



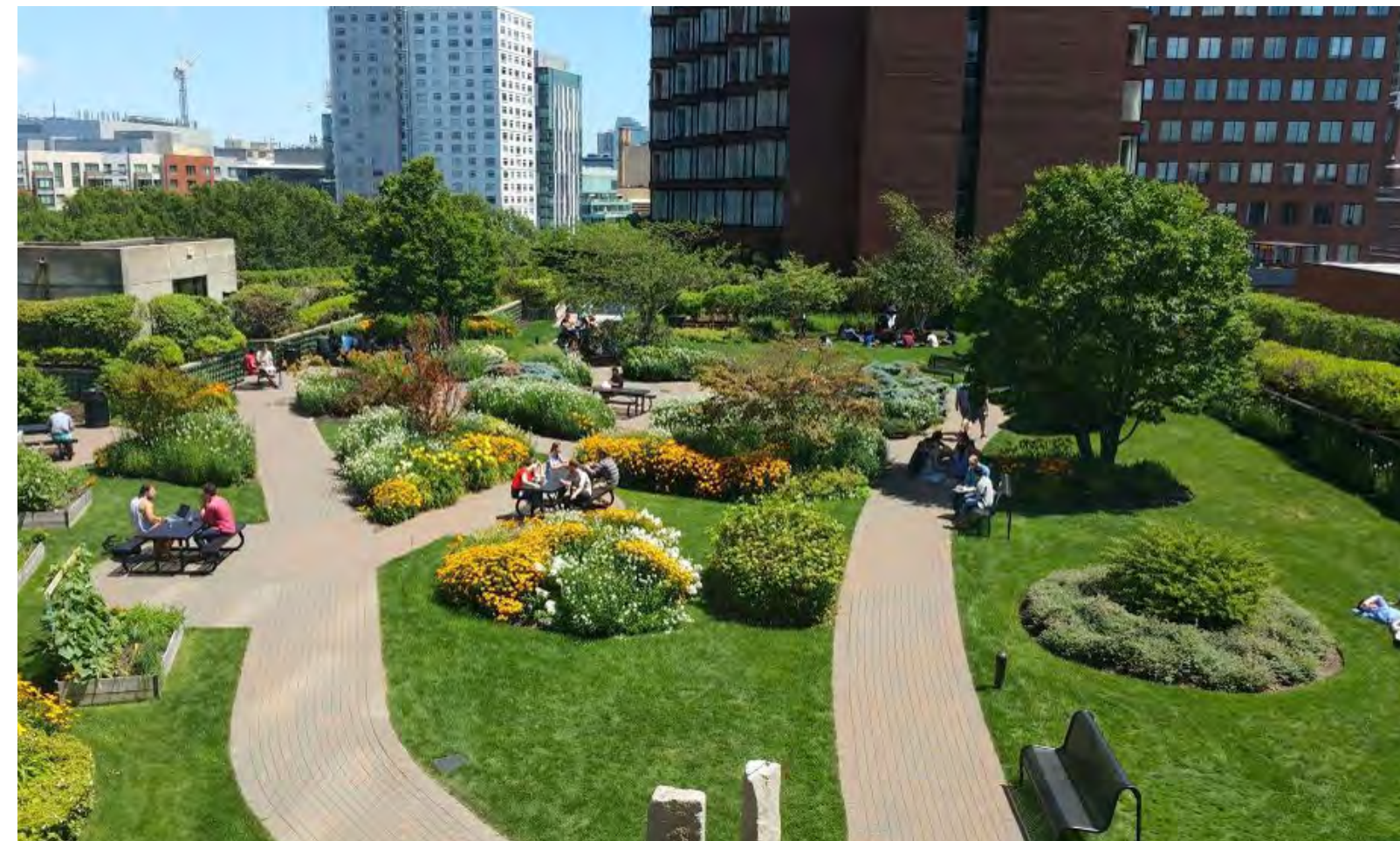
KENDALL ROOF GARDEN DESIGN UPDATE

JUNE 19, 2019

LEMON BROOKE



CCA. 1981



CCA. 2018



INNOVATORS FOR PURPOSE



KSA: IMAGINE THE FUTURE OF THE ROOFTOP GARDEN



FARMER'S MARKET @ KENDALL SQUARE

KENDALL ROOF GARDEN

LEMON BROOKE

ROOF GARDEN USER ENGAGEMENT

JUNE 19, 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.

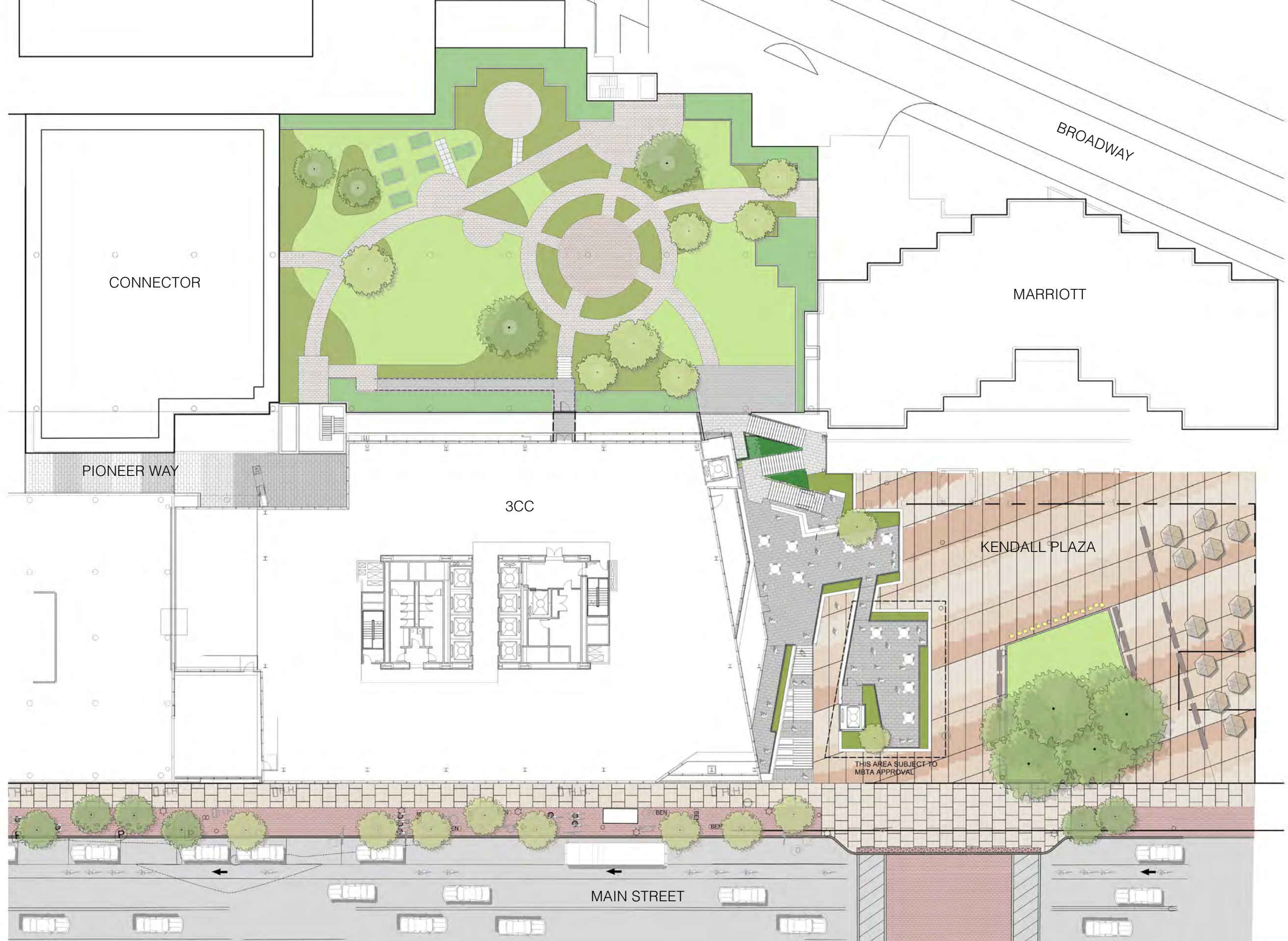
Children-specific programming

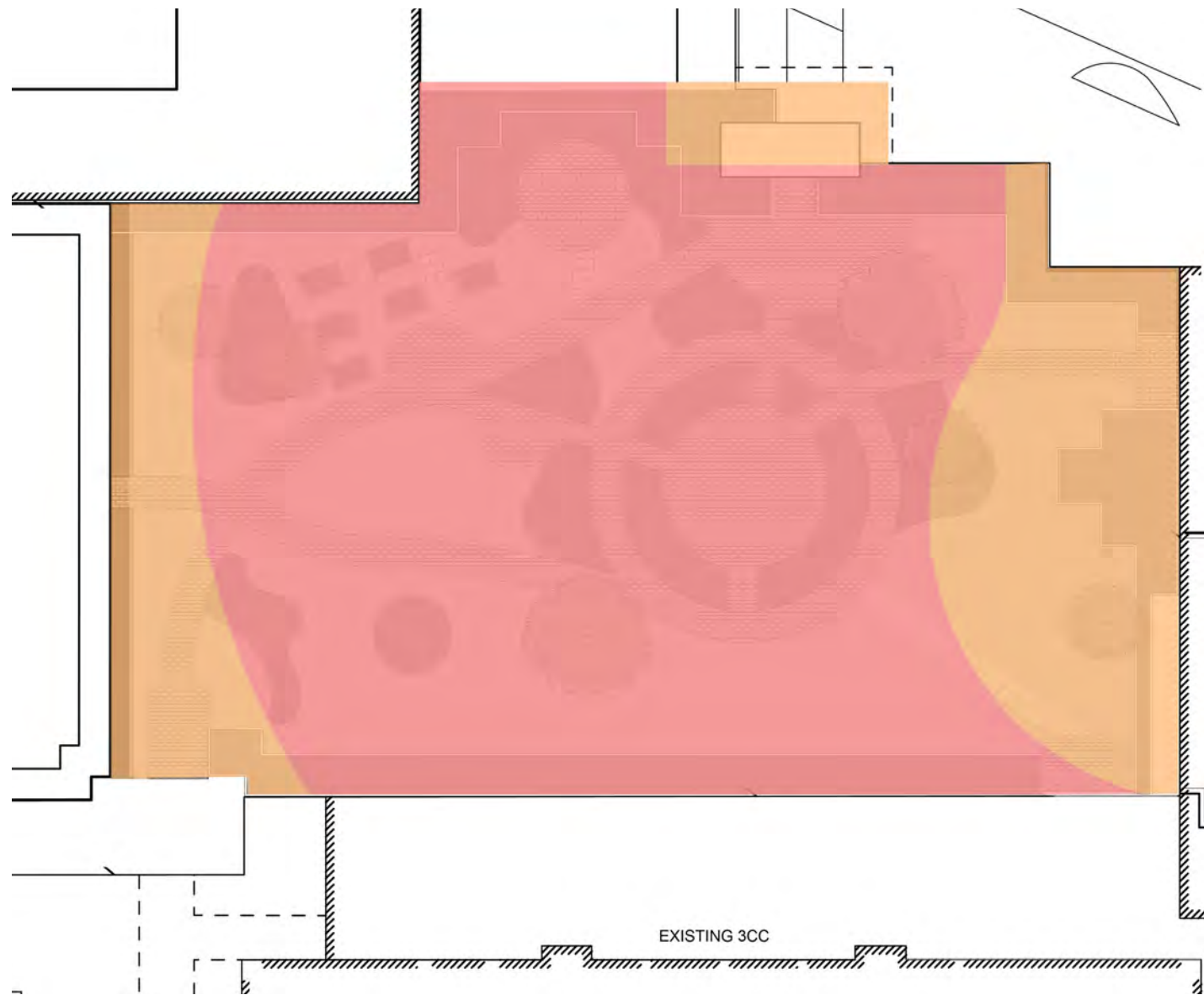
The space should be age-inclusive, with events for children such as story-telling nights and spelling bees. Other suggestions included game nights and game tables for younger children.

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





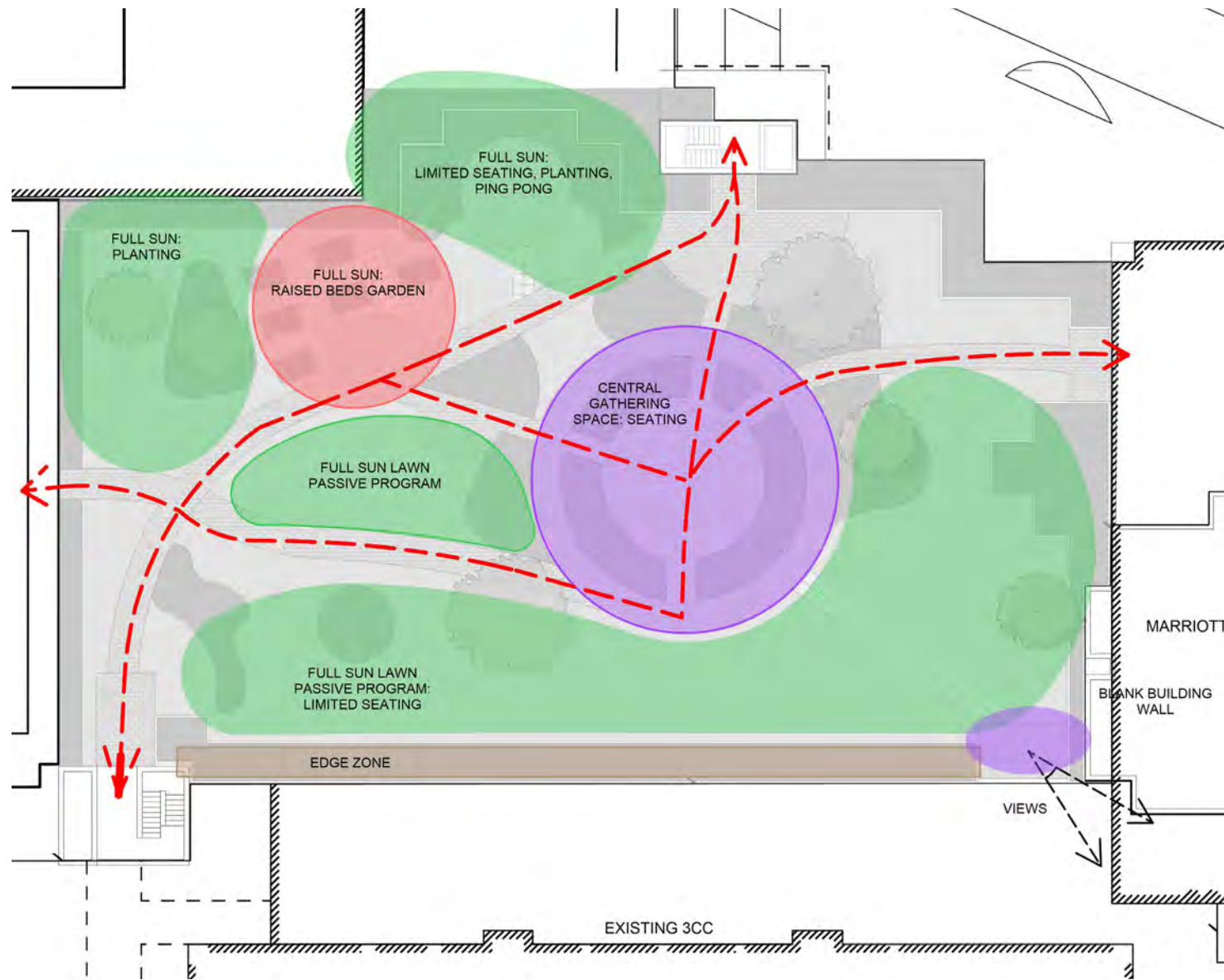
EXISTING BUILDING



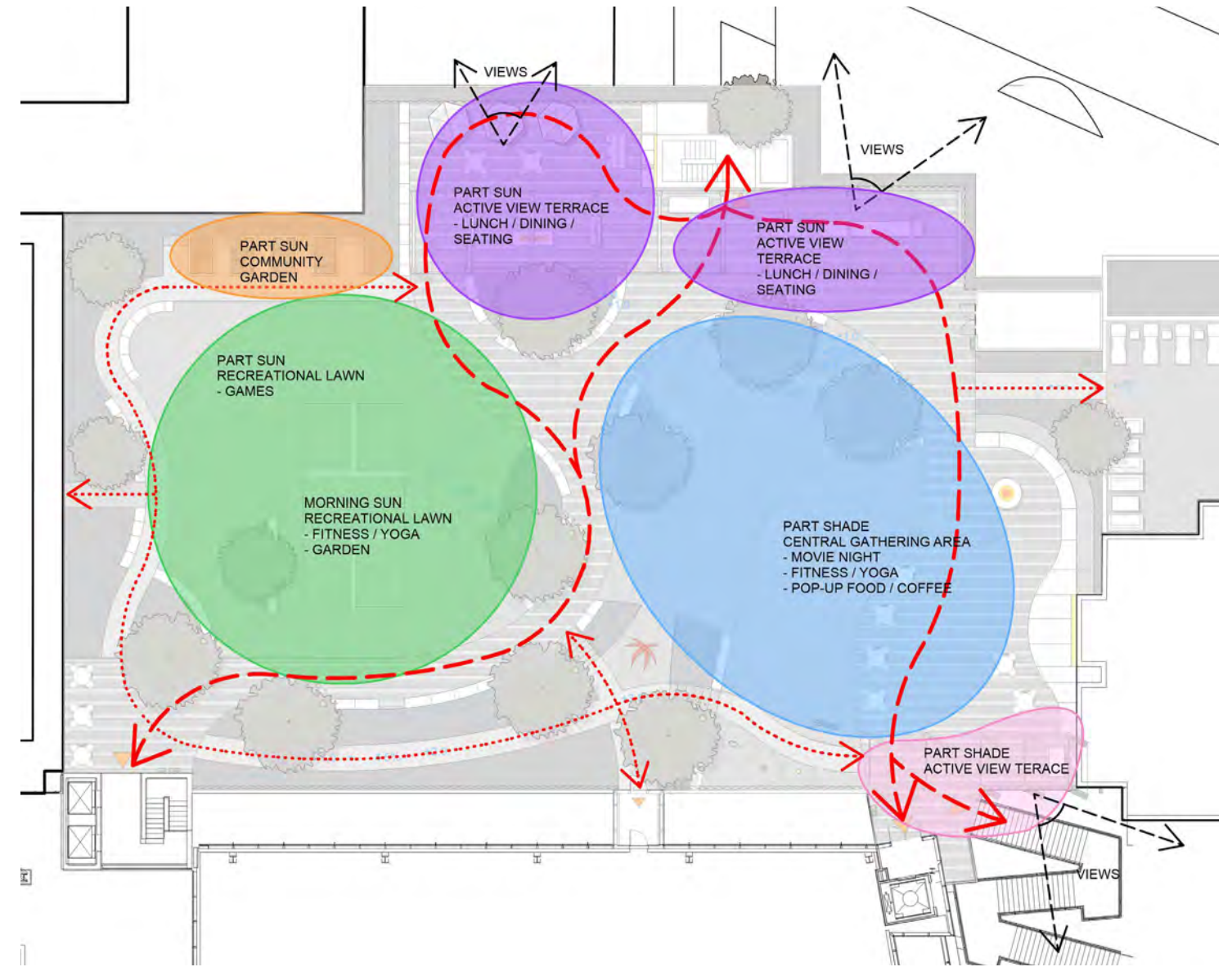
APPROVED BUILDING

HOURS OF SUNLIGHT DURING GROWING SEASON (APRIL - OCTOBER)

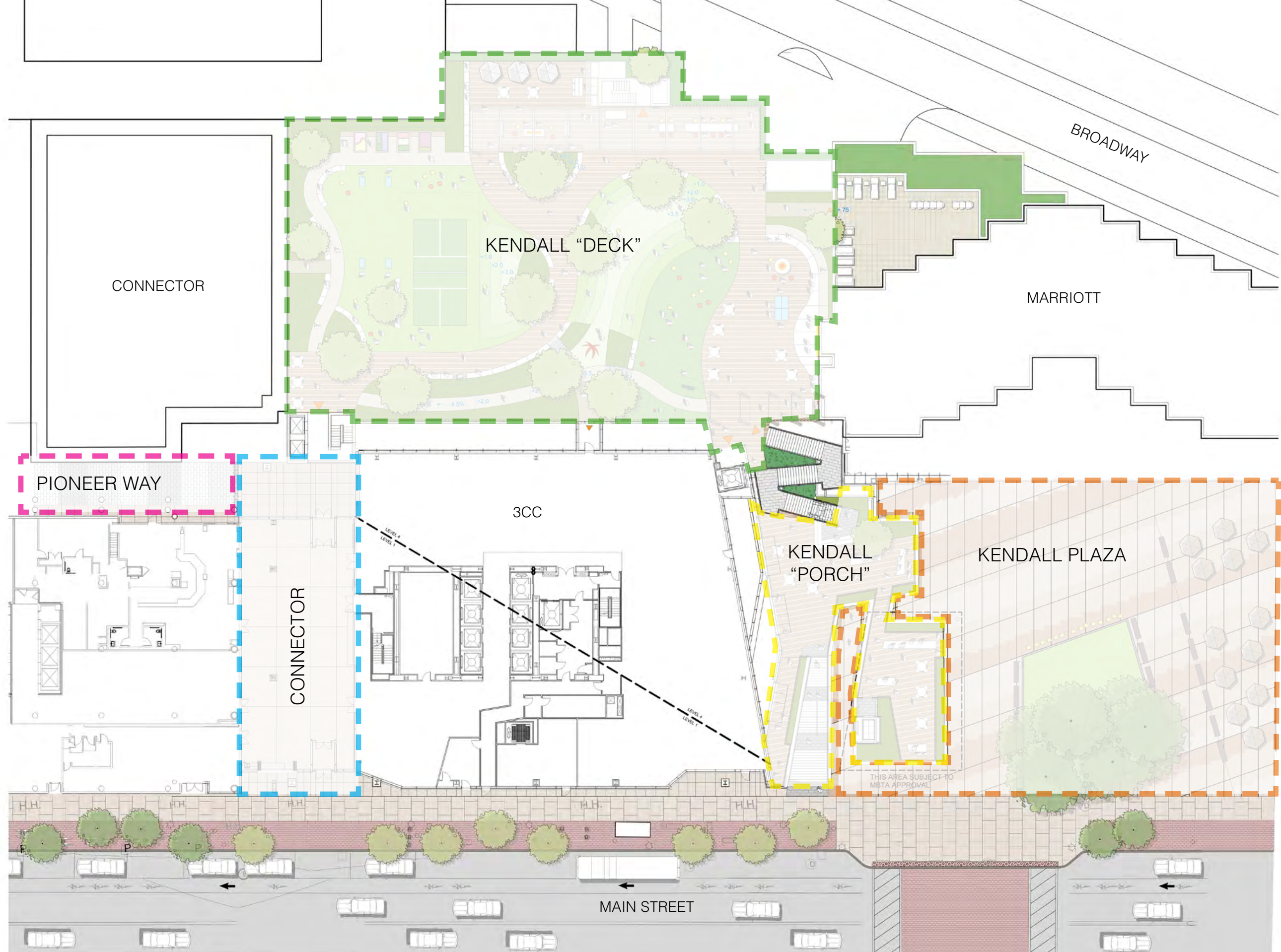
- FULL SUN
(6+ HOURS OF SUN PER DAY)
- PART SUN
(4-6 HOURS OF SUN PER DAY)
- PART SHADE
(2-4 HOURS OF SUN PER DAY)
- FULL SHADE
(0-2 HOURS OF SUN PER DAY)



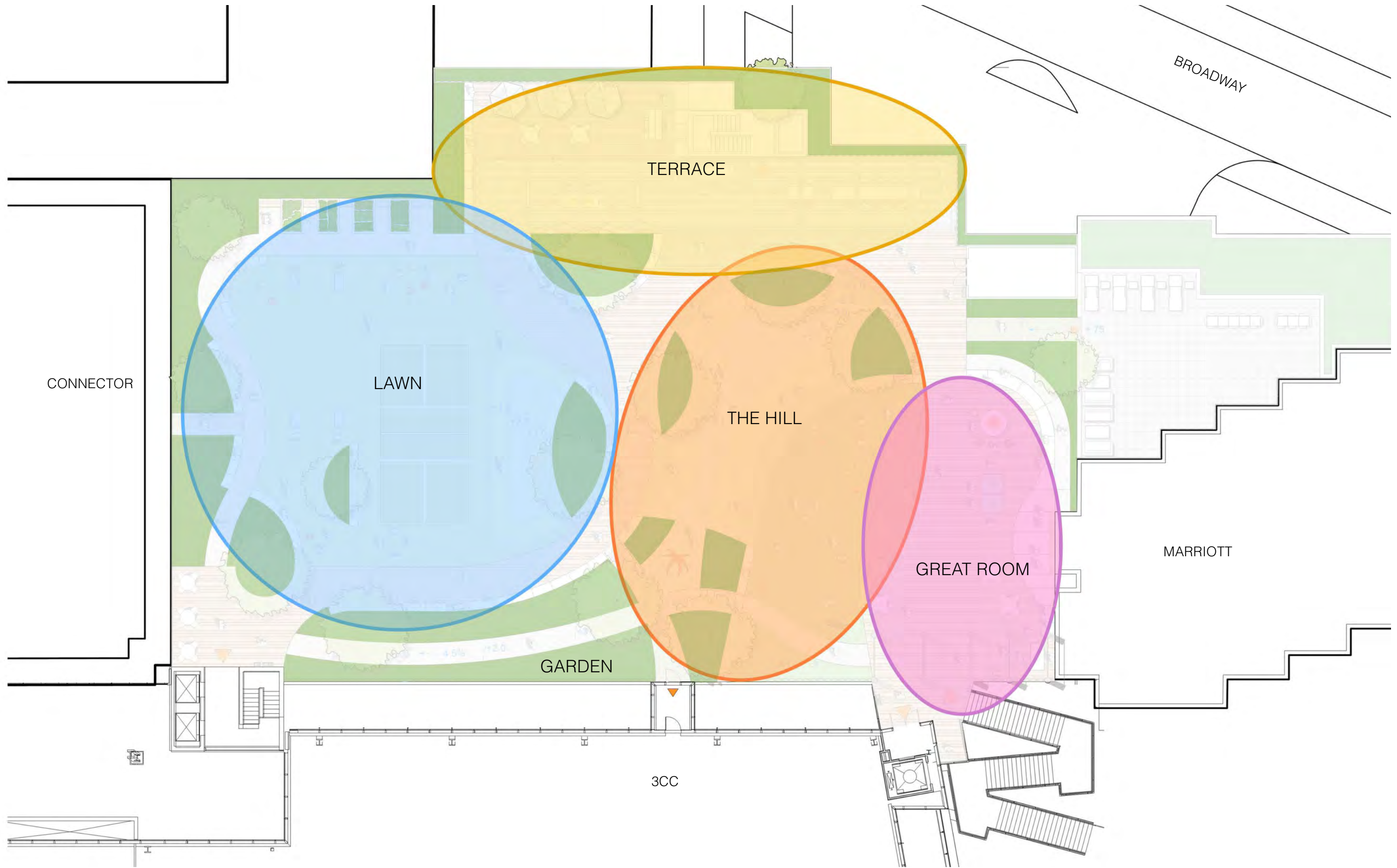
EXISTING PLAN



PROPOSED PLAN







KENDALL ROOF GARDEN

LEMON BROOKE

PROPOSED ROOF GARDEN

JUNE 19, 2019



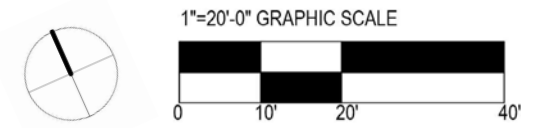
LEGEND

- 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



KENDALL ROOF GARDEN

PROPOSED ROOF GARDEN PLAN

LEMON BROOKE

JUNE 19, 2019



KENDALL ROOF GARDEN

LEMON BROOKE

BIRD'S EYE VIEW FROM BROADWAY

JUNE 19, 2019



KENDALL ROOF GARDEN

LEMON BROOKE



VIEW FROM 3CC LOOKING DOWN

JUNE 19, 2019



KENDALL ROOF GARDEN

LEMON BROOKE

STROLL THROUGH THE GARDEN

JUNE 19, 2019



KENDALL ROOF GARDEN

LEMON BROOKE



STROLL THROUGH THE GARDEN

JUNE 19, 2019



KENDALL ROOF GARDEN

LEMON BROOKE

STROLL THROUGH THE GARDEN

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KENDALL ROOF GARDEN

LEMON BROOKE



STROLL THROUGH THE GARDEN

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KENDALL ROOF GARDEN

LEMON BROOKE



STROLL THROUGH THE GARDEN

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STROLL THROUGH THE GARDEN

JUNE 19, 2019



KENDALL ROOF GARDEN

LEMON BROOKE

BIRD'S EYE VIEW FROM BROADWAY

JUNE 19, 2019



KENDALL ROOF GARDEN

LEMON BROOKE

PROGRAM STUDY - LUNCH TIME

JUNE 19, 2019



KENDALL ROOF GARDEN

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PROGRAM STUDY - FITNESS

JUNE 19, 2019



KENDALL ROOF GARDEN

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PROGRAM STUDY - RECREATION

JUNE 19, 2019



KENDALL ROOF GARDEN
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PROGRAM STUDY - CHILDREN'S PLAY



KENDALL ROOF GARDEN
LEMON BROOKE

PROGRAM STUDY - MOVIE / GAME NIGHT

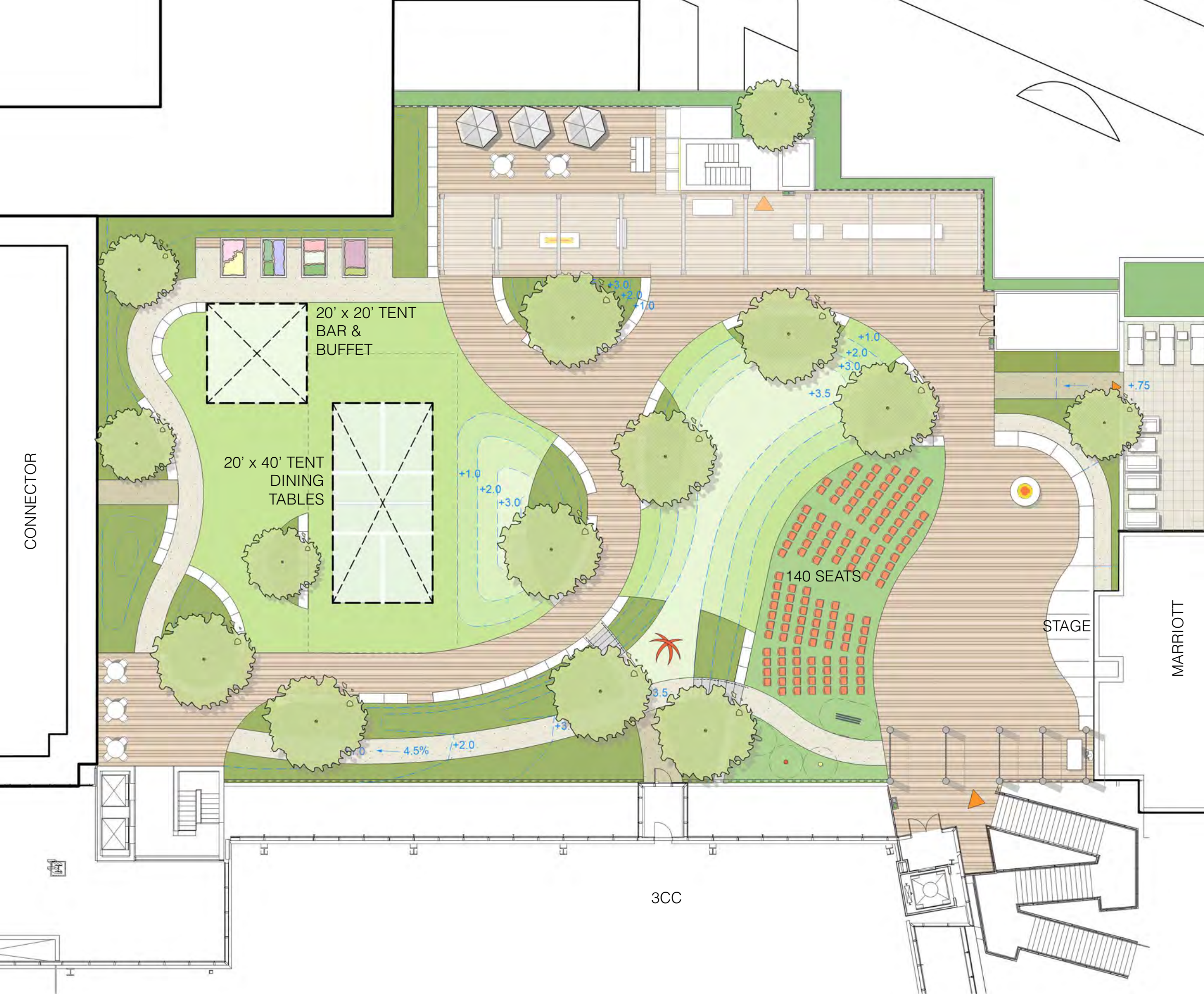


KENDALL ROOF GARDEN

LEMON BROOKE

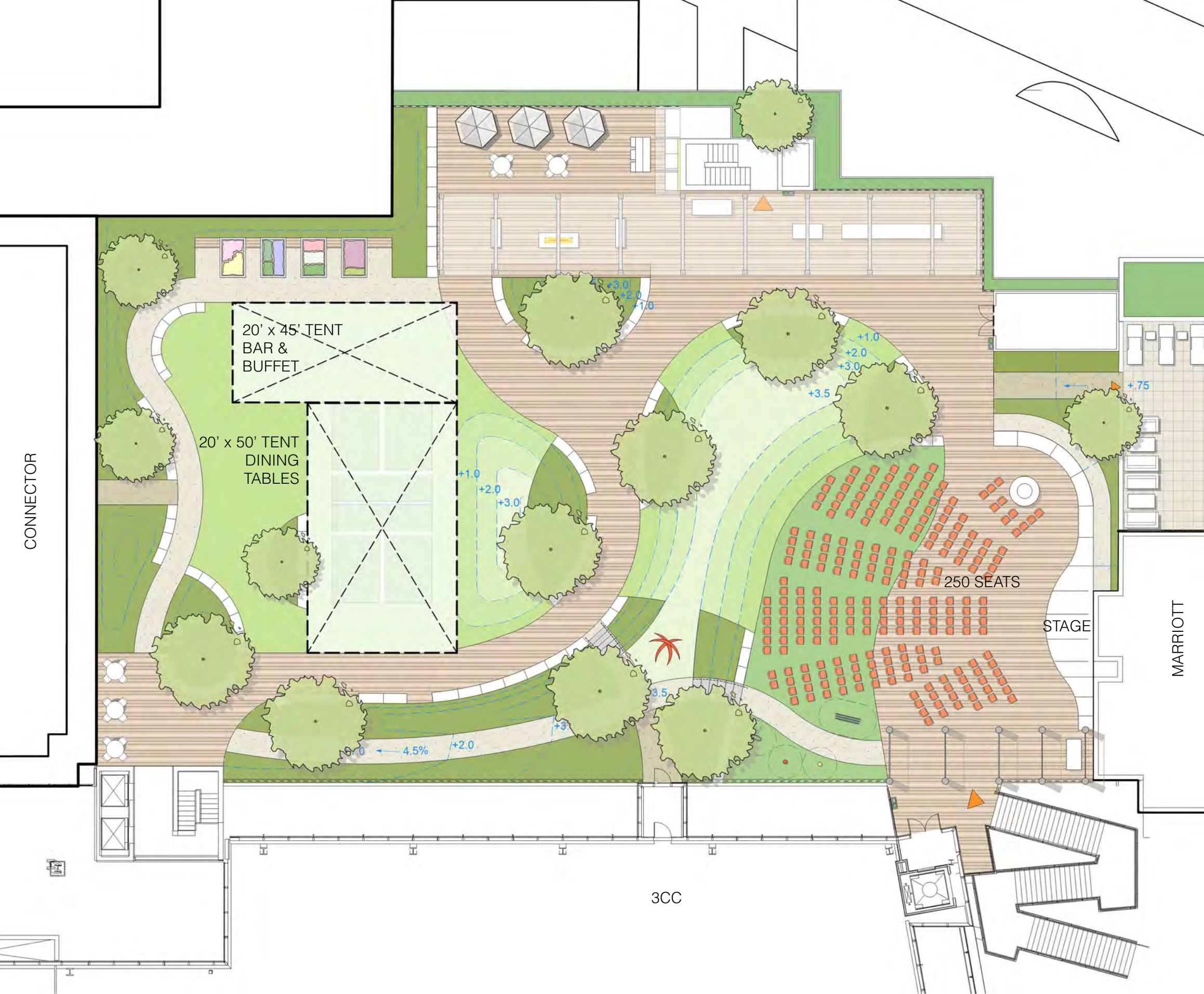
PROGRAM STUDY - BEER GARDEN

JUNE 19, 2019



KENDALL ROOF GARDEN
LEMON BROOKE

PROGRAM STUDY - CELEBRATION



KENDALL ROOF GARDEN
LEMON BROOKE



PROGRAM STUDY - PERFORMANCE



TEMPORARY INSTALLATIONS



PAINTED MURAL



ROTATING SCULPTURES



OPERABLE TRELLIS



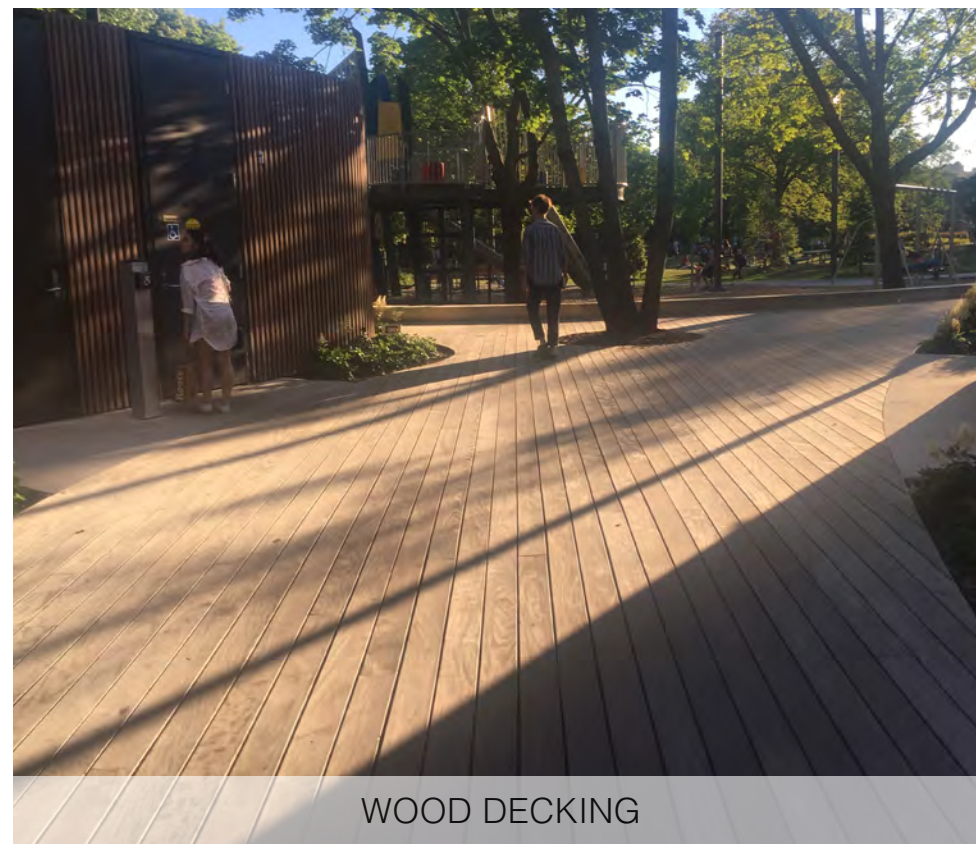
TRELLIS



FABRIC TRELLIS



WOOD DECKING



WOOD DECKING



WOOD DECKING



CONCRETE SEAT WALL



COMMUNITY GARDEN



VENETIAN RED HANDRAILS



FIRE TABLE



STORAGE



COMMUNITY KITCHEN

KENDALL ROOF GARDEN

LEMON BROOKE

MATERIAL PRECEDENTS

JUNE 19, 2019



MOVEABLE LAWN CHAIRS



MOVEABLE TABLES & CHAIRS



HAMMOCKS



MOVEABLE LAWN CHAIRS



MOVEABLE TABLES & CHAIRS



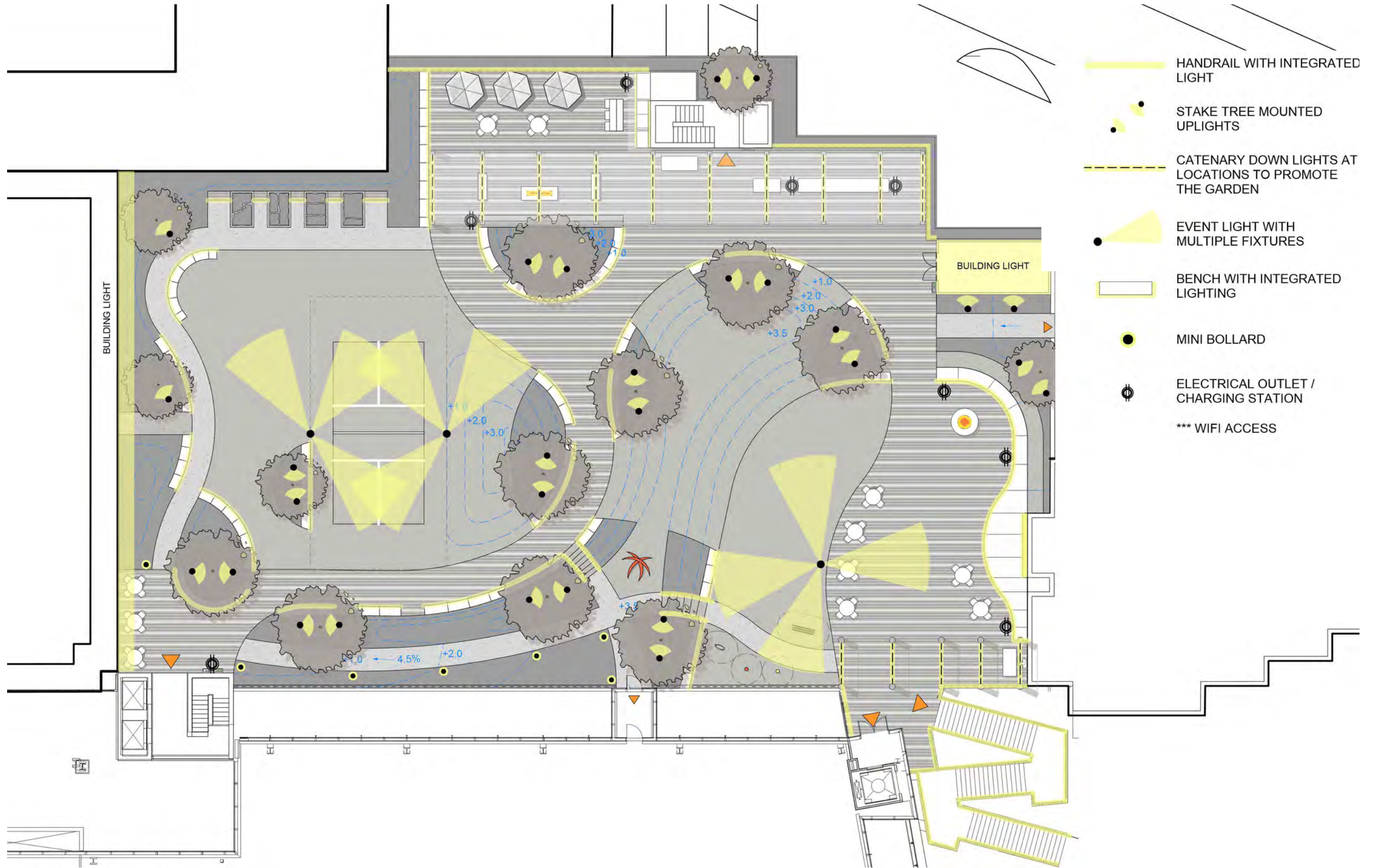
SWING BENCHES

KENDALL ROOF GARDEN

LEMON BROOKE

MATERIAL PRECEDENTS

JUNE 19, 2019



KENDALL ROOF GARDEN

PROPOSED ROOF GARDEN LIGHTING PLAN



CATENARY LIGHTS



EVENT LIGHT



MINI BOLLARD



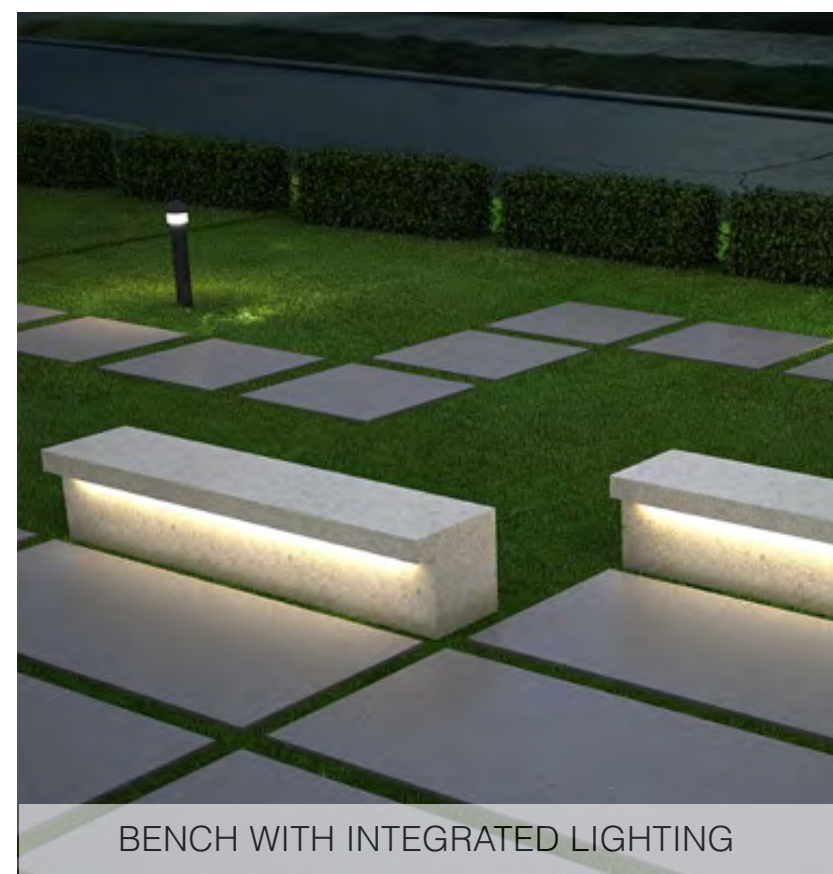
ELECTRICAL OUTLET / CHARGING STATION



CATENARY LIGHTS



STAKE MOUNTED UPLIGHTS



BENCH WITH INTEGRATED LIGHTING

KENDALL ROOF GARDEN

LEMON BROOKE

LIGHTING PRECEDENTS

JUNE 19, 2019

FULL SUN PLANTING (6+ HOURS OF SUN / DAY)

PART SUN PLANTING (4-6 HOURS OF SUN / DAY)

PART SHADE PLANTING (2-4 HOURS OF SUN / DAY)

FULL SHADE PLANTING (0-2 HOURS OF SUN / DAY)

TREES



Malus 'Donald Wyman'
Crabapple



Acer griseum
Paperbark maple



Cercis canadensis
Eastern redbud



Cornus alternifolia
Pagoda dogwood



Chionanthus virginicus
White fringetree



Ostrya virginiana
American hophornbeam



Carpinus caroliniana
American hornbeam



Hamamelis x intermedia 'Arnold's Promise'
Witch hazel

RAISED PLANTER / PERIMETER PLANTING



Cornus sericea
Red twig dogwood



Buddleja davidii 'Black Knight'
Butterfly bush



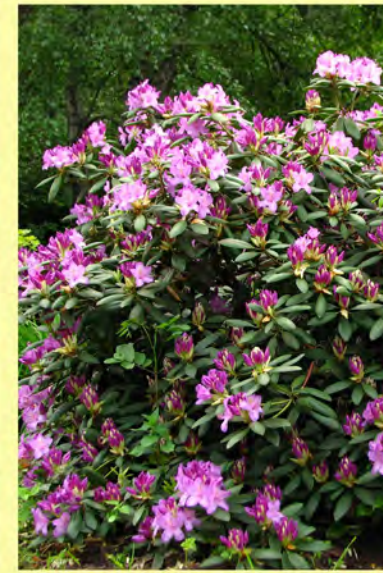
Fothergilla gardenii
Dwarf fothergilla



Ilex x meserveae 'Blue Princess'
Blue holly



Clethra alnifolia
Sweet pepperbush



Rhododendron catawbiense
Purple rhododendron



Hydrangea macrophylla
Bigleaf hydrangea



Leucothoe racemosa
Fetter bush

PERENNIAL / FLOWERING SHRUB BED PLANTING



Dianthus 'Bath's Pink'
Cheddar pink



Rudbeckia hirta
Black-eyed Susan



Nepeta racemosa 'Walker's Low'
Catmint



Echinacea purpurea
Purple coneflower



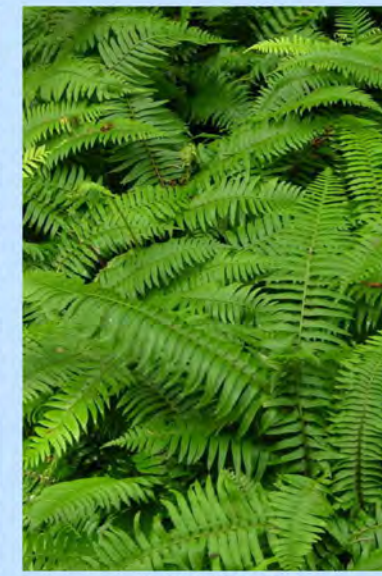
Astilbe
False goat's beard



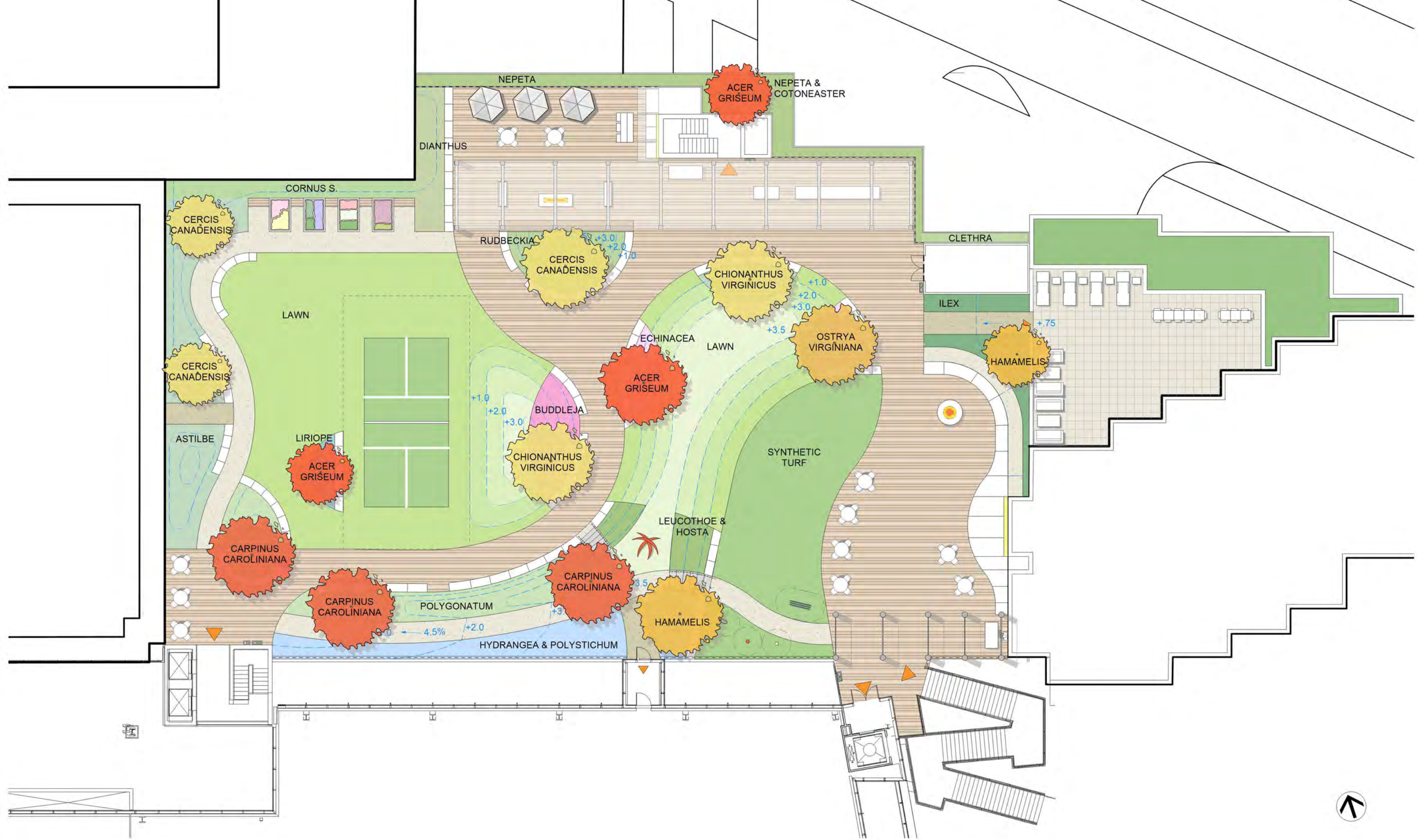
Liriope muscari / Hosta
Big blue lilyturf / Plantain lilies



Polygonatum odoratum var. pluriflorum 'Variegatum'
Solomon's seal



Polystichum acrostichoides
Christmas fern

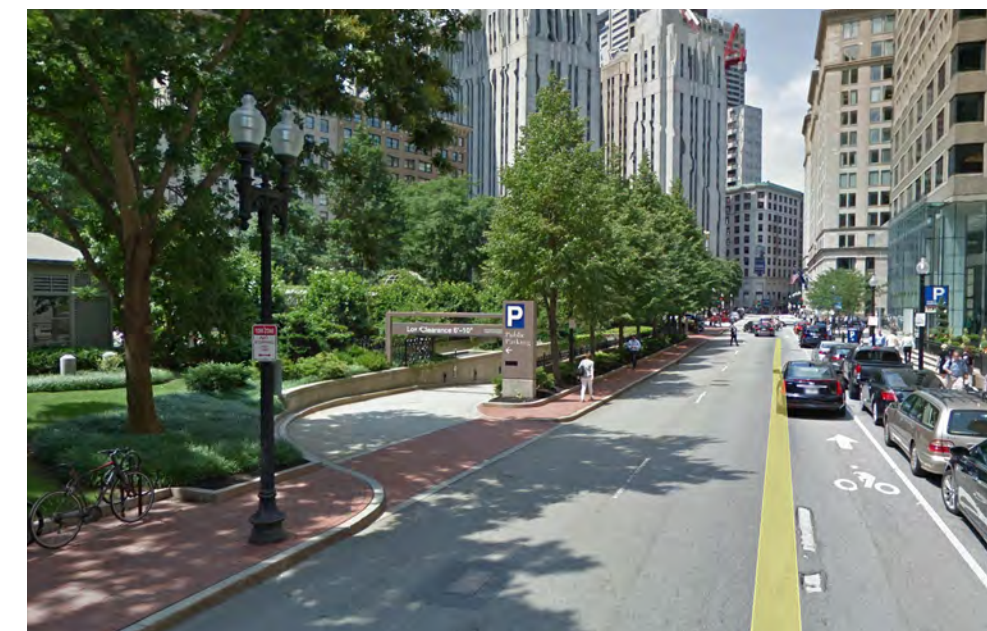


APPENDIX



KENDALL ROOF GARDEN
LEMON BROOKE

SCALE COMPARISON - RIVERSIDE CITY PARK, CAMBRIDGE



KENDALL ROOF GARDEN

LEMON BROOKE

SCALE COMPARISON - POST OFFICE SQUARE, BOSTON

JUNE 19, 2019



0.57 ACRES



0.17 ACRES



APPENDIX: OPEN SPACE STUDY



KENDALL ROOF GARDEN

LEMON BROOKE

KENDALL SQUARE OPEN SPACE

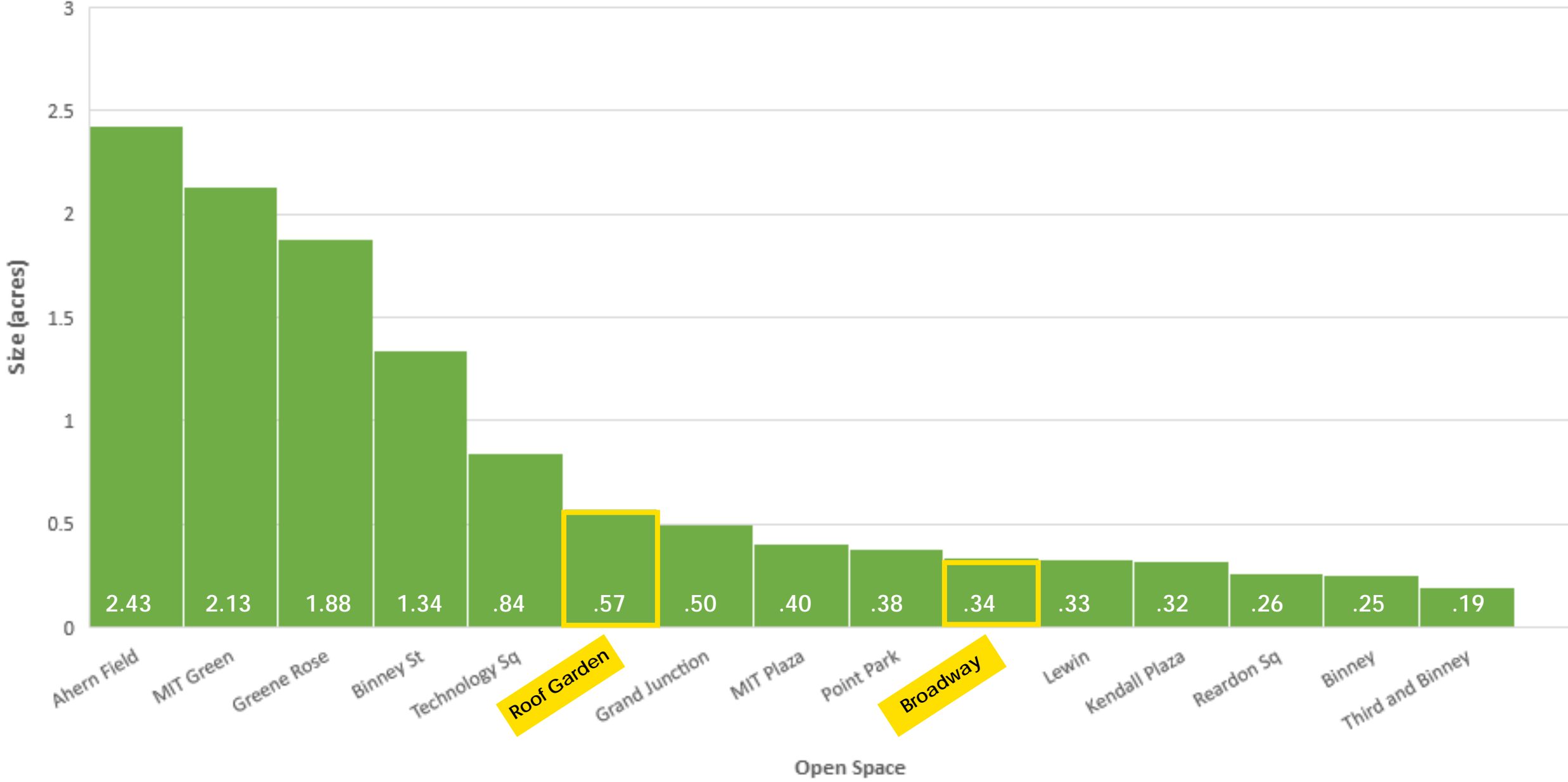
JUNE 19, 2019

NAME	SIZE (ACRES)	OPEN SPACE TYPE / PROGRAM USES	ADJACENT USES	STREET TRAFFIC	DAY/NIGHT USE	
KENDALL SQUARE ROOF GARDEN	.57	PUBLIC ROOF GARDEN: PASSIVE, COMMUNITY GARDEN, SHADE, LAWN, SEATING	BUSINESS, COMMERCIAL, HOTEL, PARKING GARAGE, PLAZA, METRO STATION	NONE	DAY	1 MINUTE WALK
KENDALL PLAZA	.32	PUBLIC PLAZA: FARMER'S MARKET, DINING, PASSIVE, METRO, LAWN, SEATING, SOME SHADE	BUSINESS, COMMERCIAL, HOTEL, PARKING GARAGE, ROOF GARDEN, METRO STATION	MAIN STREET: HEAVY	DAY/NIGHT	
MIT PLAZA	.40	PRIVATE CAMPUS PLAZA: COMMUTE, PASSIVE, SEATING, ART, PINGPONG, FIREPIT	SCHOOL, INSTITUTIONAL, COMMERCIAL, BUSINESS, RESIDENTIAL, PLAZA, METRO	MAIN STREET: HEAVY	DAY/NIGHT	
POINT PARK	.38	URBAN OPEN SPACE: PASSIVE, COMMUTE, SOME SHADE, SEATING, GARDEN, MINIMAL LAWN, SCULPTURAL WATER FEATURE	INSTITUTIONAL, COMMERCIAL, BUSINESS, RESIDENTIAL	MAIN STREET: HEAVY BROADWAY: HEAVY THIRD ST: MODERATE/HEAVY	DAY/NIGHT	
DANNY LEWIN PARK	.33	URBAN OPEN SPACE: PASSIVE, SHADE, SEATING, GARDEN, LAWN	BUSINESS, COMMERCIAL, HOTEL, PARKING GARAGE, PARK	BROADWAY: HEAVY AMES PLACE: LIGHT	DAY	
BROADWAY PARK	.34	URBAN OPEN SPACE: PASSIVE, SHADE, SEATING, GARDEN, LAWN	BUSINESS, COMMERCIAL, RESIDENTIAL, PARKING GARAGE, PARK	BROADWAY: HEAVY EAST/WEST DRIVES: LIGHT	DAY/NIGHT	
MIT GREEN	2.13	PRIVATE CAMPUS GREEN: PASSIVE, SEATING, OPEN LAWN	SCHOOL, INSTITUTIONAL, COMMERCIAL, BUSINESS, RESIDENTIAL	NONE	DAY/NIGHT	5 MINUTE WALK
GRAND JUNCTION	.50	URBAN OPEN SPACE: COMMUTE, SHADE, SEATING, BIKE AND WALKING PATH	BUSINESS, COMMERCIAL, RESIDENTIAL, CAMPUS, INSTITUTIONAL	MAIN STREET: HEAVY GALILEO GALILEI WAY: HEAVY	DAY/NIGHT	
BINNEY PARK	.25	URBAN OPEN SPACE: PASSIVE, SHADE, SEATING, GARDEN, LAWN	BUSINESS, COMMERCIAL, RESIDENTIAL, PARKING GARAGE, PARK	BINNEY STREET: HEAVY GALILEO GALILEI WAY: HEAVY EAST/WEST DRIVES: LIGHT	DAY	
BINNEY STREET PARK	1.34	URBAN OPEN SPACE: PASSIVE, SHADE, SEATING, GARDEN, LAWN	BUSINESS, COMMERCIAL, RESIDENTIAL, PARKING GARAGE, PARK	BINNEY STREET: MODERATE/HEAVY GALILEO GALILEI WAY: HEAVY	DAY/NIGHT	
THIRD AND BINNEY	.19	URBAN OPEN SPACE: PASSIVE, COMMUTE, SHADE STRUCTURE, SEATING AND TABLES, COMMUNITY GARDEN, HUB BIKES	INSTITUTIONAL, COMMERCIAL, BUSINESS, RESIDENTIAL	THIRD ST: HEAVY BINNEY: HEAVY MUNROE ST: MODERATE	DAY/NIGHT	
NORTH PLAZA @ KENDALL SQUARE	.22	PUBLIC PLAZA: PARK, DINING SEATING, PASSIVE, ICE SKATING, SMALL LAWN, OPEN	COMMERCIAL, BUSINESS, RESIDENTIAL	LINSKEY WAY: MODERATE/HEAVY ATHENAEUM ST: MODERATE W/E KENDALL ST: LIGHT	DAY/NIGHT	
TECHNOLOGY SQUARE	.84	URBAN OPEN SPACE: PASSIVE, SOME SHADE, SEATING, GARDEN, LAWN	INSTITUTIONAL, COMMERCIAL, BUSINESS, RESIDENTIAL	MAIN STREET: HEAVY	DAY/NIGHT	
REARDON SQUARE	.26	PUBLIC PLAZA: PASSIVE, SEATING, LAWN, SOME SHADE	COMMERCIAL, BUSINESS, INSTITUTIONAL, PARKING GARAGE, RESIDENTIAL	BROADWAY: HEAVY HAMPSHIRE STREET: HEAVY	DAY/NIGHT	
CHARLES RIVER WATERFRONT	11.44	REGIONAL PARK: WATERFRONT, WALKING/BIKING PATHS, PASSIVE, SEATING, SHADE	CHARLES RIVER, MIT CAMPUS, COMMERCIAL	MEMORIAL DRIVE: HEAVY	DAY/NIGHT	
ROGERS STREET PARK	2.33	* NEIGHBORHOOD PARK: RECREATION (OPEN FIELD), DOG PARK, SEATING	BUSINESS, COMMERCIAL, RESIDENTIAL	THIRD STREET: MODERATE ROGERS ST: LIGHT/MODERATE	DAY	
JOHN A AHERN FIELD	2.43	CITY PARK: RECREATION/SPORTS (PLAYGROUND, WATER PLAY, BASKETBALL, SOFTBALL, SOCCER, STREET HOCKEY), SEATING	RESIDENTIAL, SCHOOL, INSTITUTIONAL	FULKERSON ST: MODERATE CHARLES ST: MODERATE	DAY	
HURLEY PARK	.26	NEIGHBORHOOD PARK: RECREATION (PLAYGROUND AND WATER PLAY), COMMUNITY GARDEN, SEATING	RESIDENTIAL	HURLEY STREET: MODERATE	DAY	
GREEN ROSE HERITAGE PARK	1.88	* CITY PARK: RECREATION/SPORTS (PLAYGROUND, WATER PLAY, TENNIS, OPEN LAWN), COMMUNITY GARDEN, SEATING	RESIDENTIAL, COMMERCIAL, SCHOOL, BUSINESS	HARVARD STREET: MODERATE DICKINSON STREET: LIGHT MOORE STREET: LIGHT	DAY/NIGHT	
ANTHONY COSTA PLAYGROUND	.72	NEIGHBORHOOD PARK: RECREATION (PLAYGROUND, BASKETBALL), COMMUNITY GARDEN, SEATING, SHADE	RESIDENTIAL, BUSINESS, COMMERCIAL	HURLEY STREET: MODERATE LOPEZ AVENUE: LIGHT CHARLES STREET: MODERATE	DAY	
ARTHUR J. SHALLOW PLAYGROUND / MARKET STREET PARK	.31	NEIGHBORHOOD PARK: RECREATION (PLAYGROUND), SHADE, SEATING	RESIDENTIAL, BUSINESS	MARKET STREET: MODERATE/LIGHT BRISTOL STREET: LIGHT CROSSLAND STREET: LIGHT	DAY	

PARK TYPES

PUBLIC ROOF GARDEN
PUBLIC PLAZA
CAMPUS OPEN SPACE
URBAN OPEN SPACE
REGIONAL PARK
NEIGHBORHOOD PARK
CITY PARK
* DOGS ALLOWED

Scale Comparison



1. MOST OF THE PARKS WITHIN A 10 MINUTE WALK ARE PASSIVE / LEAFY GREEN GARDEN OPEN SPACES. THEREFORE, THE ROOF GARDEN SHOULD **INCLUDE MORE ACTIVE PROGRAMMING AND AMENITIES.**
2. WITHIN A 10 MINUTE WALK, ONLY A FEW PARKS PROVIDE AN ACTIVE LAWN SPACE. THEREFORE, THE ROOF GARDEN WOULD BENEFIT FROM A **PROGRAMED LAWN AMENITY.**
3. WITH THE HIGH VOLUME OF WORKERS IN THE NEW 3CC BUILDING AND RESIDENTS IN THE UPCOMING TOWER, THE ROOF GARDEN SHOULD PROVIDE AN AMPLE AMOUNT OF **SEATING AND COMMUNITY TABLES.**
4. THE KENDALL ROOF GARDEN IS A ONE-OF-A-KIND OPEN SPACE IN CAMBRIDGE THAT PROVIDES AN "ESCAPE" FROM THE SURROUNDING URBAN ENVIRONMENT. FOR THIS REASON, THE NEW ROOF GARDEN SHOULD **REMAIN AS A GARDEN OASIS.**
5. UNLIKE THE OTHER OPEN SPACES IN KENDALL SQUARE, THE ROOF GARDEN IS A HIDDEN GEM THAT MANY PEOPLE DO NOT KNOW ABOUT. THE NEW ROOF GARDEN SHOULD INCREASE **ACCESS FOR THE COMMUNITY AND MAKE EVERYONE FEEL WELCOME.**
6. KENDALL SQUARE IS ONE OF THE MOST INNOVATIVE LOCATIONS IN THE REGION. **ART & TECHNOLOGY** SHOULD BE CELEBRATED IN THE NEW ROOF GARDEN.
7. KENDALL SQUARE LACKS CONSISTENT AND PROGRAMED OUTDOOR ACTIVITIES AFTER 6 PM. PROVIDING **ORGANIZED EVENTS AND LIGHTING** WILL HELP ACTIVATE THE PARK AFTER DARK.