

An architectural rendering of a modern, multi-story commercial building with a glass facade. The building features a prominent cantilevered section on the upper floors. The entire image is overlaid with a semi-transparent red color. In the foreground, there are silhouettes of trees, a street with a bus, a car, and several people walking. A 'T' transit sign is visible on the sidewalk. To the right, another tall building is partially visible.

325 MAIN STREET COMMERCIAL BUILDING B

CRA Board Design Update
July 17, 2019

PICKARD CHILTON

325 MAIN STREET BOARD UPDATE AGENDA

- KENDALL SQUARE ROOFTOP GARDEN**
- FACADE COLOR**
- ELEVATOR TRANSPARENCY**
- TERRACE STAIR FACIA**
- SOCIAL STAIR**
- THROUGH BLOCK CONNECTIONS + AMENITIES**
- PUBLIC LOBBY**
- PUBLIC LOBBY ENTRANCE**
- TOWER TOP APERTURE/LOUVERS**
- 325 MAIN + PROTO BIKE PARKING MASTERPLAN**

KENDALL SQUARE ROOFTOP GARDEN



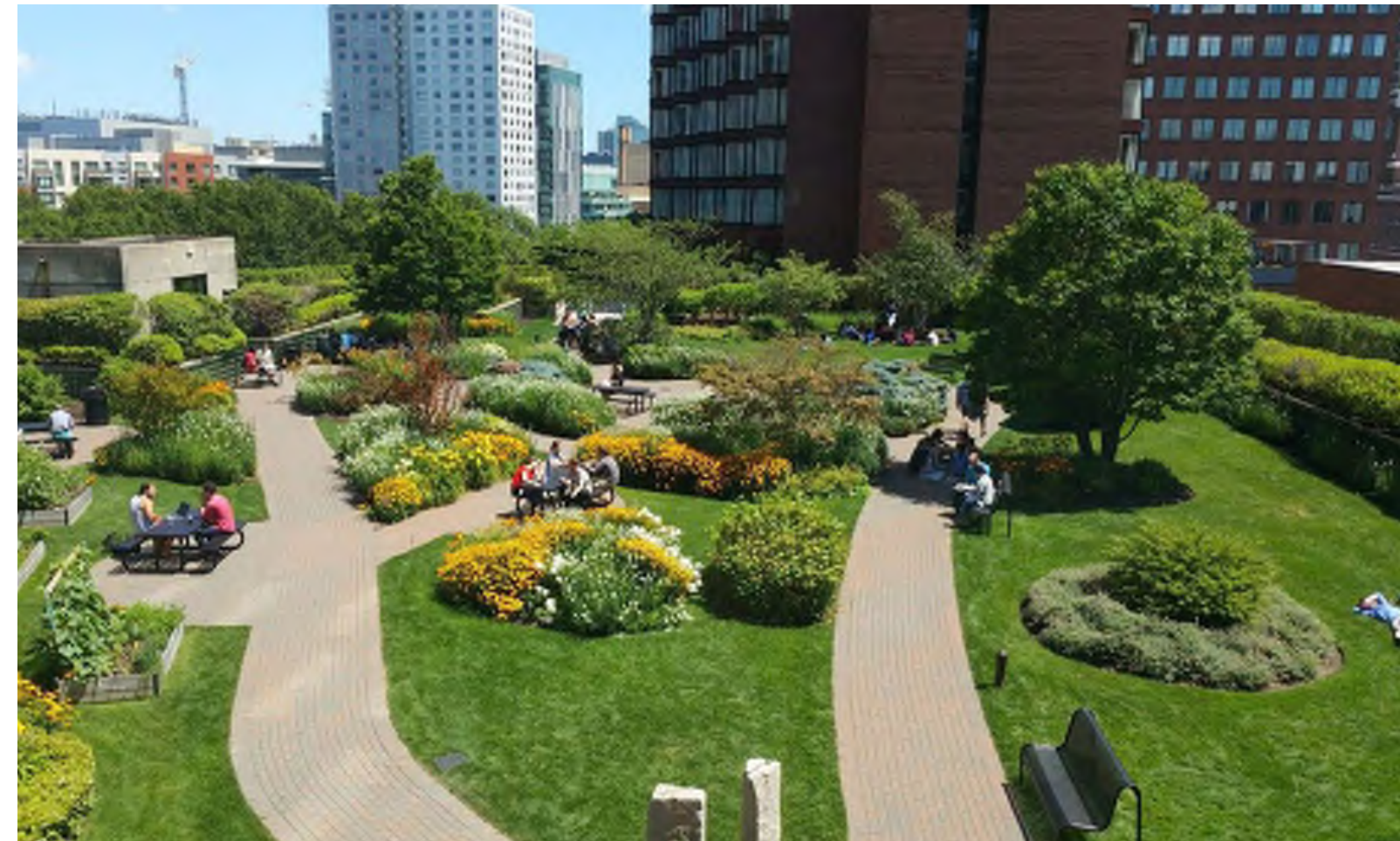
KENDALL SQUARE ROOF GARDEN

JULY 17, 2019

LEMON BROOKE



CCA. 1981



CCA. 2018



INNOVATORS FOR PURPOSE



KSA: IMAGINE THE FUTURE OF THE ROOFTOP GARDEN

KENDALL SQUARE ROOF GARDEN

LEMON BROOKE



FARMER'S MARKET @ KENDALL SQUARE

ROOF GARDEN USER ENGAGEMENT

JULY 17, 2019

Roof Garden Public Engagement Scorecard

6/10/2019

Physical space/Green space



Community Programming



Art



Rooftop bar/beer garden ● ●

Space for local residents as well as employees after work. Such a feature could also encourage interaction between residents and employees.

Movie or artistic events ● ● ●

Respondents were in favor of space and technological capability for movie offerings or other artistic events (like spontaneous musical performances).

Meandering walks ●

"Interesting" walks that meander and truly utilize the space (rather than direct or straight-forward walkways) open up the possibility for exploration and give the Garden an element of being interactive.

Lighting ●

People expressed enthusiasm for lighting throughout the Garden to facilitate evening and night-time use. Additionally, light was felt to add some interesting elements to the space and ambiance of the Garden.

Sculpture ● ●

Respondents expressed support for sculptures throughout the Garden, both as art elements but also as means to mitigate wind blowing through the space. Sculptures or art pieces could also serve as structures for children's play, too.

Create clear path to Roof Garden ● ● ●

Currently, some people are unaware that the Garden is accessible to the public. To convey access and guide people there from the street, respondents suggested utilizing art, vegetation, or lighting.

Speakers and presentations ●

The space can be utilized for educational as well as inspirational purposes. Suggestions ranged from current-event discussions to TED-style talks to presentations from MIT students and Google employees showcasing their work and inventions.

Elements that permit usage of the space across seasons ●

People would like the Garden to have elements that extend usage throughout most of the year. Trellises to provide shade in the summer and portable heaters during the fall and spring were mentioned as desirable features.

Pop-up events ●

Respondents would like to see the Green Garage be a center for "pop-up" events like a farmers market, art or music festivals, and venter showcases. Community members also suggested lunch-specific events for local workers such as bands or food vendors.

Seating/work areas ● ●

Respondents desired seating elements and work areas that are "fun," unique and moveable to help facilitate collaboration and community. When possible, they suggested it would be nice to have furniture that swings or is creative and non-standard in some other way.

Interactive or thematic gardens ● ● ●

There was enthusiasm for gardens that are not just typical plant collections. Rather, respondents desired gardens that are interactive (instructional planting, educational labeling, etc.) or thematic (ethnic herb collections, plants organized around an idea or color). Some highlighted the need for garden beds being at wheelchair heights.

Painted murals ● ● ●

Murals and decorative paintings on the headhouses and other building elements provide an opportunity to make these elements more attractive and possibly to showcase work by local artists.

Social games ● ●

Games or activities that are active and social in nature were appealing. Suggestions included pickleball, yoga, dance parties, four square, connect four, and scavenger hunts.

Interactive opportunities with Google ● ●

Respondents were in favor of creating opportunities to interact with the Google office and technology. Suggestions included interactive video games or exhibits that linked the Garden with the Google lobby.

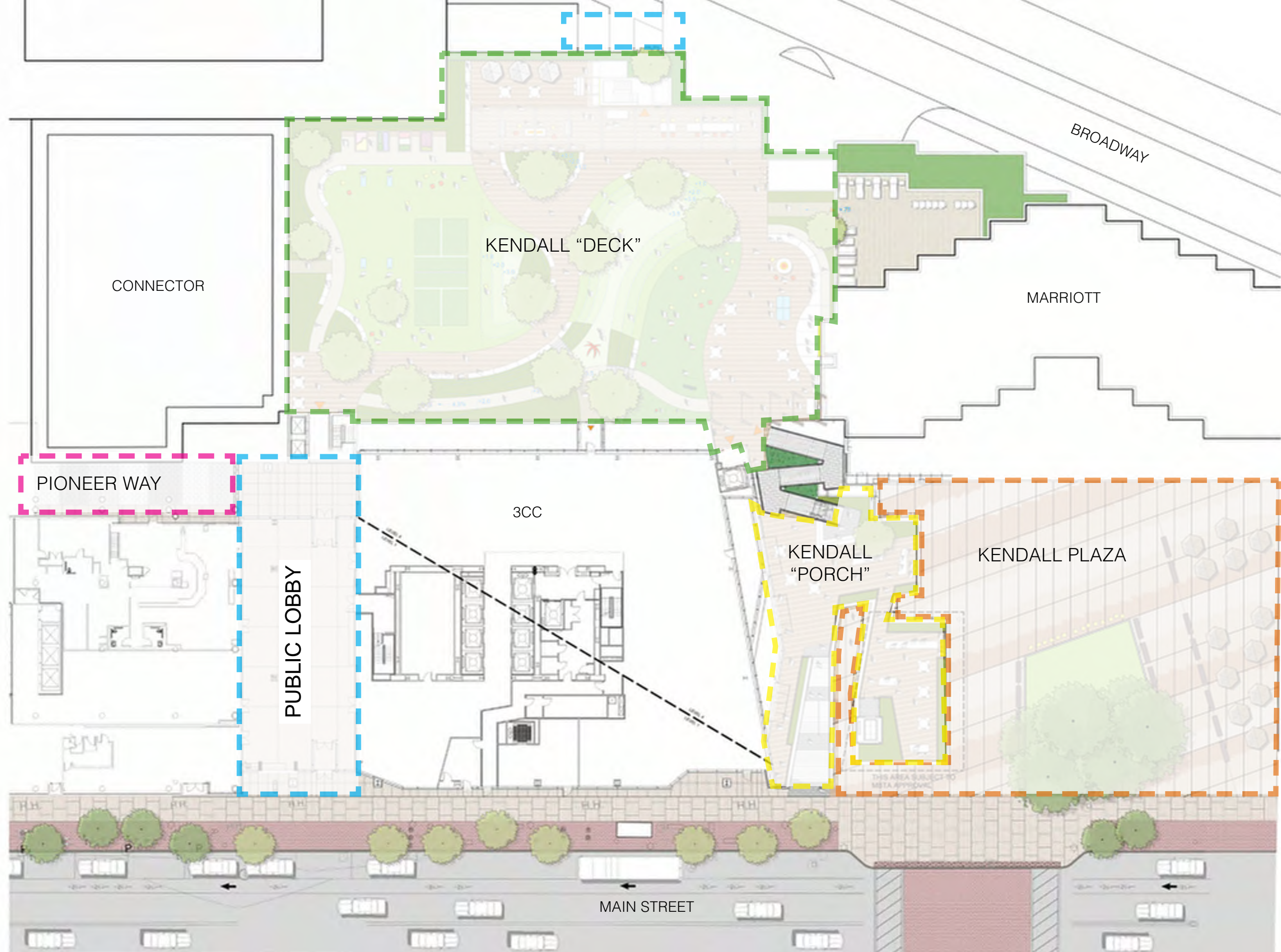
Children-specific programming ●

The space should be age-inclusive, with events for children such as story-telling nights and spelling bees. Other suggestions included game nights and game tables for younger children.

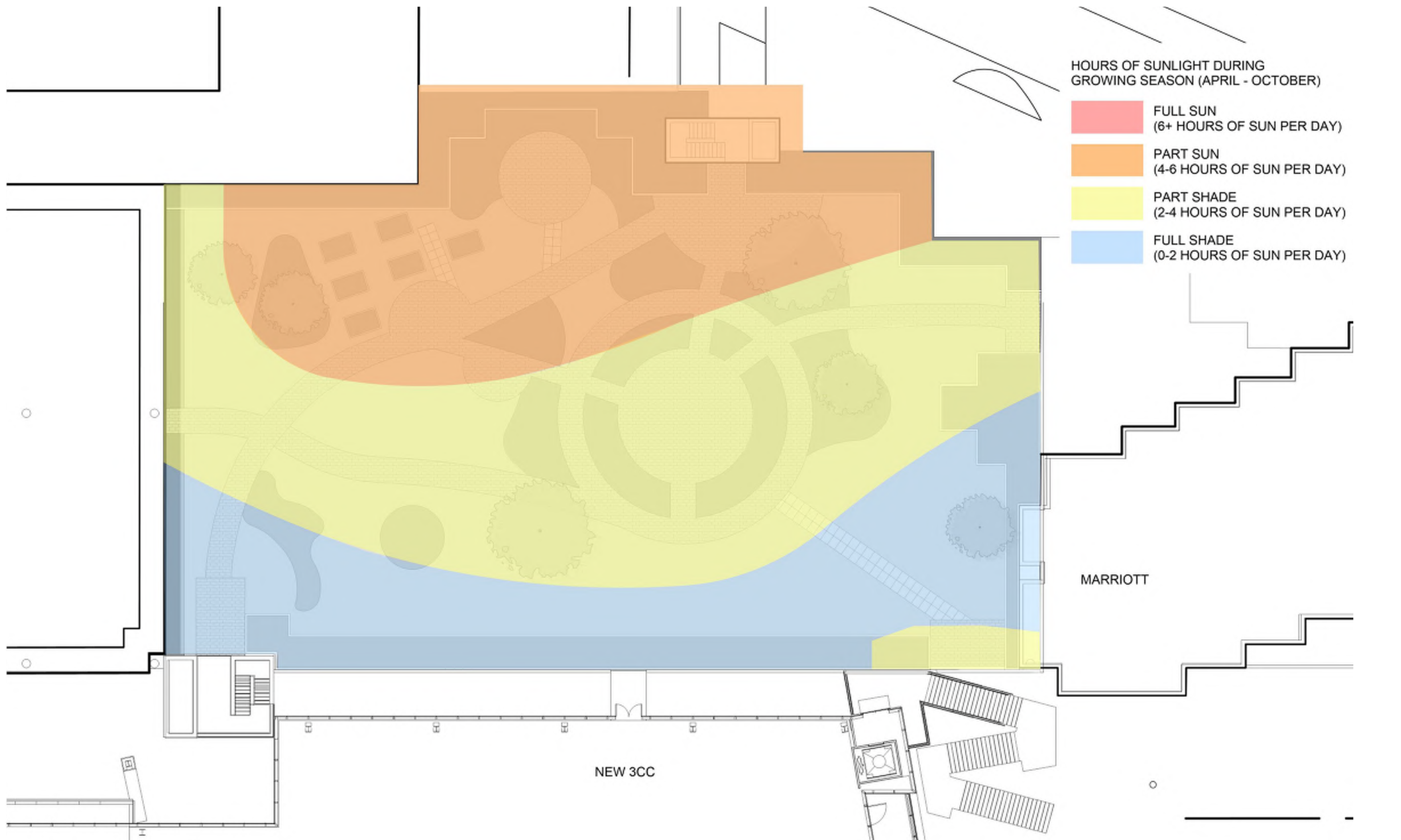
5. What people would like to see in the future

The table below aggregates the open-ended responses from Question 5. "What would you like to see from KSQ Parks in the future?", into categories. The top suggestions were to implement more programming, create greener open spaces, and to add more seating options and other park amenities.

Programming (outdoor fitness classes, beer garden, bike tune ups, more food trucks (8), music (8), farmers markets (3))	26
Better Seating & Tables	25
More trees/mature trees, plants and/or flowers, grass	23
Shade	16
Park amenities (climbing wall, trash receptacles, public restrooms, interactive kiosks, public chargers, pianos, public grills, configurable table meeting space, exercise equipment, chess tables, water features (4))	15
Transportation Features (bike racks, more blue bikes, protected bike lanes (6), better pedestrian/bike/auto coordination)	12
More Open Spaces	11
Better park connectivity	10
Seclusion from congestion and noise	8
Resident oriented open spaces / kids friendly	6
Larger park / field space for athletics	5
Better maintenance/cleanliness	5
More art / space individuality	5
Ground floor activation through retail and restaurants	4
Better lighting / safer	4
Dog friendly	3
Better design	3
Sun	3





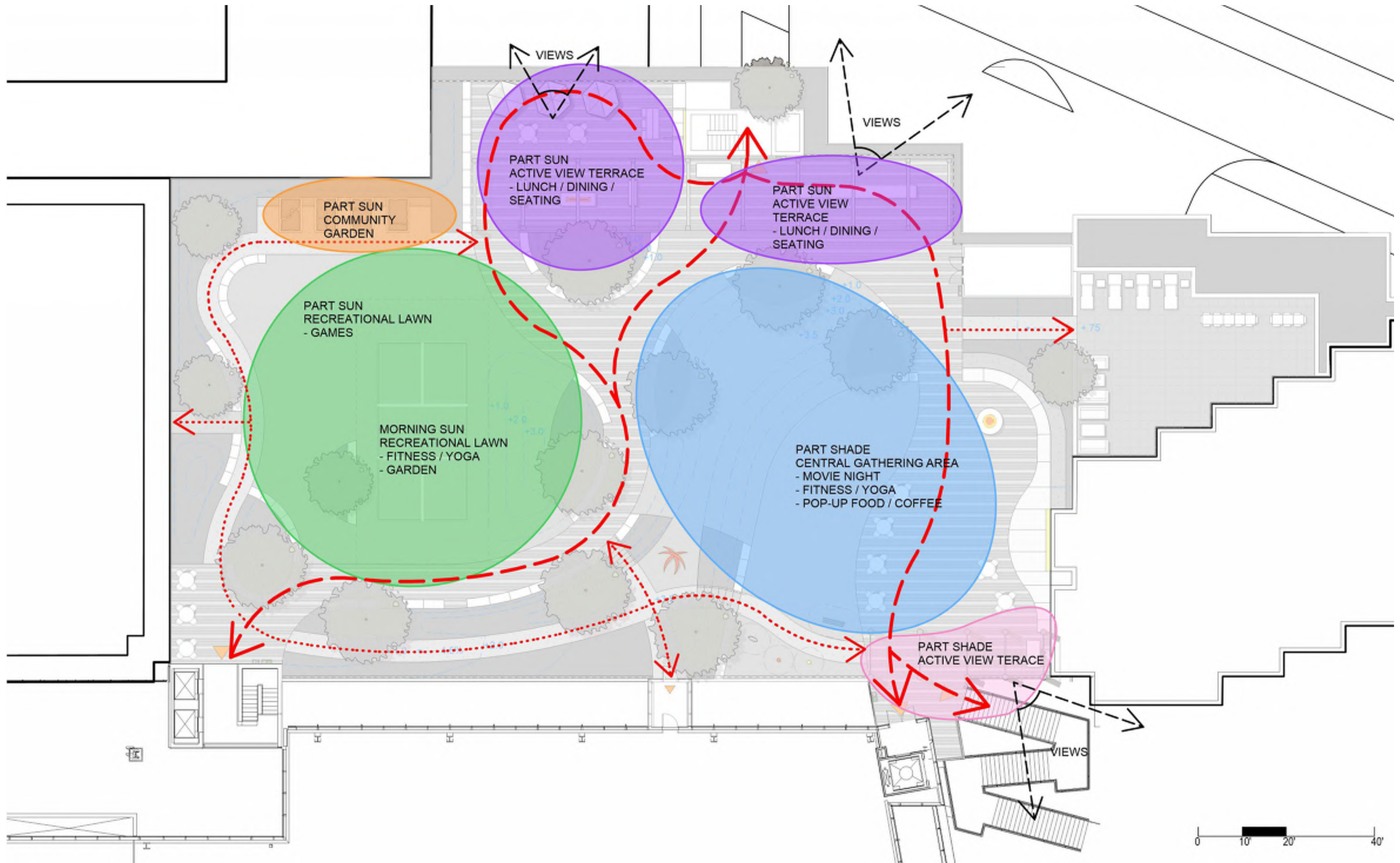


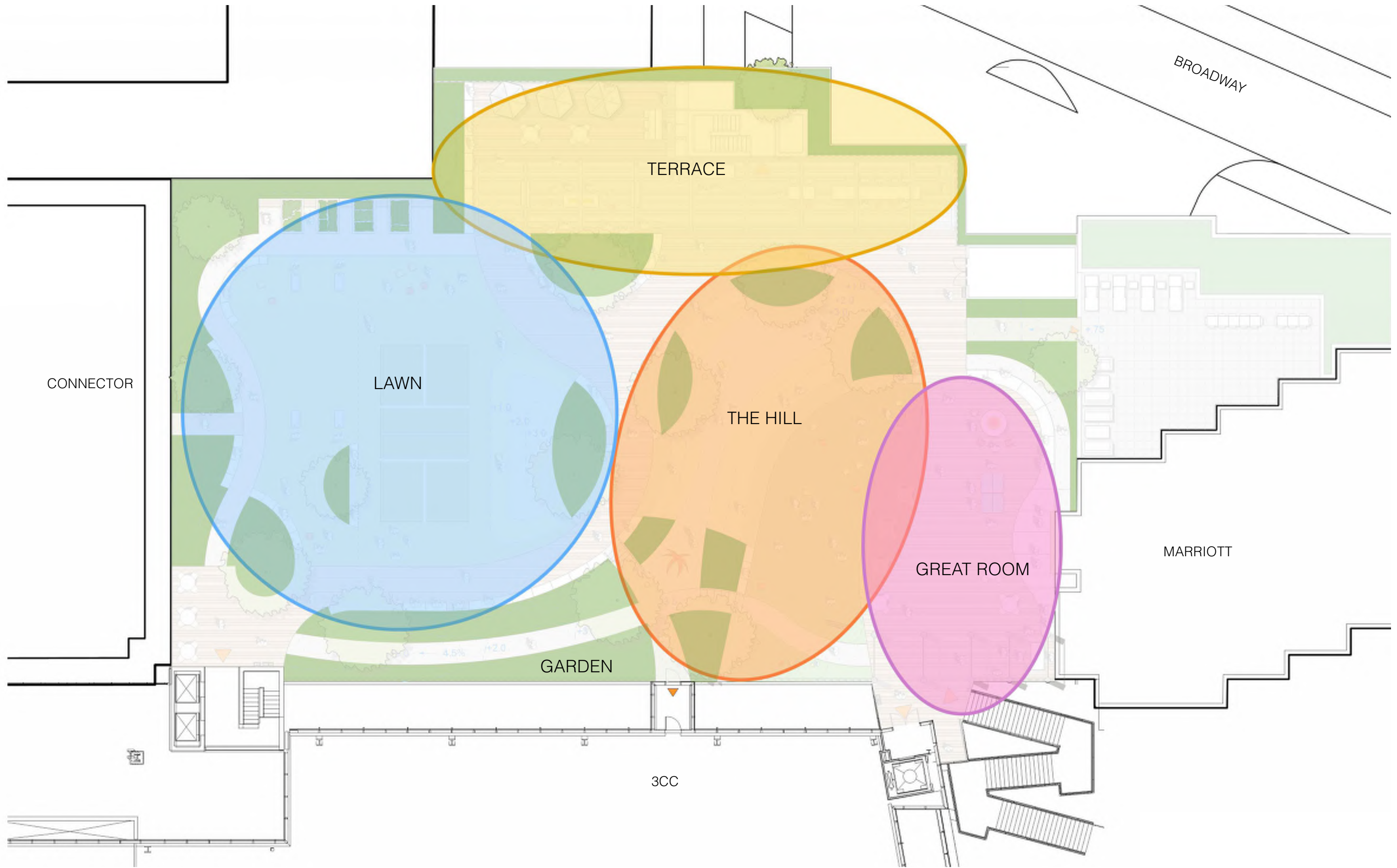
KENDALL SQUARE ROOF GARDEN

LEMON BROOKE

SUN SHADE DIAGRAM

JULY 17, 2019





KENDALL SQUARE ROOF GARDEN

LEMON BROOKE

PROPOSED ROOF GARDEN

JULY 17, 2019



LEGEND

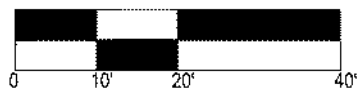
- ① Type I paving - hardwood decking framed on pedestal system with 6" concrete curb under paving
- ② Type II paving - resin paving over asphalt base with metal edge
- ③ Synthetic lawn over compacted graded base
- ④ Sodded turf - areas built up over 12" soil and structural foam
- ⑤ Garden beds 1 and 5 gallon material 24" o.c.
- ⑥ Raised wood planter beds
- ⑦ A: Existing 42" concrete wall
B: Type I rail 42" high ornamental guard rail on new 6" P.I.P. concrete curb tied to slab - match connector stair railing
- ⑧ Type II rail - glass and metal
- ⑨ Pre-cast concrete stairs set on concrete foundation tied to slab
- ⑩ Pre-cast concrete and hardwood seating tied to slab
- ⑪ Catenary lighting and poles
- ⑫ Moveable table and chairs with umbrellas
- ⑬ Movie screen / mural on existing building wall
- ⑭ Coffee cart locations
- ⑮ Ornamental security gate
- ⑯ Flexible sport court - paving TBD
- ⑰ Gas fire table / community coffee table
- ⑱ Community kitchen / BBQ / catering set-up with cover
- ⑲ Storage - covered
- ⑳ Pre-cast concrete seatwall with woodtop
- ㉑ 18" high pre-cast concrete stage
- ㉒ Operable shade trellis
- ㉓ Sculptural play elements
- ㉔ Swing bench

CONNECTOR

MARRIOTT

3CC

1"=20'-0" GRAPHIC SCALE



KENDALL SQUARE ROOF GARDEN

PROPOSED ROOF GARDEN PLAN

LEMON BROOKE

JULY 17, 2019



KENDALL SQUARE ROOF GARDEN

LEMON BROOKE

BIRD'S EYE VIEW FROM BROADWAY

JULY 17, 2019



KENDALL SQUARE ROOF GARDEN

LEMON BROOKE

STROLL THROUGH THE GARDEN

JULY 17, 2019



KENDALL SQUARE ROOF GARDEN

LEMON BROOKE

STROLL THROUGH THE GARDEN

JULY 17, 2019



KENDALL SQUARE ROOF GARDEN
LEMON BROOKE



STROLL THROUGH THE GARDEN

JULY 17, 2019



KENDALL SQUARE ROOF GARDEN

LEMON BROOKE

STROLL THROUGH THE GARDEN

JULY 17, 2019



KENDALL SQUARE ROOF GARDEN

LEMON BROOKE



STROLL THROUGH THE GARDEN

JULY 17, 2019



KENDALL SQUARE ROOF GARDEN

LEMON BROOKE

VIEW FROM 3CC LOOKING DOWN

JULY 17, 2019



OPERABLE TRELLIS



TRELLIS



FABRIC TRELLIS



WOOD DECKING



WOOD DECKING



WOOD DECKING

KENDALL SQUARE ROOF GARDEN

LEMON BROOKE

MATERIAL PRECEDENTS

JULY 17, 2019



CONCRETE SEAT WALL



COMMUNITY GARDEN



CONNECTOR HANDRAILS



FIRE TABLE



MOVIE SCREEN



COMMUNITY KITCHEN

KENDALL SQUARE ROOF GARDEN

LEMON BROOKE

MATERIAL PRECEDENTS

JULY 17, 2019



MOVEABLE LAWN CHAIRS



MOVEABLE TABLES & CHAIRS



HAMMOCKS



MOVEABLE LAWN CHAIRS



MOVEABLE TABLES & CHAIRS



SWING BENCHES

KENDALL SQUARE ROOF GARDEN

LEMON BROOKE

MATERIAL PRECEDENTS

JULY 17, 2019

FACADE COLOR





STOP

AMERICAN 1-800

310





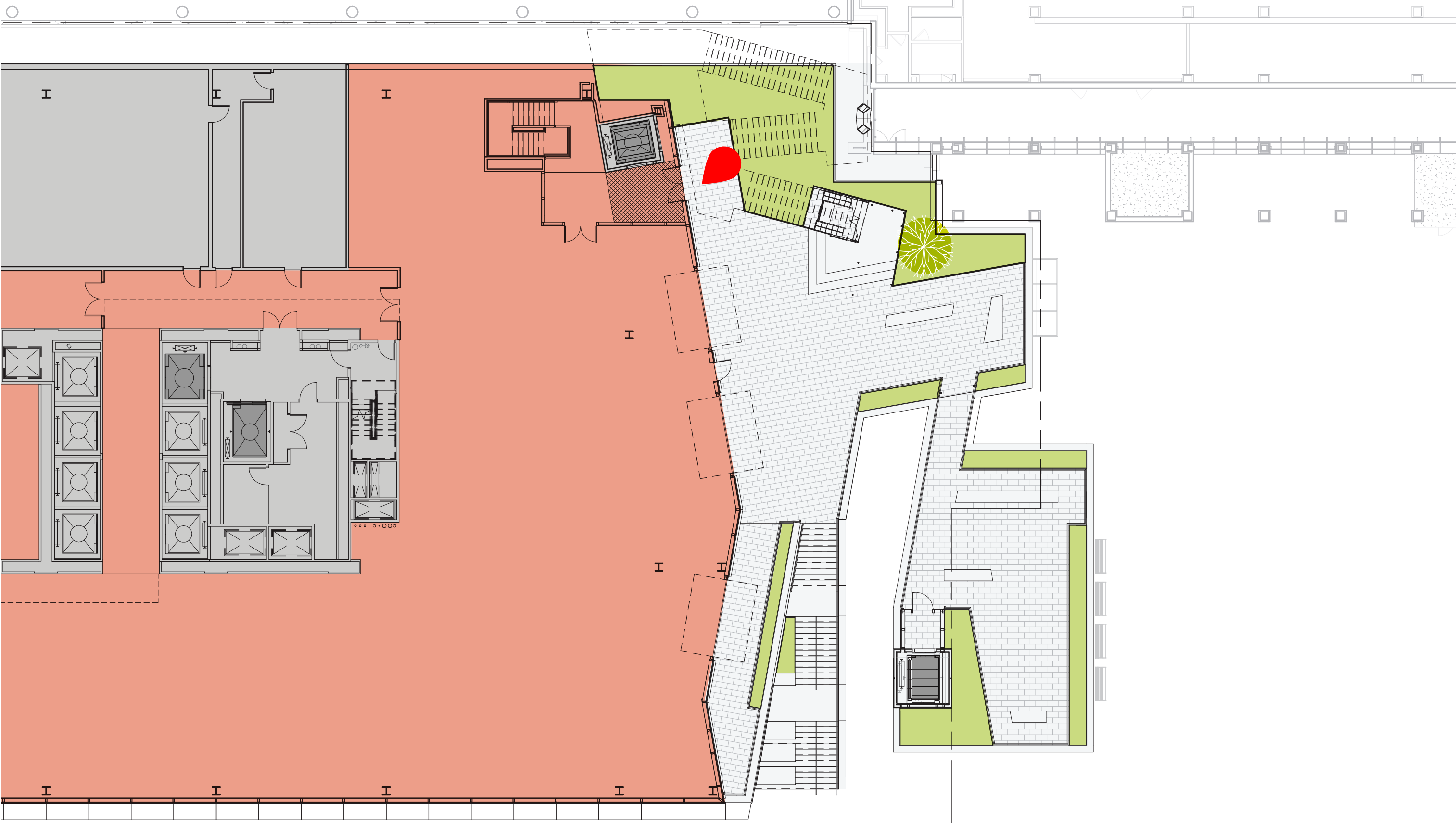




ELEVATOR TRANSPARENCY



PUBLIC TERRACE/ROOF GARDEN ELEVATOR



TERRACE STAIR FACIA



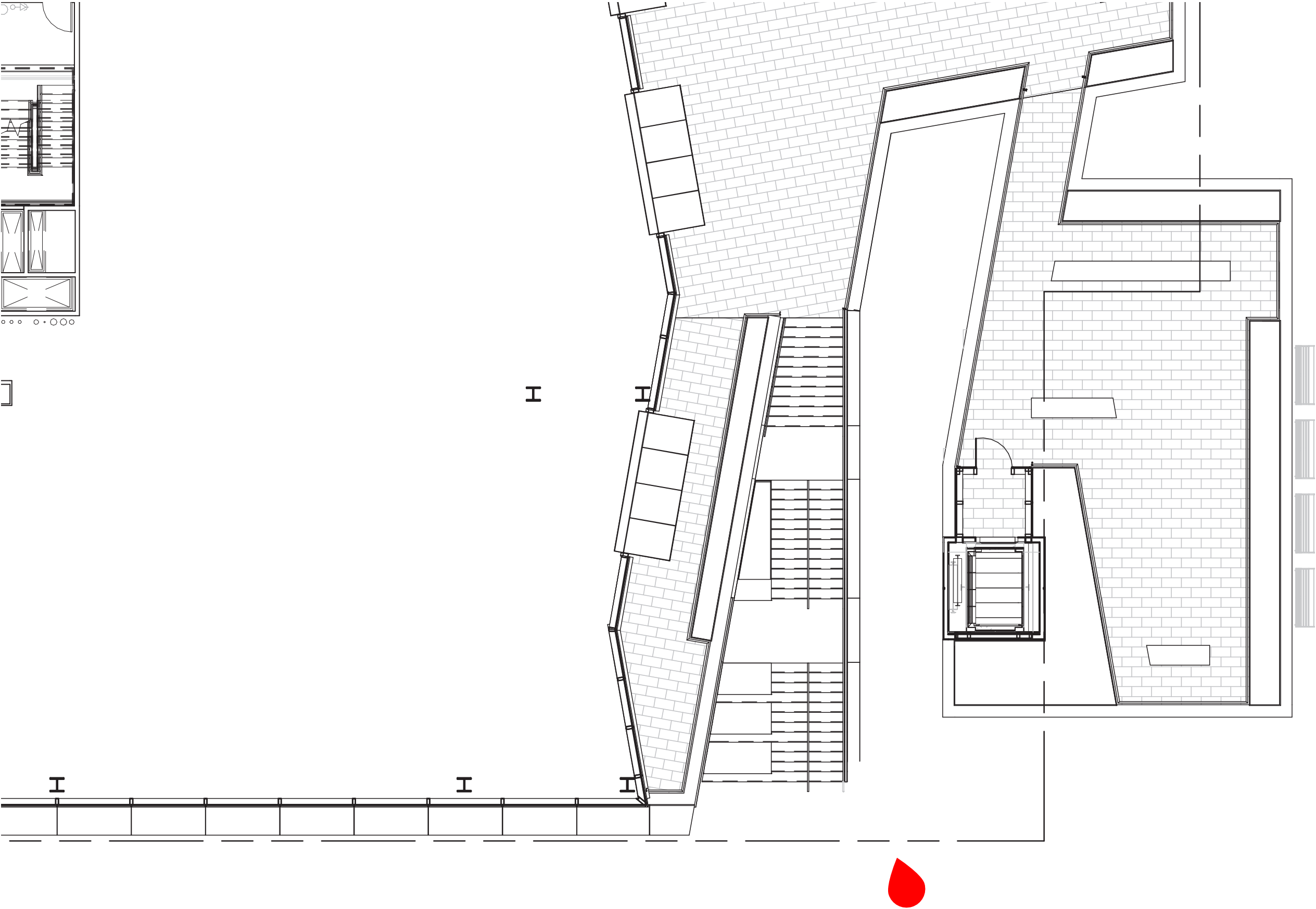


SOCIAL STAIR



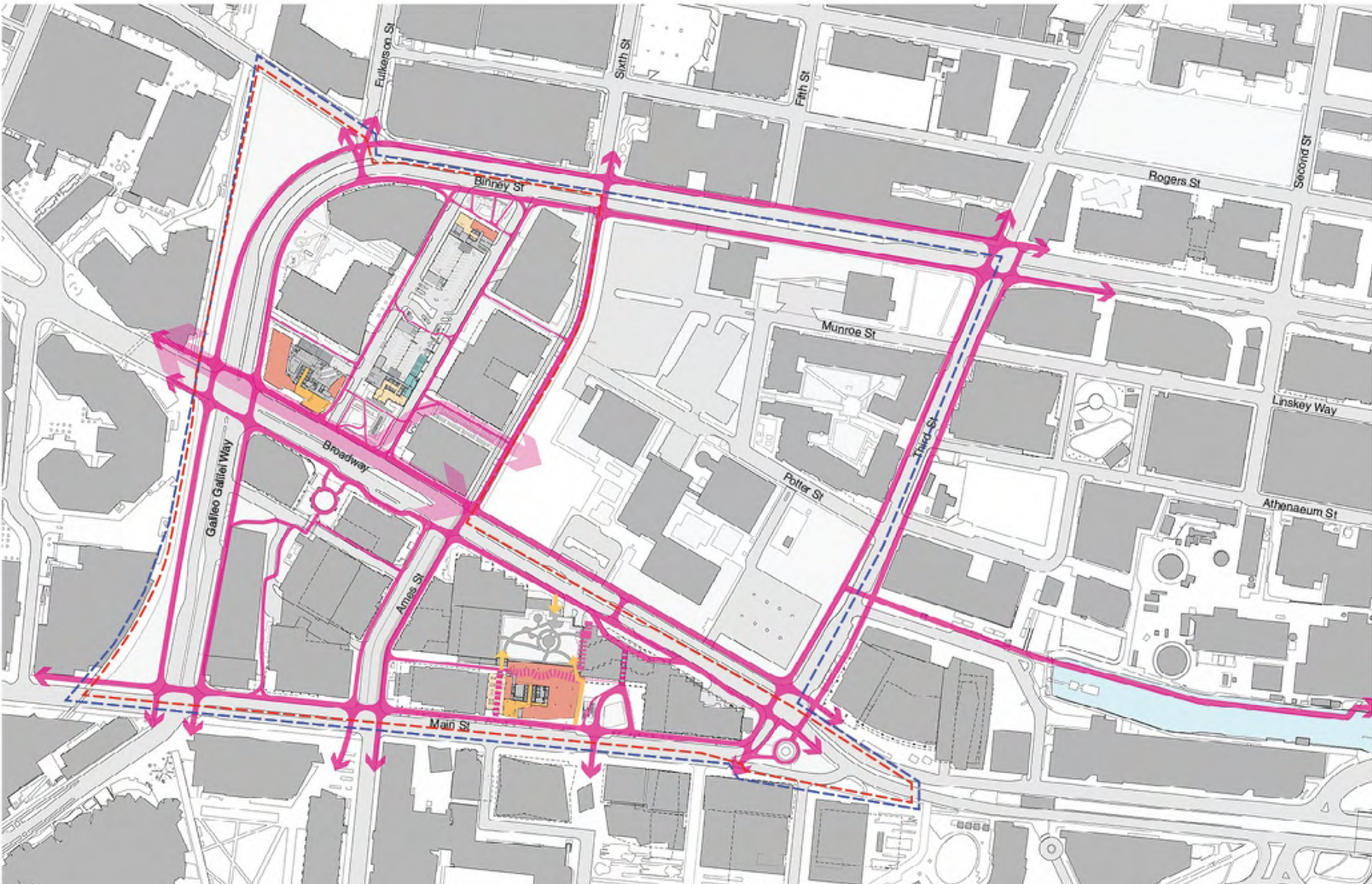


LEVEL 1 - LEVEL 2 STAIR AND ADJACENT WALL REFINEMENTS

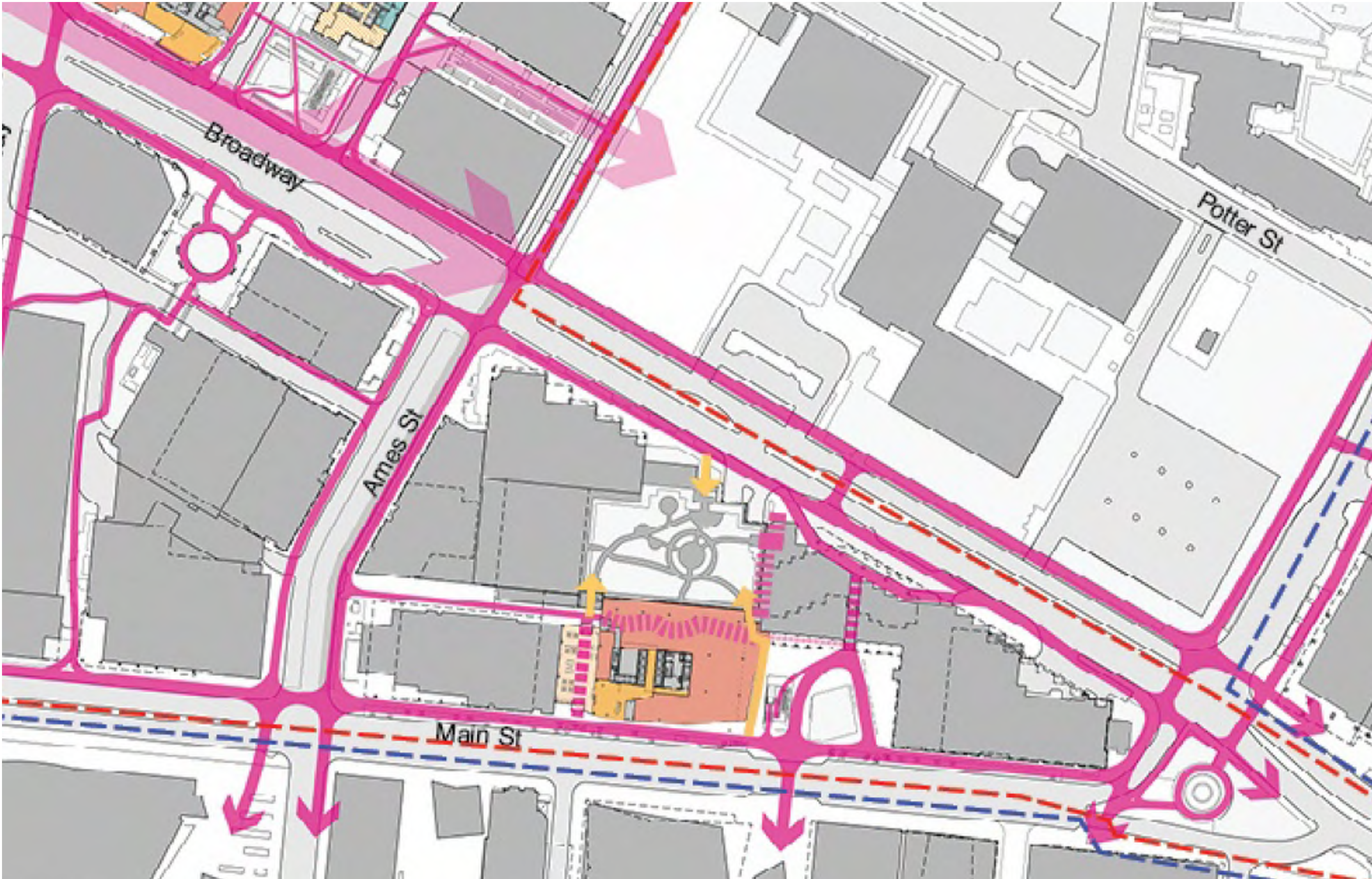


THROUGH BLOCK CONNECTIONS + AMENITIES

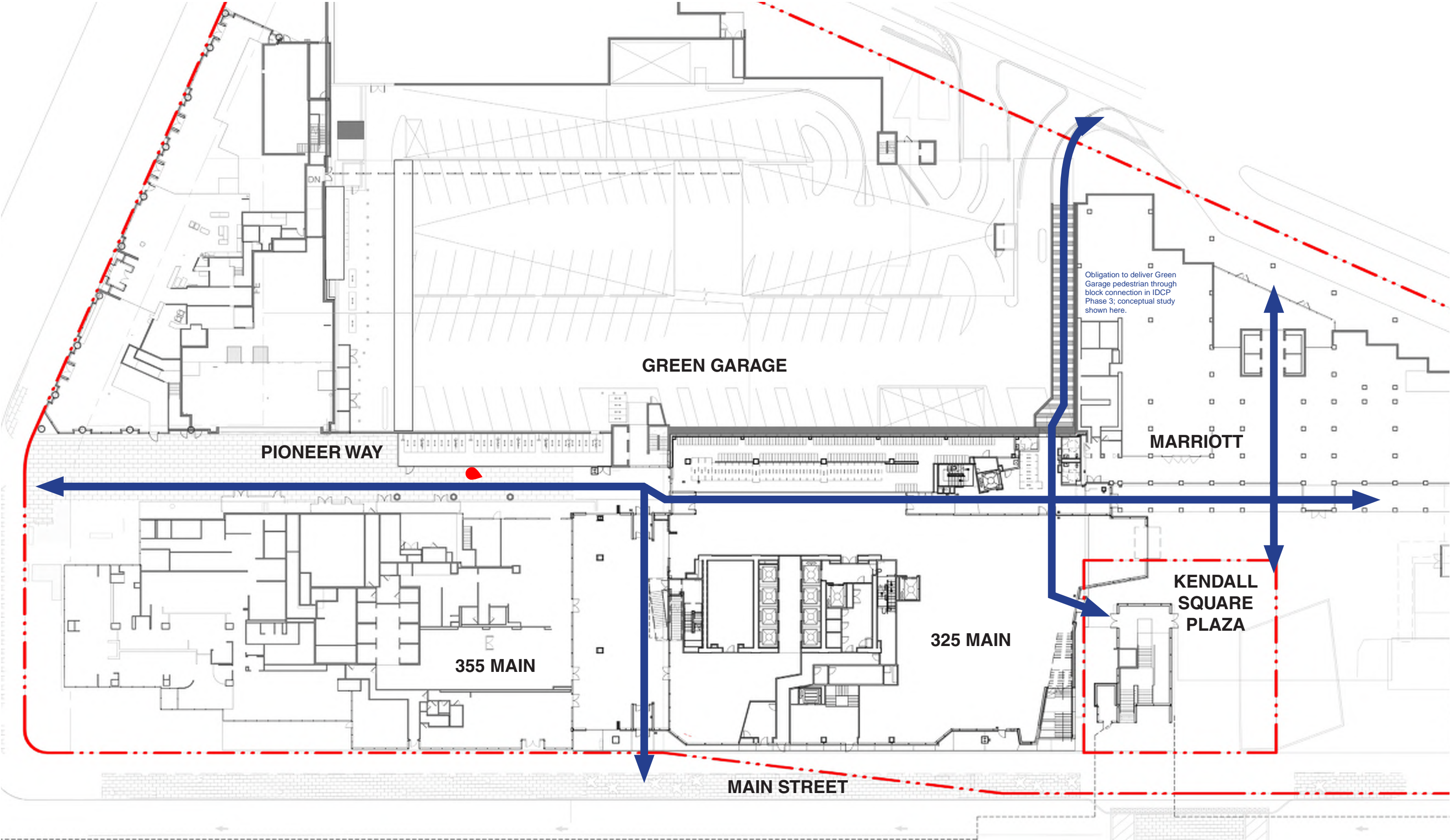
THROUGH BLOCK CONNECTIONS



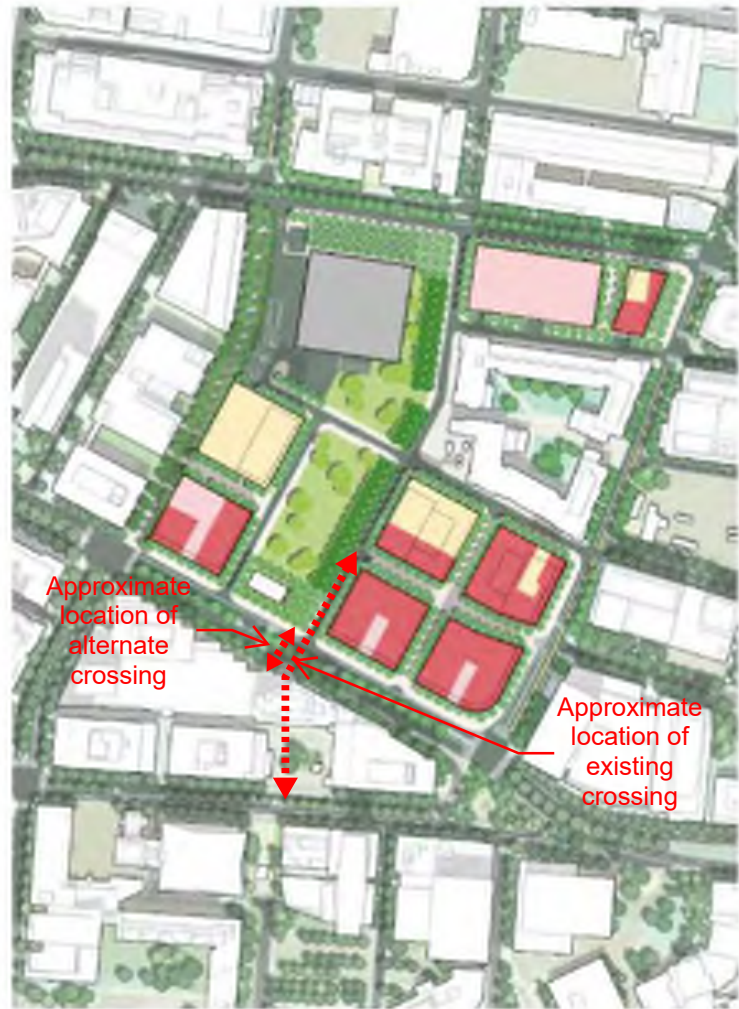
THROUGH BLOCK CONNECTIONS



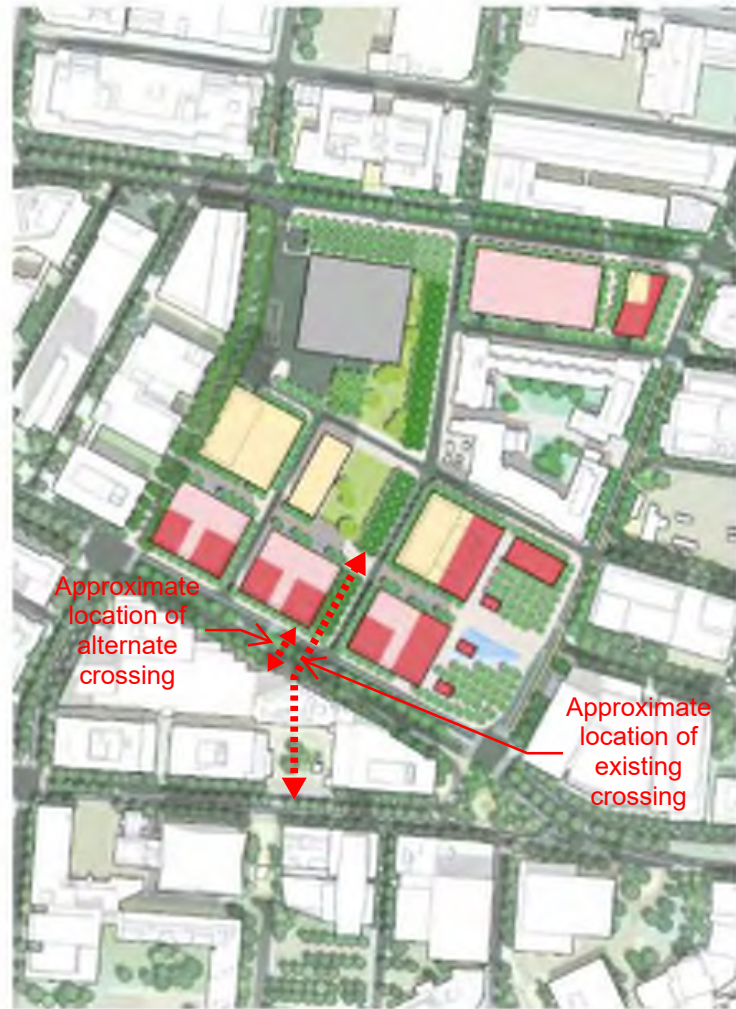
THROUGH BLOCK CONNECTIONS



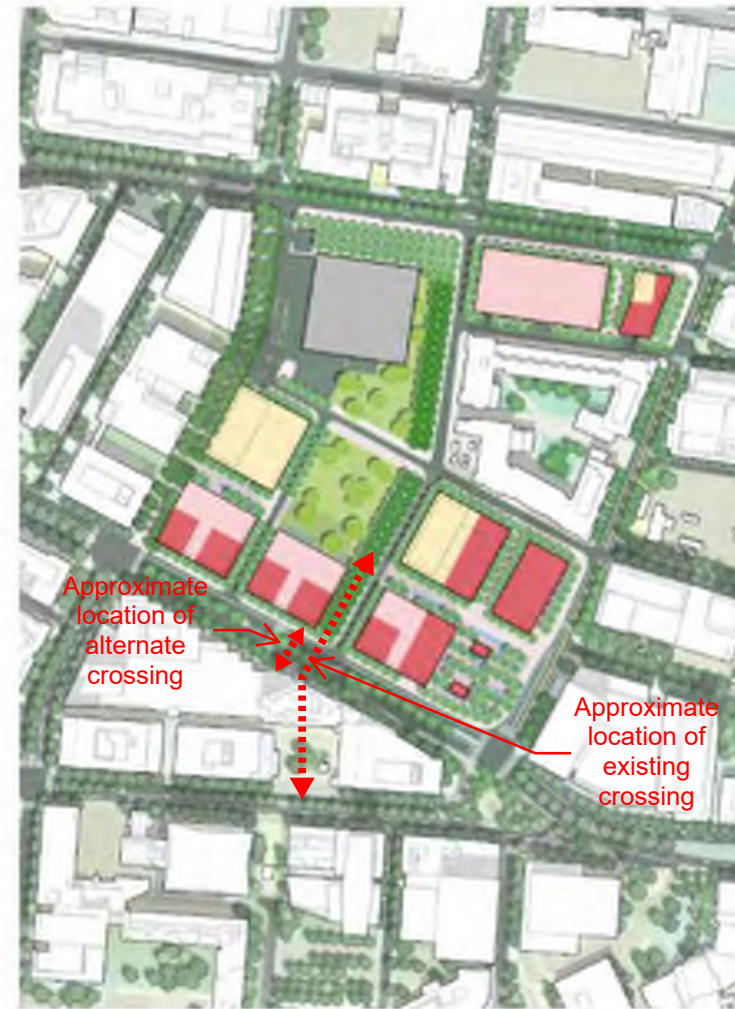
THROUGH BLOCK CONNECTIONS



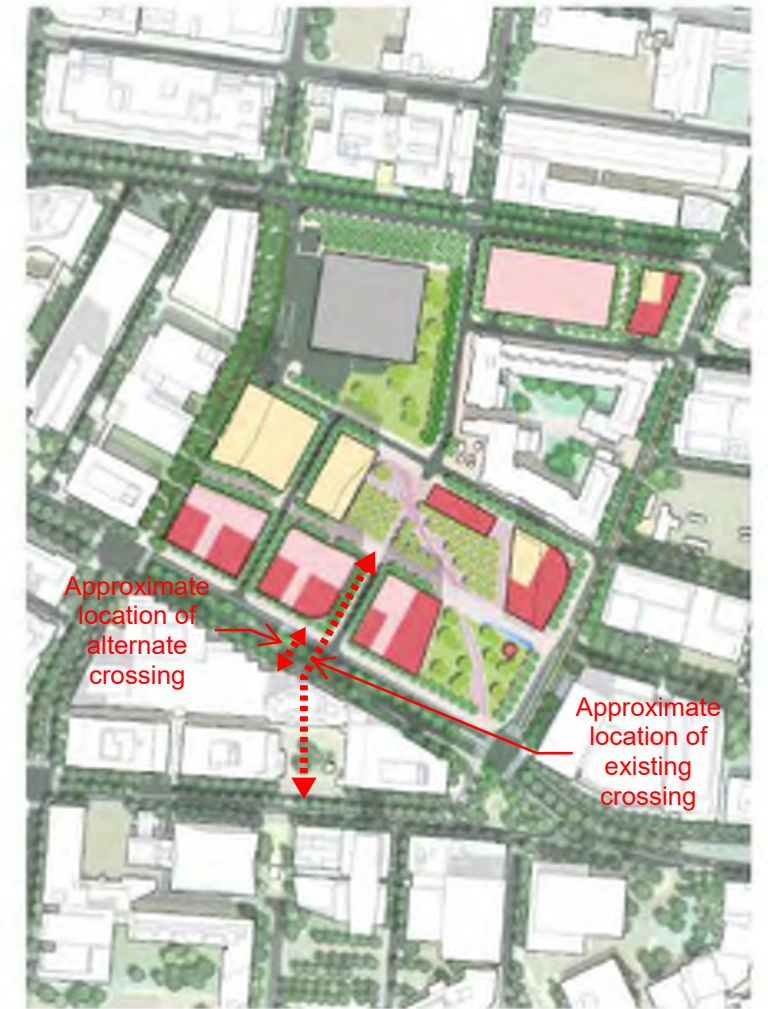
EXAMPLE 1



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4



Kendall Square
The Future Eats Here

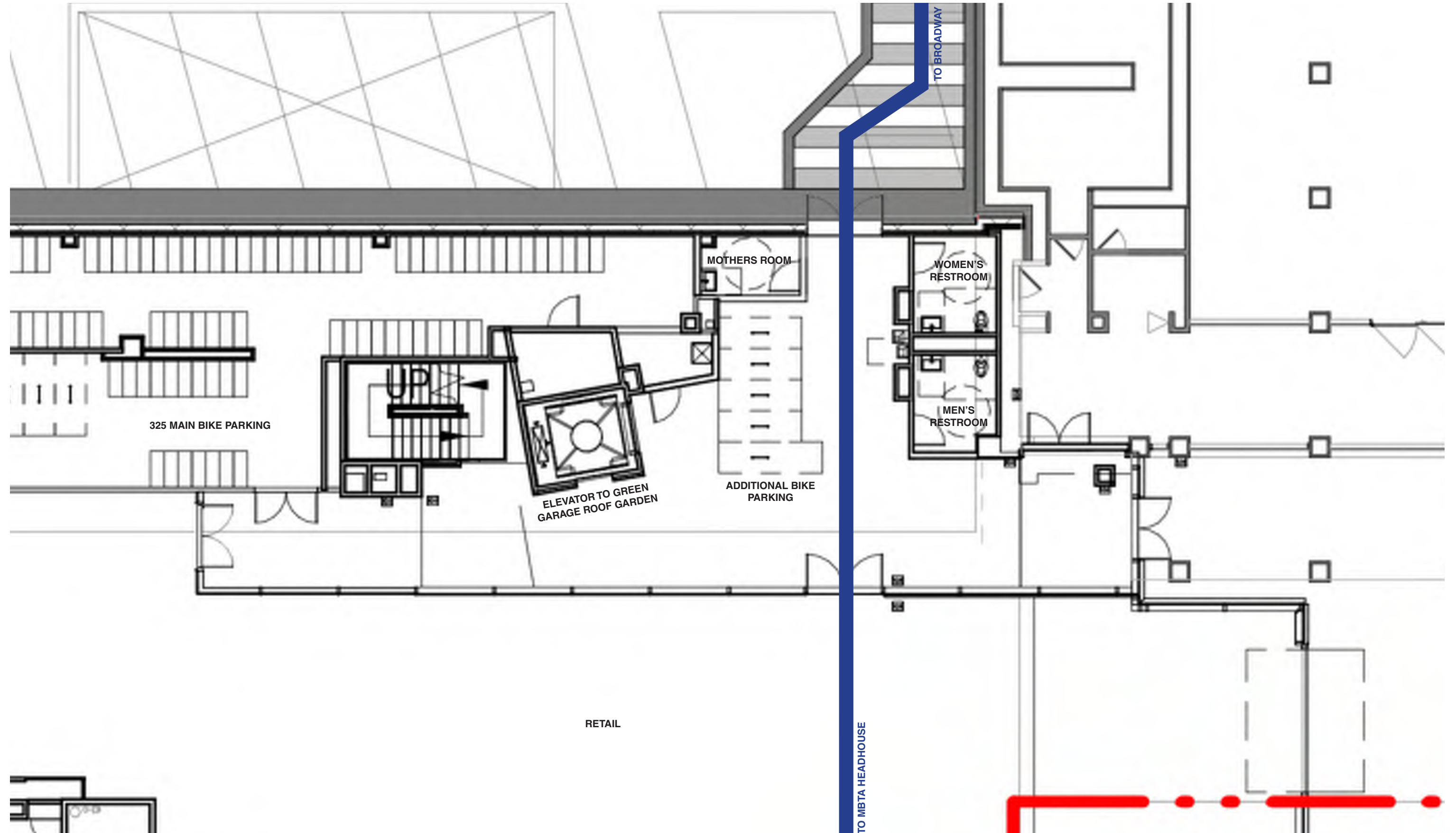




Kendall Square
The Future Eats Here



THROUGH BLOCK CONNECTIONS



PUBLIC LOBBY



EXIT

ROOF GARDEN GREEN GARDEN

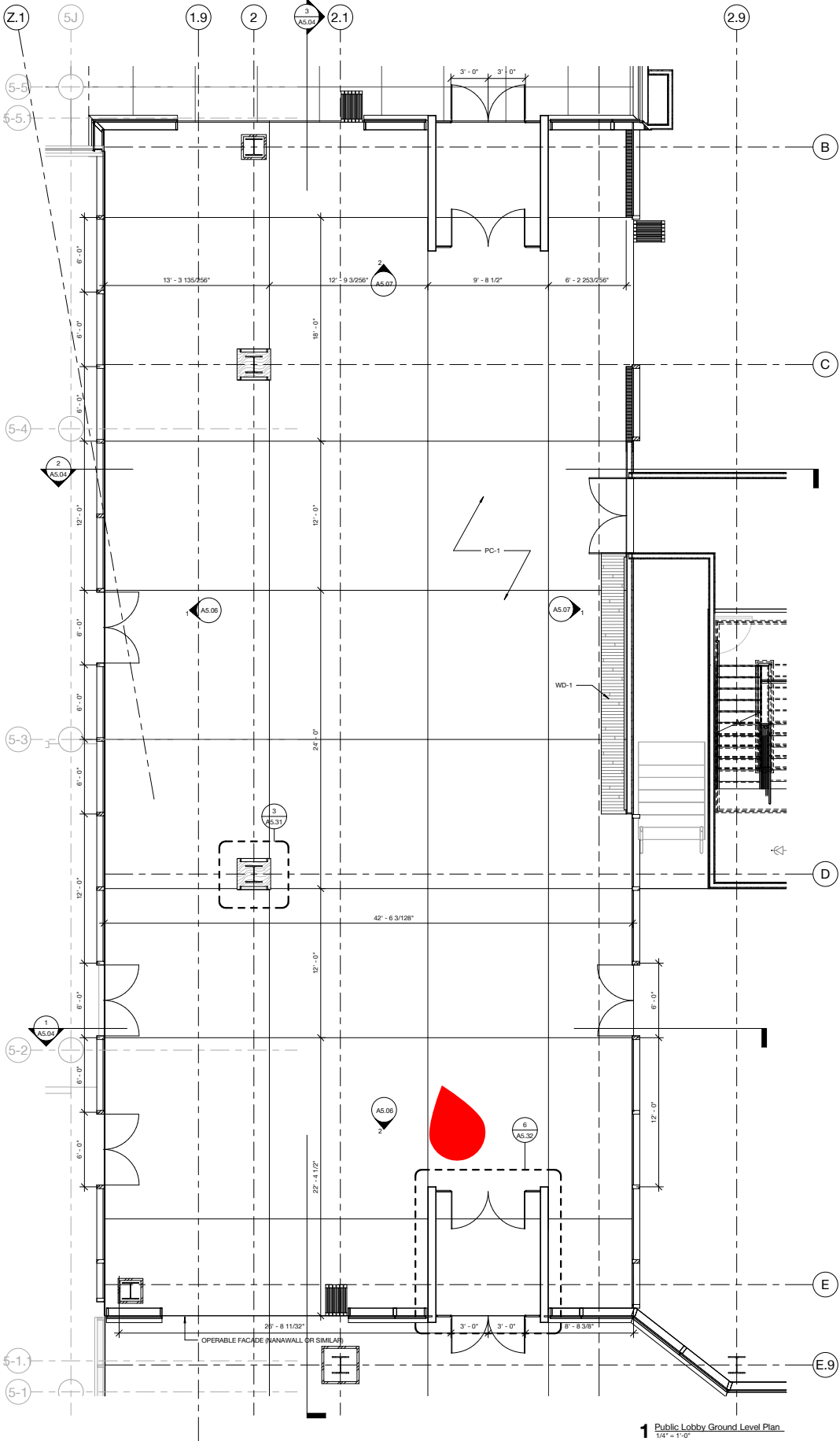
Roof Garden
Tuesdays, 8am-5pm
Wednesdays, 11a-6p
Thursdays, 9-5p

BEATNIK
BEVERAGE COMPANY

BEATNIK
BEVERAGE COMPANY
by Will Green



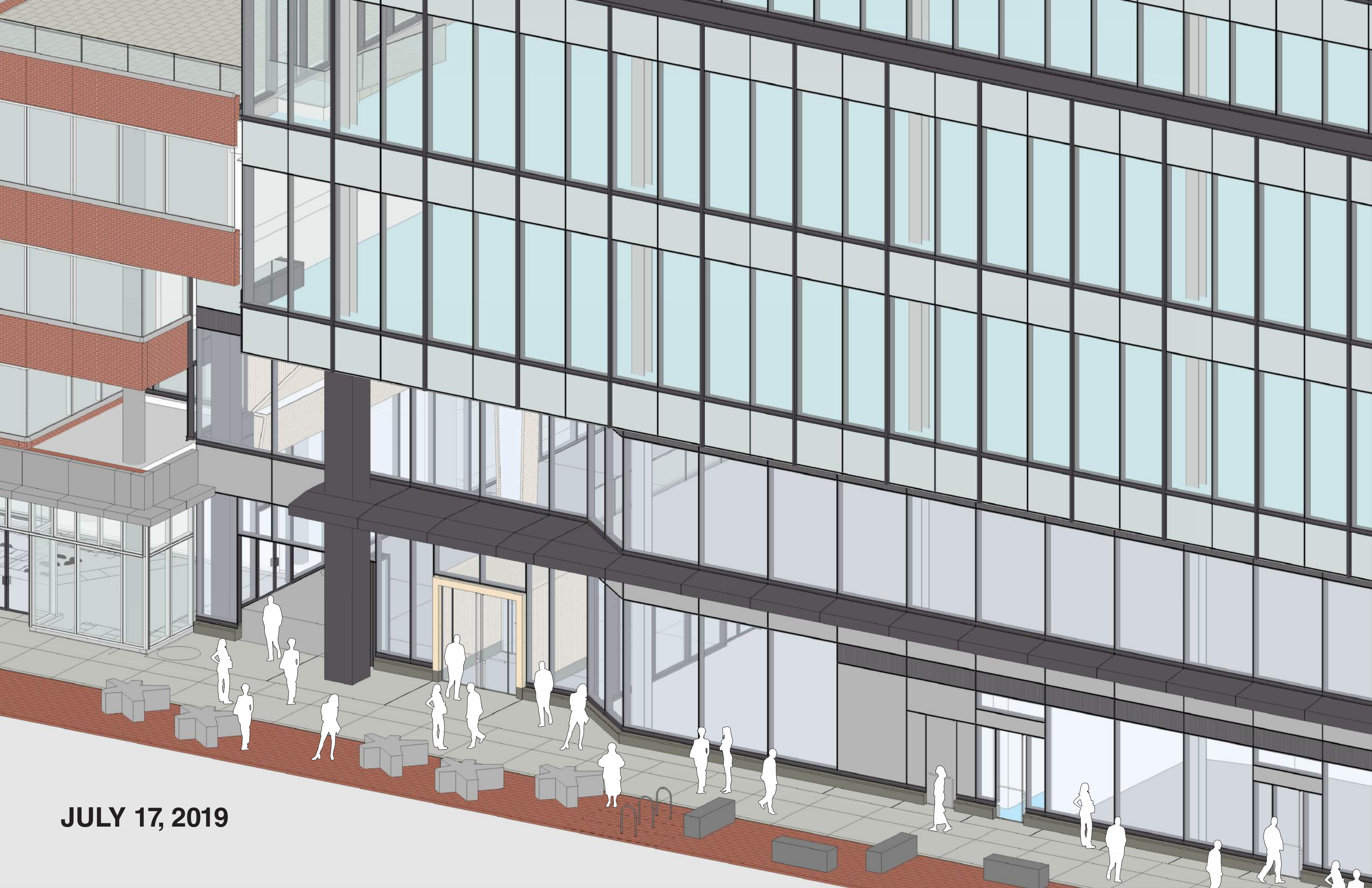
PUBLIC LOBBY PLAN



PUBLIC LOBBY ENTRANCE



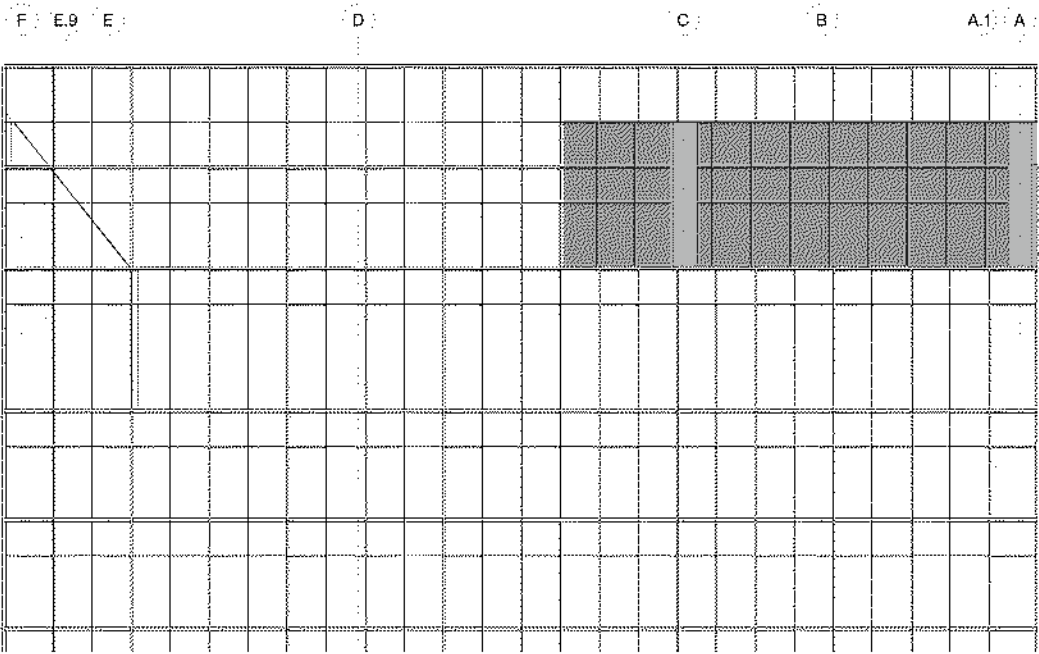
MARCH 12, 2019



JULY 17, 2019

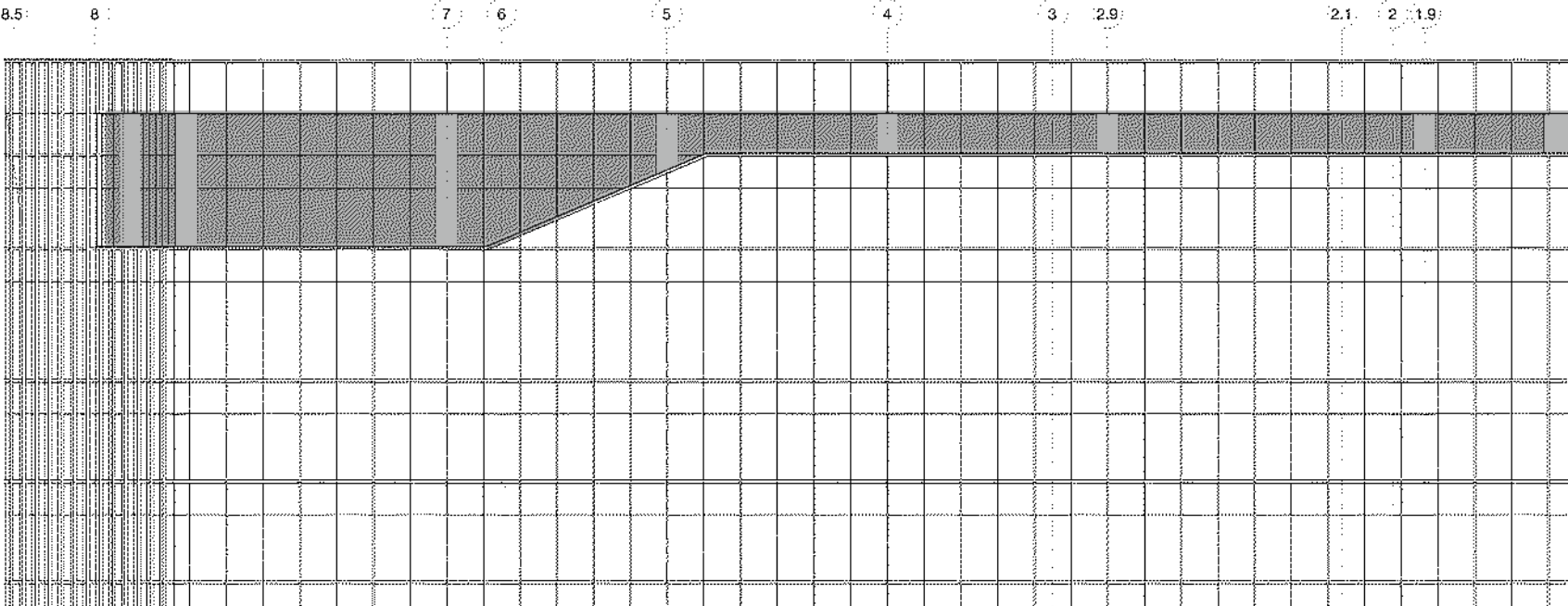
TOWER TOP APERTURE/LOUVERS

LOUVER AREA REDUCTION - NE CORNER

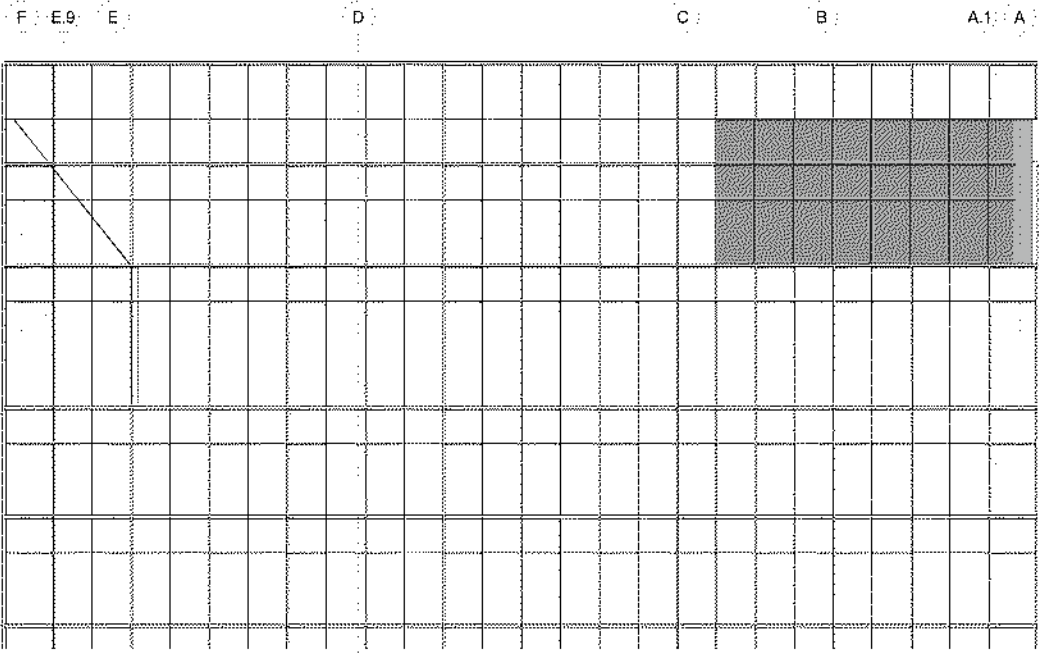


29 MARCH 2019

EAST

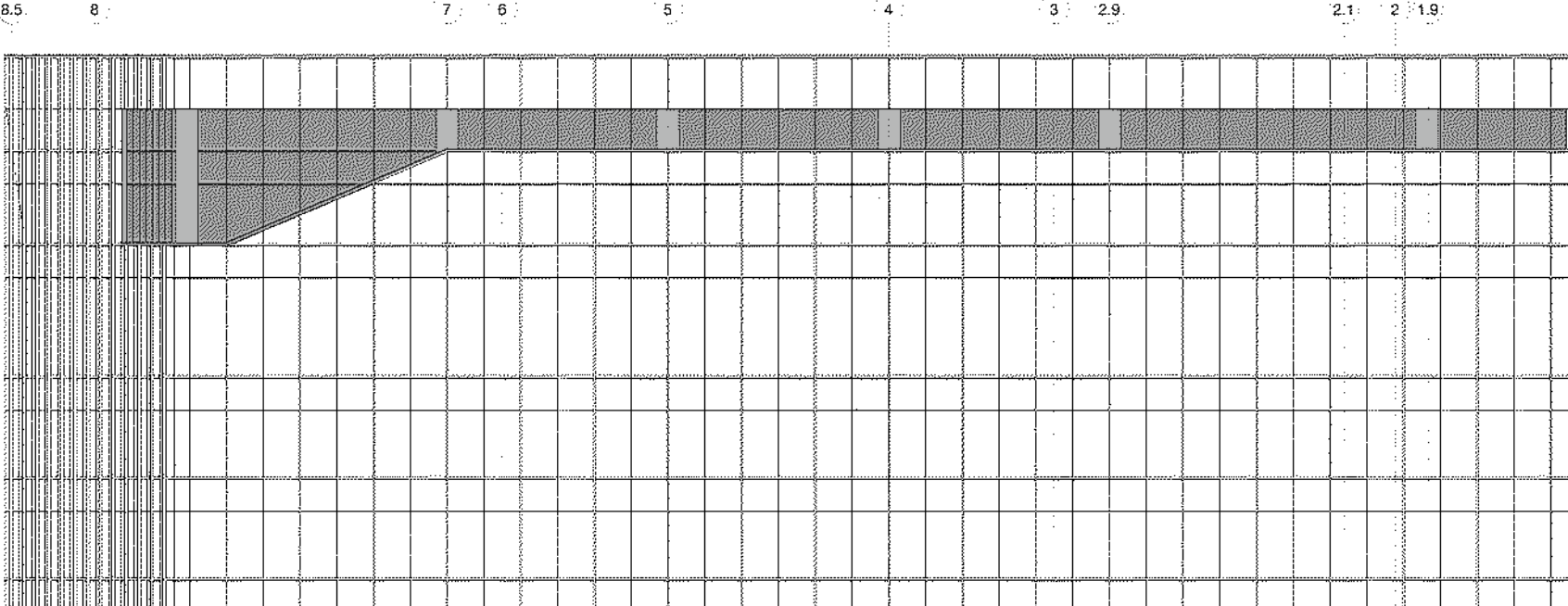


NORTH



24 MAY 2019

EAST



NORTH



325 MAIN + PROTO BIKE PARKING MASTERPLAN

OPTION 1

BIKE CIRCULATION

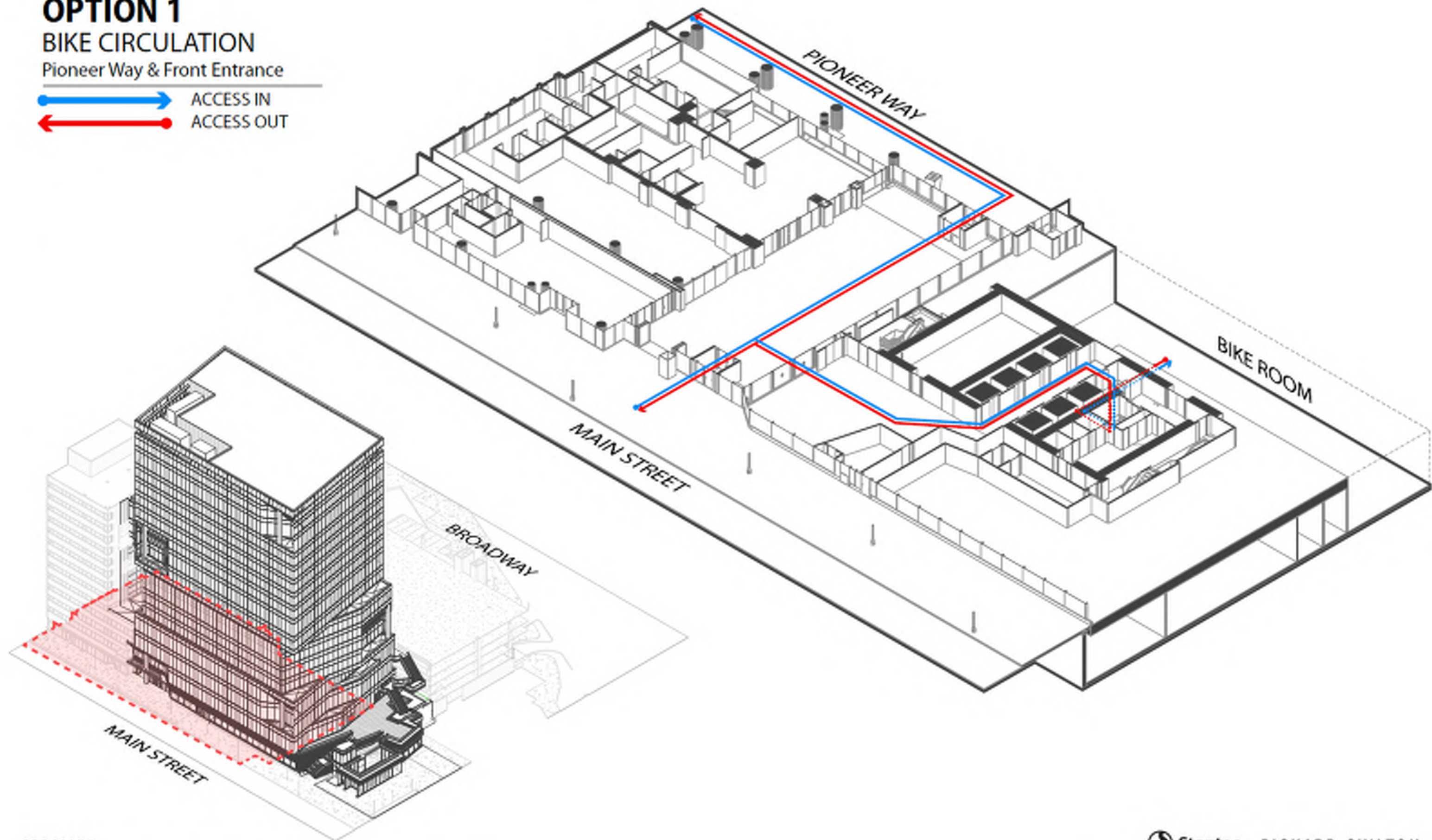
Pioneer Way & Front Entrance



ACCESS IN



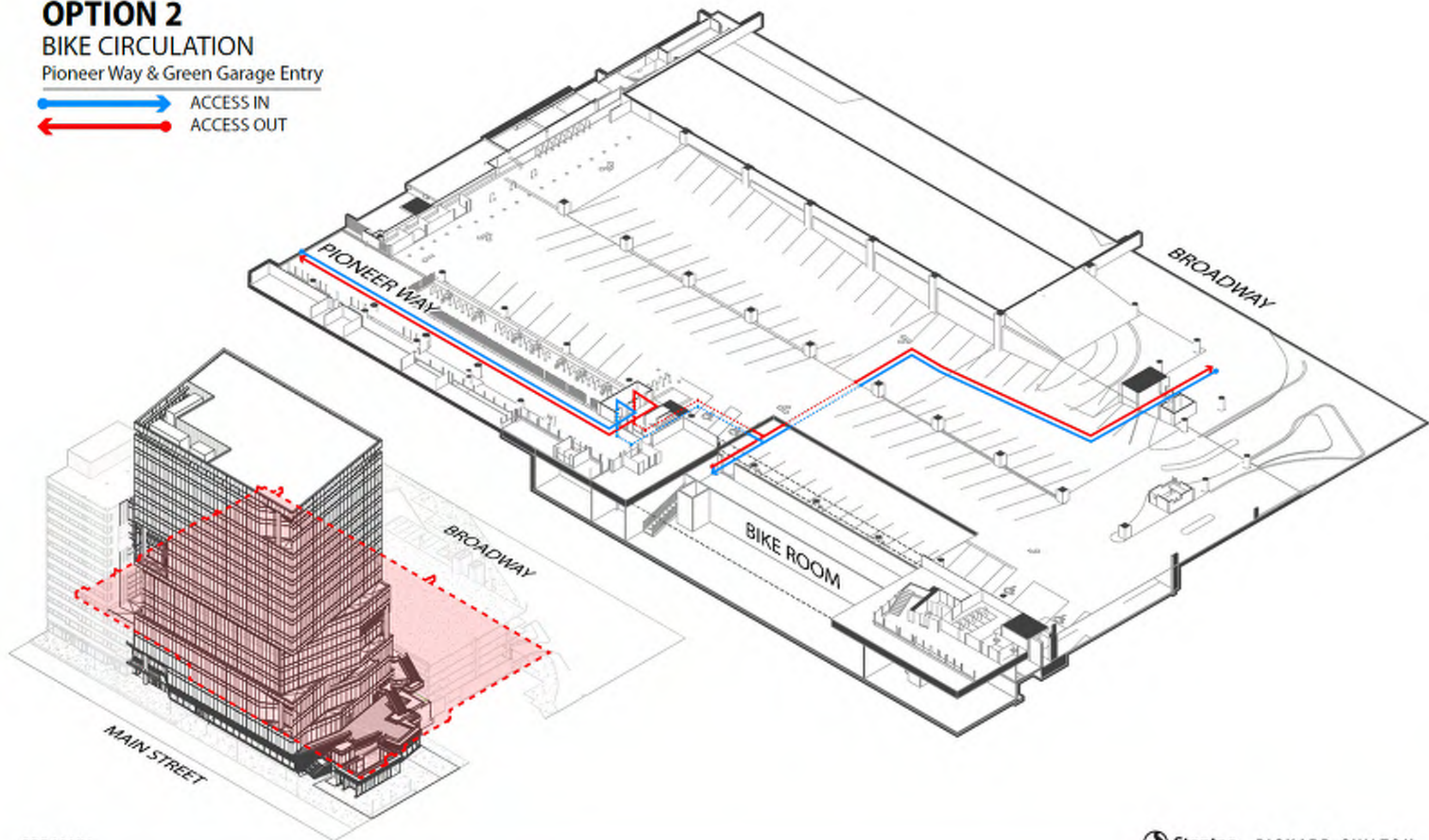
ACCESS OUT



OPTION 2

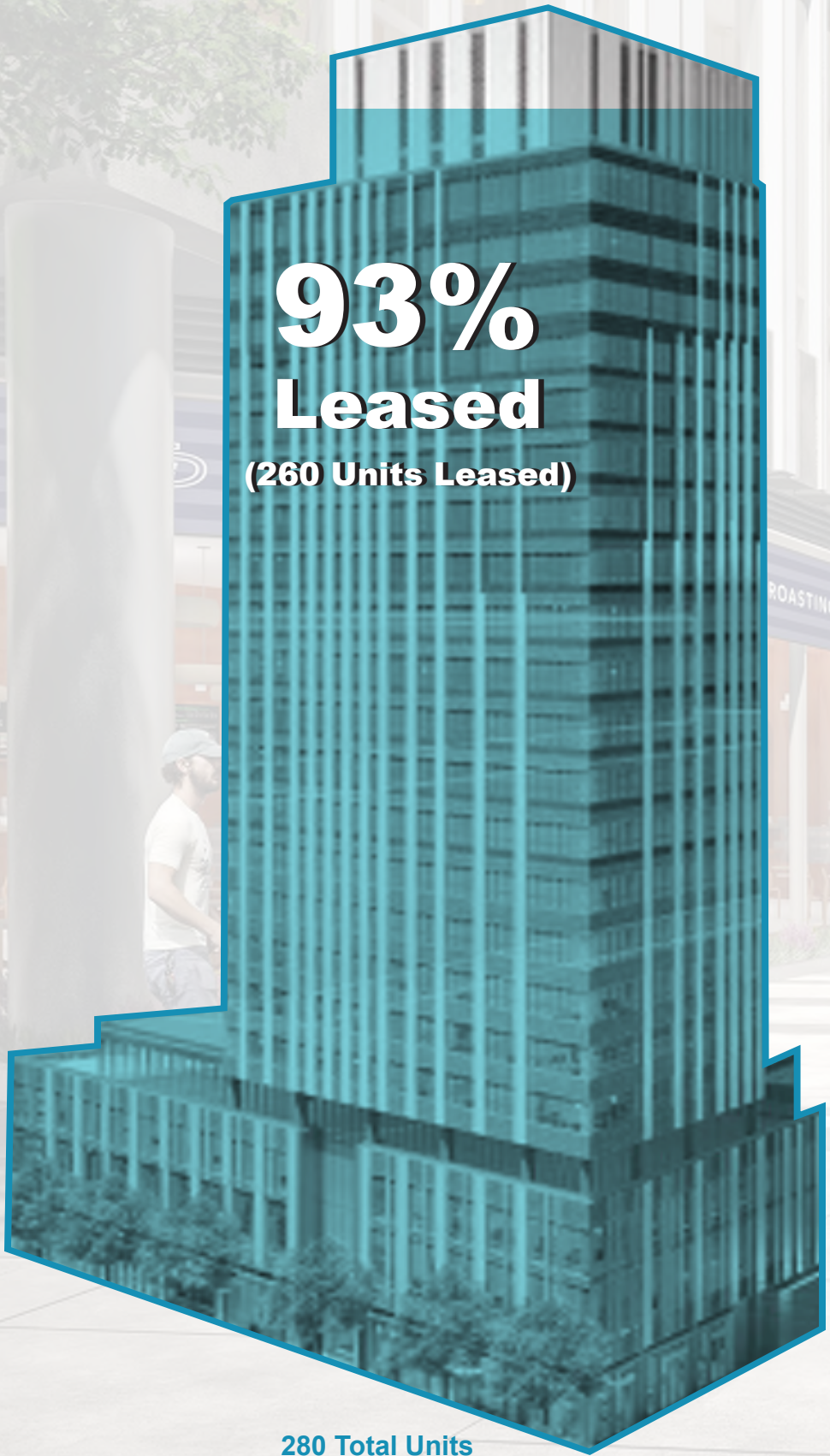
BIKE CIRCULATION

Pioneer Way & Green Garage Entry



Proto Bike Parking Opportunity

**93%
Leased**
(260 Units Leased)

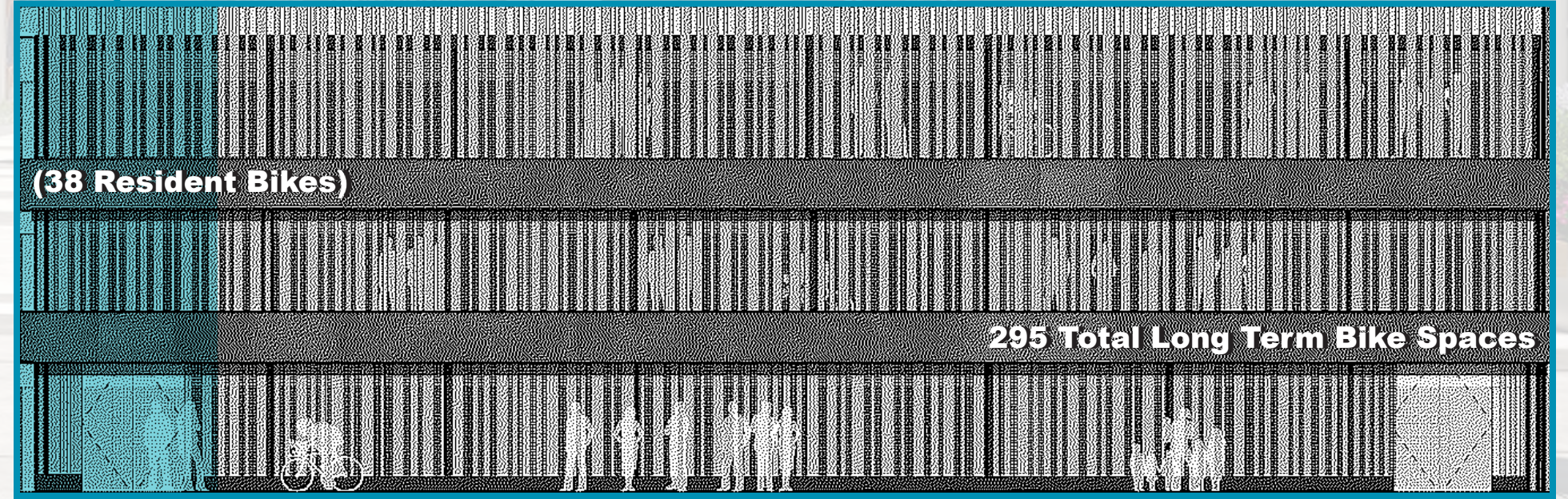


280 Total Units



Proto residents' preference to park bikes on Green Garage Level 5 due to direct building access

**13%
Bike Parking
Utilization**



0 0.14 1.05 (req'd by zoning) bikes/unit

30

Proto residents have a **BLUEbikes** membership



Proto Bike Shed severely underused – contains 150 bike spaces

EXISTING 325 MAIN & PROTO BIKE PARKING INVENTORY

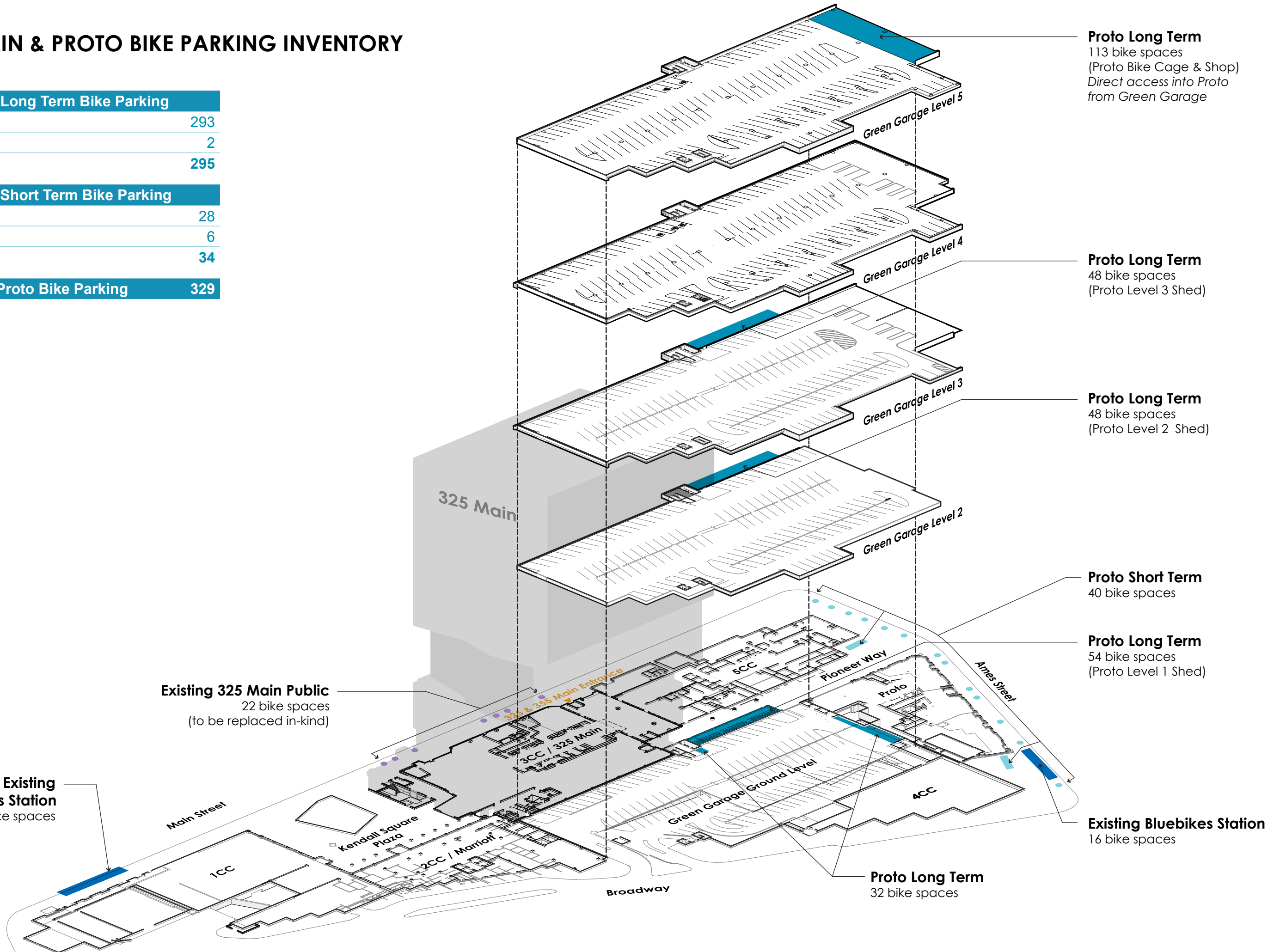
Zoning Req'd Proto Long Term Bike Parking

Residential	293
Retail	2
Subtotal	295

Zoning Req'd Proto Short Term Bike Parking

Residential	28
Retail	6
Subtotal	34

Total Zoning Req'd Proto Bike Parking 329



325 MAIN & PROTO BIKE PARKING PILOT PROGRAM

Adjusted Proto Long Term Bike Parking	
Residential	191
Retail	2
Subtotal	193

**20%
Bike Parking
Utilization**
(assuming 38 resident bikes)

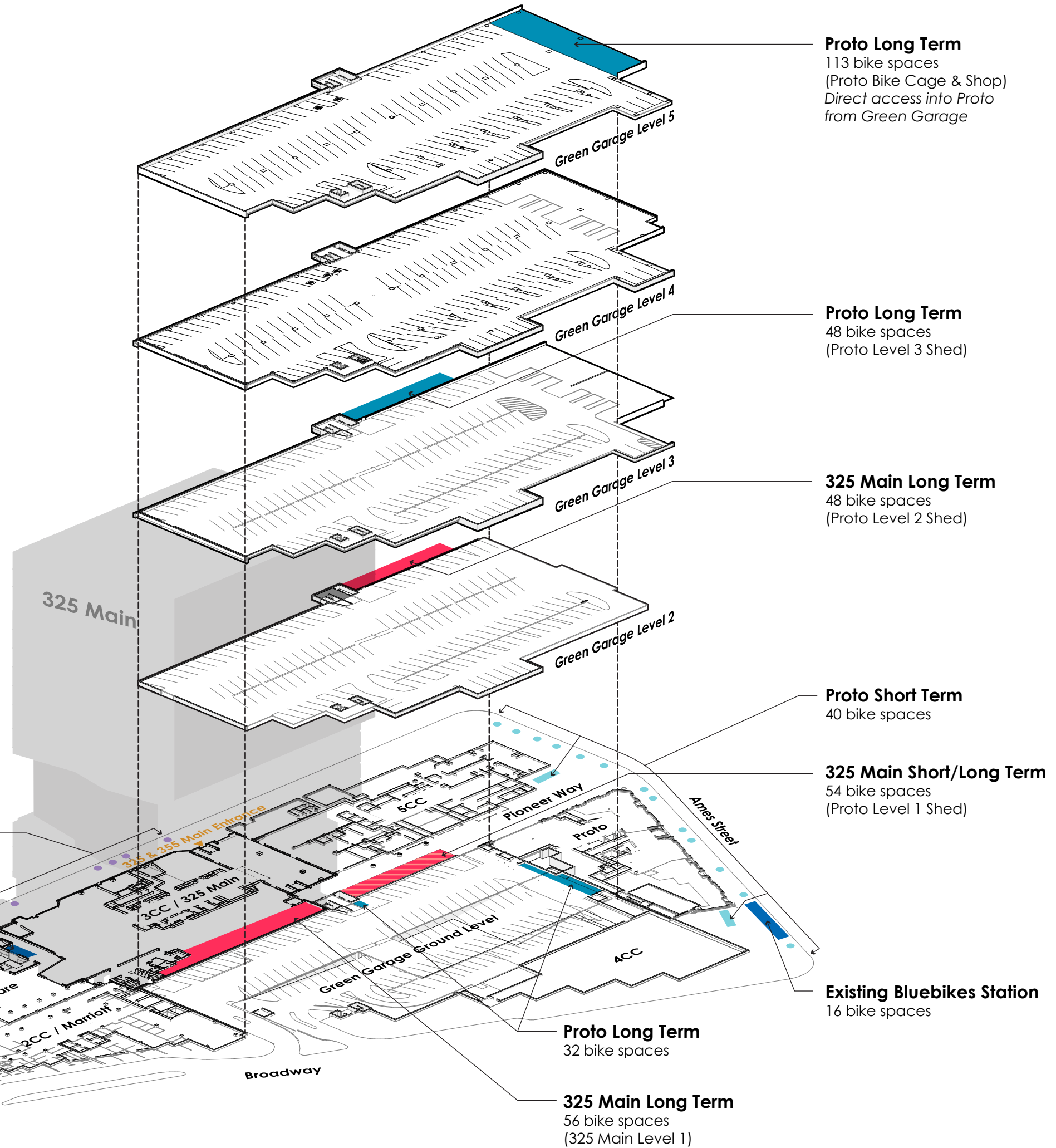
Zoning Req'd Proto Short Term Bike Parking	
Residential	28
Retail	6
Subtotal	34

Total Adjusted Proto Bike Parking 227

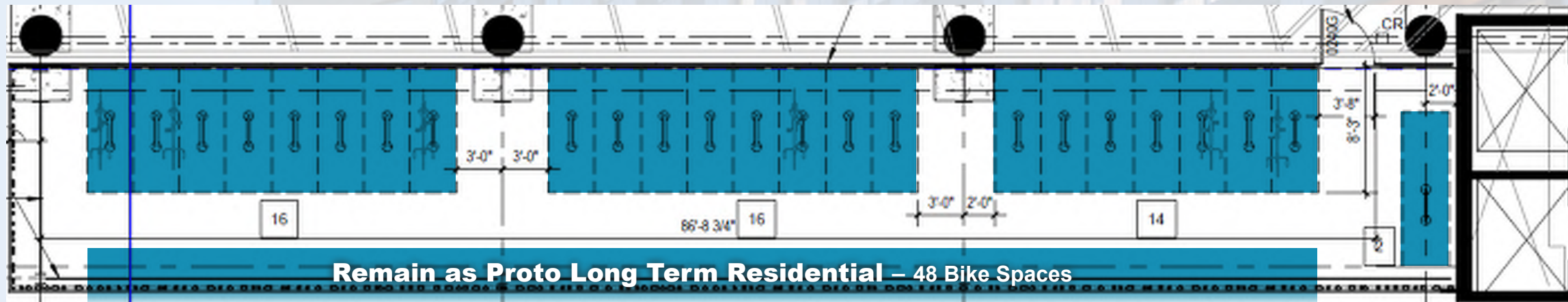
Zoning Req'd 325 Main Long Term Bike Parking	
Office	103
Retail	5
Subtotal	108

Zoning Req'd 325 Main Short Term Bike Parking	
Office	21
Retail	26
Subtotal	47

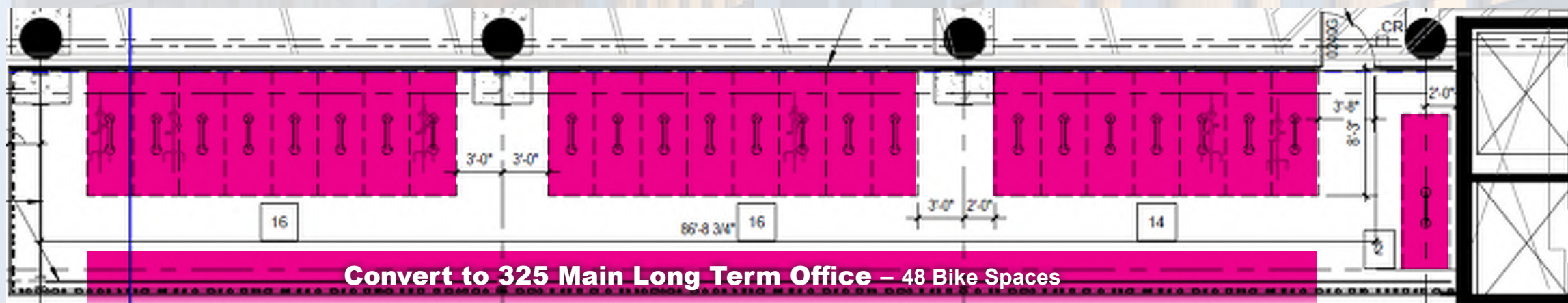
Total Zoning Req'd 325 Main Bike Parking 155



Repurposed Proto Bike Shed Details (Pilot Program)

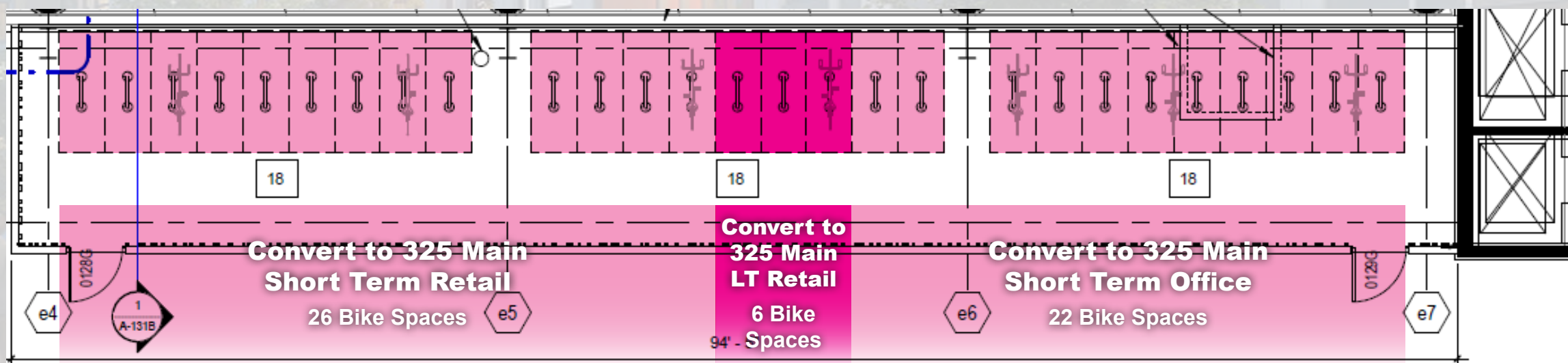


Level 3 (Restricted to Proto Residents)



Level 2 (Restricted to 325 Main Office Tenant)

Note: Remainder of 55 zoning req'd bike spaces located on ground floor (Level 1) of new 325 Main

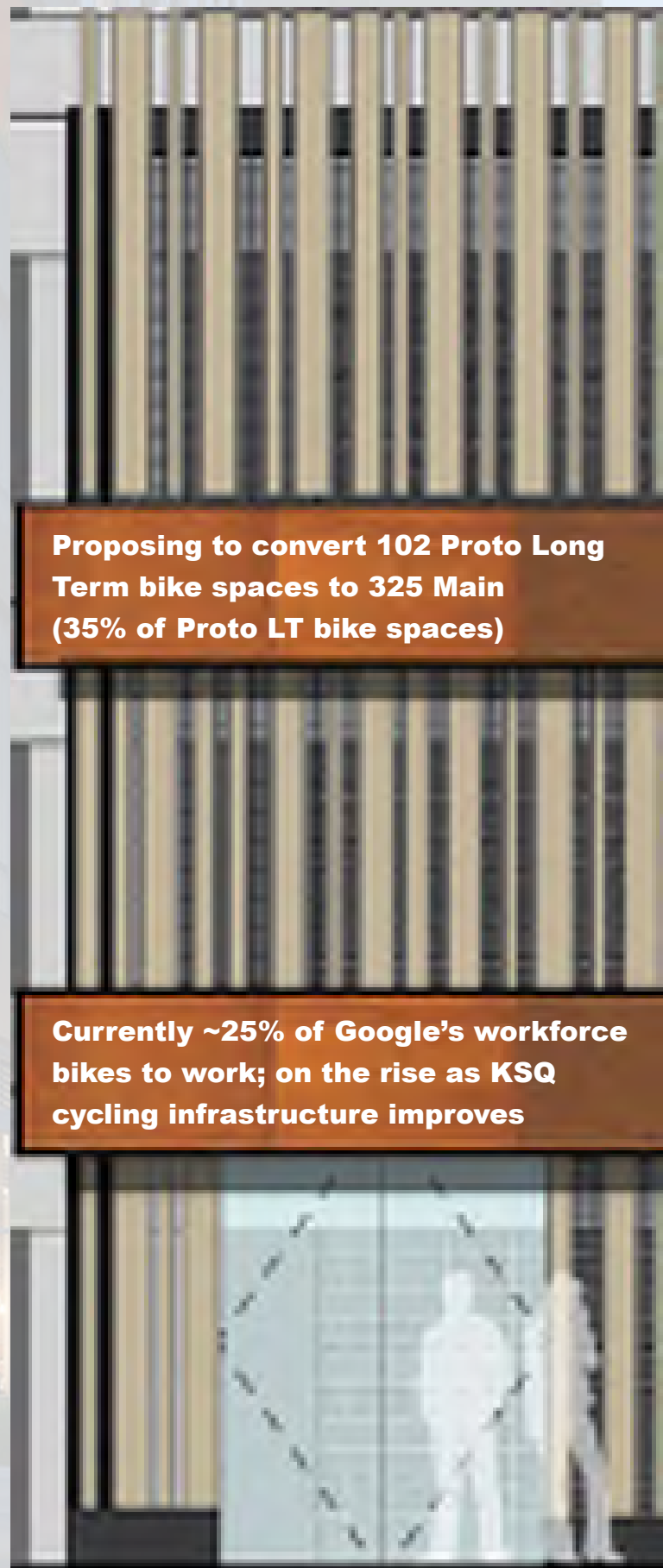


Level 1 (Publicly Accessible)

48

48

54



Proposing to convert 102 Proto Long Term bike spaces to 325 Main (35% of Proto LT bike spaces)

Currently ~25% of Google's workforce bikes to work; on the rise as KSQ cycling infrastructure improves

Benefits of Bike Parking Pilot Program



Increases awareness for publicly accessible, ground floor bicycle parking for the community and activates Pioneer Way



Brings frequent bikers to a currently underutilized bike parking area, maximizing parking efficiency on the block



Reinforces Cambridge as a leading bike-friendly city and may help to stimulate additional bike use

Q&A