

MEMORANDUM

To: CRA Board
From: Alexandra Levering and Fabiola Alikpokou
Date: November 17, 2021
Re: Residence Inn Open Space Proposal

INTRODUCTION

The CRA has been considering design interventions to improve Danny Lewin Park as part of a broader planning effort for the interstitial spaces within Parcel Three of the Kendall Square Urban Redevelopment Plan (KSURP). The Ames Place Open Space (APOS) planning effort required the coordination of multiple property owners within the block. The goal of the planning effort was to activate the interior open space and improve access into and through the block to increase the utility of open space in the KSURP.

As part of a larger reinvestment in its property, the Residence Inn has proposed a redesign of their open space at 120 Broadway, which makes up roughly a third of the area designated as Danny Lewin Park. They are looking to expand their existing food and dining services to include a full-service bar, and to enhance seating options for guests and visitors by connecting the western portion of their building to Danny Lewin Park through a new doorway, and by redesigning their open space to include a patio with outdoor furniture.

Over the past few months, CRA staff have met with Residence Inn, both onsite and virtually, to discuss their plans for the open space. CRA staff have also considered the designs with the project goals identified during the APOS design process for Danny Lewin Park. While the Residence Inn concepts do not achieve all APOS goals, staff believe that the creation of a patio that is accessible to the public during the day and activated by a restaurant at night, could help to achieve the goal to “create a space that balances contemplative uses with activation”.

In addition, the other two-thirds of Danny Lewin Park, owned by Boston Properties, will be enhanced as part of mitigation for the Infill Development Concept Plan Amendment Two. In order to achieve holistic and collaborative designs for the larger park space, CRA staff are working to finalize a design contract with Mikyoung Kim Designs to coordinate these designs to support a more cohesive open space plan that’s aligned with the APOS goals. Attachment A provides more details on the design opportunities identified during APOS for this space, however it is anticipated that the CRA will pursue a less dramatic intervention than outlined in APOS, while still addressing the conceptual goals.

Thus, with the proper design, staff are supportive of the programmatic concept proposed by Residence Inn, and would seek to coordinate their proposed designs with other modifications to Danny Lewin Park.

* This memo will be revised and updated should the agenda item go before the CRA board.

In addition to designs, CRA staff have also discussed the requirements imposed by the open space covenant established over the Residence Inn owned portion of Danny Lewin Park. The covenant (see Attachment B), which is held by the City of Cambridge, requires the area to be open space for the benefit of the general public, one hour after sunrise and ending one hour before sunset. Through conversations with Residence Inn, they've requested a modification to the covenant rules to close their seating area at 5:00pm each evening to the general public in order to create a designated area to serve alcohol. While this covenant modification is not in the purview of the CRA, staff have met with staff from the City Manager's office and the Community Development Department to discuss Residence Inn's intended plans and their covenant request.

DESIGN REVIEW PROCESS & COMMENTS

The key tenant to the open space designs proposed by Residence Inn is to ensure the patio design complies with the open space covenant during the hours it is open and accessible to the general public while also providing points of control necessary for the consumption of alcohol in the space. This means their design must find a balance that allows the space to feel open and welcoming to the public during the day, that can be adapted during the evening hours to create an enclosed space that adheres to the Massachusetts liquor license laws.

On October 13, Residence Inn presented its design to the CRA's Design Review Committee. The Committee and the CRA staff provided feedback and comments (see draft notes in Attachment C). CRA staff provided additional design feedback to Residence Inn on November 3, 2021.

On November 10, 2021, CRA staff received a draft updated design submission. The CRA staff appreciate Residence Inn's response and updated design package. Below are staff responses to specific design items as it relates to Residence Inn's updated open space proposal.

Tree Health: Preservation of the trees on Danny Lewin Park is a goal of the CRA's APOS designs as well as numerous City policies and plans. Staff are appreciative that Residence Inn's plan maintains the trees that exist today. Staff are concerned however about the paving surrounding the trees and the impact it could cause on the trees' root zones. CRA staff recommends that the paving respects the drip line of the trees, and that Residence Inn coordinates directly with an arborist to ensure the park modifications will not impact the health of the trees.

Drainage: Staff looks forward to receiving more information about drainage for the park designs. Creating an impervious surface in this area will likely impact the drainage of other areas of the park, and potentially cause unsafe conditions. Civil engineering drawings should be submitted to provide this information.

Civic Furnishings: It is imperative that the seating provided by Residence Inn be maintained for public use during the time when the park space is open to the public, and at all times of the year. As such, CRA staff recommends that this be a condition of board approval.

Landscape Planting: CRA staff suggests enhancing the landscape design by creating an additional planting area on the southern edge of Residence Inn's patio. Including additional plantings will help to address an APOS goal of creating a space that embraces plants and trees, and will respond to the community's comments heard during the APOS design process and Inclusive Open Space Survey conducted by CDD and the CRA described below, to maintain and improve greenery in the area. The CRA staff would also look to help coordinate landscape planting design in collaboration with Residence Inn and Boston Properties to ensure the landscaping plan is considered holistically throughout the space.

Gas Fire Tables: CRA staff contacted the Cambridge Fire Department (CFD) to understand the legality of gas fire features in the City of Cambridge, and the fire safety rules for these installations. The CFD informed CRA staff that while the gas fire features are allowed, the flames must be encased to prevent human contact with fire and to prevent the ability for items to be thrown into the fire. Residence Inn should provide additional information on how the fire features will ensure they meet CFD safety requirements.

In addition, staff continue to be concerned about the gas fire feature proposed along the park pathway and Residence Inn's open space. The structure acts as a large barrier that will make the patio space feel more private and inaccessible during the day. Staff either encourage the removal of this feature, or strongly advise that it be set back further into the space, and not at the edge of the park space abutting the pedestrian pathway.

Seating Area Planters: It is unclear if Residence Inn has proposed planters with faux or live greenery to separate the patio space. Staff are not in favor of using faux greenery, and strongly encourage seasonal live plantings.

CRA Staff also appreciates that Residence Inn has created wider entryways into the seating area from the park in their updated design submission by increasing the space between the planters. CRA staff feel however this porosity could be further improved by putting planters on casters, which was suggested and discussed at the October 13, 2021 Design Review meeting. Putting the planters on casters would allow the planters to be pushed against the hotel building during open park hours and replaced to create a barrier to adhere to liquor license laws.

Privately Owned Public Space (POPS) Signage: In collaboration with the Cambridge Community Development Department, the CRA has established a logo to identify open space in Cambridge that are privately owned but publicly accessible, like Residence Inn's open space which is made public via a covenant. CRA staff suggest that the CRA board requires implementation of a POPS sign using the established POPS logo as a condition of design approval.

First discussed as part of the APOS design discussions, CRA staff began exploring removing, or partially removing the brick and wrought iron fence structure surrounding Danny Lewin Park on the northern and southern edges. The outreach efforts, both with property stakeholders and the public, supported the concept of increasing the porosity of the park boundary. This is something CRA staff will want to investigate further in design discussions with Mikyoung Kim Designs, Residence Inn and Boston Properties.

Further, in February of this year, the Cambridge Community Development Department (CDD) and the CRA conducted an Inclusive Open Space Survey, that sought to ask community members about privately owned open spaces (POPS) in Cambridge, which included Danny Lewin Park (see Attachment D). The survey received 174 responses. The results showed that 25% respondents did not feel that the park was intended for them to use it, and roughly another quarter responded that they neither agreed nor disagreed with that statement. Additionally, an open-ended response question provided the opportunity for respondents to comment on what aspects of the park they were more or less drawn to. A number of respondents noted that they appreciated the seating, trees, greenery, and shade the park provided. Others commented that the space looked and felt private, and was designed for the use of the adjacent buildings rather than as a public park. A handful of other respondents identified that the fence made the park less noticeable, and that the narrow entry gates made the space feel private.

To respond to the public comments, and to better integrate Residence Inn and Boston Properties open space improvements, CRA staff are moving forward with a design scope with Mikyoung Kim Designs to re-envision the landscape plantings, fencing, seating and activation nodes, and pathways in the park. CRA staff will continue to coordinate this landscaping plan with stakeholders, including Residence Inn, Boston Properties, Google and the public to ensure the park's design works well and is cohesive.

ATTACHMENTS

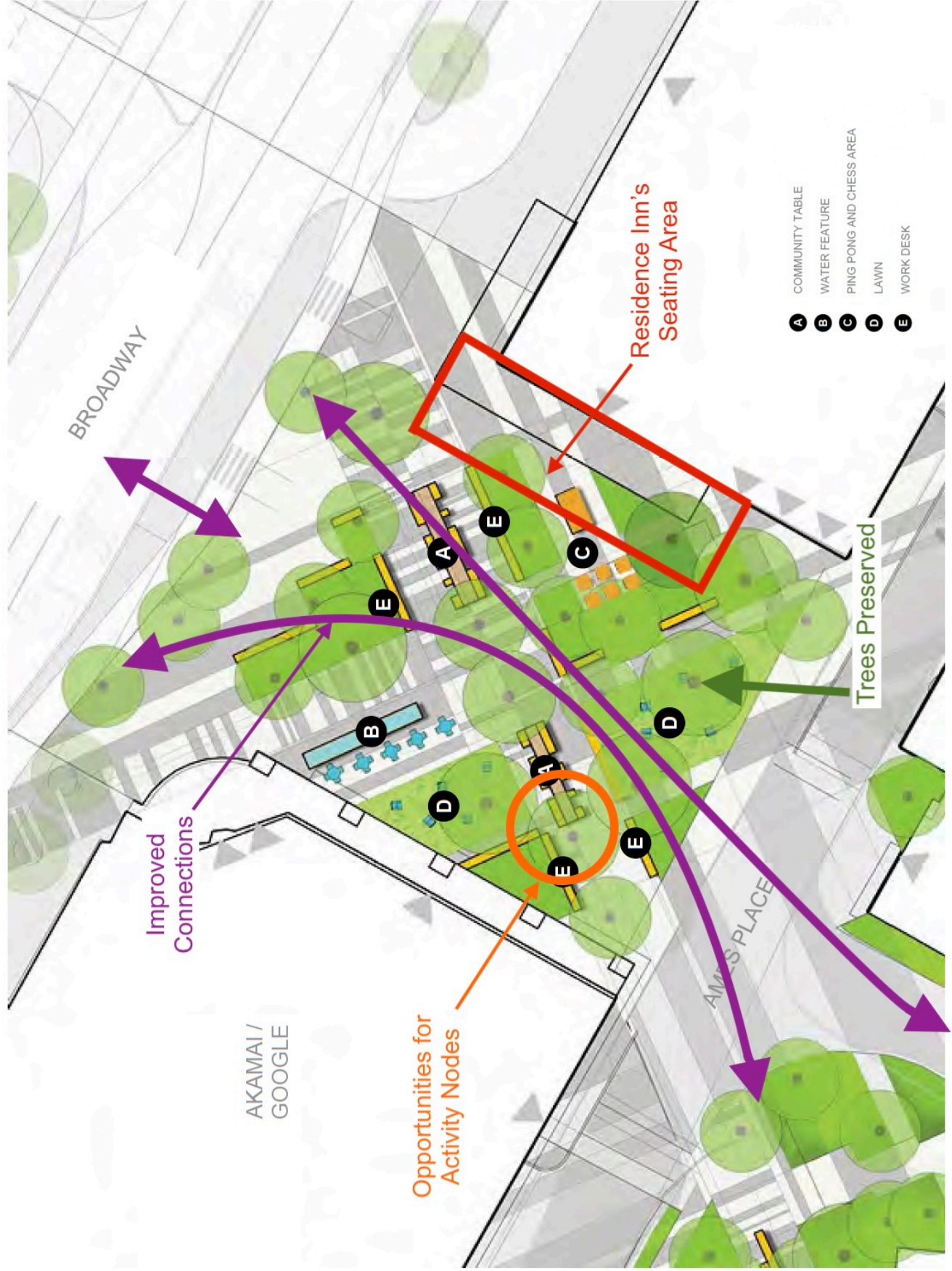
Attachment A: Danny Lewin Park Design Opportunities

Attachment B: Danny Lewin Park Covenant

Attachment C: Draft Design Review Notes

Attachment D: CDD's Privately Owned Public Space Survey Results – Danny Lewin Park

AMES PLACE OPEN SPACE: GARDEN PARTY 2.0



Attachment B Danny Lewin Park Covenant

7-5

OPEN SPACE RESTRICTION COVENANT
(TRACT III)

This COVENANT, made effective as of this 29th day of October, 1997, by BOSTON PROPERTIES LIMITED PARTNERSHIP, a Delaware limited partnership, having its office c/o Boston Properties, Inc., 8 Arlington Street, Boston, Massachusetts 02116 (the "Grantor").

The following are facts relevant to the execution of this Covenant:

A. The Grantor is the owner in fee of a parcel of land in Cambridge, Massachusetts, containing 34,402 square feet, more or less ("Tract III"), which is shown as "Tract III" on a plan entitled "Property Line Plan, Tract III of Parcel 3, Cambridge, MA," prepared by Allen & Major Associates, Inc., and dated October 23, 1997 (the "Property Line Plan"), to be recorded with the Middlesex South District Registry of Deeds concurrently herewith, and also shown as "Tract III" on a plan entitled "Master Easement Plan, Tract III of Parcel 3, Cambridge, MA," sheets E-1 through E-3, prepared by Allen & Major Associates, Inc. and dated October 23, 1997 (the "Easement Plan"), to be recorded concurrently herewith with said deeds and a print of said Easement Plan is attached as an Exhibit to an original counterpart of the Easement Agreement (hereinafter defined) to be filed with the Middlesex South Registry District of the Land Court concurrently herewith. The Grantor intends to improve Tract III by constructing thereon a fifteen (15) story residence hotel (the "Hotel").

B. Contained within Tract III is a parcel of land containing 7,341 square feet, more or less, which is shown as the "Public Open Space Easement Area" on sheet E-2 of the Easement Plan (the "Tract III Open Space Area").

C. Pursuant to the provisions of Article II, Paragraph 4 of that certain Parcel 3 Easement Agreement (Master Utility and Access Easements) (hereinafter the "Easement Agreement") dated of even date herewith by and between the Grantor and the Cambridge Redevelopment Authority (the "CRA") to be concurrently recorded with said Deeds and filed with said Registry, Grantor has agreed to dedicate of record the Tract III Open Space Area as public open space for the benefit of the general public and to use the Tract III Open Space Area for the purpose of installing and maintaining grass, walkways, shrubs and other forms of landscaping and public amenities.

MSD 11/04/97 09:24:40 156 11.00

PL #1184
SEE PLAN IN RECORD BOOK 27840 PAGE 018

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D. Dedication of the Tract III Open Space Area to such public benefit comports with the requirements of Section 14.42 of the Zoning Ordinance for the City of Cambridge (the "Zoning Ordinance"), which requires that a minimum of 100,000 square feet within the Cambridge Center Mixed Use Development District (the "MXD District") which is contained within the "Kendall Square Urban Renewal Project" established by the CRA pursuant to Urban Renewal Plan dated August 30, 1965, as amended by Revised Amendment No. 1, dated October, 1977, as further amended by Amendment No. 2, dated May 19, 1981 and as further amended by Amendment No. 3, dated June 11, 1993, and as further amended by Amendment No. 4, approved by the CRA on April 15, 1997, be reserved or dedicated as public open space. The restrictions on the Tract III Open Space Area hereby imposed by the Grantor are intended to satisfy, in part, the aforesaid public open space requirement of the Zoning Ordinance.

NOW THEREFORE, the Grantor, hereby imposes the following restrictions on the Tract III Open Space Area, and assumes the following obligations in connection therewith:

(a) The Tract III Open Space Area shall be used only: (1) to provide light and air to the surrounding buildings and improvements; (2) for scenic, recreational, or similar purposes; (3) for subsurface utility services (including, without limitation, gas, electric, telephone and cable), water service and stormwater drainage; (4) for pedestrian ingress and egress to and from the Hotel and other improvements that may be constructed from time to time on Parcel A shown on the Property Line Plan; and (5) for such other purposes as are specified in the Easement Agreement. The Tract III Open Space Area shall be open and available to the community use of residents and lessees of, and visitors to, the MXD District, seven days a week, during the period commencing one hour after sunrise and ending one hour before sunset; provided that Grantor may (i) after 15 days' prior written notice to the City Manager of the City of Cambridge, or his successor or designee, adopt reasonable rules and regulations for purposes of safety and security to persons and property, with respect to the use and operation of the Tract III Open Space Area, which rules and regulations may, inter alia, modify the days and hours during which the Tract III Open Space Area shall be open and available for community use as aforesaid; and (ii) adopt such additional rules and regulations as may be approved by said City Manager, or his successor designee, which approval shall not be unreasonably withheld or delayed. The notice to said City Manager hereinabove required must set forth the proposed rules and regulations, a brief explanation of the reason for such rules and regulations, the proposed effective date of such rules and

regulations and an offer to meet with said City Manager, or his successor or designee, at least 10 days prior to the implementation of such proposed rules and regulations.

(b) No such rules and regulations shall be valid if they are at variance with the requirements of the Zoning Ordinance that the Tract III Open Space Area be open and available to the community use of the residents, lessees and visitors to the MXD District for reasonable amounts of time on a regular basis.

(c) The aforesaid restriction regarding the use and enjoyment of the Tract III Open Space Area shall be a burden on Tract III, and shall run to the benefit of, and shall be enforceable by, the City of Cambridge. The Tract III Open Space Area shall be subject to and burdened by the "Telephone, Electric and Cable Easement" and "Access and Utility Easement #1", each as defined in the Easement Agreement.

(d) The Grantor covenants and agrees to keep in effect, or cause to be kept in effect, at all times, general liability insurance naming the City of Cambridge and the CRA as parties insured, with limits of not less than \$1,000,000/\$5,000,000 against claims for injury to or death of one or more than one person, not less than \$500,000 for property damage and not less than \$50,000 for medical payments (or such greater limits as said City Manager, or his successor or designee, or the CRA, or its successor public body, may reasonably request from time to time) due to alleged incidents occurring on or about the Tract III Open Space Area or the other areas to be open and available for community use pursuant to the terms hereof. Upon request therefor, the Grantor shall promptly furnish, or cause to be furnished promptly, to the CRA and the City of Cambridge evidence, reasonably satisfactory to the CRA and the City of Cambridge, that the aforesaid insurance is being maintained.

(e) The Grantor covenants and agrees to maintain, or cause to be maintained, the Tract III Open Space Area and all improvements thereto (including, without limitation, landscaping) in an attractive, good, clean and sanitary condition, free of debris, and all pedestrian paths and passageways located on the Tract III Open Space Area shall be maintained sufficiently free of snow and ice to provide adequate and safe pedestrian access.

(f) This Covenant shall terminate automatically without the requirement of the execution or recordation of any further instrument of termination, upon the earlier of (i) the date on which the Hotel building improvements to be constructed upon Tract III, or any substantial part

CRA Design Review Committee

Held Virtually on Zoom

Meeting Notes

October 13, 2021

ATTENDEES

Committee Members: Barry Zevin (CRA Board), Kathleen Born (CRA Board), Hugh Russell (Planning Board), Erik Thorkildsen (CDD)

CRA Staff: Tom Evans (CRA), Alexandra Levering (CRA), Fabiola Alikpokou (CRA), Carlos Peralta (CRA)

BXP Team: Eric Mo, Rebecca Stoddard, Sarah Horton (Poblocki Sign Company)

Residence Inn Team: Jennifer Pendola (General Manager), Barry Simon (Owner Rep), David Connolly (Attorney), John Wilmoth (Past General Manager), Eli Tuttle (Architect), Heather Link (Designer)

325 MAIN STREET PHASE II PUBLIC REALM PROPOSED MODIFICATIONS

PRESENTATION

Eric Mo presented on the 325 Main Street Phase II Public Realm proposed modifications regarding the social stair information screen – Parcel 4 of the Kendall Square Urban Redevelopment Plan.

COMMITTEE COMMENTS

Mr. Russell thought the change to an LCD screen was fine.

Mr. Zevin was okay with not using e-ink technology and thought it was a wise move. He asked if the art on the terracotta social stair wall would be applied as panels. Mr. Mo responded that they are metal panels, and within them are architectural sequins on the metal circles that will move during windy days. He also added that they are still finalizing mounting details.

Mr. Zevin also asked if it would make sense to stop the signage panel a little short at the top and let the terracotta wrap the corner to make the two surfaces appear as part of a single mass? Mr. Russell noted that a tremendous effort isn't needed to achieve Mr. Zevin's suggestion, and it is the same dimension at the bottom and that it is a good idea. Ms. Born asked if the strip under the aluminum soffit was a shadow? Mr. Mo answered that it was a shadow.

Ms. Born also asked how the overhang ends and if it ends flush with the terracotta that it abuts? Mr. Mo believed the sign's surface would be as close to the outer surface of the terracotta and the same plane as the edge of the overhang. Ms. Horton noted that the corner had not been completely shop drawn, and the panels would be flush, which is why it went all the way to the top. Ms. Born asked if the terracotta came with corner pieces. Mr. Zevin

noted corners at 145 Broadway are finished with aluminum corner beads and would assume they are using the same details.

Ms. Born also asked about the corner details for the LCD display and if it is two screens that are butted against each other or if it is one screen that wraps around the corner? Mr. Mo answered that the screen is only on the eastern side, and the other side is just aluminum signage. Ms. Horton added that the two sides would be joined so it would be smooth and continuous. Ms. Born clarified if the metal panels running all the way up was done for a design reason, avoiding a terracotta corner, or not? Mr. Mo answered that it was done for design reasons to make all the material as clean as possible.

Ms. Born added that if the terracotta turned the corner and the metal panel and LED or LCD screen stopped sooner, there seem to be two places to do that, given the existing graphics. One being at the line of shadow under the overhang, and the other being lower at the top of the LCD panel. If it were to happen, Ms. Born prefers to see the break be at the lower end so that there's more of the terracotta, turning the corner. It makes the graphics more visually pleasing. Mr. Zevin noted that the material condition at the base is the same as the top. Ms. Horton noted that the upper panel would be new, and the panel facing Main Street is actually an architectural element that's quite lovely, and is cut out inside so it has some dimension. If redesigned, it would take away from its artistic element. Ms. Stoddard added that there was a time between the LED / LCD screen array and this type of signage, where the wall was just entirely terracotta, and it was changed to this.

Mr. Russell suggested Eric Mo go back to the designers and let them make a decision on which direction to take. Mr. Thorkildsen agreed with everyone but noted that deciding where things end and what is flush and what is not flushed should be thought through further. Mr. Mo mentioned that the designer's intent to have the design as it is because, after many iterations, the current design offers more dimensionality and almost a sculptural-like element.

Ms. Born asked if everyone was okay with substituting the e-ink screen with LCD or LED technology? She added that she was okay with it because LCD is here to stay and livens the space. Mr. Zevin mentioned the concern about disturbing residents isn't relevant here because it is low and doesn't flash. Mr. Evans recommended reviewing MassDOT guidelines on moving images facing a public way and doesn't want it to be a safety distraction at Main Street. Mr. Mo noted that the MBTA lighting standards are extremely bright, offering a lot of ambient light in the area.

Ms. Born confirmed that the designers would take another look at the elevation above the LCD display. Mr. Zevin requested details on the applied art. Mr. Mo noted more detail would come.

PUBLIC COMMENTS

None

BROADWAY RESIDENCE INN OPEN SPACE PROPOSAL

PRESENTATION

Heather Link presented on the 120 Broadway Residence Inn Open Space Proposal – Parcel 3 of the Kendall Square Urban Redevelopment Plan.

COMMITTEE COMMENTS

Ms. Born opened the committee comment period by noting that there are two categories for discussion. One is that the CRA's role as a public agency is to ensure the public is not losing any public access to a space that has been covenanted to be public at certain hours of the day. The second category is design-specific issues.

Mr. Evans expressed that the item before the Board is design specific. It is important to consider how the nuances of the design elements like the boundary of furniture and others all send messages to the public regarding what feels public and what is closed off and privatized. Therefore, the messaging of the design is the focus of discussion. Mr. Evans also noted that slight modifications could add an overall programmatic benefit to the park.

Mr. Zevin expressed dislike for the patio design; specifically, the fire features on the site. He continued to say that it is weird to have a fire feature in a city considering banning new gas hookups and that it furthers global warming. He also noted that the Cambridge Fire Department prohibits the use of fire pits. Mr. Zevin added that part of what Residence Inn is doing involves taking down the steel and brick fence on one side of the park, turning a symmetrical design into an odd asymmetrical state. He continued to add that Danny Lewin Park is one of the few quiet spaces in Kendall Square and that the park is dedicated to someone who passed away in 911; therefore, it deserves a certain dignity. He asked where this project fits into designs for revisions to the entire park; it seems unwise to make a significant investment in the park without knowing how the other side will look. He also suggests that Residence Inn's drawing should conform to standard architectural practice and show line weight that differentiates chairs from 20ft tall columns. He mentioned that the spacing between the planters seemed more appropriate for a fortress than for something that is supposed to be penetrable and welcoming. He doesn't believe that the space is permeable and doesn't understand what happens to the furniture off hours and off seasons. And why fake planters?

Ms. Levering clarified that the fence element specifically is the CRA's role and that staff has been working with Residence Inn and BXP to discuss the removal of the brick and wrought iron fence on both the north and south edges. The idea that removing the fence would open the space and feel more welcoming came from public comments in the Ames Place Open Space community discussions and an inclusive public space survey conducted by CDD and the CRA. Ms. Levering continued to say that as they look at the redesign of the space, it will be done in a way that makes the space more porous, and with Residence Inn's design, the space won't be asymmetrical. She added the ownership dynamic is unique, and ensuring the project is done cohesively is the goal.

Mr. Connolly noted that Residence Inn has been collaborating with the CRA to select the appropriate planters shown in the presentation, and utilized precedents shared with the staff, did site walks to look at examples, and incorporated other ideas presented by the CRA staff.

Ms. Born asked if the openings in the side of the building were new? Mr. Tuttle answered they are existing storefront windows and that Residence Inn is removing one storefront window and replacing it with a door with a transom, keeping the opening the same. It will be the door service staff will use, and people in the lobby will use it

to access the new patio. Mr. Tuttle added that the door south of the new door is an existing emergency stairwell exit and the double doors south of that are the existing electrical storage room.

Ms. Born also asked if anyone, including, for example, a group of teenagers, would be able to access the patio and sit on any of the seating before 5 pm? Mr. Connolly and Mr. Simon answered, yes, that is correct. Ms. Born clarified that at 5 pm, staff would place the chains between the planters, light the fire element, and set the tables? Will they place a sign that says private? Ms. Pendola noted that the feel of the space is dependent on the season. For example, the fire feature might not be on during daylight hours. She added that there would be a sign that says, "see the host" to be seated after 5 pm. Ms. Born asked would people be asked to order food/drink or leave? Ms. Pendola answered no, they wouldn't be asked that.

Ms. Born asked if the plant materials in the planters would be artificial? Ms. Link answered yes. Ms. Born noted it was an absolute no and that it has to be real to fit the natural character of the current space. Ms. Born confirmed that no trees would be taken down, and Mr. Connolly confirmed no trees would be removed.

Ms. Born reemphasized that the CRA is responsible to the public and is incredibly sensitive to anything that looks and feels like the privatization of public space. She noted that the tension is between the public use of the space and the real desire to enliven the public space. She acknowledged that adding food and retail service is important and something the public wants to see, so it would be contradictory for the CRA to go against the idea of enlivening the space.

Mr. Zevin added that he is not convinced by some of the arguments and is surprised that people view Danny Lewin Park as private. He noted that he often sees people enjoying the space and nobody seems to be put off by the fenced boundary of the space. He stated the pedestrian entrance to the yellow garage is in the center of Parcel 3, and that pedestrian traffic goes back and forth through the park. He also asked why not leave the existing steel and brick boundary for the moment and buy some stanchions to rope off the drinking area? He suggests testing it out to see how it works before committing to major changes to the space. Mr. Tuttle noted that they were advised to show the design with the steel and brick fence removed and that they are only removing mulch and bark dust and not limiting any of the walkways through the park.

Ms. Born asked what the current public rule was regarding carrying open containers of alcohol and if it changed during COVID? Mr. Connolly noted that he is unsure about the open space carrying, but the general practice is that the license commission wants owners to exhibit dominion and control of who is in the space and that no other alcohol or substance is brought into the space. Mr. Evans noted that the rule that was loosened up was the passage of alcohol in public ways to allow sidewalk restaurants to be on the road and have waitstaff carry across the sidewalk and the ability for restaurants to serve alcohol to go.

Mr. Evans wondered if Residence Inn would be open to the exploration of a lighter intervention while the CRA conducts additional design work. Ms. Born agreed with the idea and didn't want to do anything except enliven the space. She also pointed to the outdoor furniture in Harvard Yard as an example of something that can go in the park.

Mr. Evans added that CRA is seeking some improvement to the space and are asking Boston Properties to consider. He noted, before taking it to the Board, a collaboration of ways to get to some modification and some elements to be compatible with the park's existing and future design might be wise.

Mr. Zevin agreed with the direction and noted that a hedge is a third way to define the space. He continued that a common understanding of what this space becomes is needed. He mentioned that the design of the space would replace permeable surfaces with concrete, and while people do want a place to sit outside and eat, they also value green space.

Ms. Born added that the activation is a good idea, and the goal is to implement it with minimal intervention. She suggested maybe a temporary wood decking instead of paving.

Ms. Pendola noted that if there is a time to do this project, it is now while the hotel industry is picking up again and while other constructions are happening.

Mr. Zevin asked how fast we could reach a strategy for the entire site? He also mentioned that this area gets significant sunlight during much of the day and is okay with it being used in the evening, just with minimal intervention.

Ms. Born noted concern for the large fire feature and how kids will interact with it. Mr. Tuttle pointed out that it would be a glass media on the inside when it is turned off, it will be covered, and kids can interact with it without getting burnt. He also said that the fire feature is more ambiance and aesthetic. Ms. Born asked about the height of the fire feature, and Mr. Tuttle answered that it is 30 inches and that it would have chairs around it.

Mr. Zevin reiterated his dislike for degree to which the space will be closed off. Mr. Tuttle asked the Board if they felt comfortable with the planters being moved during the day to open the space and put back after hours? Ms. Born and Mr. Zevin agree that it is a good idea to open up the space more.

Ms. Born suggested removing the bar seating with the fire element. Mr. Tuttle asked, what if it is lower to table height, so it is less prominent? Mr. Tuttle added that the fire element is directly connected to a gas line underneath that is stubbed up and that it is for a candlelight aesthetic with little heat to it.

Ms. Levering commented on outstanding design questions from the CRA staff, including drainage in the area and what it will do if an impervious pad is added; getting additional information about the impact on trees and roots; and questions about the proposed lighting feature for the area. She also added that the CRA had started a conversation with BXP about the redesign of the space and the fence removal. In the meantime, she agrees that the project can move forward with minimal intervention while we work with others to think about the space holistically.

Mr. Zevin suggested designing the space up to the ownership line and recognizing that the circular middle might not be the best solution. He is worried about the solid element that follows a line that perhaps shouldn't be there in the first place. Mr. Tuttle added that they wanted to layout the space without impacting the walkway and pull away 6 inches for drainage reasons and that drainage won't be any more than 2% slope in either direction. He also added that they will try to slope it towards existing trees and that there is an existing tightline drainage system within the landscaping area, and they plan on exposing that system and modifying it to accommodate the new runoff and tie it back into the buildings existing system. They won't know for sure until they see what is currently there, but overall, a new walkway will not get flooded, and it will be ADA compliant.

Ms. Link added that there would be simple string white dimmable lights across the top of the space.

Ms. Born asked if the gas fire element is prefabricated or -built on-site? Mr. Tuttle answered that it is not prefabricated and will be customized in the space to fit the character of the space and brick that is similar to the building.

Ms. Levering added that there is a good direction, and that should Residence Inn have the materials ready, it could be presented at the full board meeting in November.

PUBLIC COMMENTS

None

Consider maintenance of gas fire features during the day while they are turned off.

Real Plants

Movable to relocate during the day

Provide sufficient root protection for existing trees. Likely need more space around trunk, and study root impacts of installing surface.

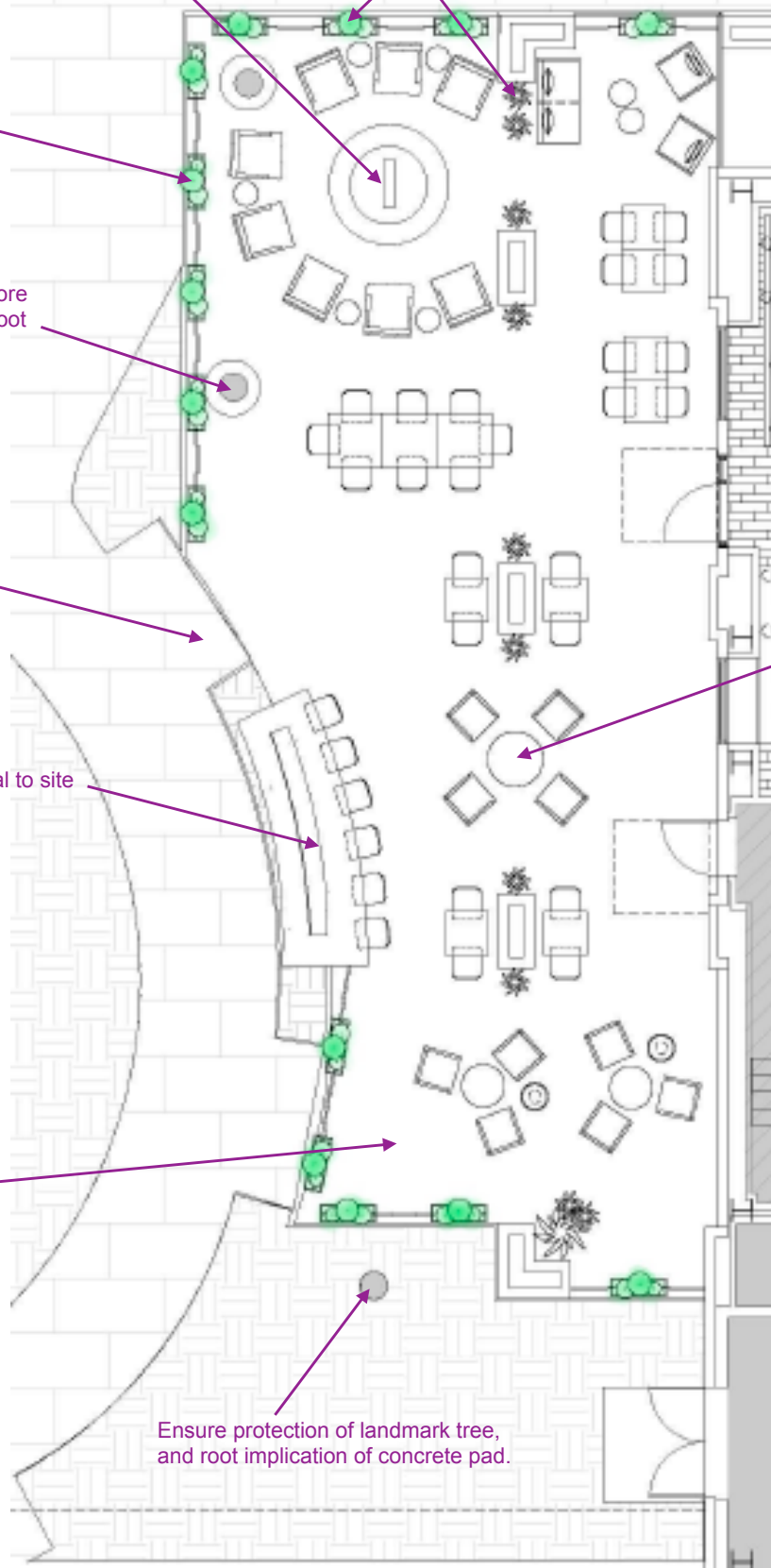
Keep brick path separate from landscape design

Move more internal to site

Detail the drainage of the pad and consider using an impervious surface

Ensure protection of landmark tree, and root implication of concrete pad.

Maintain furniture for public use during the day and for all four seasons.



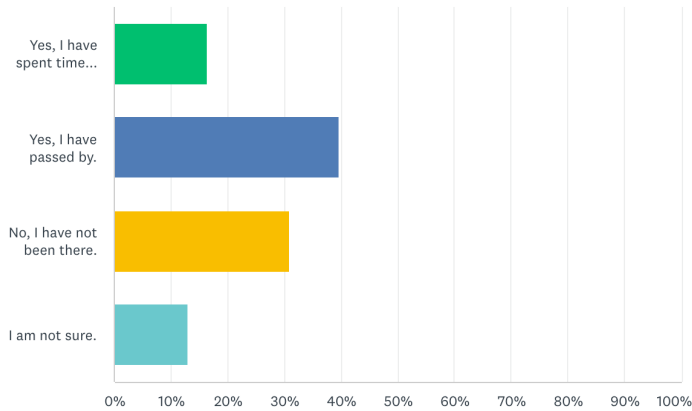
Attachment D: CDD's Privately Owned Public Space Survey Results – Danny Lewin Park

Q19



Do you recognize this space?

Answered: 146 Skipped: 28



ANSWER CHOICES	RESPONSES
Yes, I have spent time there.	16.44% 24
Yes, I have passed by.	39.73% 58
No, I have not been there.	30.82% 45
I am not sure.	13.01% 19
TOTAL	146

	STRONGLY DISAGREE	SOMEWHAT DISAGREE	NEITHER AGREE NOR DISAGREE	SOMEWHAT AGREE	STRONGLY AGREE	TOTAL
This space seems intended for me to use it.	8.51% 12	16.31% 23	22.70% 32	31.91% 45	20.57% 29	141
I would enjoy spending time in this space.	2.90% 4	9.42% 13	22.46% 31	47.10% 65	18.12% 25	138

What aspects of the space made you feel more or less drawn to it? (Danny Lewin Park)

Open-Ended Response

Would feel odd about being watched by people in the surrounding glass buildings. Would enter if there was an event or activity that looked open to the public

Nice space but small- you'd find mostly construction workers there during the day (from the many nearby construction sites). They don't always wear masks, so I would avoid the space if that is the case and there are too many folks there. Also, that park was designed a while ago and from a plant / nature standpoint it is very plain, very little diverse. Very different for instance from the garden outside Foundation Science

It is clean and open.

The entry with brick columns makes this park look private and for the occupant of the buildings.

Benches that don't have dividers are welcoming.

too boxed in by buildings

Design and easy access

I can't linger on spaces too far away from public restrooms.

There is nothing inspiring about this space. It looks very uninviting. The benches look uncomfortable.

Very nice little park, easily accessible with good seating.

the amount of benches.

The signage of being named after a person helps make it feel more public. The no dogs makes me less drawn to it

Did not know this a public area

feels like it belongs to the surrounding companies

more separated from the street

It's surrounded by gates, so it seems almost like private property, it's hard to tell it is open to the public. But the green grass is very nice and relaxing.

The grass is really nice, but I thnk the location — how it's back from the road — would make me think it's for the people who live/work in the area.

This one is tucked away, so I haven't noticed it as a place to spend time, but I would looking at the photographs. It's tucked away and near grass. Looks like you can't go on the grass though.

No dogs allowed- I kinda get it, but also I don't. Love the benches and shade, though. This also feels like a nice escape in the city.

The entrances to the courtyard/park seem public and inviting. Well maintained lawn is pleasant.

The landscaping and brick sidewalks are appealing, as are the number of benches. Good amount of shade trees, too.

looks so beautiful from photo I am interesting to spent time with family for summer. Nice to have in Cambridge.

greenery is nice

designed for only sitting no recreation

It appears private to those adjacent businesses

I love the circular design of the space with the benches around it. Makes me feel like I could even strike up a random conversation with someone.

Might be nice if I was around, but I wouldn't go out of my way to get there.

Grass is nice and there are benches to indicate I could sit there but not sure if open/public space or for people in building

Nice grass and seating but an inconspicuous location that makes it feel strictly for corporate use

The benches and grass very welcoming

Grass, trees with shade!!!, seating, nice footpaths even if just walking through. Nice circular area, feels like a park instead of an alley.

This space looks very enjoyable, but from the street, it does not look welcoming and you can't tell it's nice inside.

Beautiful space. Because the brick and concrete are so consistent with the nearby buildings, it seems more private. The small entry gates make access seem more private.

The grass and trees are nice, but something about the location/orientation or lack of use suggest non-public space. Little to no activation. Tables and something for kids would be nice.

It is not part of a pedestrian path. People usually walk past it, rather than through it.... Maybe more useful for people that work around it...

Feels more public, but would be even more with less separation to the street. Good for eating lunch in nice weather but not more of a draw.

spread out benches make it a nice spot to take a lunch, under shade.

It looks like it is only intended for residents.

It is not clear that it is for the public---love the green!

more - seats, grass, bike parking less - looks possibly private, close to street

Less drawn because it looks private, hidden, don't go there.

It's in between two big buildings and reads as building space

It's surrounded by trees. Looks shady and peaceful.

It doesn't seem like a place that would be comfortable to sit for more than a few minutes. Is it for area employees? Like that there are trees

Trees, seating options, the fact that it is identified as a park.

Looks private

It feels a bit fenced off but I've enjoyed going in there and taking a rest. Nice trees, green space

I've walked by here a lot but not really noticed this space. I think the gate makes it less noticeable and makes it feel like its designed to be park of the office park.

Seems to be connected to buildings not a public space - too separated. Nothing to do there.

Not obvious it's public.

nice green oasis. Have enjoyed walking through it on the way to the subway, even though there is no diagonal "shortcut" path.

I like for the circle. Seems kind of like it was intended for the building employees

the abundance of benches and trees

It's kind of sterile. The brick pillars, even without fencing or walls, make it look private. The only thing that makes it look possibly public is the plaque.

It is very small, which makes it feel like the lawn of the businesses next to it. On the positive side, the curved red brick walkway is nice.

Benches! Grass! Trees! I think this is the park next to a hotel I stayed at in Kendall Square for a few months after our place was flooded. It's small but allows for shade and grass to play in

Grass trees and benches.

separation and tucked away from street, garden like

The green space and comfortable seating

Seems private and not for the public

The brick columns at the street entrance make it feel like private property just for the building users

It looks pleasant and like a place to have lunch or an outdoor meeting with someone. It's very green and has shade and looks quiet and separate from the street. A place to go, not a place to walk through. I like the brick. It could be much more beautifully designed and lush.

Turkey! A turkey lived there for a long time. Lots of green space too.

Doesn't look like I'm welcome.

Secluded area. One has to know that it is there. Not all that inviting.

It is easier to hang in now without the weird hill shape, but the garden across the street (and all its bunnies) is way more pleasant.

Benches and shade