

MEMORANDUM

To: CRA Board
From: Fabiola Alikpokou
Date: June 8, 2022
Re: Danny Lewin: Park Redesign

INTRODUCTION

Renovations to Danny Lewin Park were first discussed in 2018, as part of a broader planning effort for the interstitial spaces of Ames Place within Parcel Three of the Kendall Square Urban Redevelopment Plan (KSURP). The CRA began exploring partially removing the brick and wrought iron fence structure surrounding Danny Lewin Park and improving the park in a way that aligns with Ames Place Open Space (APOS) goals (**Attachment A**). The APOS planning effort, led by Mikyoung Kim Designs (MYKD), aimed to activate the interior open space and improve access into and through the block to increase the utility of open space in the KSURP. The outreach efforts in 2018, both with property stakeholders and the public, supported the concept of increasing the porosity of the park boundary.

As the CRA began examining ways to improve Danny Lewin Park, the Marriott Residence Inn proposed redesigning their open space at 120 Broadway, which makes up roughly a third of the area designated as Danny Lewin Park, as part of a renovation effort their ground floor renovation. They were looking to expand their existing food and dining services to include a full-service bar and enhance seating options for guests and visitors. The proposed redesign of the open space includes connecting the western portion of their building to Danny Lewin Park through a new doorway and adding a patio with outdoor furniture as away. The proposal was an impetus for accelerating the Danny Lewin Park redesign, and the CRA worked with Residence Inn to ensure their patio on one-thirds of the park worked and felt as one with the rest of the park.

The CRA proceeded to take steps towards redesigning the other two-thirds of Danny Lewin Park, owned by Boston Properties. It was negotiated that the redesign will be completed as part of mitigation for the Infill Development Concept Plan Amendment Two. To achieve holistic and collaborative designs for the larger park space, CRA staff contracted with MYKD to re-envision the landscape plantings, fencing, seating and activation nodes, and pathways in the park.

DANNY LEWIN PARK REDESIGN

In early 2022, the CRA finalized a conceptual design contract with MYKD to remove the existing fence and curb at Broadway along the North end of the park and at Ames Place along the South end of the park, as well as recommend landscape improvements in the park. The critical components of the

overall project are to increase the porosity of the park, conserve and enhance greenery, preserve Danny Lewin's memorial, increase seating and lounging options, activate and provide space for activities, and maintain the tranquil character of the park.

The CRA staff worked with MYKD to create the first design (**Attachment B**). To continue collaboration on the project, the CRA staff met with Boston Properties, Residence Inn, Google, and Akamai separately to obtain their thoughts on the design direction. They provided comments which were incorporated into the design. Additionally, staff created a project webpage on the CRA website to inform the public of the process and share materials related to the project.

On May 4, the CRA staff and MYKD presented the design to the CRA Design Review Committee, and members shared feedback on the design. While they liked the initial step of improving the space, they suggested simplifying the path to enhance the continuity of the space, combining the pockets of open spaces into larger areas, putting community tables on harder surfaces rather than on the grass, and reconsidering the direction of the paths that leads to Residence Inn's patio.

After incorporating the comments from the May 4th meeting, the CRA staff and MYKD presented the updated design (**Attachment C**) to the community on May 25. The meeting was held virtually on Zoom and was advertised to the community via social media, posters in the Kendall Square area, including one at Danny Lewin Park, an email sent out through the CRA list-serv with more than 600 subscribers, and a number of local neighborhood groups were invited. An invitation was also sent to the residential buildings in Kendall Square. During the meeting, community members asked questions and suggested what kind of flowers to plant in the area. Overall, there was support for the project, and no significant modification came out of the meeting. After the meeting, the recorded presentation and design were posted on the project page, and the community was given additional days to provide comments. This allowed other stakeholders who could not attend the meeting to understand the design and share their feedback. One comment was received, which expressed excitement for the project. The City commented about the need for bike racks for the park, and MYKD has identified two locations to accommodate additional bike racks.

ATTACHMENTS

Attachment A: Ames Place Open Space Plan

Attachment B: First Schematic Design- Before Comments

Attachment C: Final Schematic Design- After incorporating comments

Attachment A
Ames Place Open Space Plan

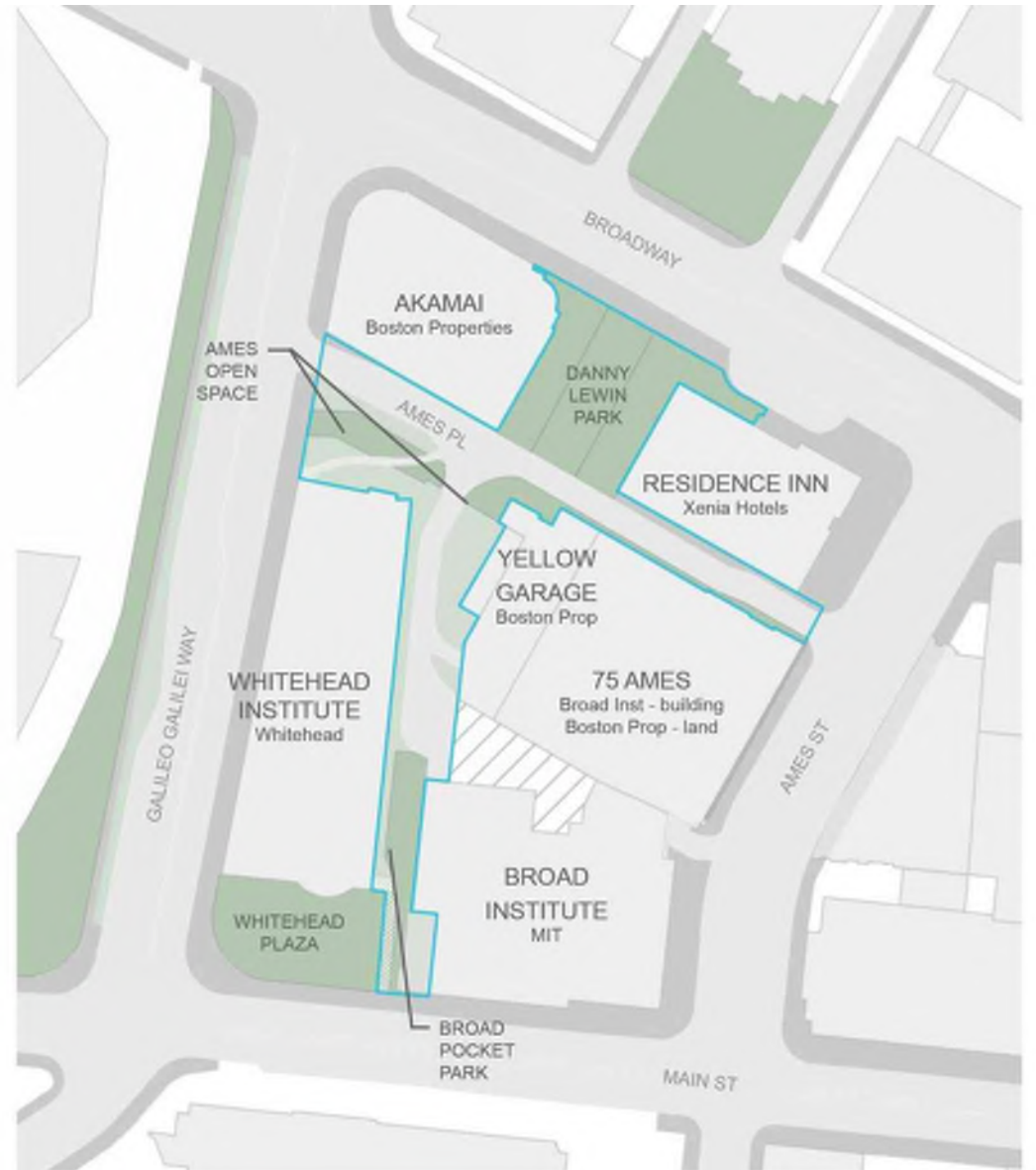


Ames Place Open Space

Concept Design - CDD Review

May 28, 2020

AMES PLACE OPEN SPACE : SITE BOUNDARY



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



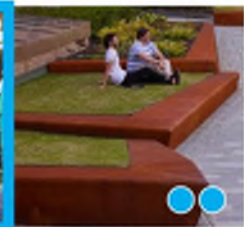
CATENARY LIGHTS



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

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

GARDEN PARTY:

BANDING

INTIMATE SPACES

NATURAL MATERIALS

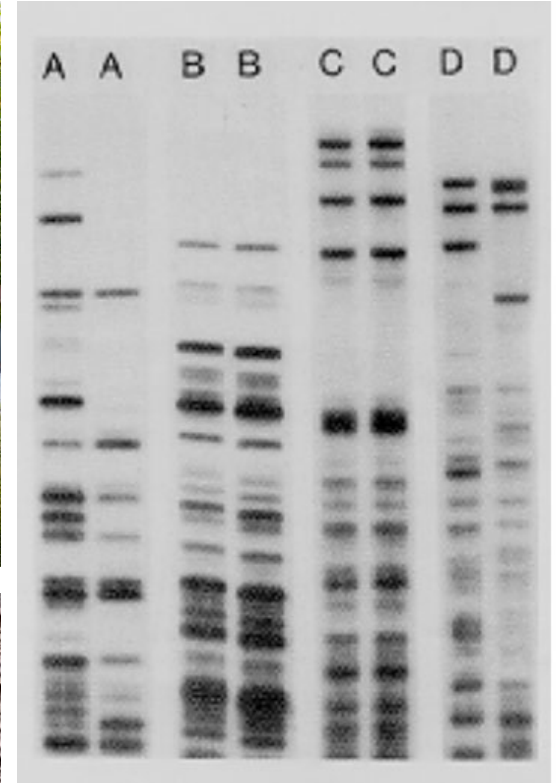
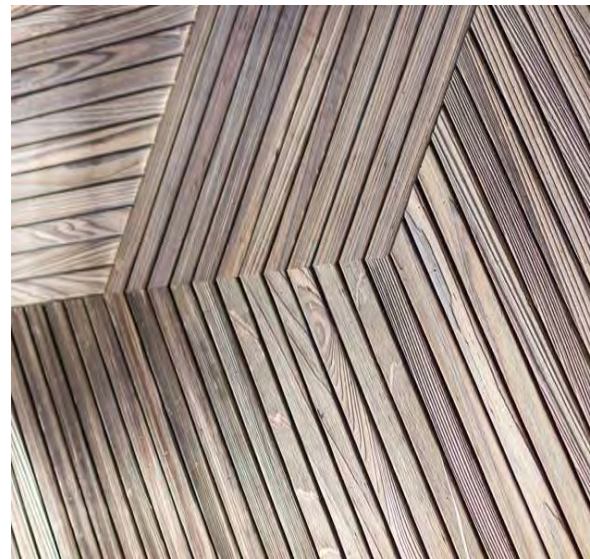
VS

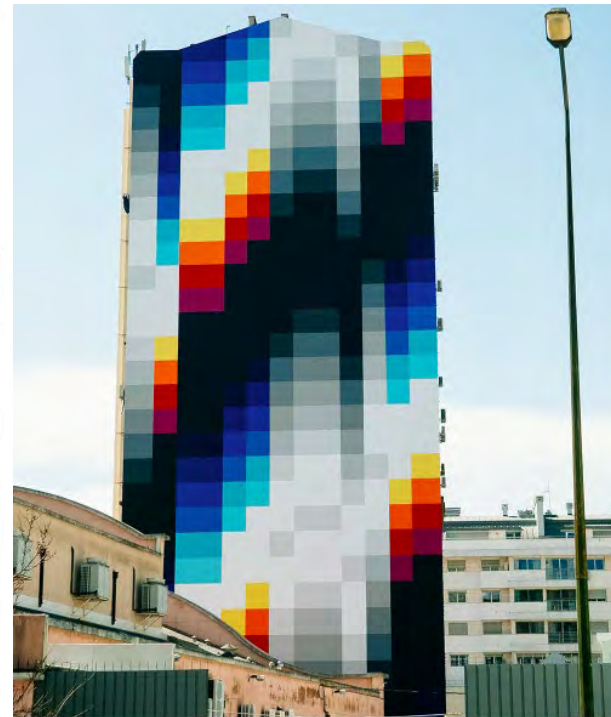
REC ROOM:

BOLD COLORS

INNOVATIVE CAMPUS

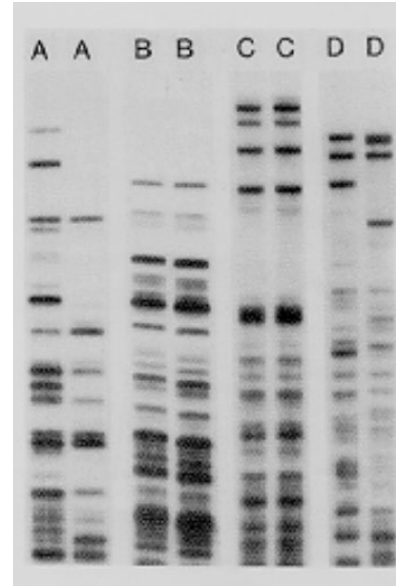
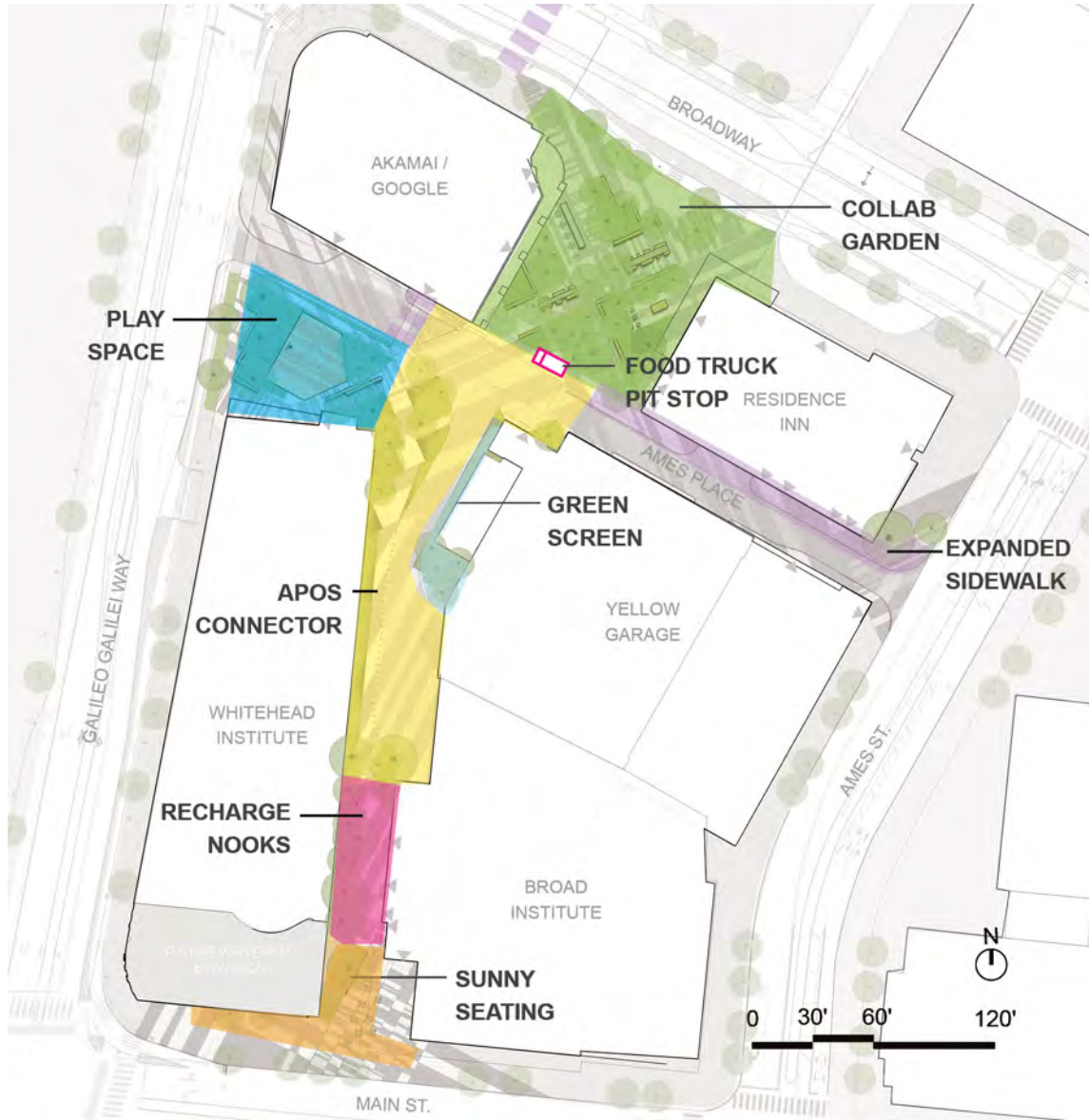
OPEN PLAYFUL DESIGN





GARDEN (WITH A LITTLE EXTRA) PARTY:

NATURAL MATERIALS
BOLD COLORS
A SPACE FOR EVERYONE







Attachment B
First Schematic Design- Before Comments

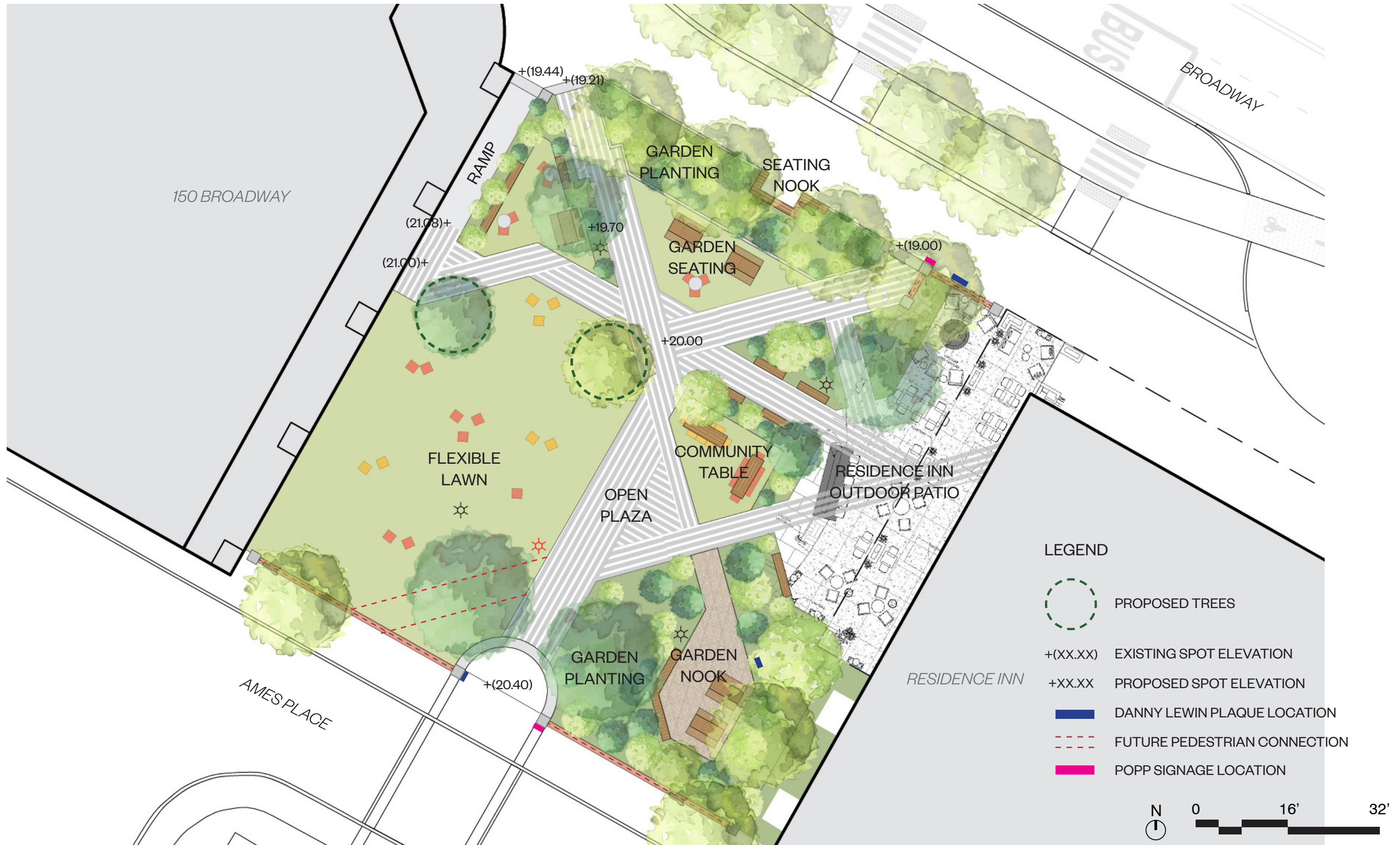
Danny Lewin Park Preliminary Concept Strategy

Programming Diagram


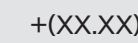
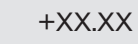





Danny Lewin Park Preliminary Concept Strategy

Illustrative Plan



LEGEND

-  PROPOSED TREES
-  EXISTING SPOT ELEVATION
-  PROPOSED SPOT ELEVATION
-  DANNY LEWIN PLAQUE LOCATION
-  FUTURE PEDESTRIAN CONNECTION
-  POPP SIGNAGE LOCATION



Attachment C
Final Schematic Design- After incorporating comments

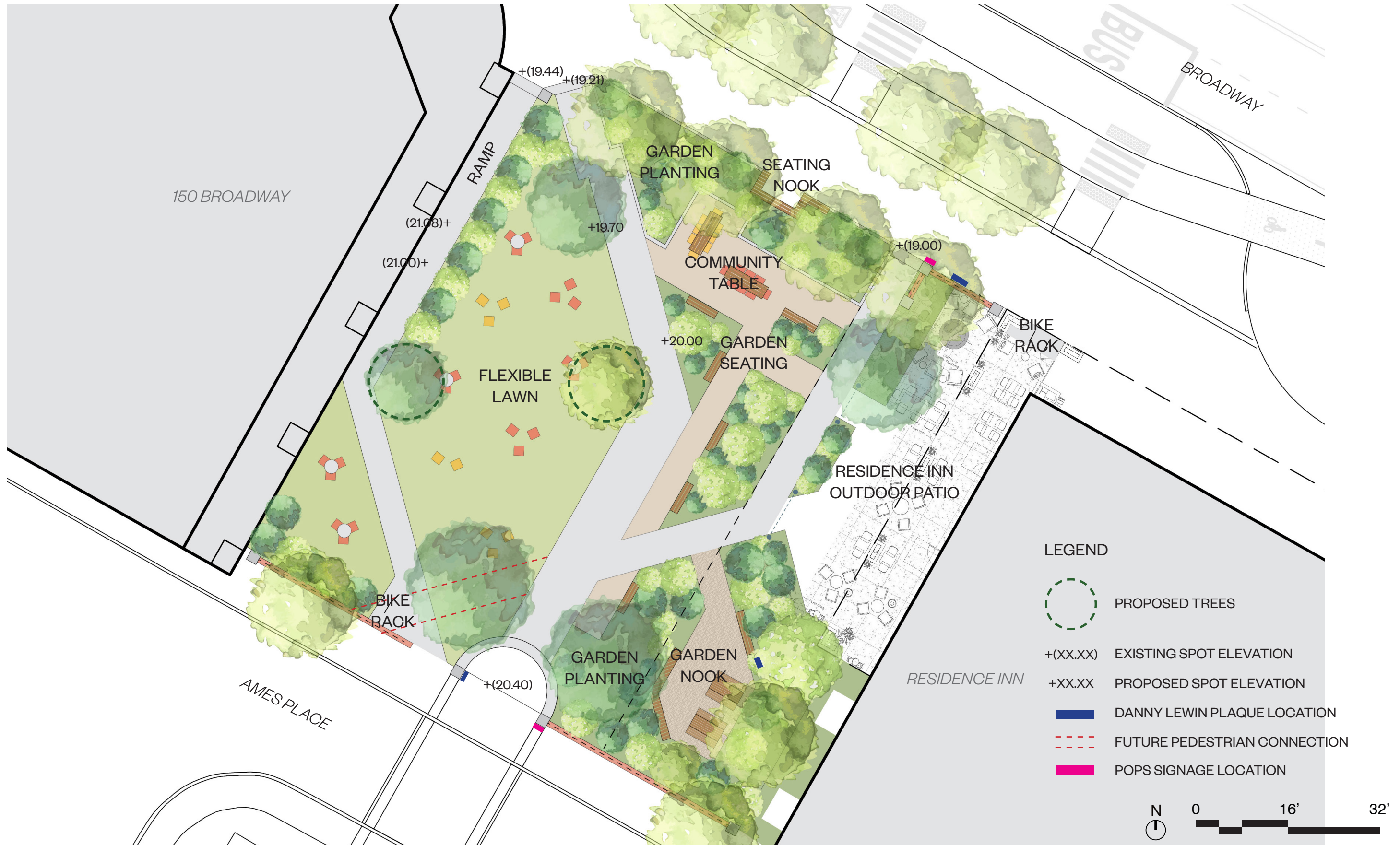
Danny Lewin Park Concept Strategy

Programming Diagram







Danny Lewin Park Concept Strategy

Illustrative Plan



LEGEND

-  PROPOSED TREES
- $(XX.XX)$ EXISTING SPOT ELEVATION
- $+XX.XX$ PROPOSED SPOT ELEVATION
-  DANNY LEWIN PLAQUE LOCATION
-  FUTURE PEDESTRIAN CONNECTION
-  POPS SIGNAGE LOCATION



Danny Lewin Park Concept Strategy

Illustrative Plan



LEGEND

- PROPOSED TREES
- +(XX.XX)** EXISTING SPOT ELEVATION
- +XX.XX** PROPOSED SPOT ELEVATION
- DANNY LEWIN PLAQUE LOCATION
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