



Volpe Working Group

Cambridge Community Development Department
Michael Dennis & Associates

Volpe Site: Site Design

Volpe Site – Built Form

Volpe Site – Built Form

Principles (So Far)

Built Form in the Urban Environment

Comparative Buildings

Discussion

Volpe Site and Building Program

Discussion

Principles (so far) for Built Form

Character - two underlying themes:

A welcoming neighborhood:

Sense of Place, Integral to the city of Cambridge,
Pedestrian Friendly,
Live, Work, and Play

Innovation:

The district should be SPECIAL – something unique, a destination, it should somehow not only encourage innovation but also exemplify it

Comfort:

- Protection from the elements – shade, canopies
- Indoor/outdoor space – Galleria/Market Hall
- Minimize shading of open spaces, maintain views to sky
- Sense of protection, enclosure
- Pedestrian seating, sidewalk furniture
- Minimize wind at pedestrian level

Building Program should enhance Streets and Open Spaces:

- Retail - create double sided retail on bordering streets
- Residential - facing parks
- Family housing – near play areas

Fit with Existing Context:

- Sensitivity to scale and views from existing building
- Programmatic compatibility with existing buildings and streets



Sense of Place



Active Streetscape



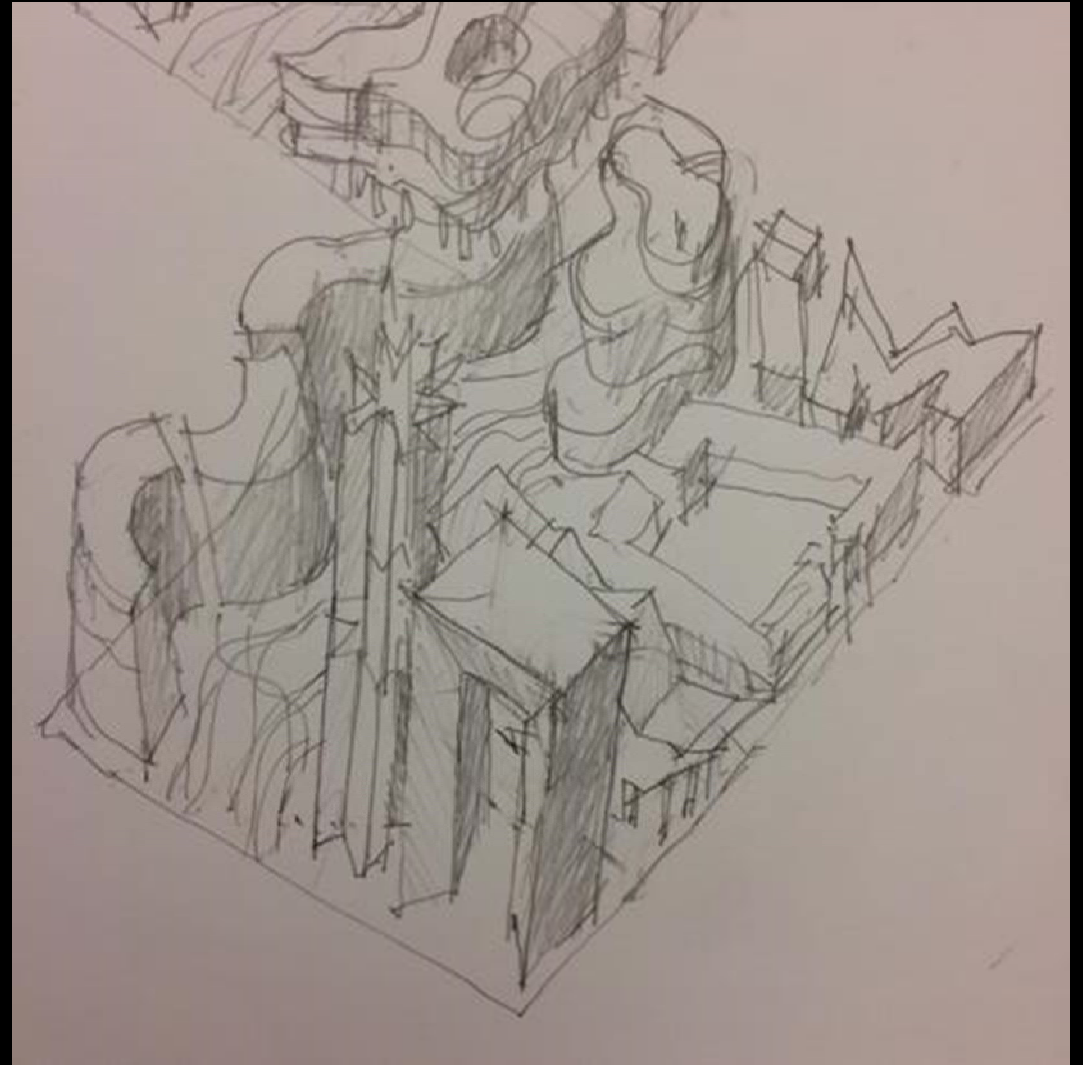
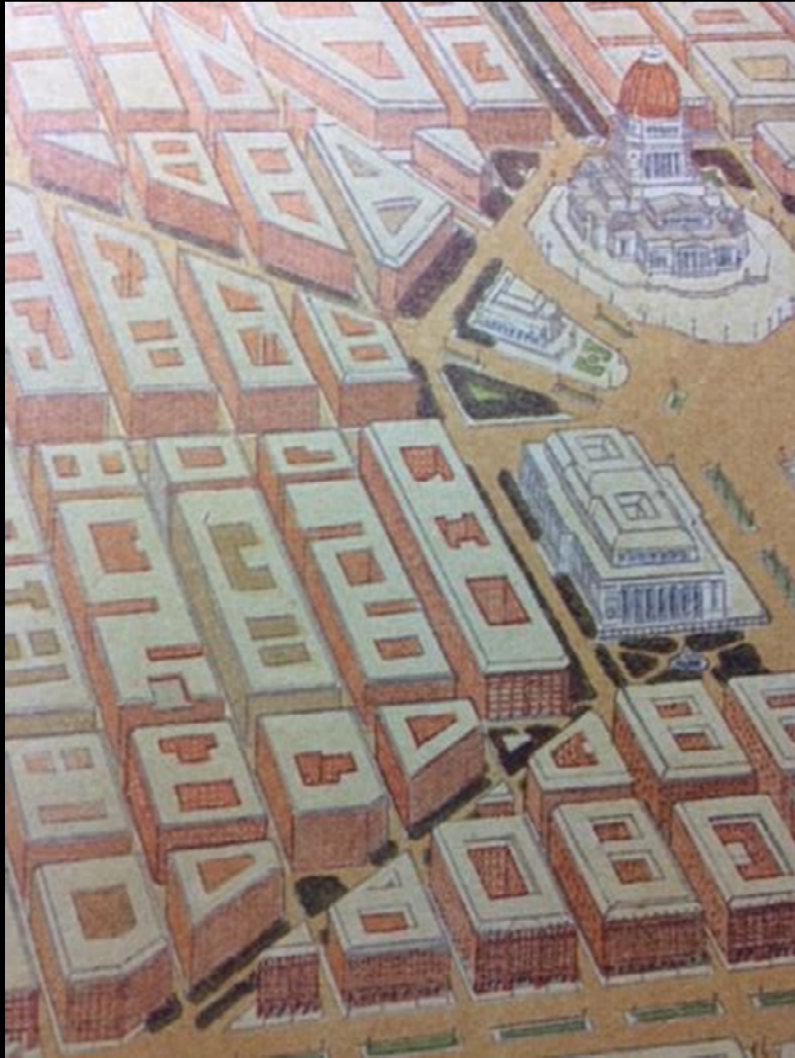
Comfort



Innovation

Built Form in the Urban Environment





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Continuity/Homogeneity vs.
Uniqueness/Heterogeneity

Built Form in a Dense Urban Environment - Five Zones

Built Form in a Dense Urban Environment - Five Zones

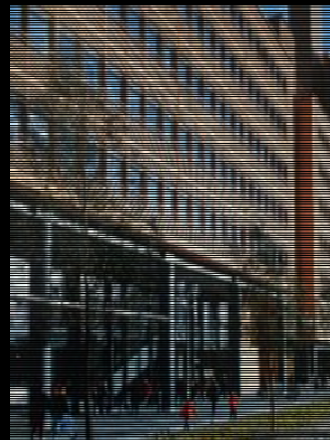
Ground Plane



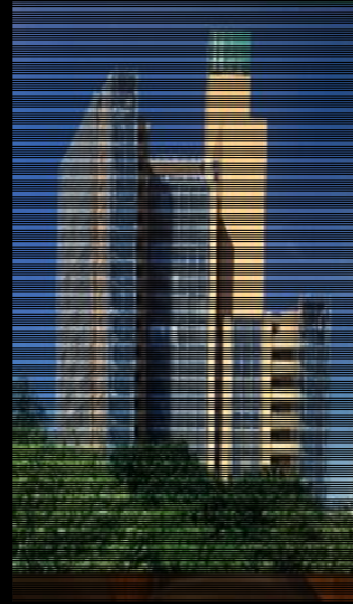
Pedestrian Frontage



Street Wall

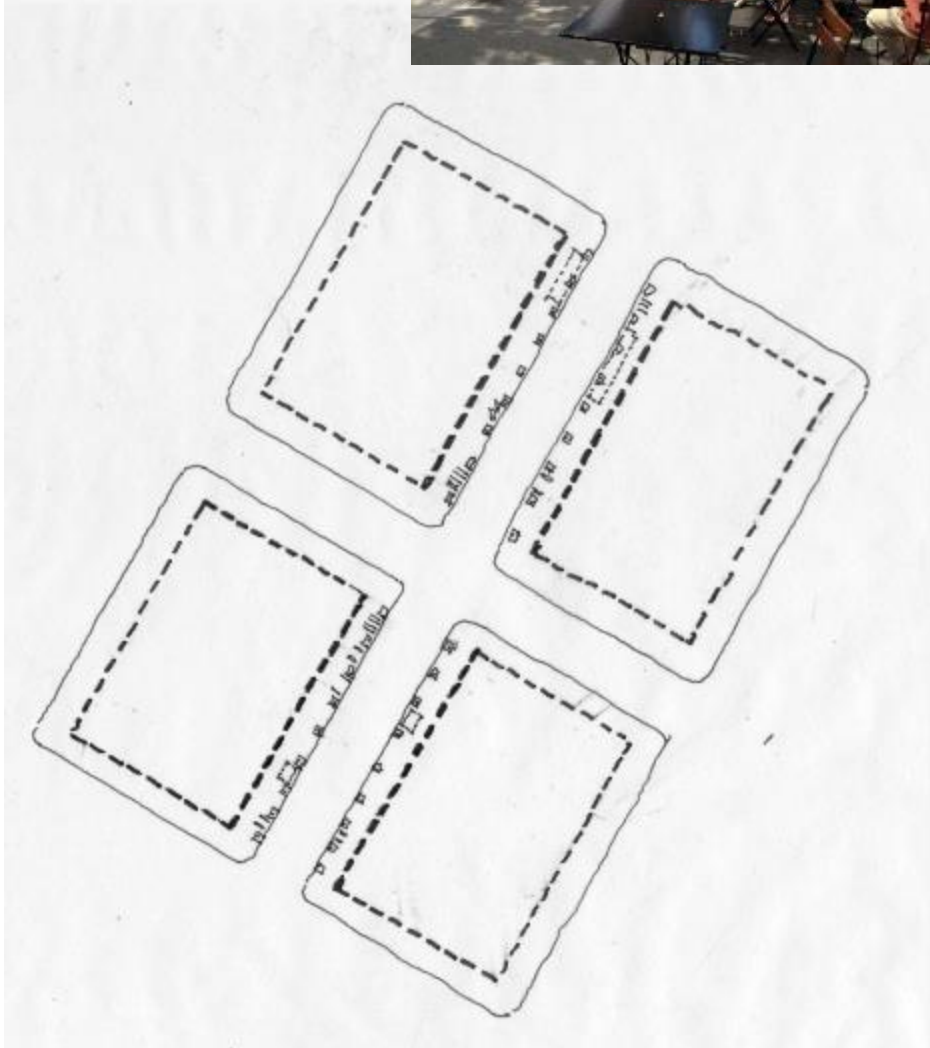
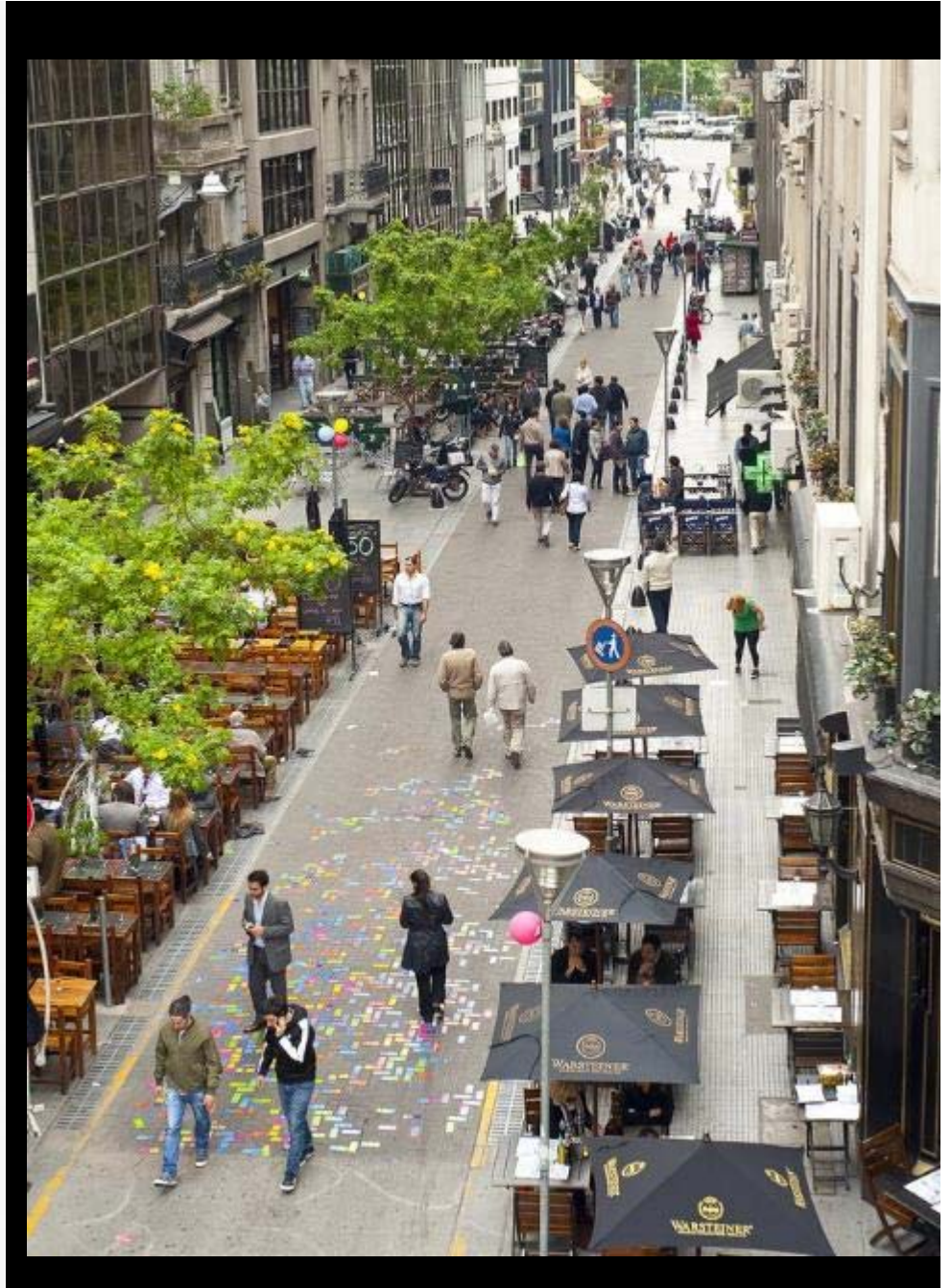


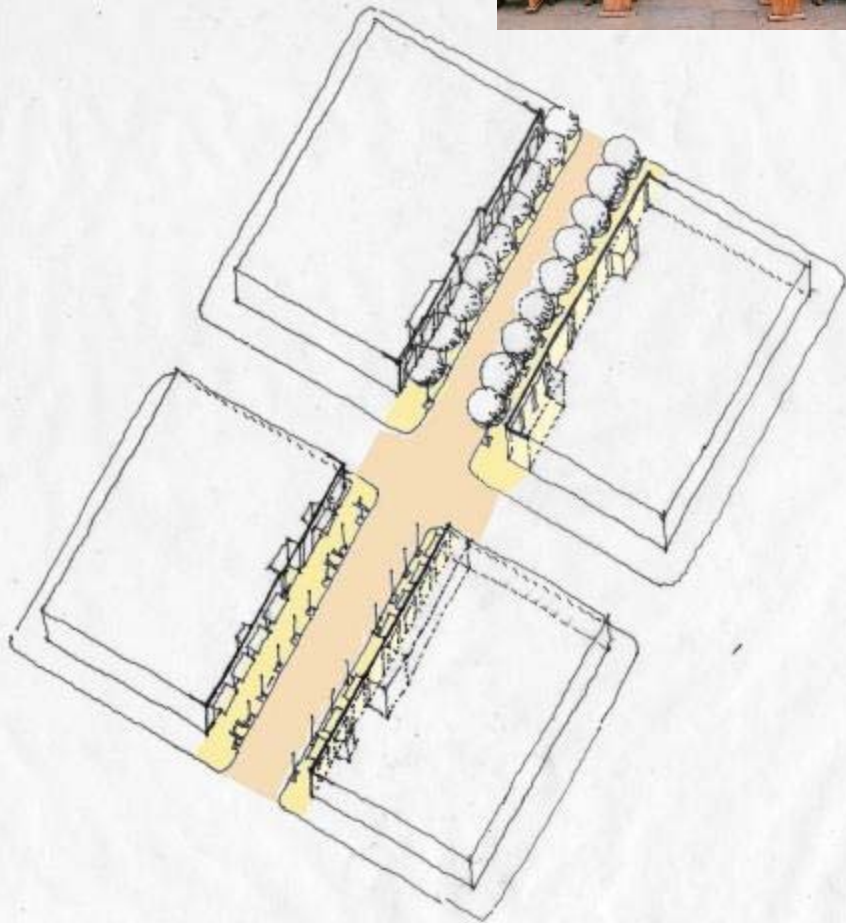
Tower



Top

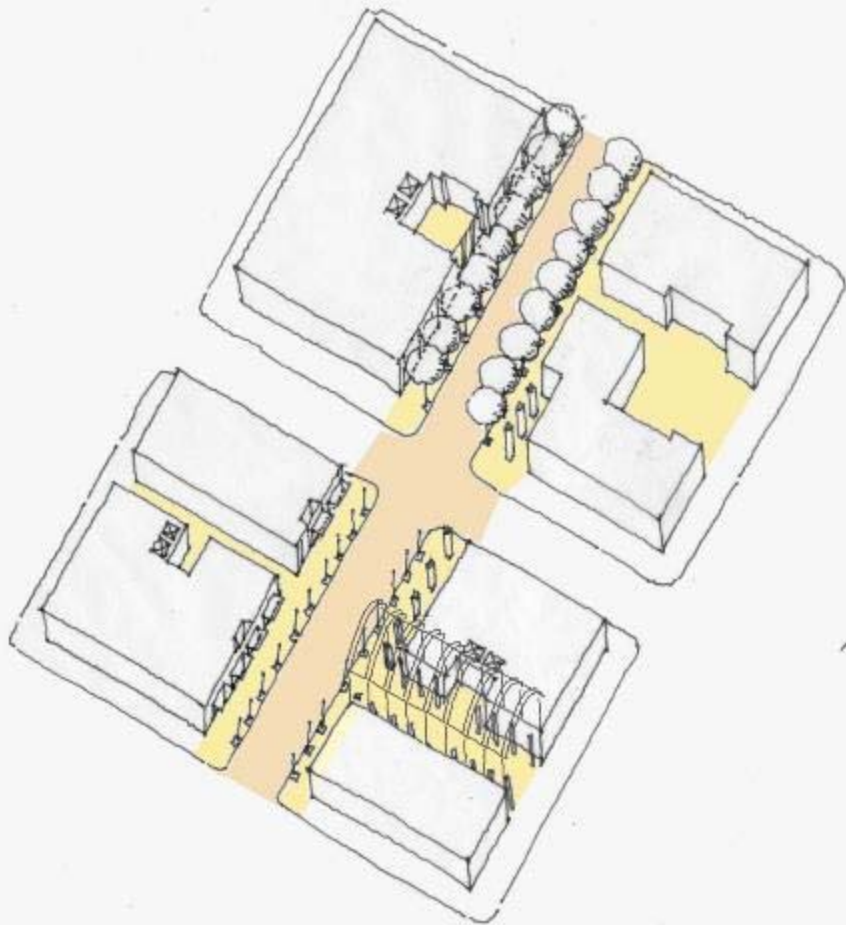


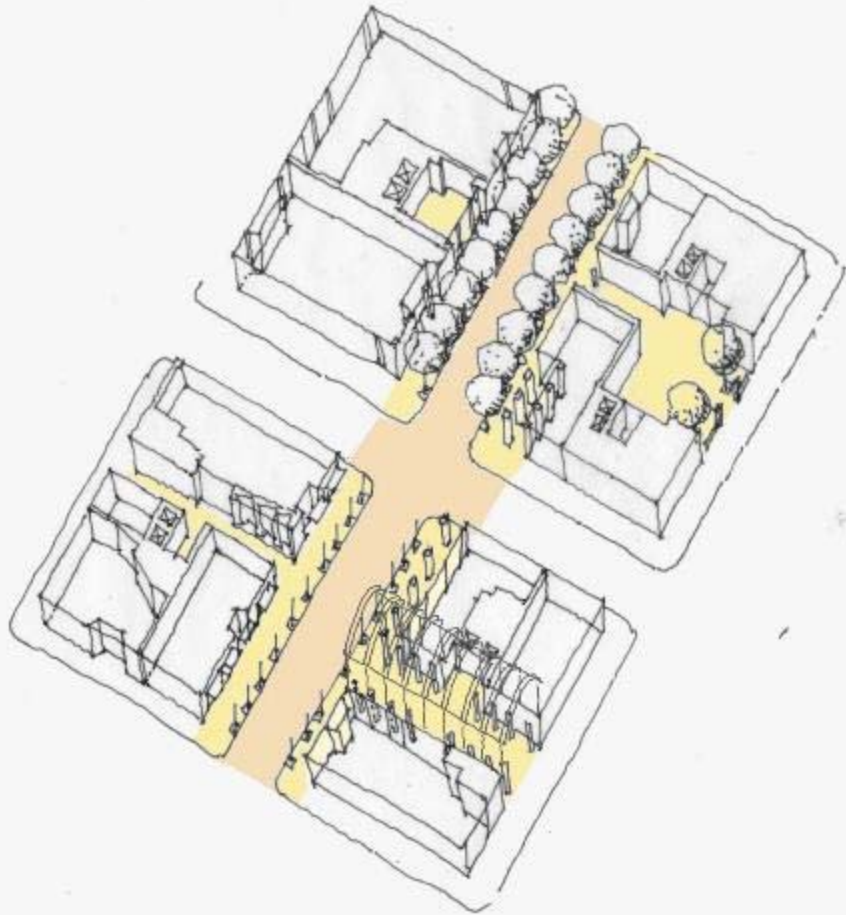








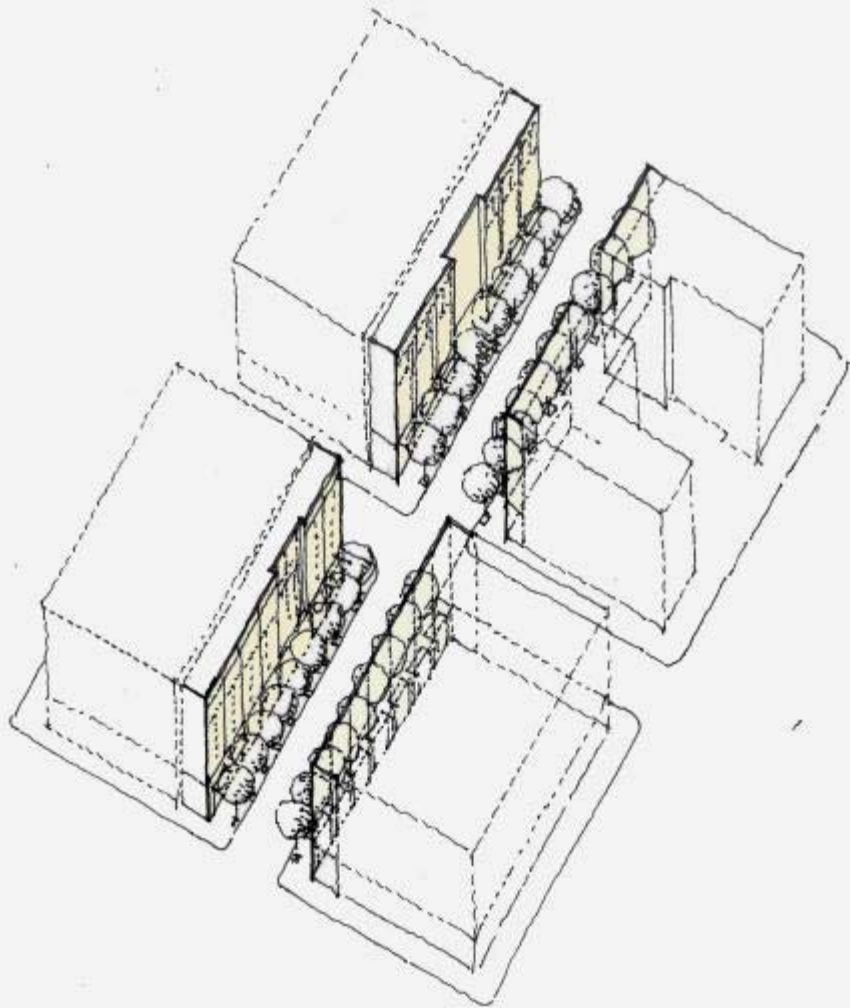


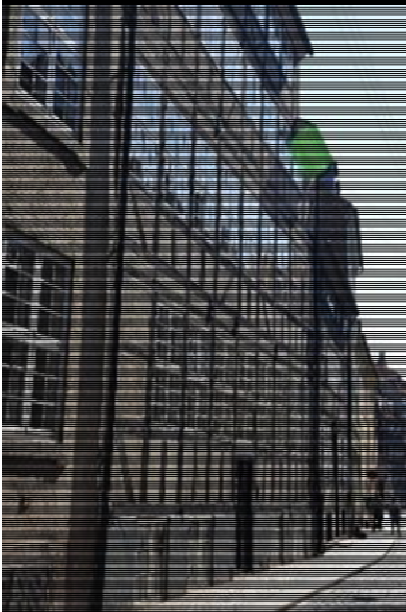
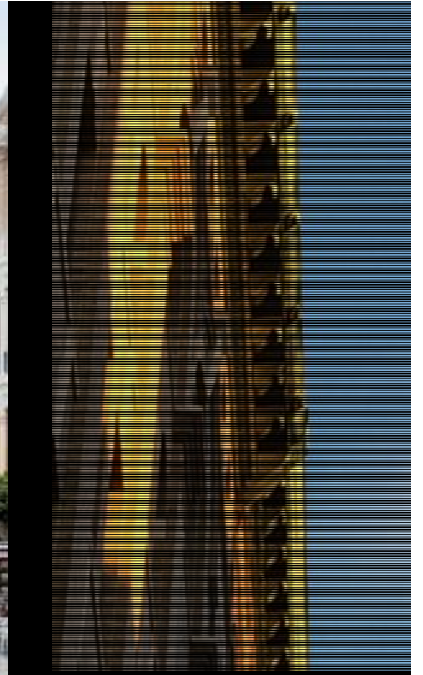


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The Public and Semi-Public Ground level





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Street Wall – The Vertical Surface



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Street Wall - Transparency



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Street Wall – Projections and Recesses



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Street Wall – the Oblique View



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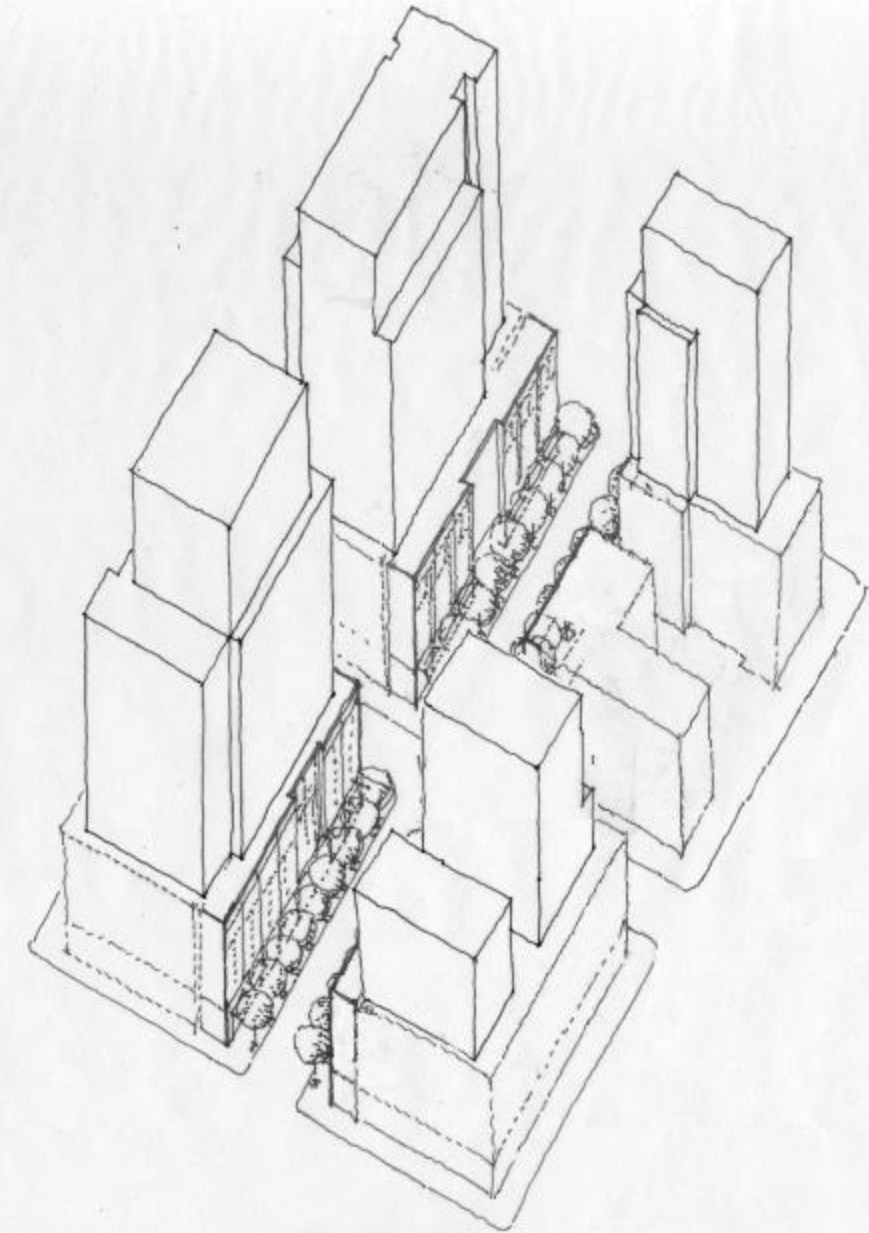
Eroding the streetwall

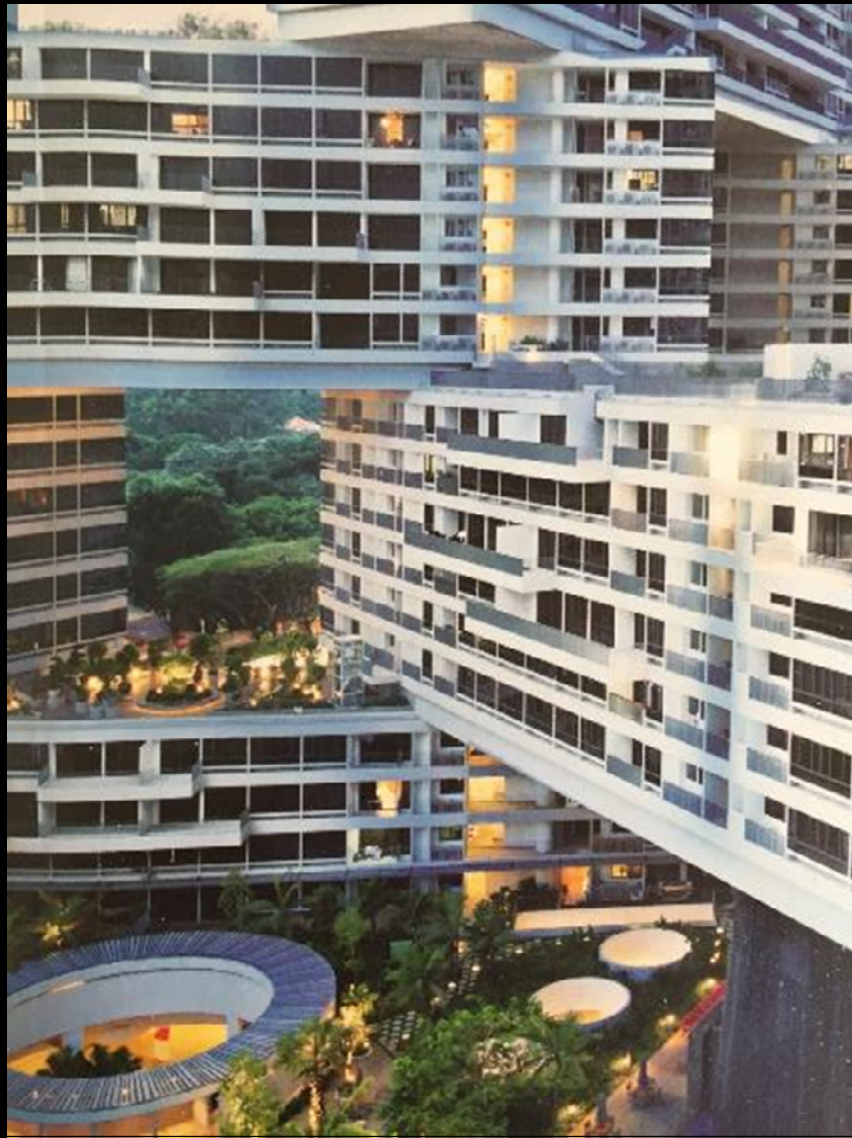


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Street Wall – Eyes on the Open Space

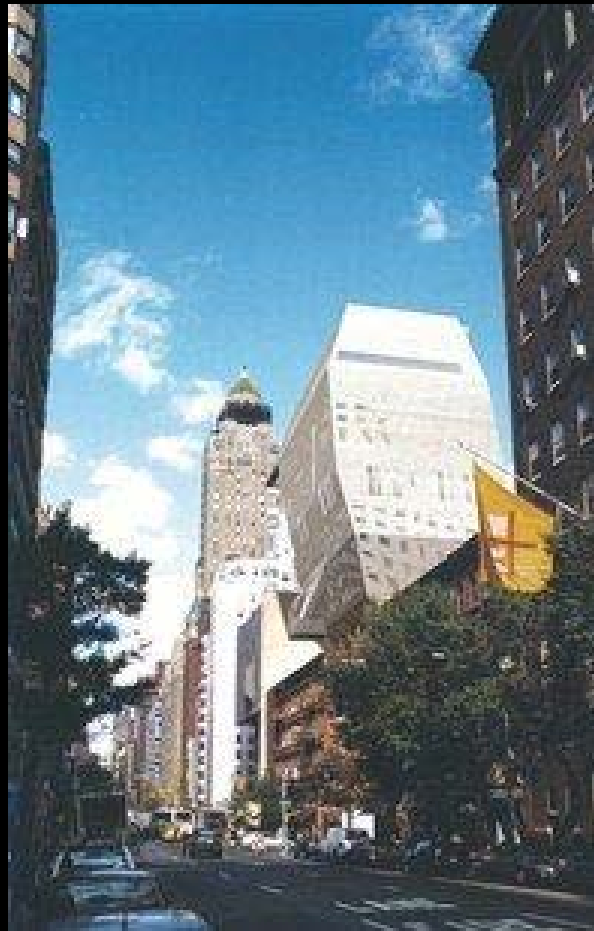




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Towers - Residential

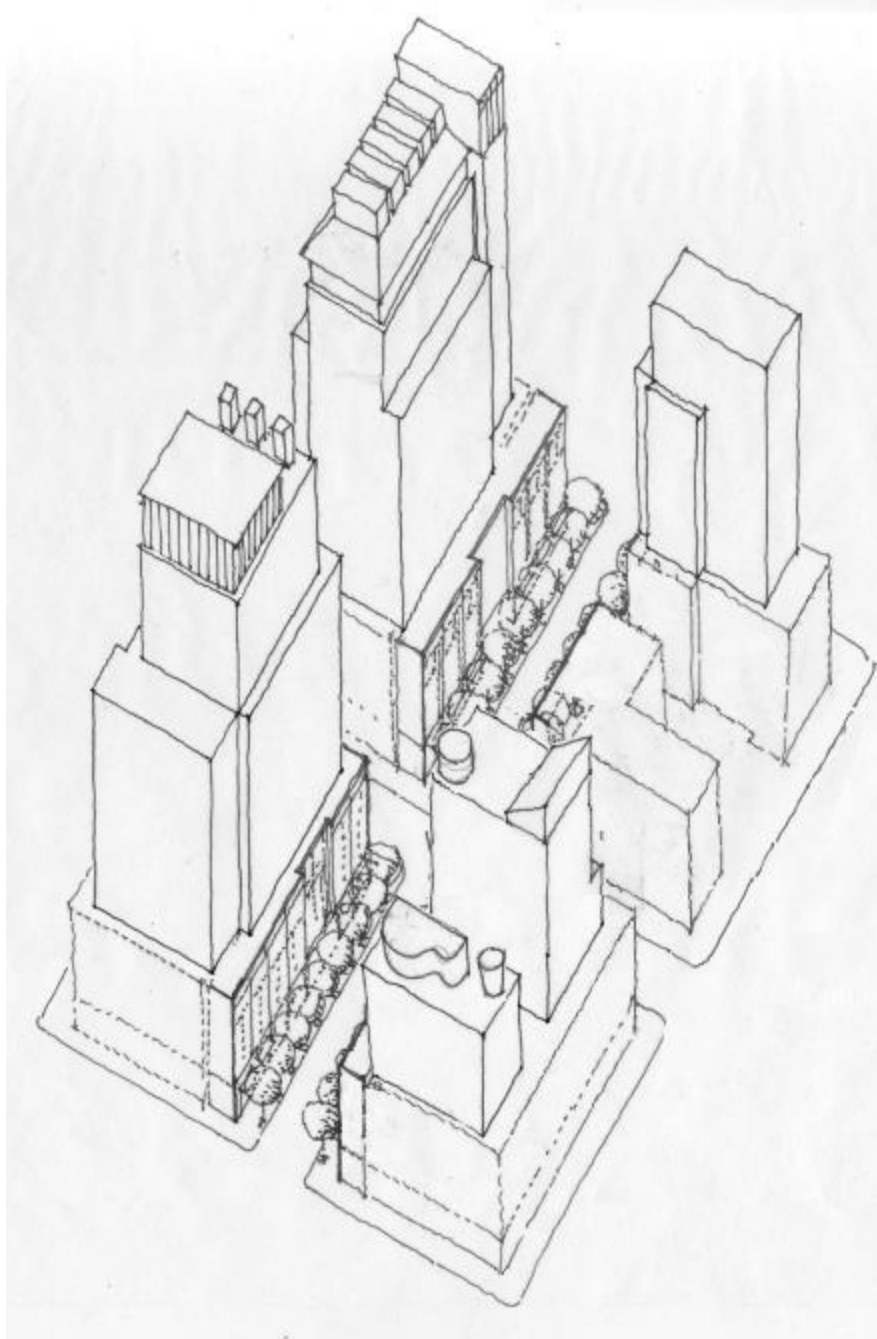


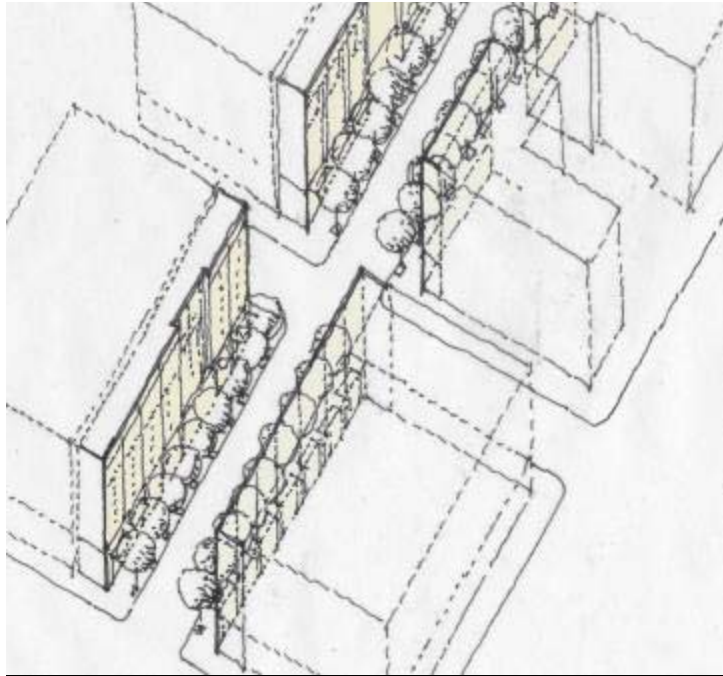
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Towers and Base







How can these elements of Built Form:

- Create a comfortable pedestrian experience?
- Define an enjoyable streetscape or square?
- Provide an appropriate amount of sunlight and sky?
- Complement the character of older buildings?
- Give an area a memorable character?
- Welcome diverse segments of the population?
- Make other positive contributions to the community?



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