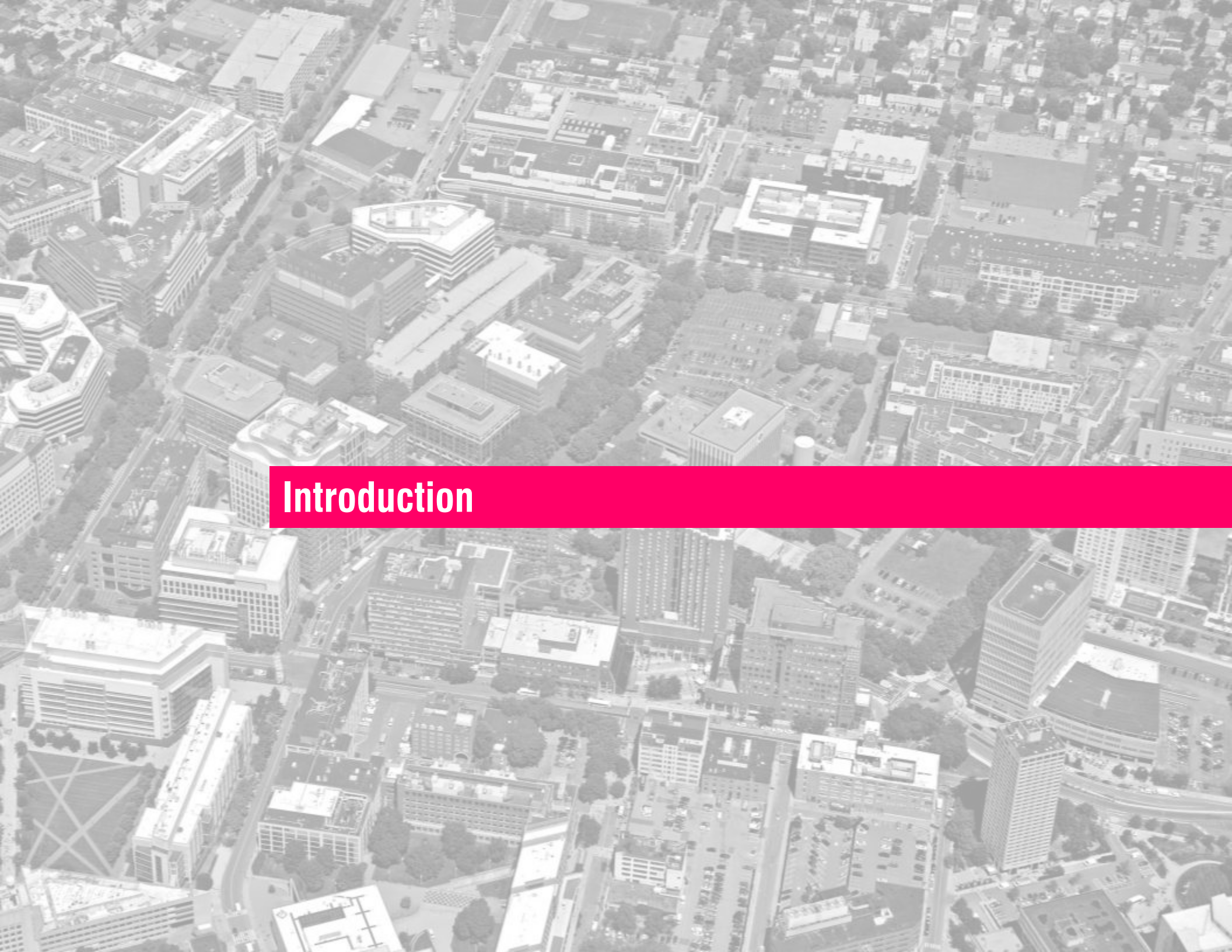


An aerial, grayscale photograph of the Kendall Square area in Cambridge, Massachusetts. The image shows a dense urban environment with numerous multi-story office buildings, some with distinctive architectural features like curved facades and rooftop terraces. The buildings are interspersed with green spaces, trees, and parking lots. The overall scene is a high-angle, top-down view of a modern city center.

Kendall Square Urban Renewal Area

Urban design plan for the Urban Renewal Area

NOVEMBER 19, 2014



Introduction

KENDALL SQUARE Existing Conditions





Urban Infill Approach

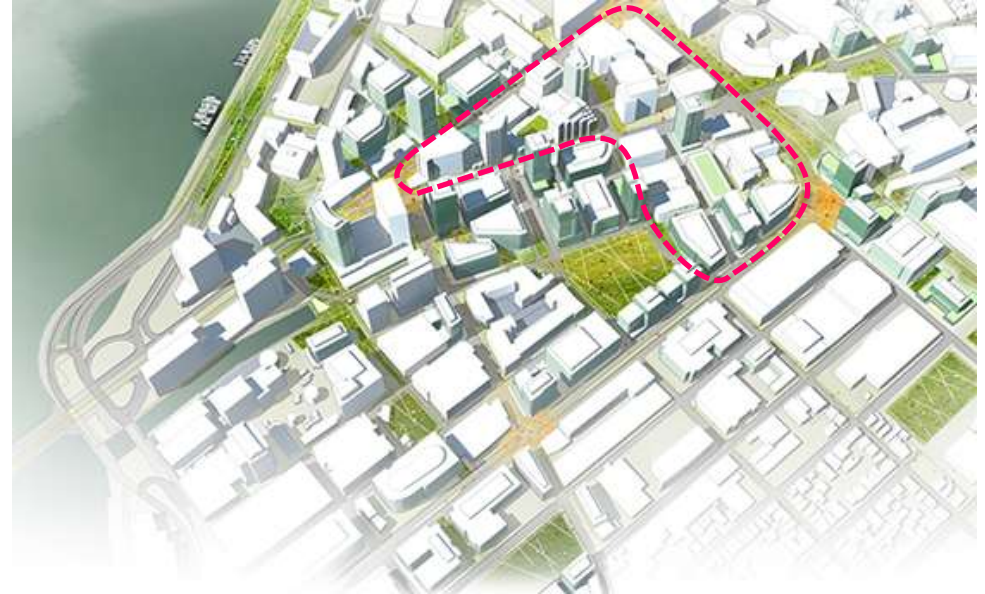
KENDALL SQUARE HISTORY



* Images from K2 Final Report 2013

PRIOR STUDIES

* Below two images from Kendall Square "Smart Blocks" – CBT Architects



* Above two images from K2 Final Report 2013

An aerial, grayscale photograph of a dense urban area, likely a city center, showing numerous multi-story buildings, streets, and green spaces. A prominent red banner is overlaid horizontally across the middle of the image, containing white text. The banner is semi-transparent, allowing some of the buildings underneath to be visible.

Key Goals & Recommendations of K2

KEY GOALS & RECOMMENDATIONS OF K2

1. Nurture Kendall's Innovative Culture

- Collaboration by all aspects of the vision is needed to realize its full potential
- Retain and expand incubator spaces for entrepreneurs

2. Create Great Places

- Engage buildings and streets to create lively public realm
- Enhance connections to the Charles River
- Reintegrate Kendall/MIT station entries more effectively into urban context
- Develop wayfinding strategy to help orient and navigate people around Kendall
- Support open space needs to a growing neighborhood

3. Promote Environmental Sustainability

- Incorporate significant sustainability elements through a land use planning approach
- Continue to require green design for buildings and site design

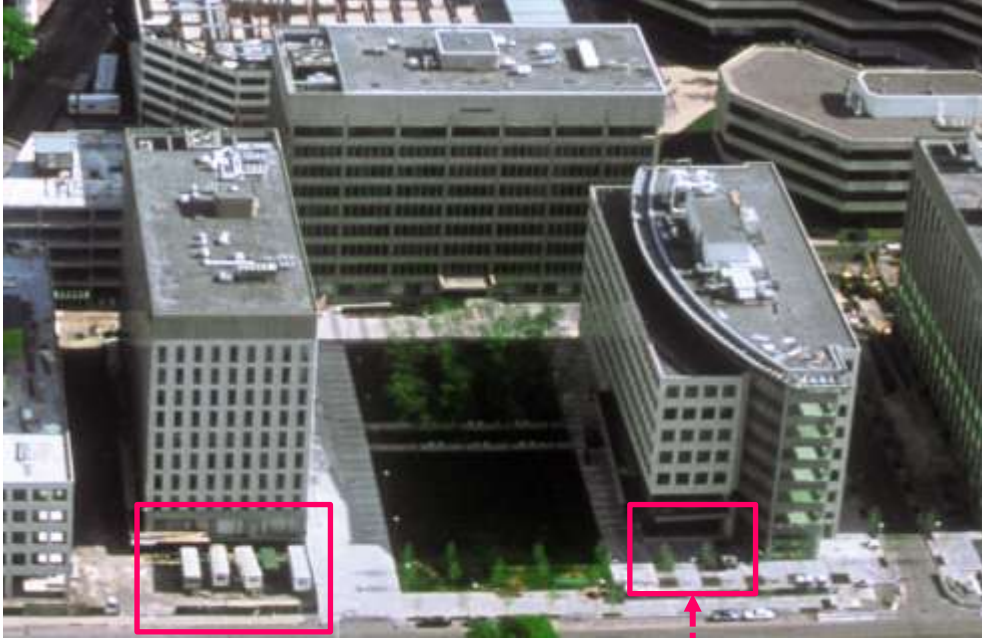
4. Mix Living, Working, Learning, and Playing

- Encourage a significant presence of housing integrated with other uses
- Create room for research and technology business to locate and grow
- Add retail to create active ground floors and animate the streetscape

An aerial, grayscale photograph of Kendall Square in Cambridge, Massachusetts. The image shows a dense urban environment with numerous multi-story office buildings, some with distinctive architectural features like curved facades or rooftop terraces. Green spaces, including trees and small parks, are interspersed among the buildings. A prominent red banner is overlaid across the middle of the image, containing white text.

Improvements to Kendall Square in Recent Years

TECHNOLOGY SQUARE Landscape



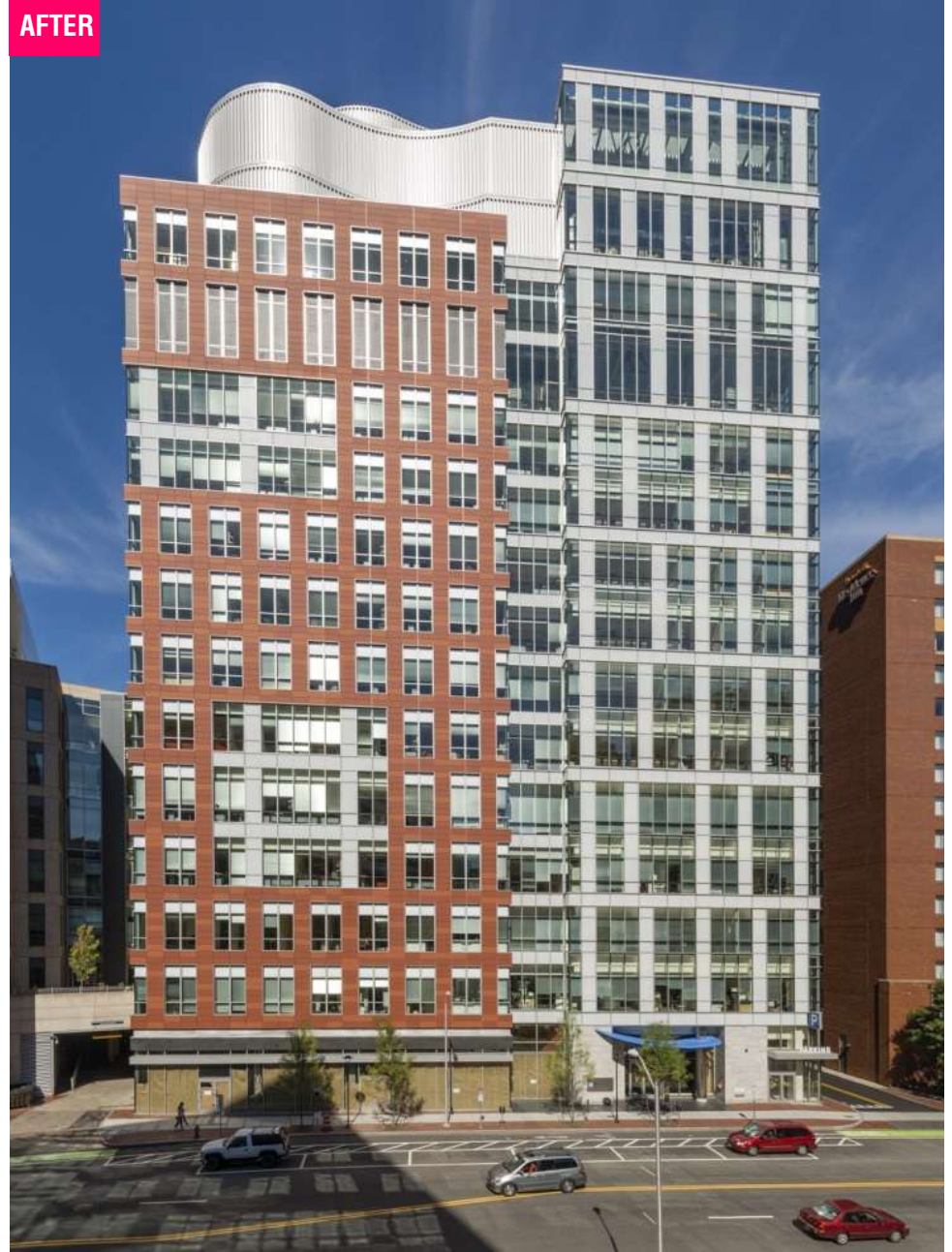
AMES STREET Residential



CAMBRIDGE CENTER PLAZA Plaza/Landscape



BROAD INSTITUTE Architecture



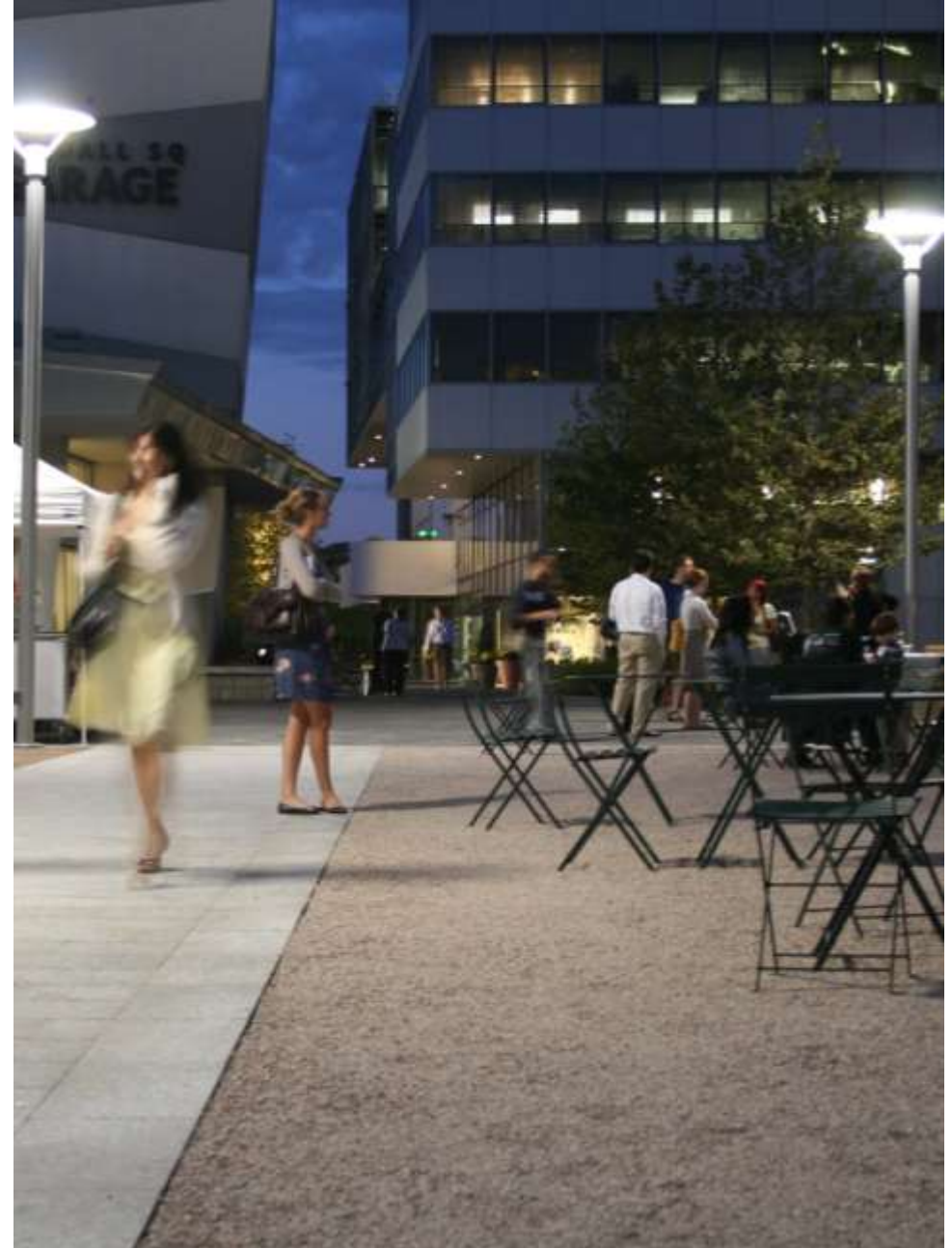
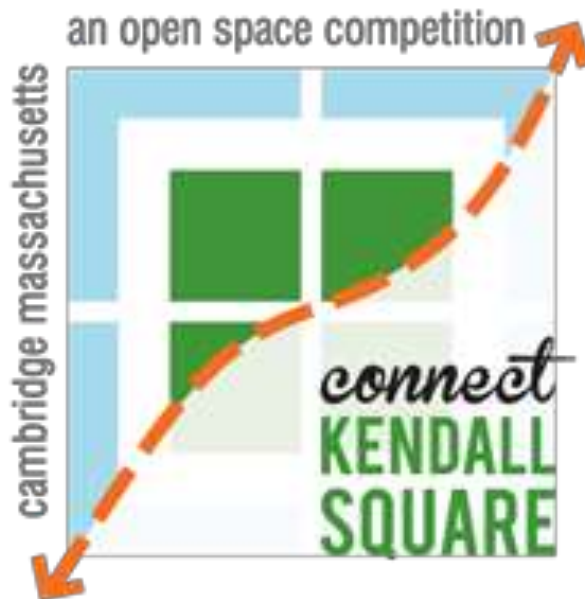
KENDALL SQUARE SOUTH PLAZA Landscape



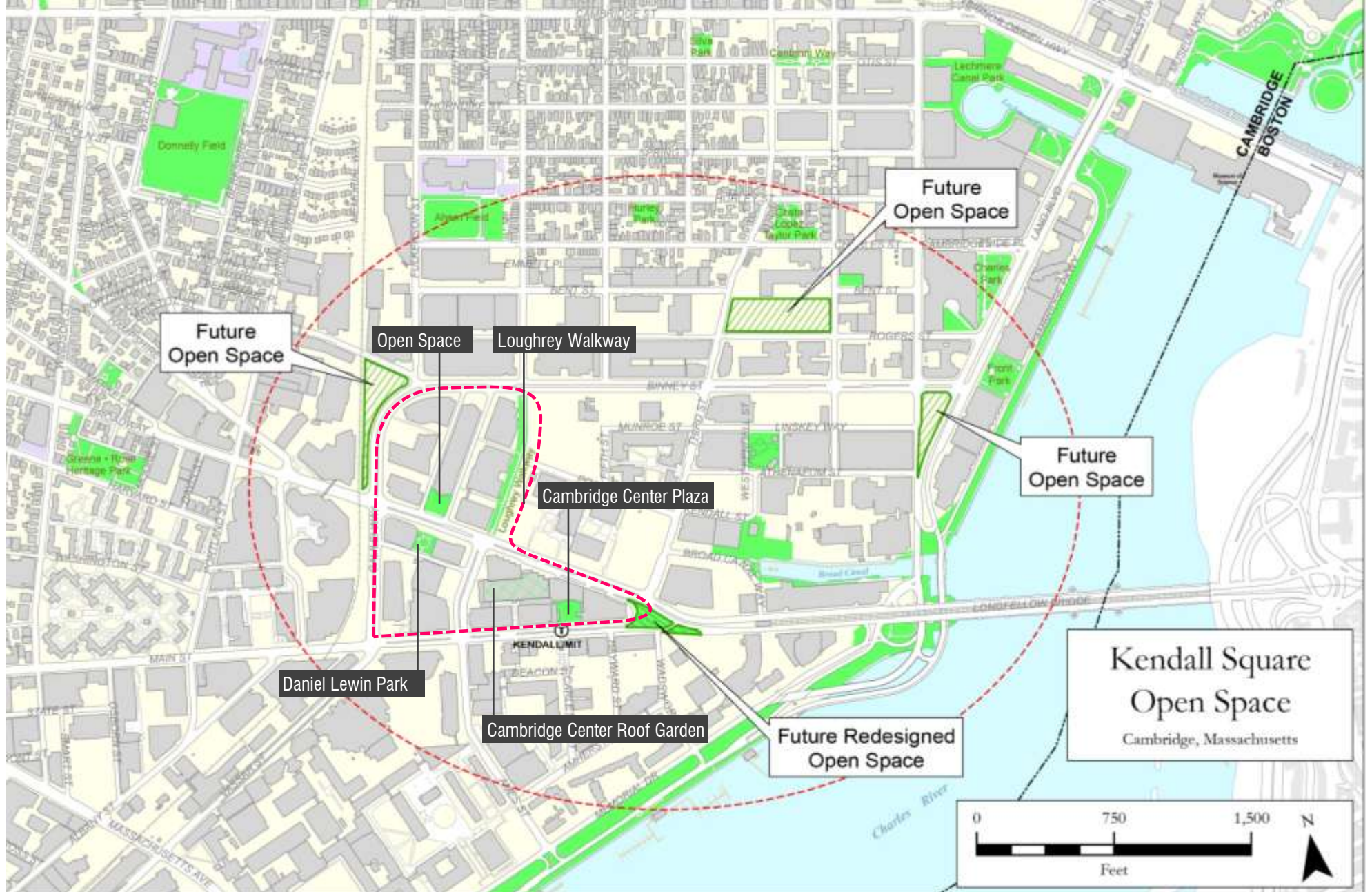
KENDALL SQUARE CONNECT COMPETITION

Urban Design / Planning / Landscape

Sasaki is one of four finalists selected by the City of Cambridge to generate **a framework plan to integrate existing open spaces** with nearly five acres of additional new and renovated public open space becoming available in and around Kendall Square and Eastern Cambridge.



KENDALL SQUARE OPEN SPACE



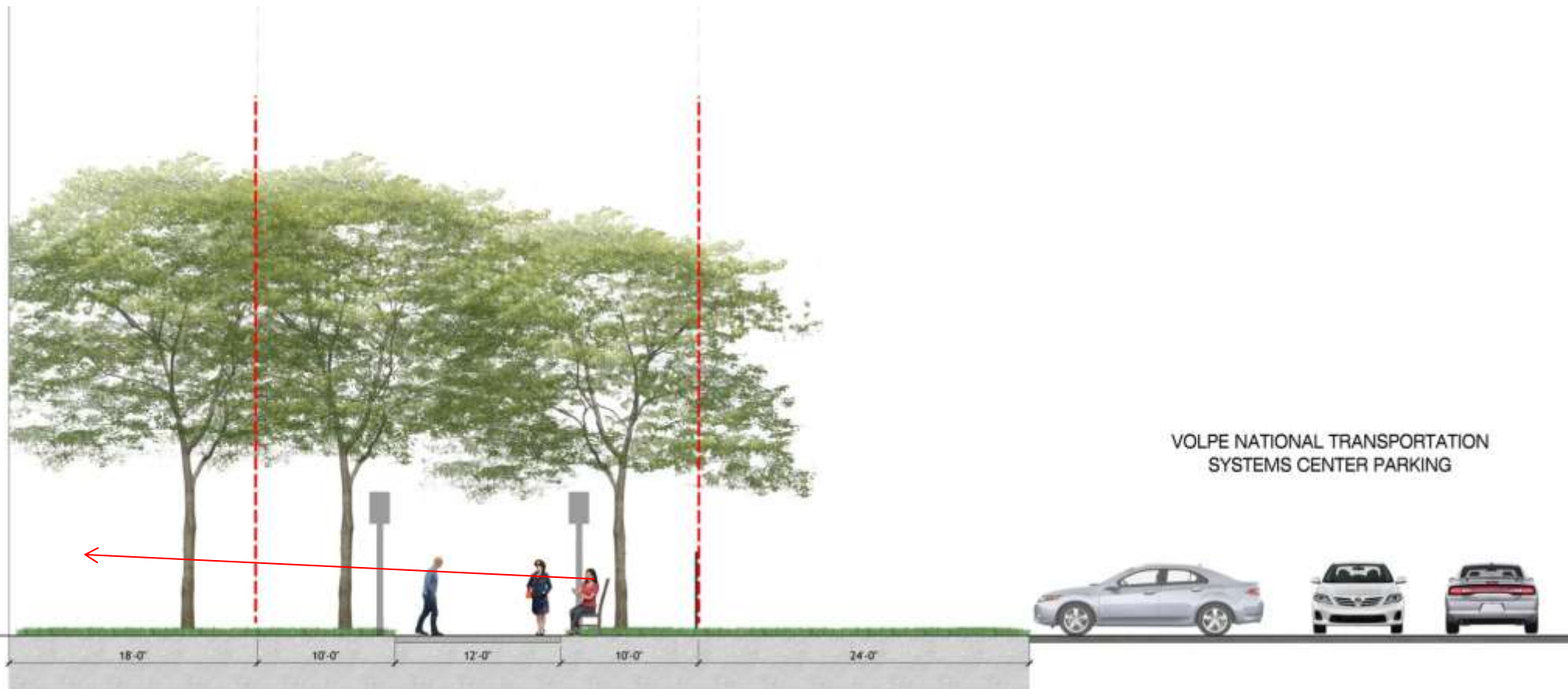
* Illustration from the City of Cambridge

ENHANCE CONNECTIONS Binney To Broadway Pedestrian Way



Binney to Broadway Pedestrian Way Existing Conditions

ENHANCE CONNECTIONS Binney To Broadway Pedestrian Way



AMES STREET
PEDESTRIAN WAY

VOLPE NATIONAL TRANSPORTATION
SYSTEMS CENTER PARKING

ENHANCE CONNECTIONS Binney To Broadway Pedestrian Way

SEATING, LIGHTING AND PLANTING ENHANCEMENTS



ELM WALK REFLECTING POOL, WASHINGTON DC

POTENTIAL PARK WITH FUTURE REDEVELOPMENT

AMES STREET
PEDESTRIAN WAY

ENHANCE CONNECTIONS East Alley



East Alley Existing Conditions

ENHANCE CONNECTIONS Existing Parking Garage



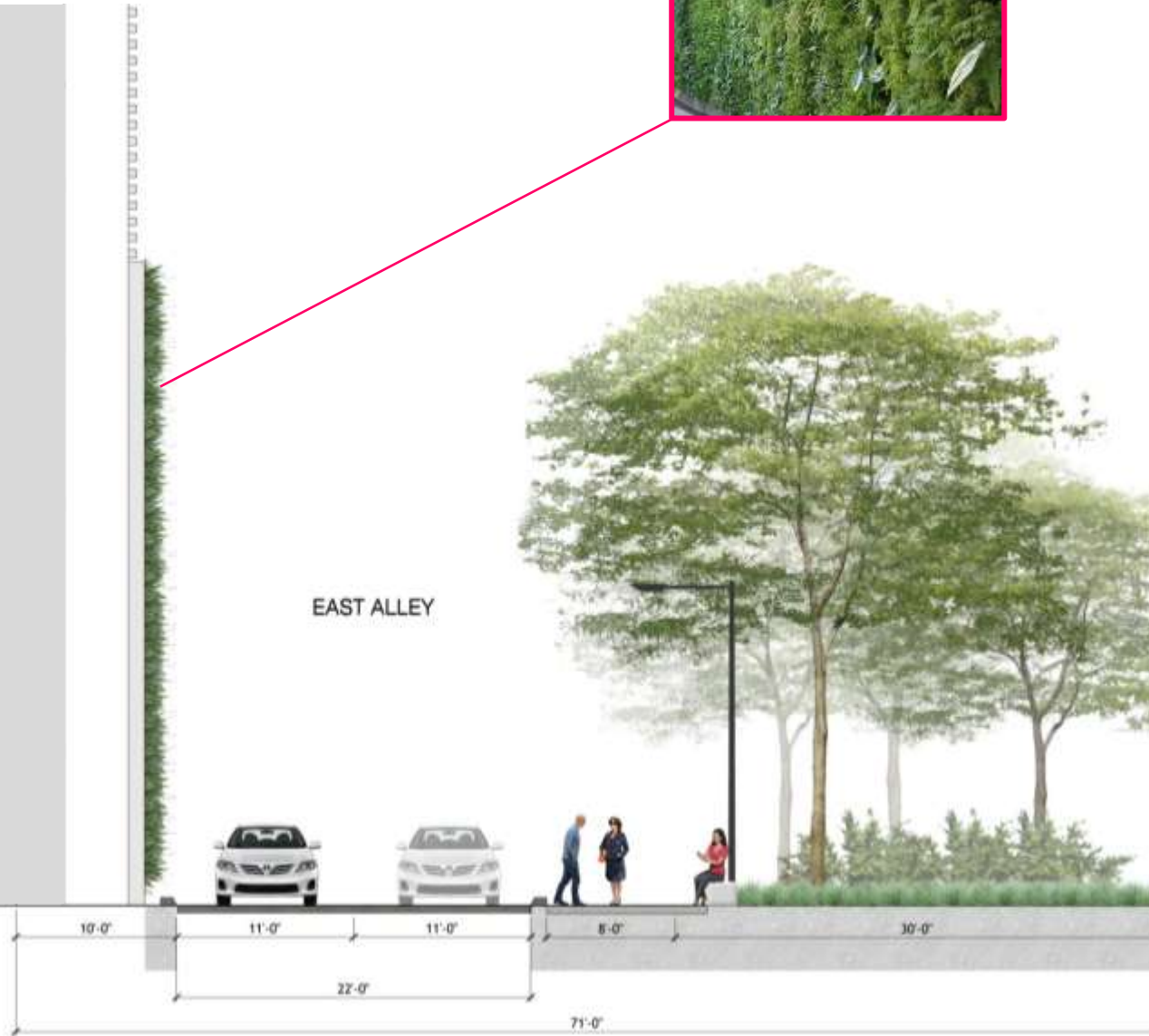
ENHANCE CONNECTIONS East Alley

EXISTING CONDITIONS



ENHANCE CONNECTIONS East Alley

SEATING, LIGHTING AND PLANTING ENHANCEMENTS



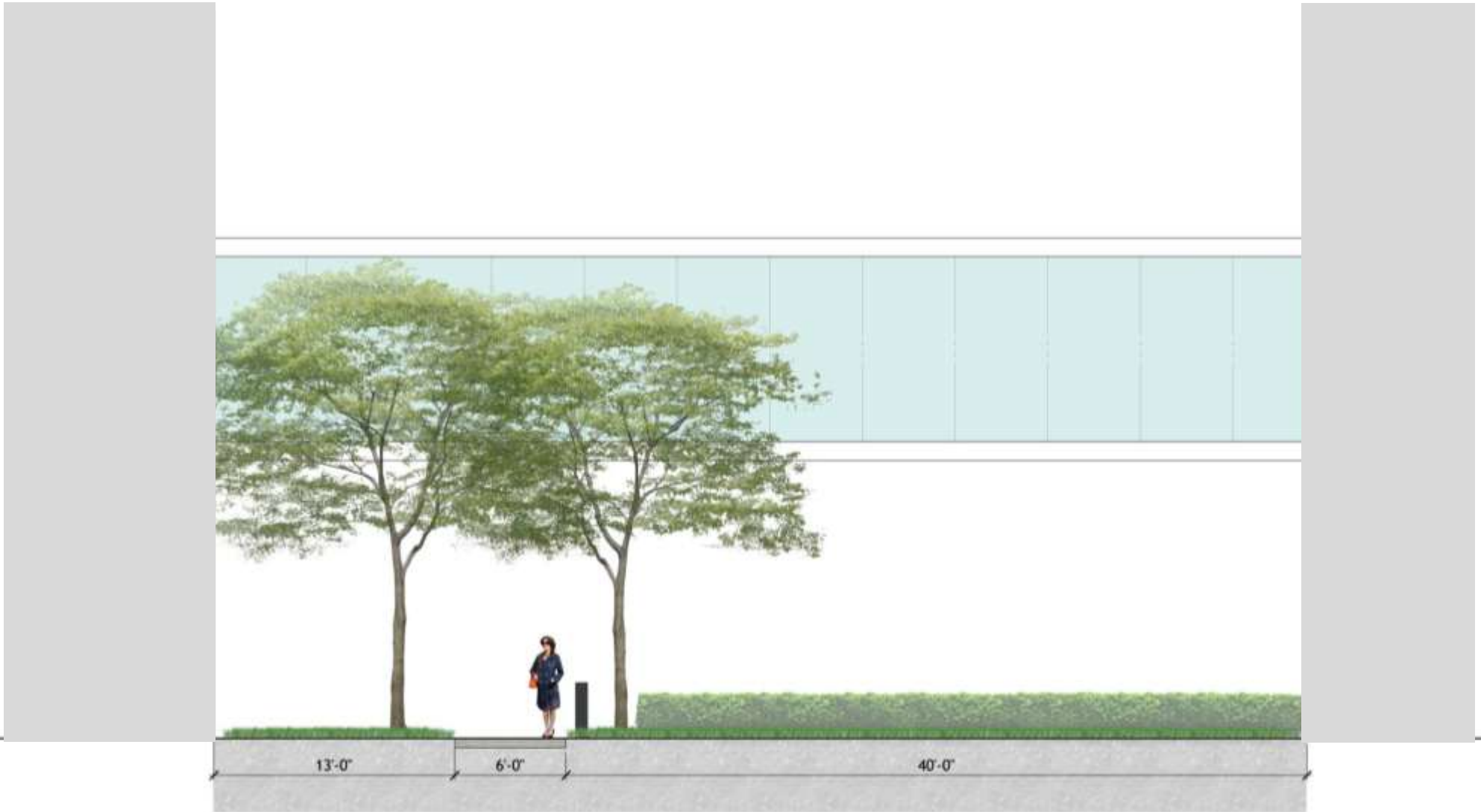
ENHANCE CONNECTIONS Pedestrian Connectors Between Existing Conditions



Pedestrian Connectors Existing Conditions

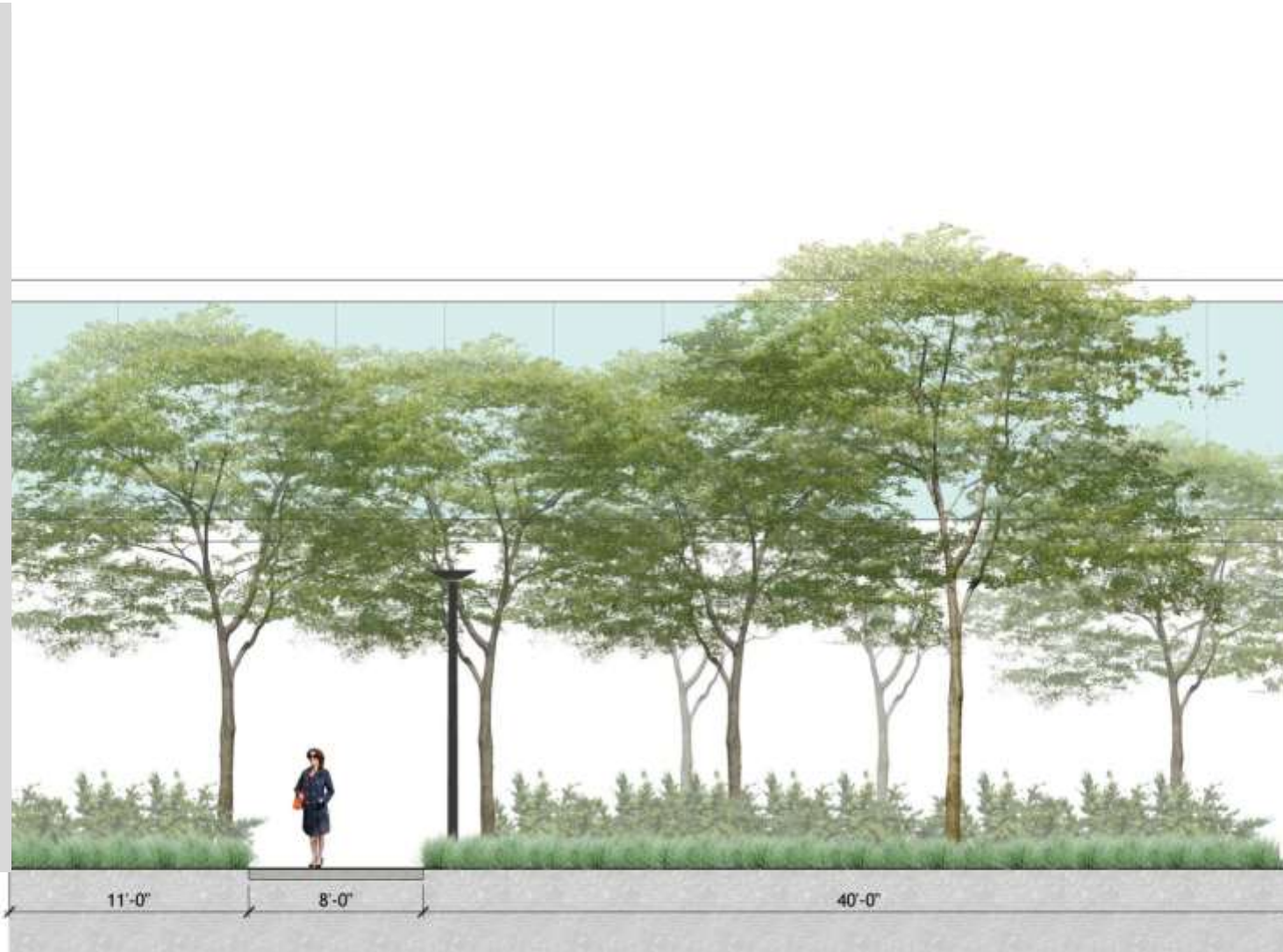
ENHANCE CONNECTIONS Southeast Pedestrian Connector Existing Conditions

EXISTING CONDITONS



ENHANCE CONNECTIONS Southeast Pedestrian Connector Proposed

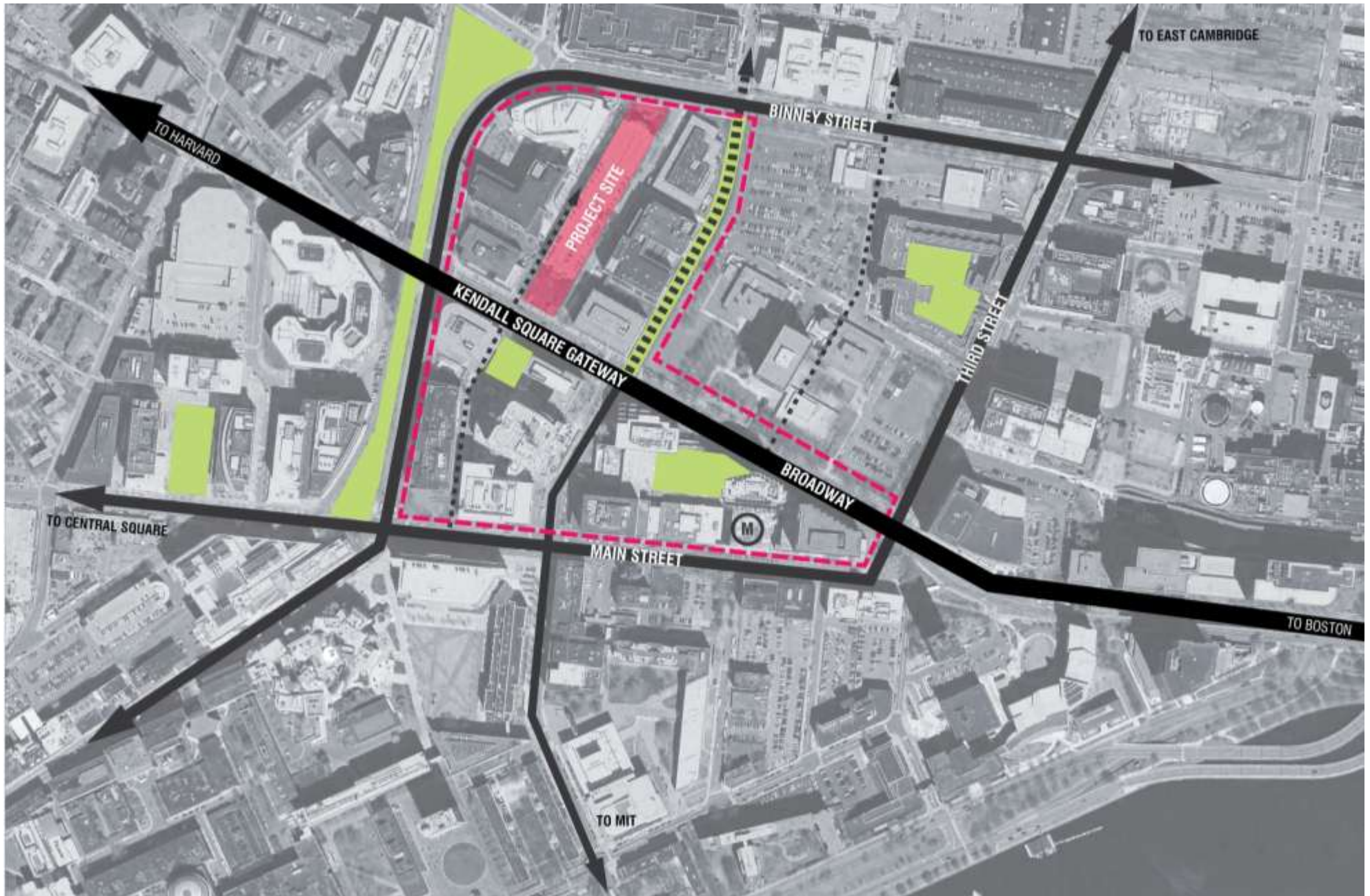
LIGHTING AND PLANTING



An aerial, grayscale photograph of a dense urban city center. The image shows a variety of building styles, including modern high-rises, older multi-story structures, and some unique architectural forms like a building with a curved facade. There are also green spaces, trees, and streets visible throughout the city block.

Urban Design & Building Scenarios

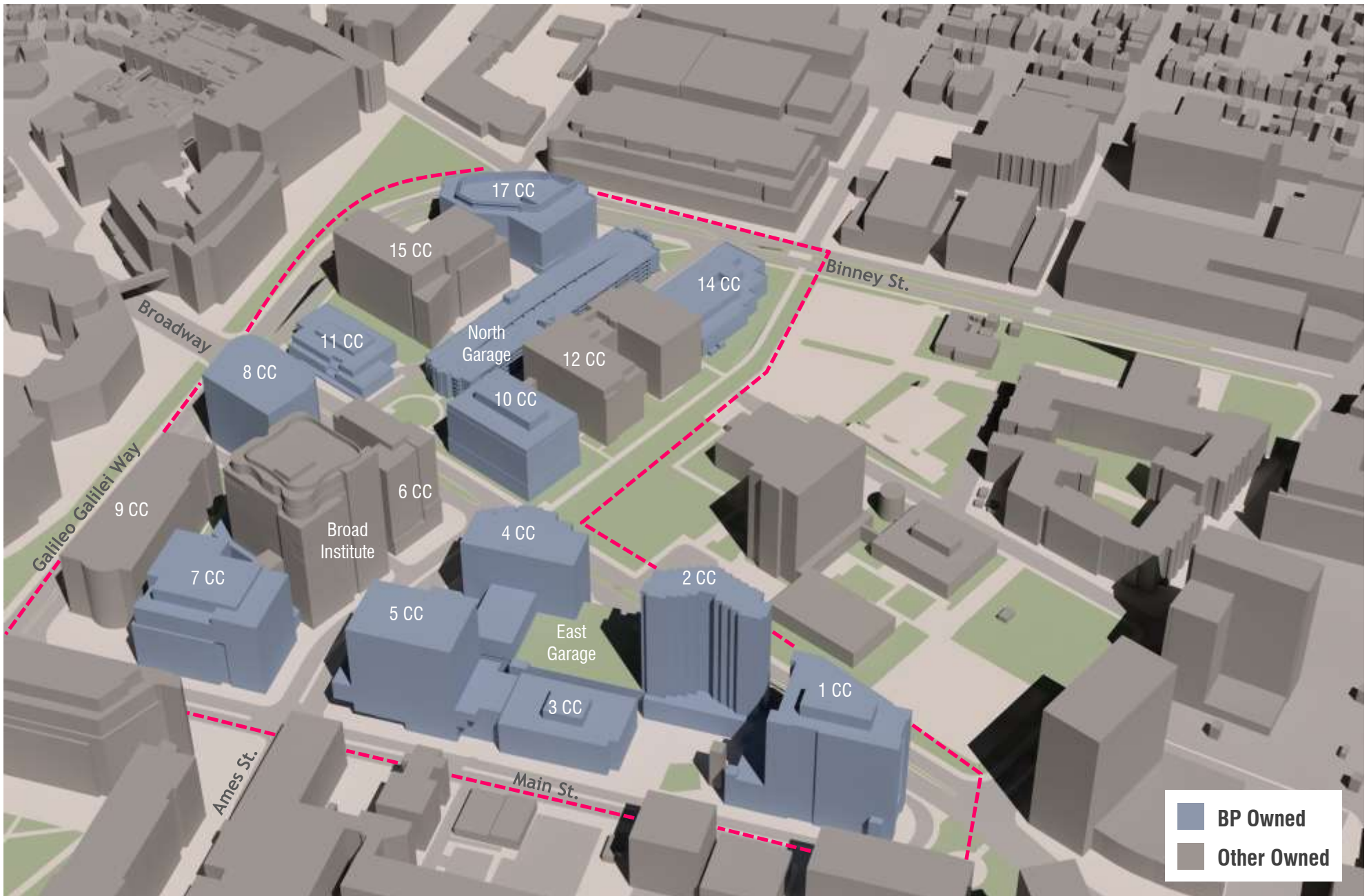
DESIGN SCENARIOS Kendall Square Potential Innovation Framework



DESIGN SCENARIOS Existing Conditions

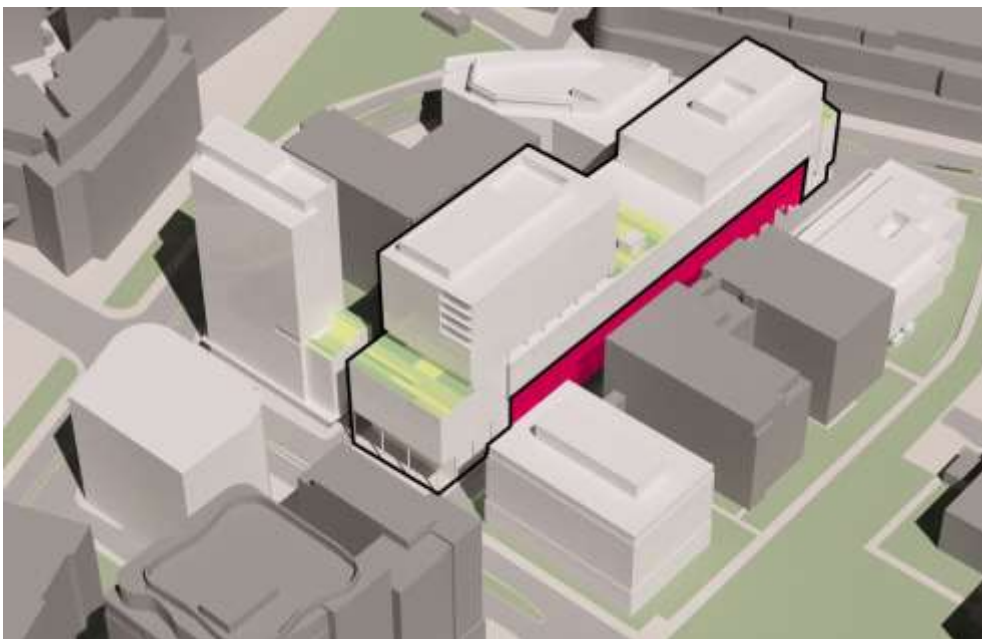
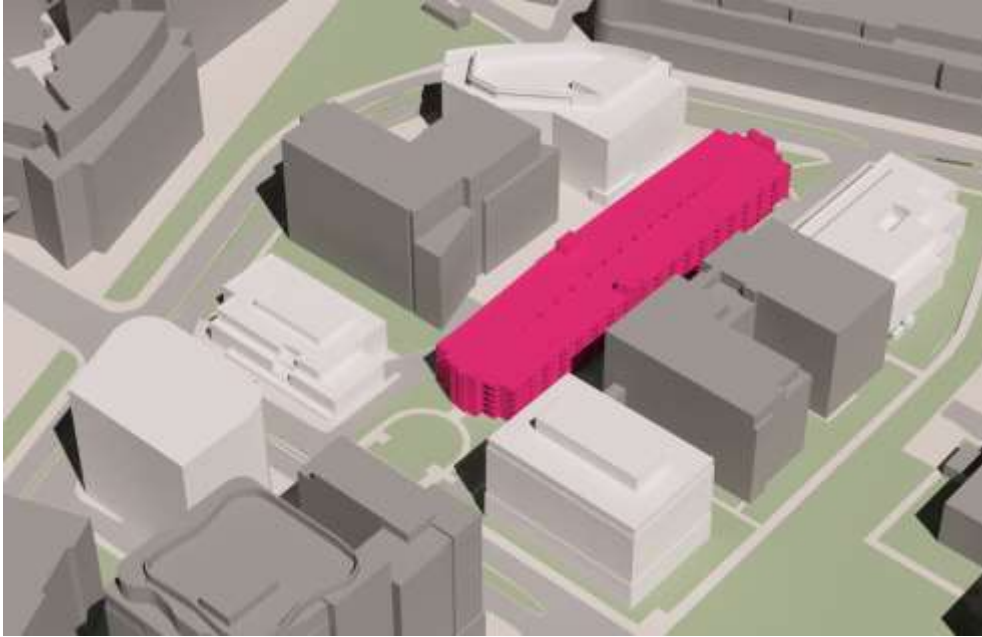


DESIGN SCENARIOS Ownership



URBAN INFILL Hiding Exposed Parking Structure

** Below illustration from K2 Final Report 2013*



** Above Images are existing (top) and proposed (bottom) conditions*

PRIOR STUDIES



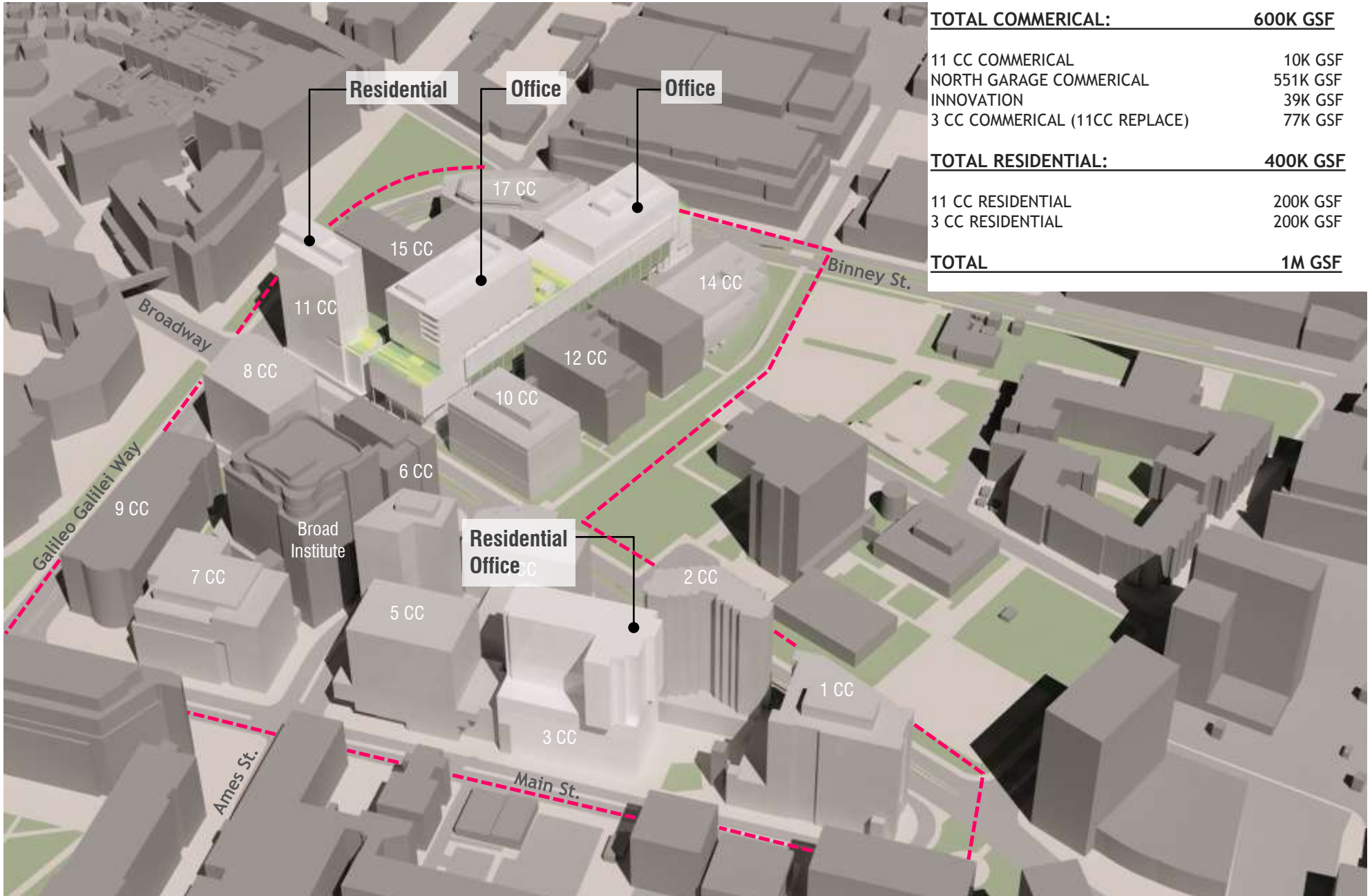
Illustration from K2 Final Report 2013

- Housing
- Office
- Retail / Active Floor



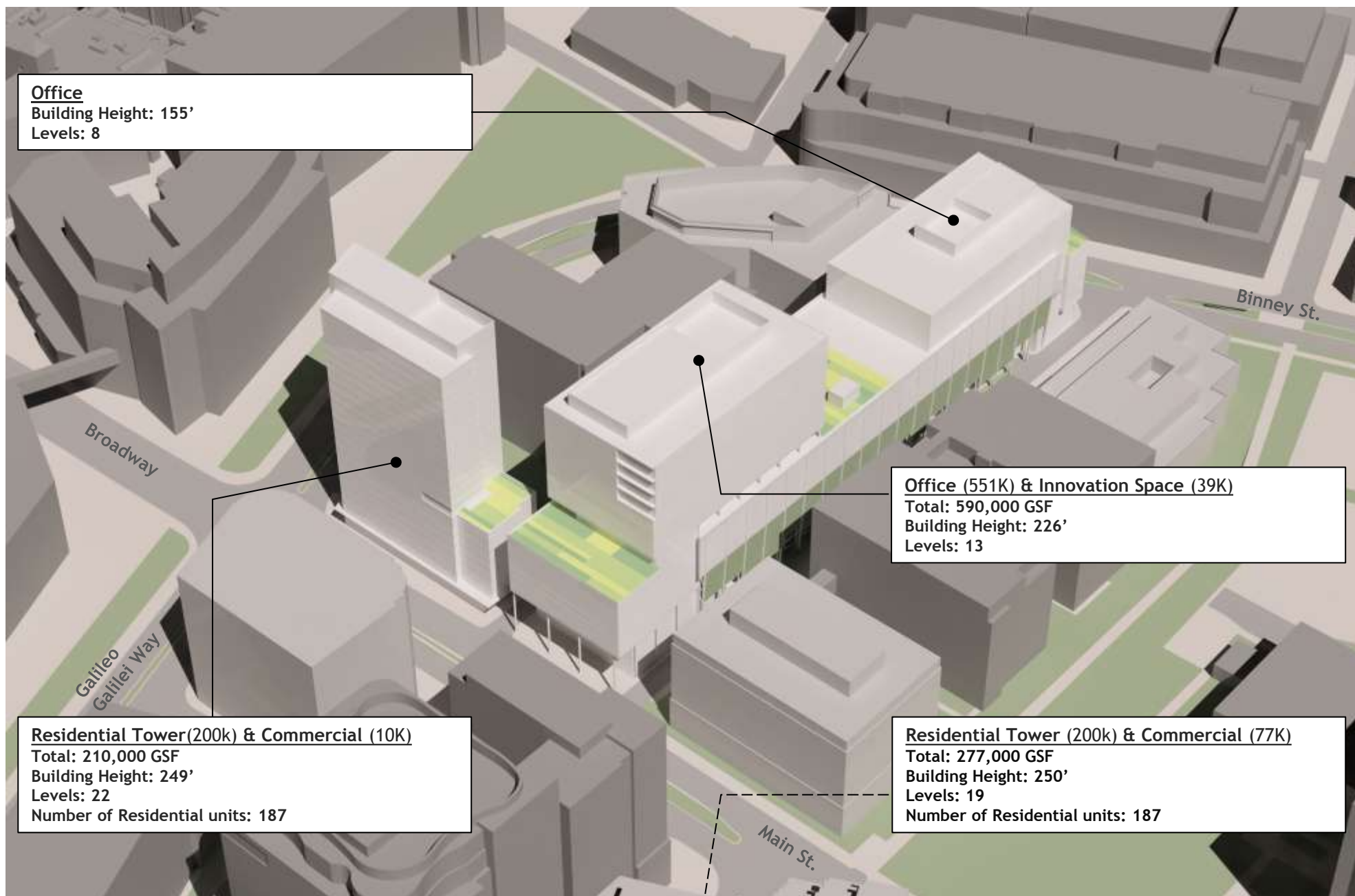
Proposed Design Option 1

DESIGN SCENARIOS Design Option 1

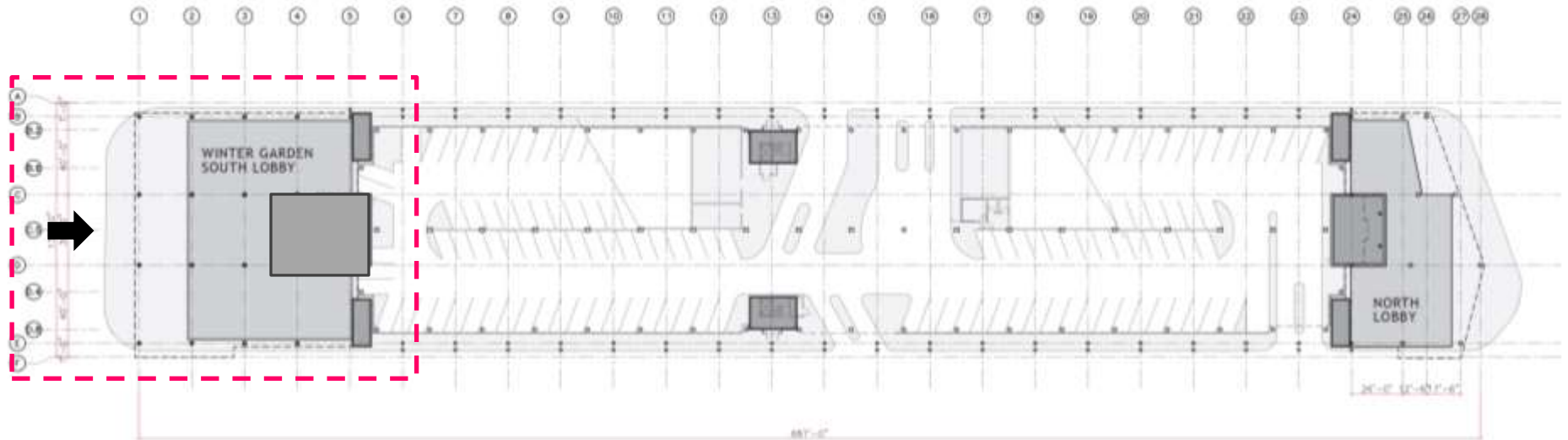


TOTAL COMMERCIAL:	600K GSF
11 CC COMMERCIAL	10K GSF
NORTH GARAGE COMMERCIAL	551K GSF
INNOVATION	39K GSF
3 CC COMMERCIAL (11CC REPLACE)	77K GSF
TOTAL RESIDENTIAL:	400K GSF
11 CC RESIDENTIAL	200K GSF
3 CC RESIDENTIAL	200K GSF
TOTAL	1M GSF

DESIGN SCENARIOS Design Option 1

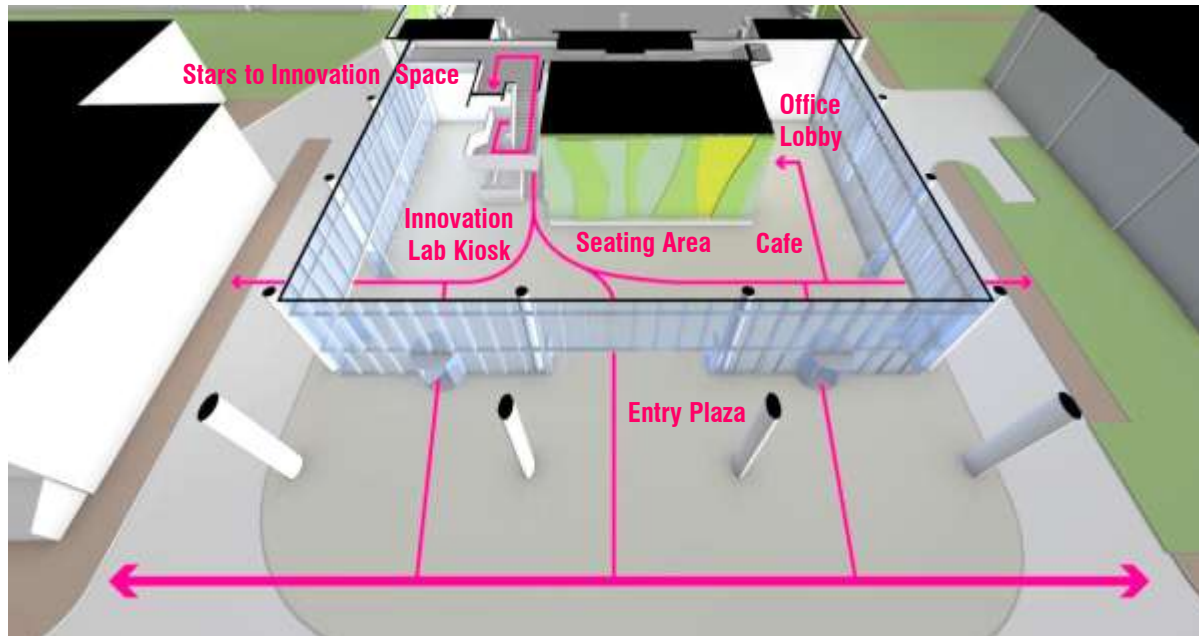
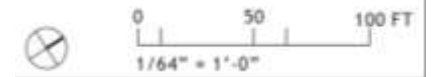


DESIGN SCENARIOS Design Option 1

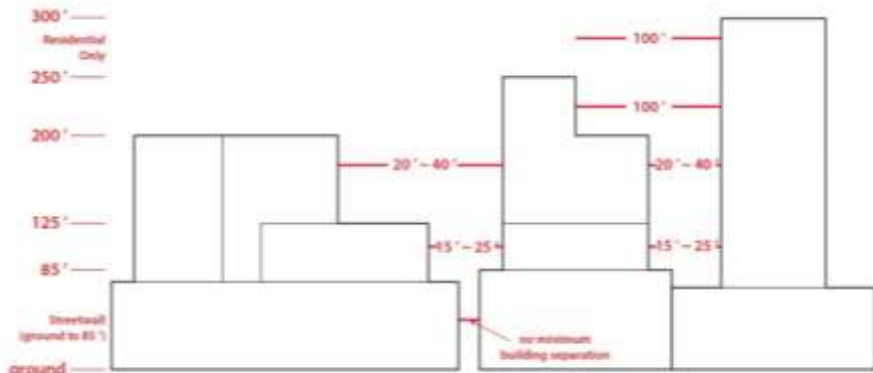


GROUND FLOOR (FP0G)

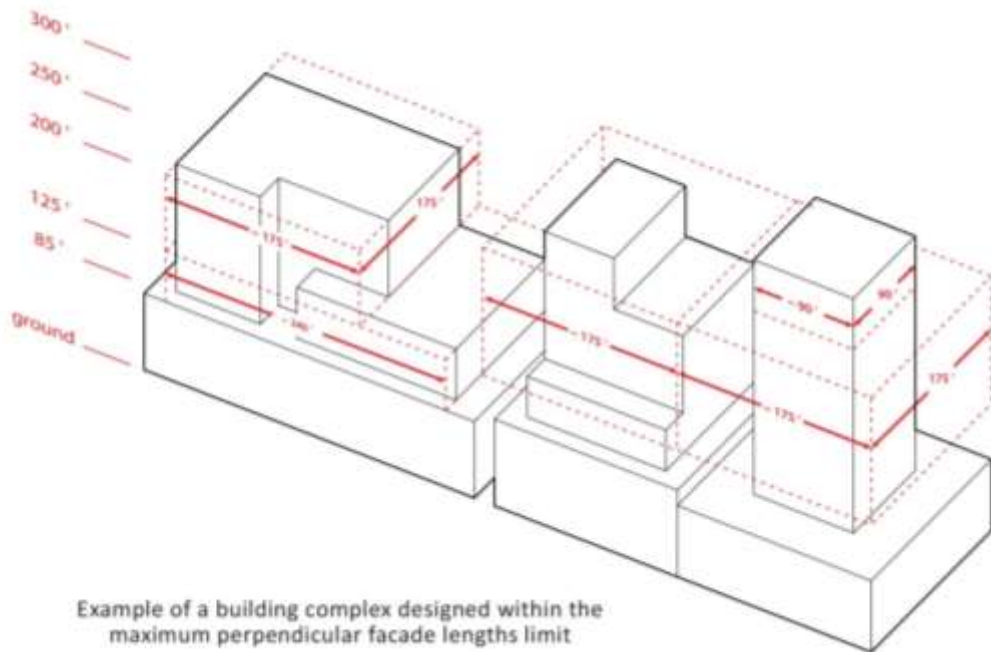
STAIRS + CORES



K2C2 DESIGN GUIDELINES

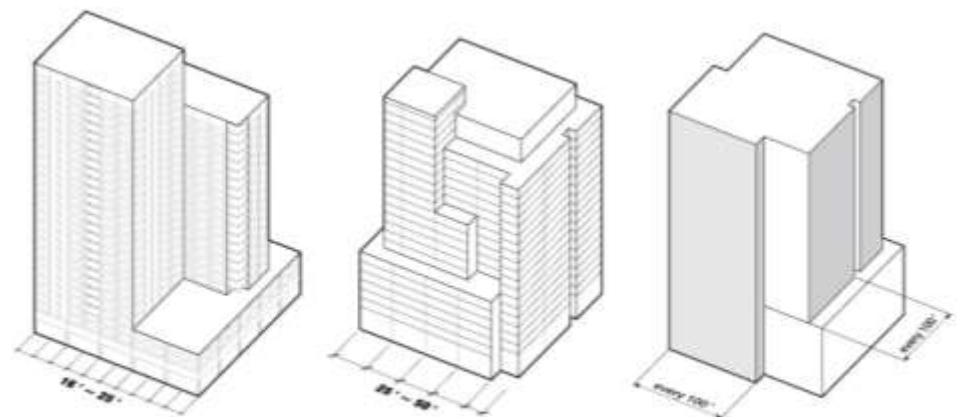
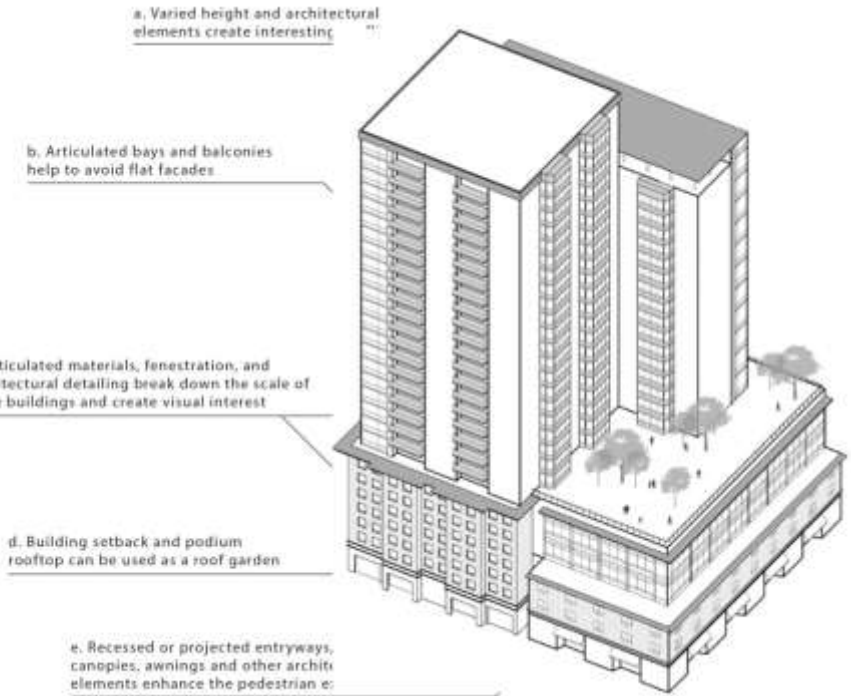


Example of a building complex with appropriate building separation



Example of a building complex designed within the maximum perpendicular facade lengths limit

* Guidelines from K2C2 Design Guidelines Report

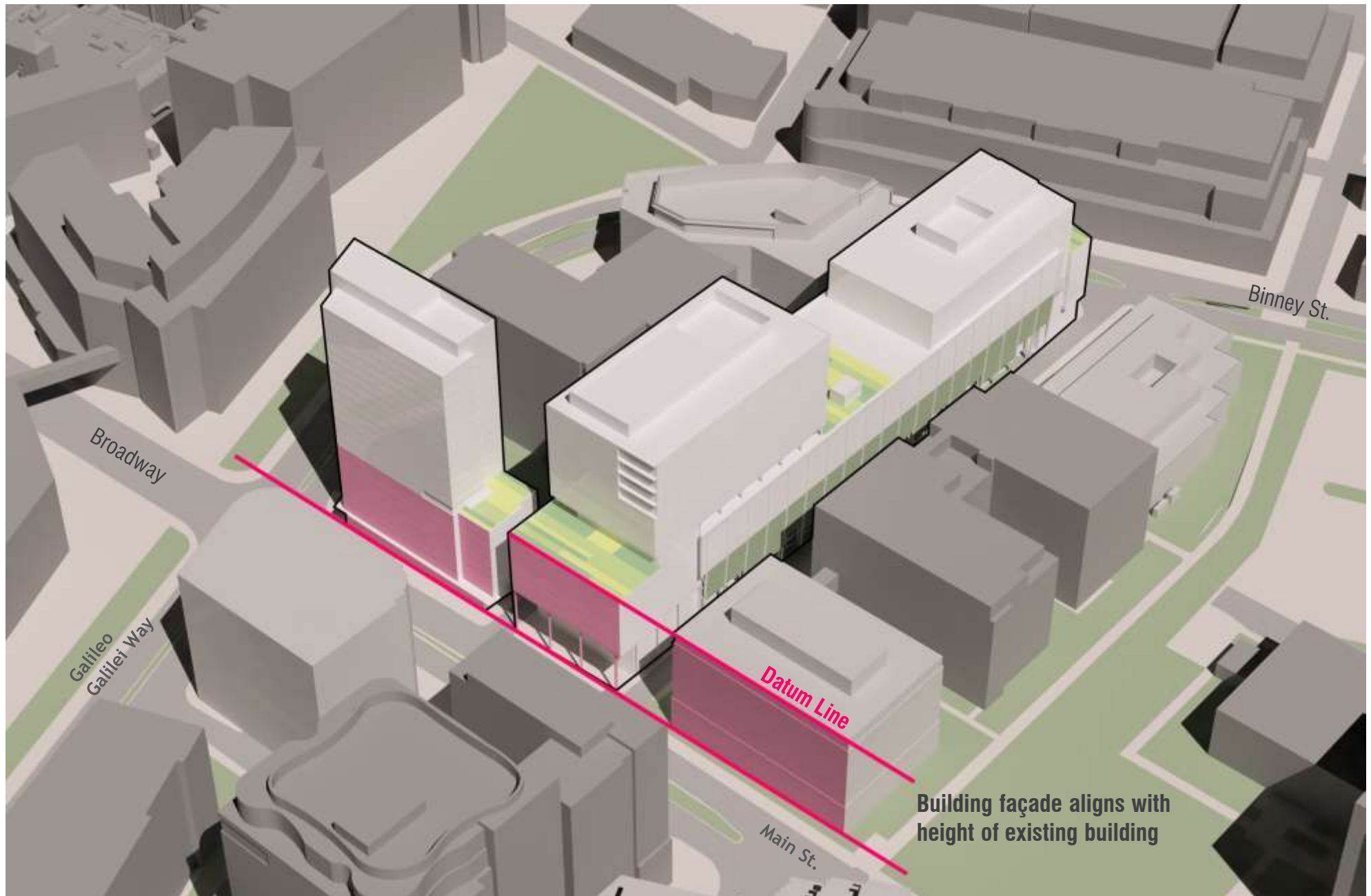


a. Bay widths of 16 to 25 feet for residential uses

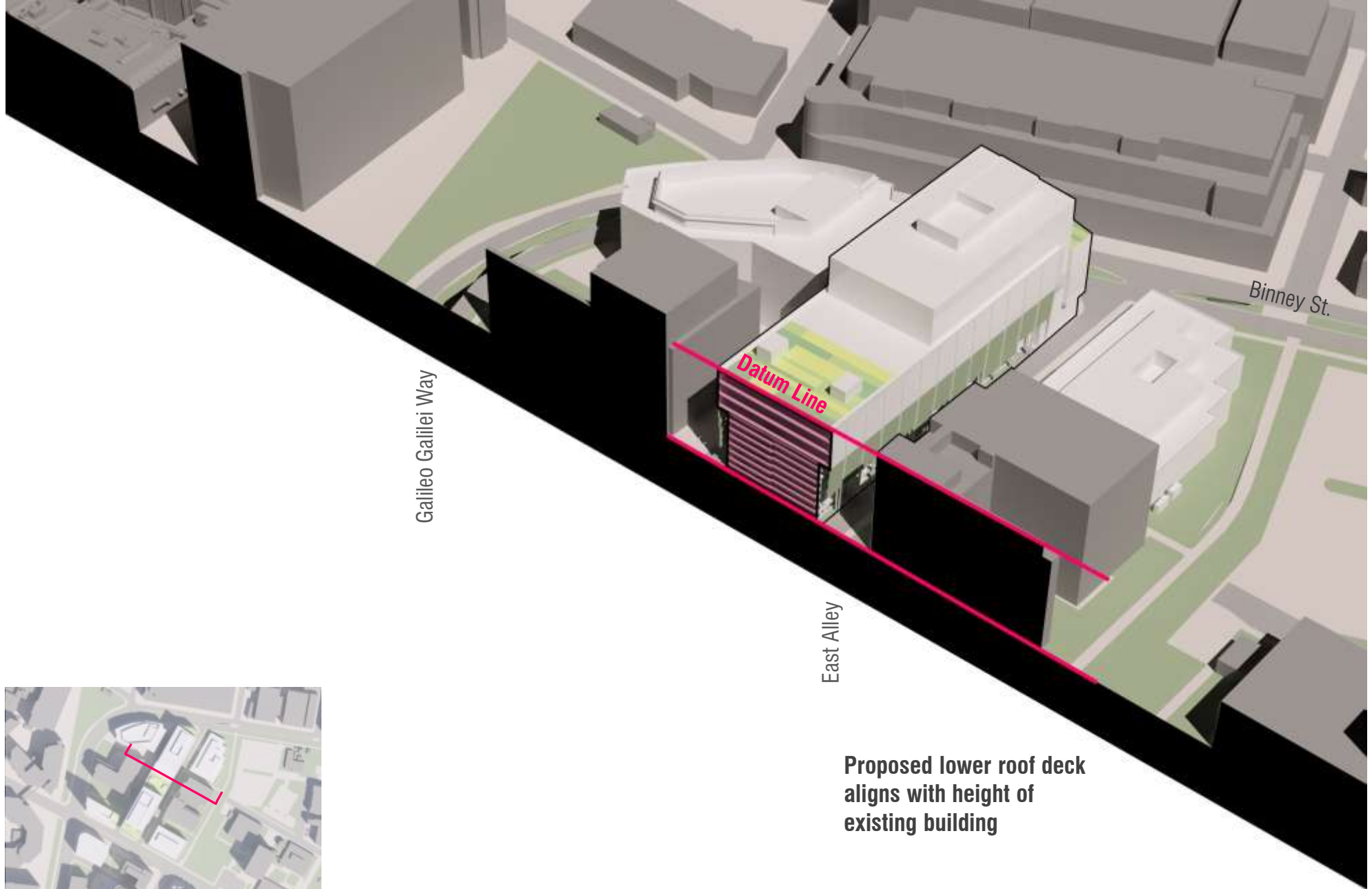
a. Bay widths of 25 to 50 feet for commercial and institutional uses

b. Example of a vertical break

BUILDING HEIGHTS Relationship To Context

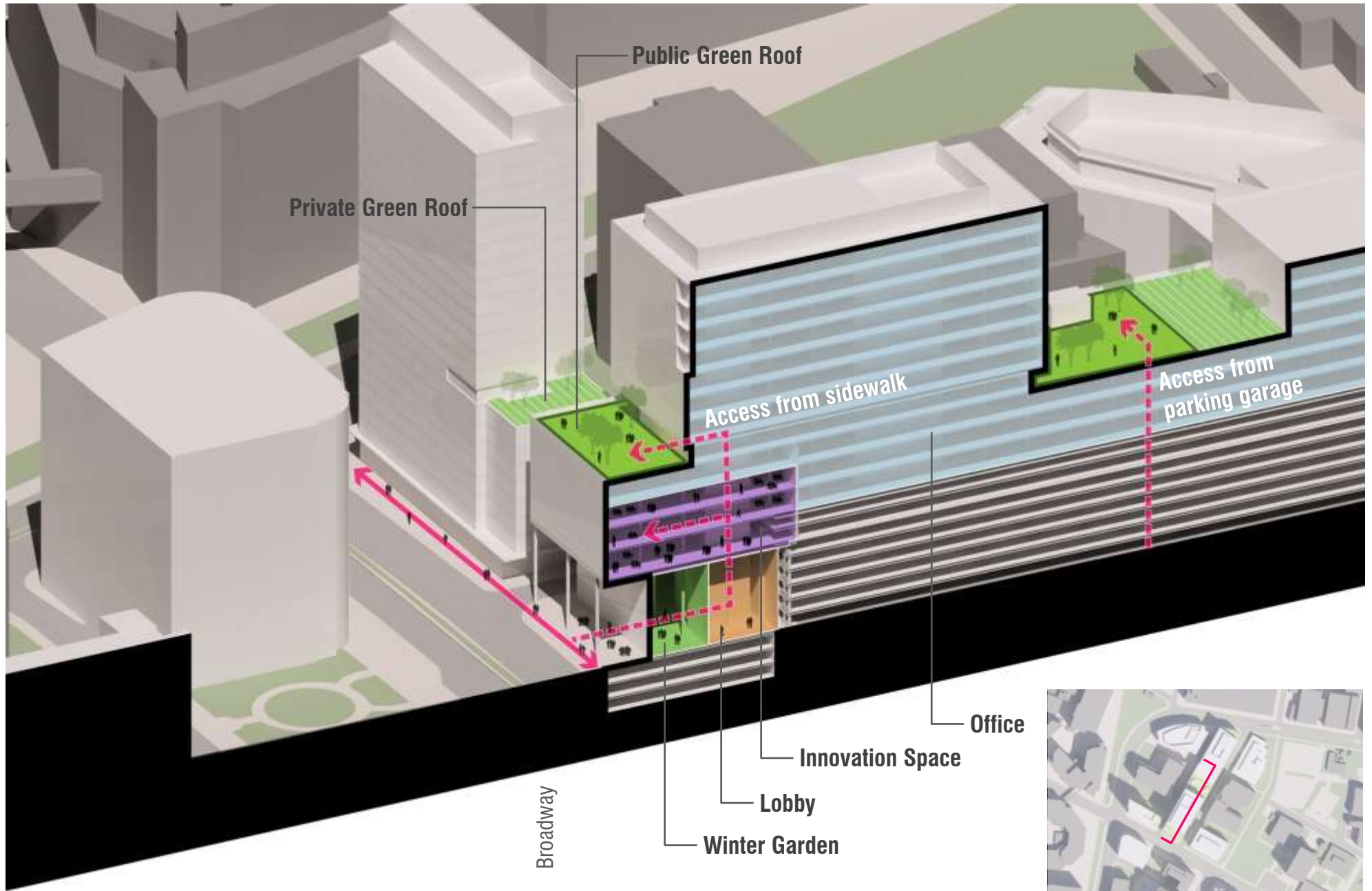


BUILDING HEIGHTS Relationship To Context



Proposed lower roof deck aligns with height of existing building

DESIGN SCENARIOS Public Access to Roof Gardens, Ground Floor Winter Garden and Innovation Space



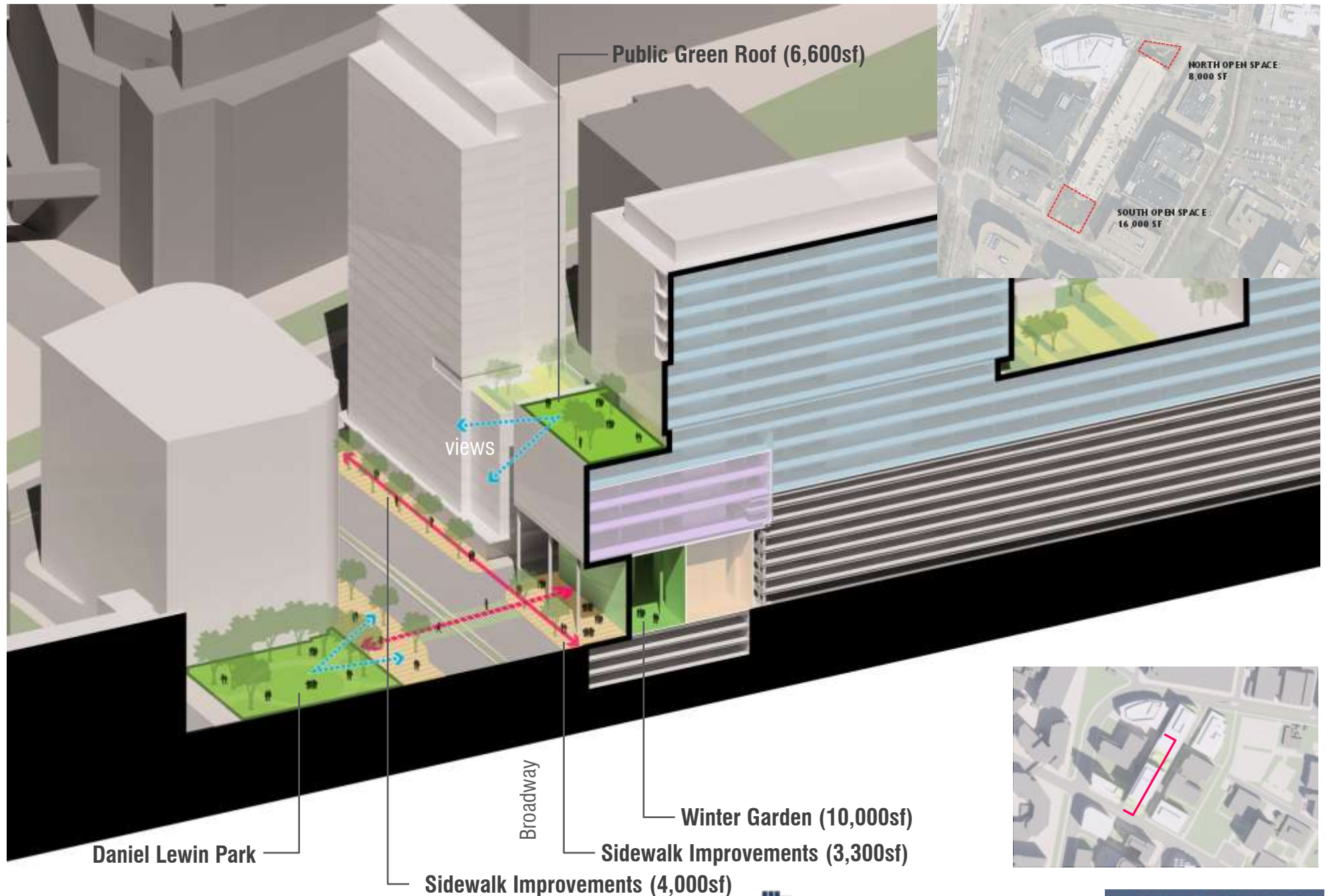
DESIGN SCENARIOS Rooftop Gardens



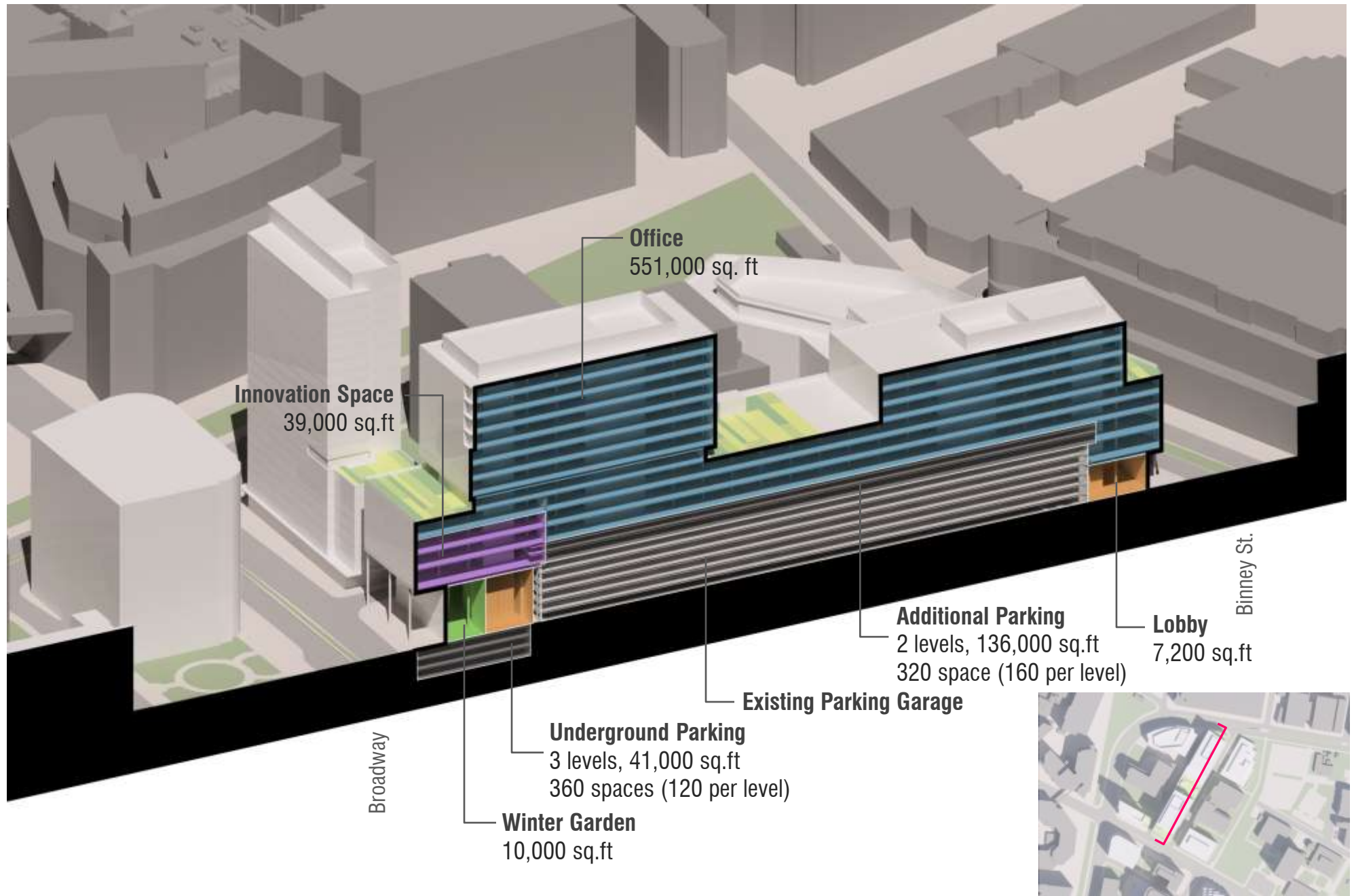
DESIGN SCENARIOS Strengthen Ground Floor with Transparent Public Spaces Facing Broadway St.



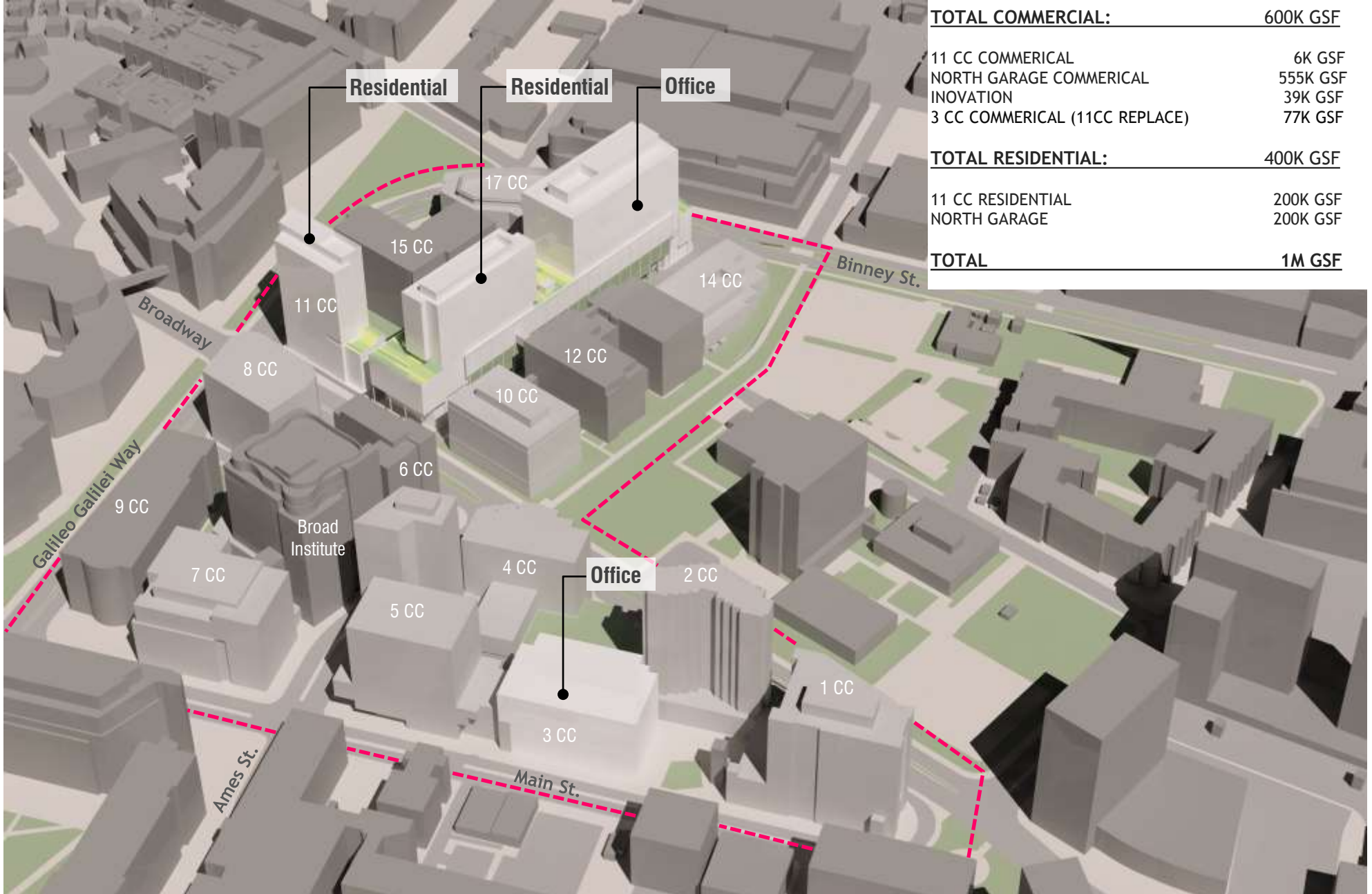
DESIGN SCENARIOS Possible Link to Daniel Lewin Park to Enhance Open Space and Connections



DESIGN SCENARIOS Building Density Above Existing Parking Garage

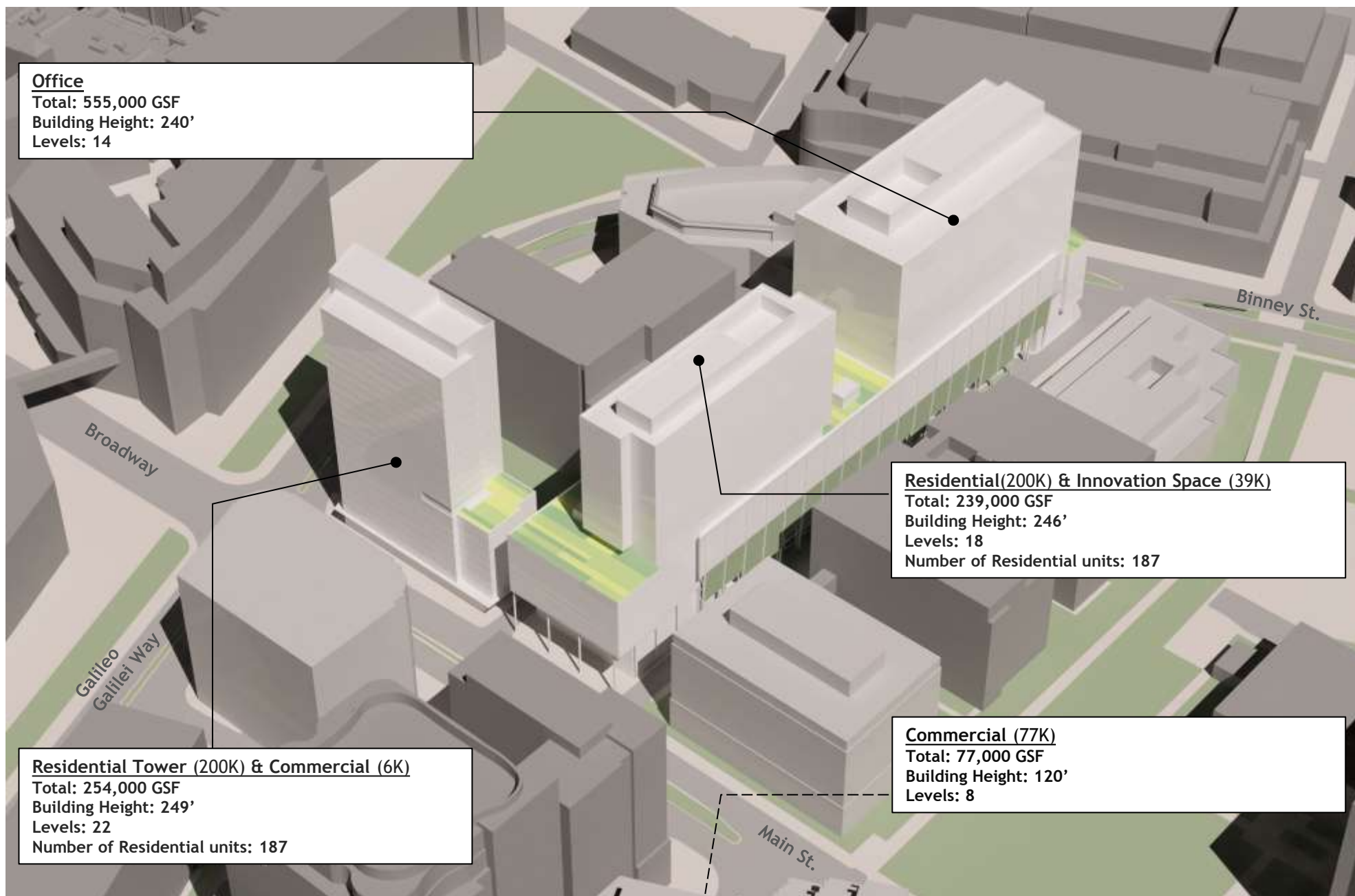


DESIGN SCENARIOS Design Option 2



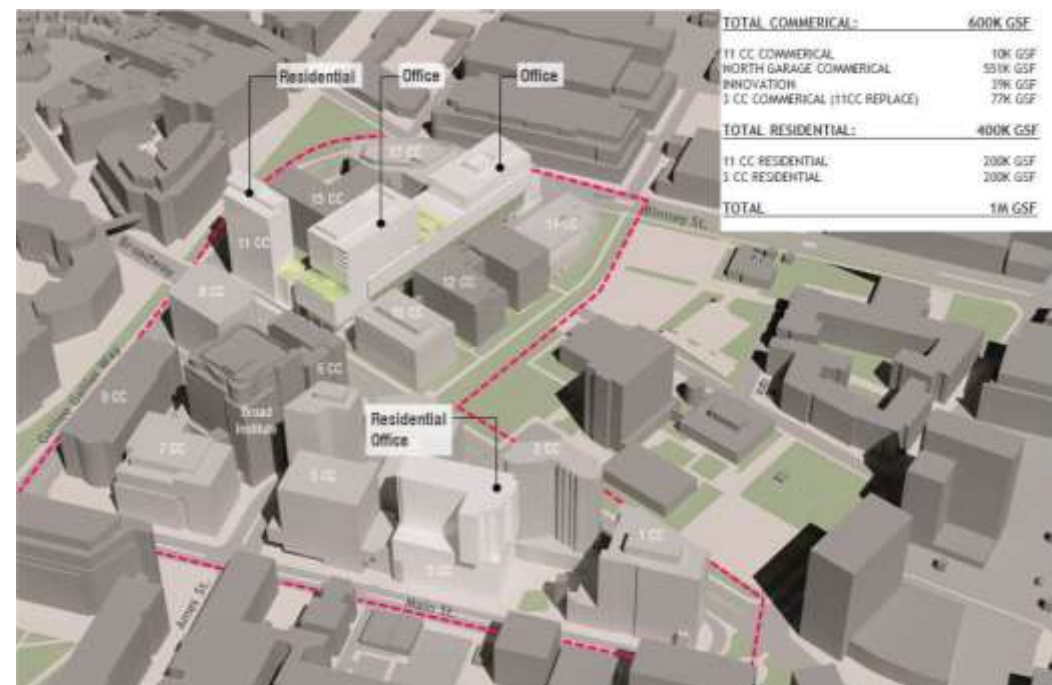
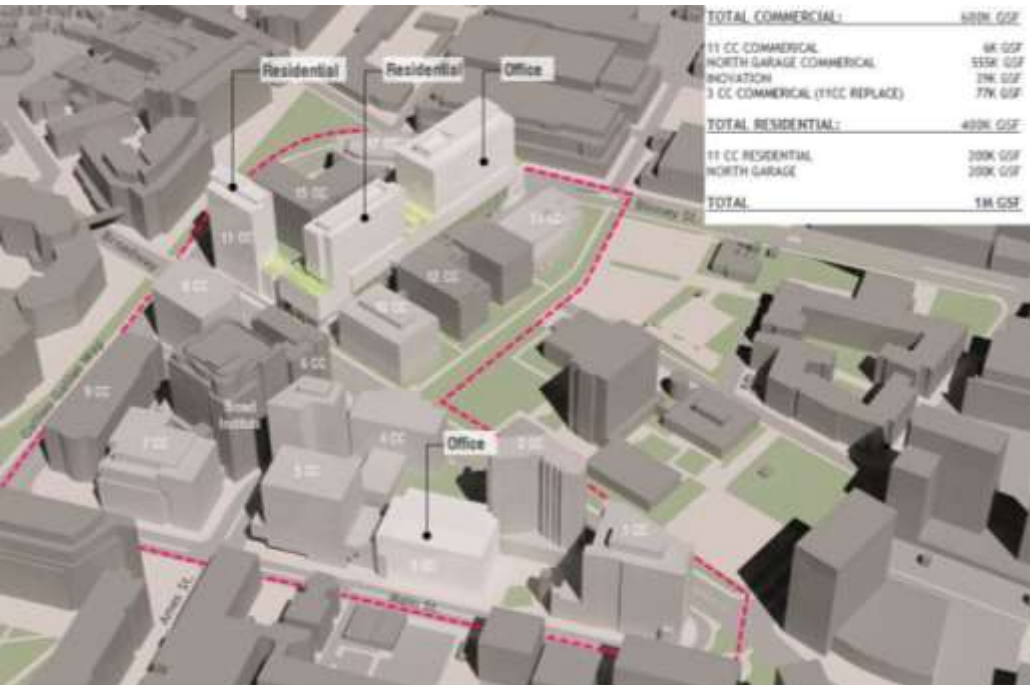
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3 CC COMMERCIAL (11CC REPLACE)	77K GSF
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11 CC RESIDENTIAL	200K GSF
NORTH GARAGE	200K GSF
TOTAL	1M GSF

DESIGN SCENARIOS Design Option 2



DESIGN SCENARIOS

Design Option 1 & 2 Numbers





VIEW FROM BROADWAY STREET



VIEW FROM BINNEY STREET



RESIDENTIAL BUILDING VIEWED FROM BROADWAY AND GALILEO GALILEI WAY



DESIGN SCENARIOS Broadway Street

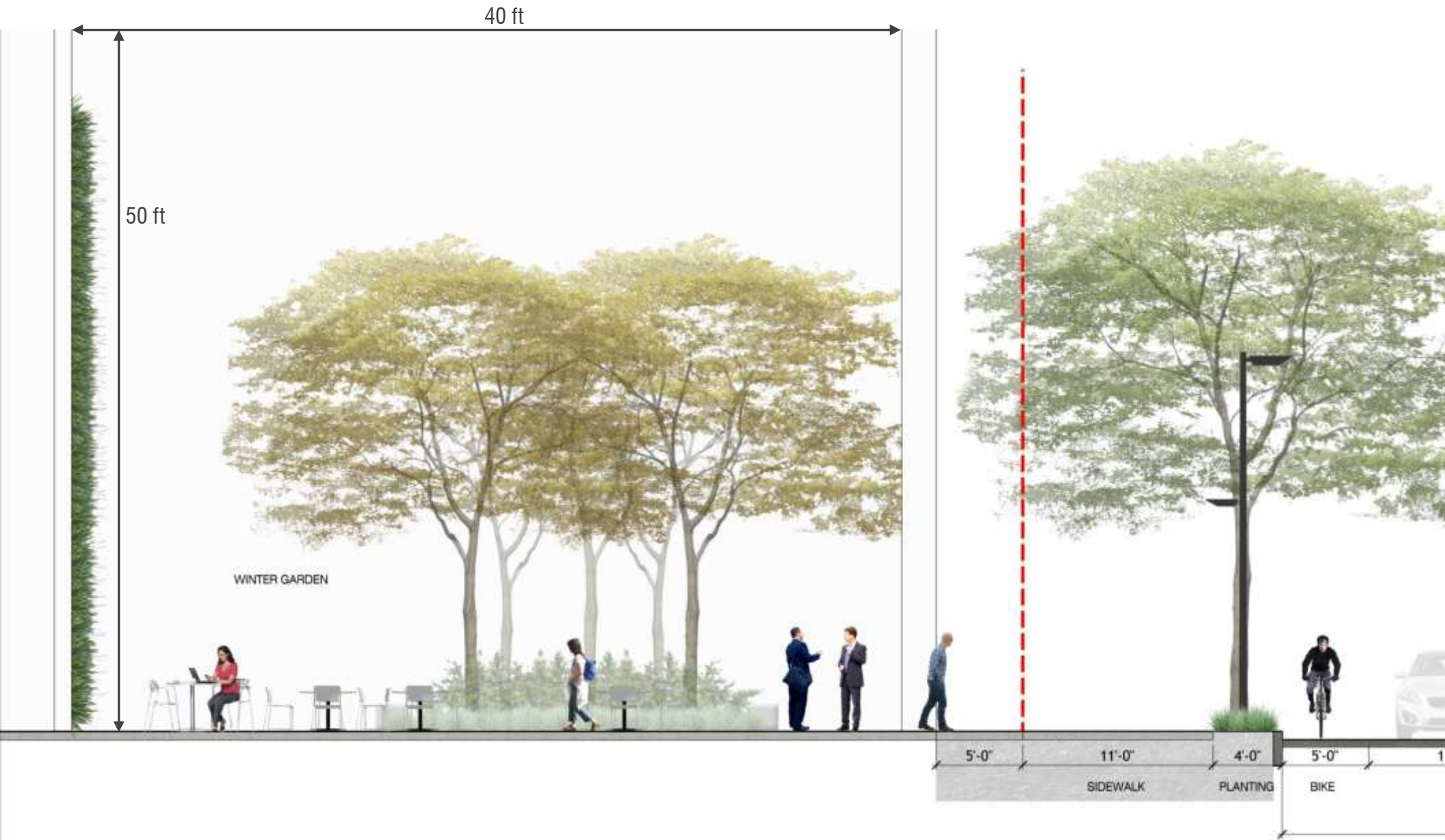


East Alley Existing Conditions

DESIGN SCENARIOS Proposed Winter Garden On Broadway



DESIGN SCENARIOS Proposed Winter Garden On Broadway



DESIGN SCENARIOS Winter Garden Precedents





INNOVATIVE
LAB

