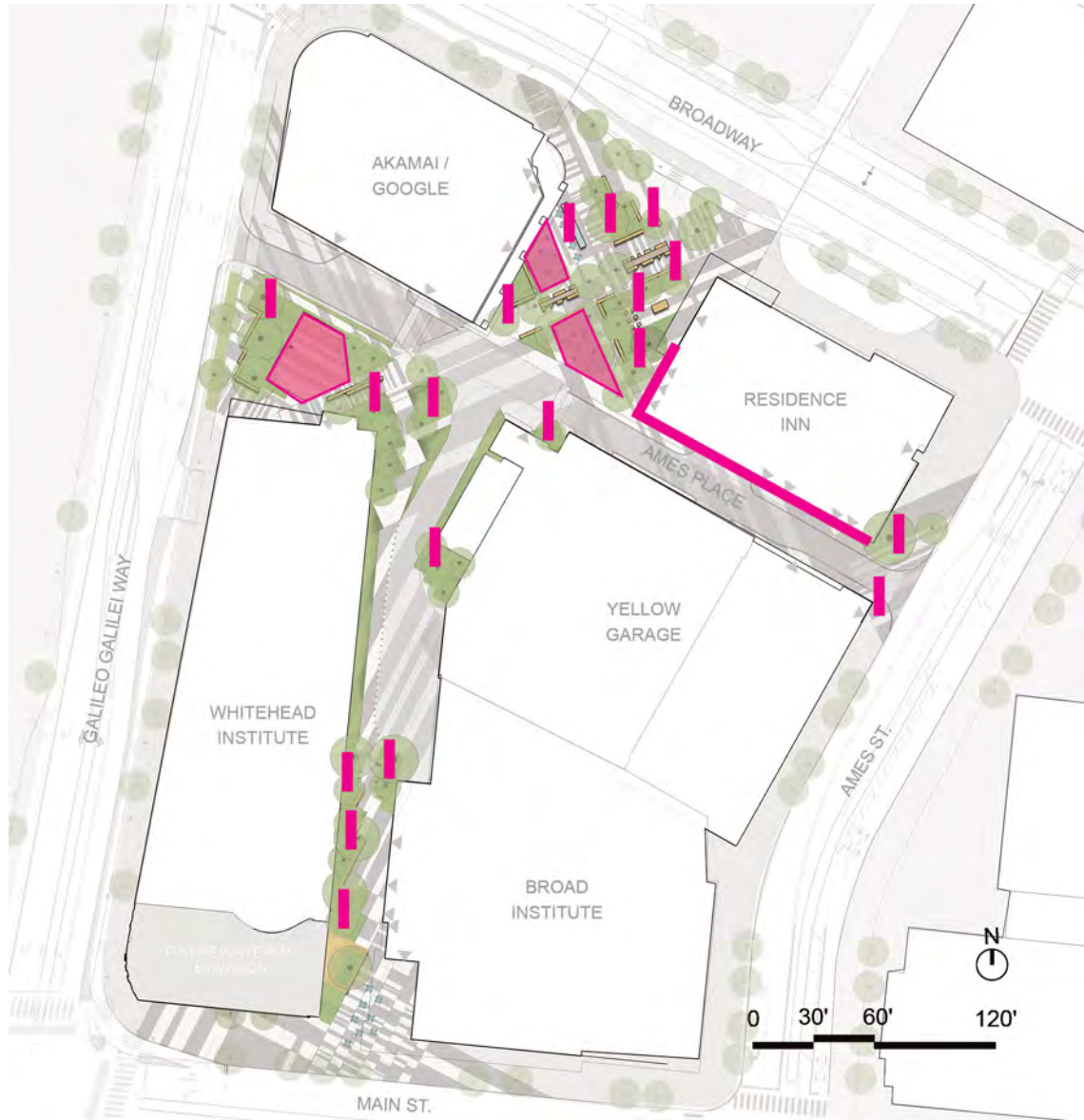






- EXISTING TREES TO REMAIN
- EXISTING TREES TO RELOCATE
- EXISTING TREE (WHITEHEAD)





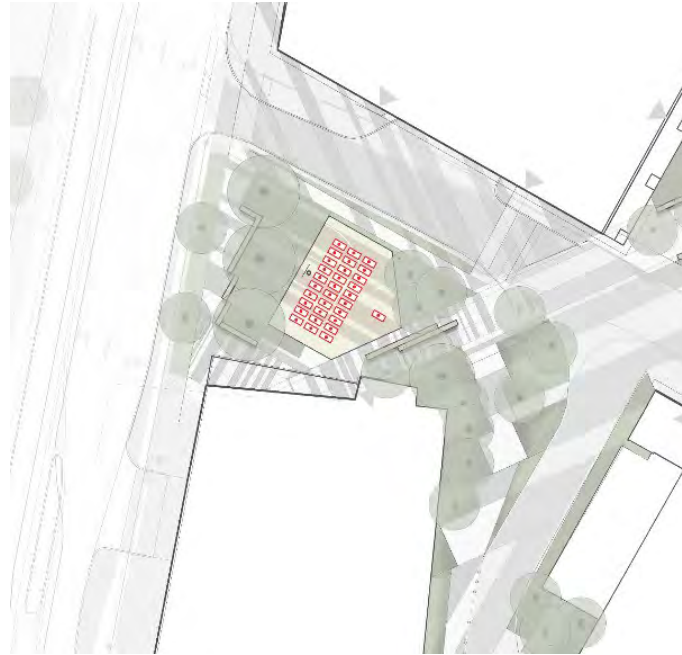
High Density Liquid Crystalline DNA



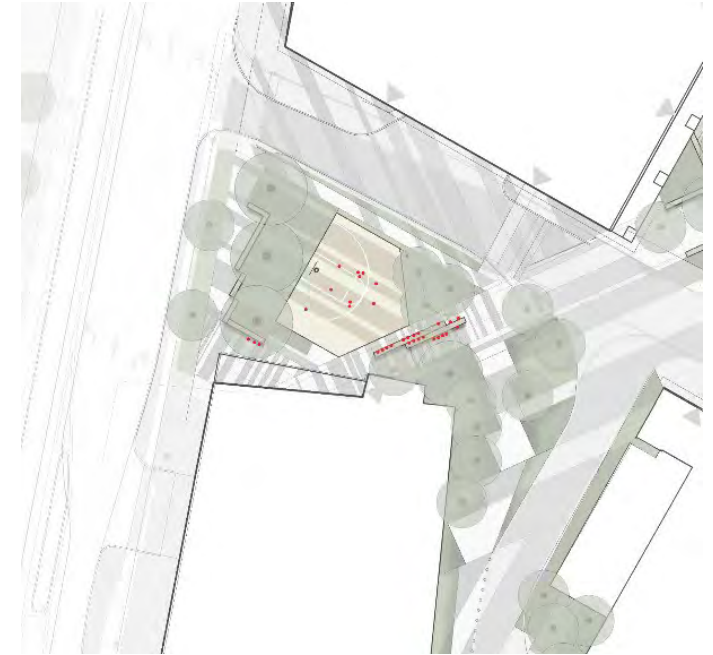
- A** HALF BASKETBALL COURT
- B** COURTSIDE SEATING
- C** WORK DESK
- D** SEATING NOOK
- E** BIORETENTION AREA



Performance:
100 People



Yoga:
30 People



Basketball:
30 People



- A** COMMUNITY TABLE
- B** WATER FEATURE
- C** PING PONG AND CHESS AREA
- D** LAWN
- E** WORK DESK



