

Section 3.2.10 Recreation and Open Space Amenities

The 1165R Massachusetts Avenue development enjoys several different open space options, that include the new Mill Brook Walk, two interior lawns, and the Minuteman Commuter Bikeway.

Improved public access for pedestrians and cyclists will be provided along the Mill Brook, within the site itself (Figure 1). The walkway will extend from the Ryder Street/Site Access Driveway intersection to the site's eastern boundary and will be completely handicap-accessible. The walk will feature lighting, benches, bicycle racks, and new trees and plants. A decorative railing will separate the walk from Mill Brook and will incorporate interpretive signage that describes the history of the Theodore Schwamb Mill with text and photographs (Figure 2).

There are two interior lawn spaces, one located adjacent to the resident drop-off, west of the main entry to Building 4 and the other is located at the east end of the property, adjacent to the Mill Brook and Building 3 (Amenities Building).

Each lawn will feature new trees and plants, benches and bike racks. These are spaces where the public can mingle with residents and may feature outdoor games in favorable weather.

The property also offers an interior courtyard feature that is exclusive to the residents. This area will be accessible from the main lobby and is enclosed by Building 4 and the Amenities Building. The courtyard will be a place for residents to gather individually or for property events and will feature loose tables and chairs and overhead catenary lights (Figures 1 and 2).

The Minuteman Commuter Bikeway is located less than a quarter of a mile from the site and is accessible from Ryder Street. The Bikeway is a 10-mile long paved recreation and bicycle commuting path that passes through Arlington and Lexington and connects Alewife Station in West Cambridge, MA to South Road in Bedford, MA.

Revisions

#	Description	Date

DRAWING TITLE

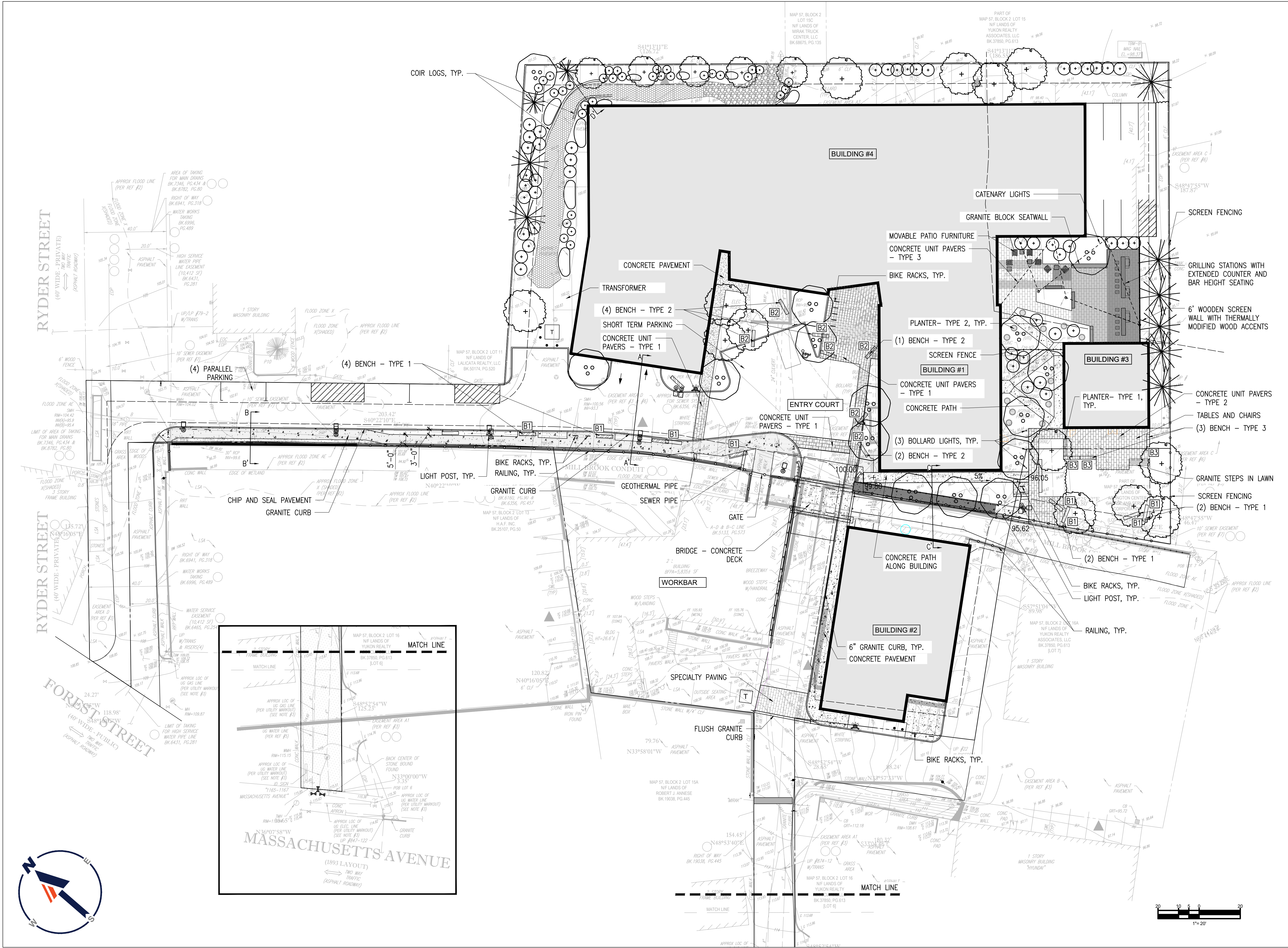
Layout and Materials Plan

DRAWING INFORMATION

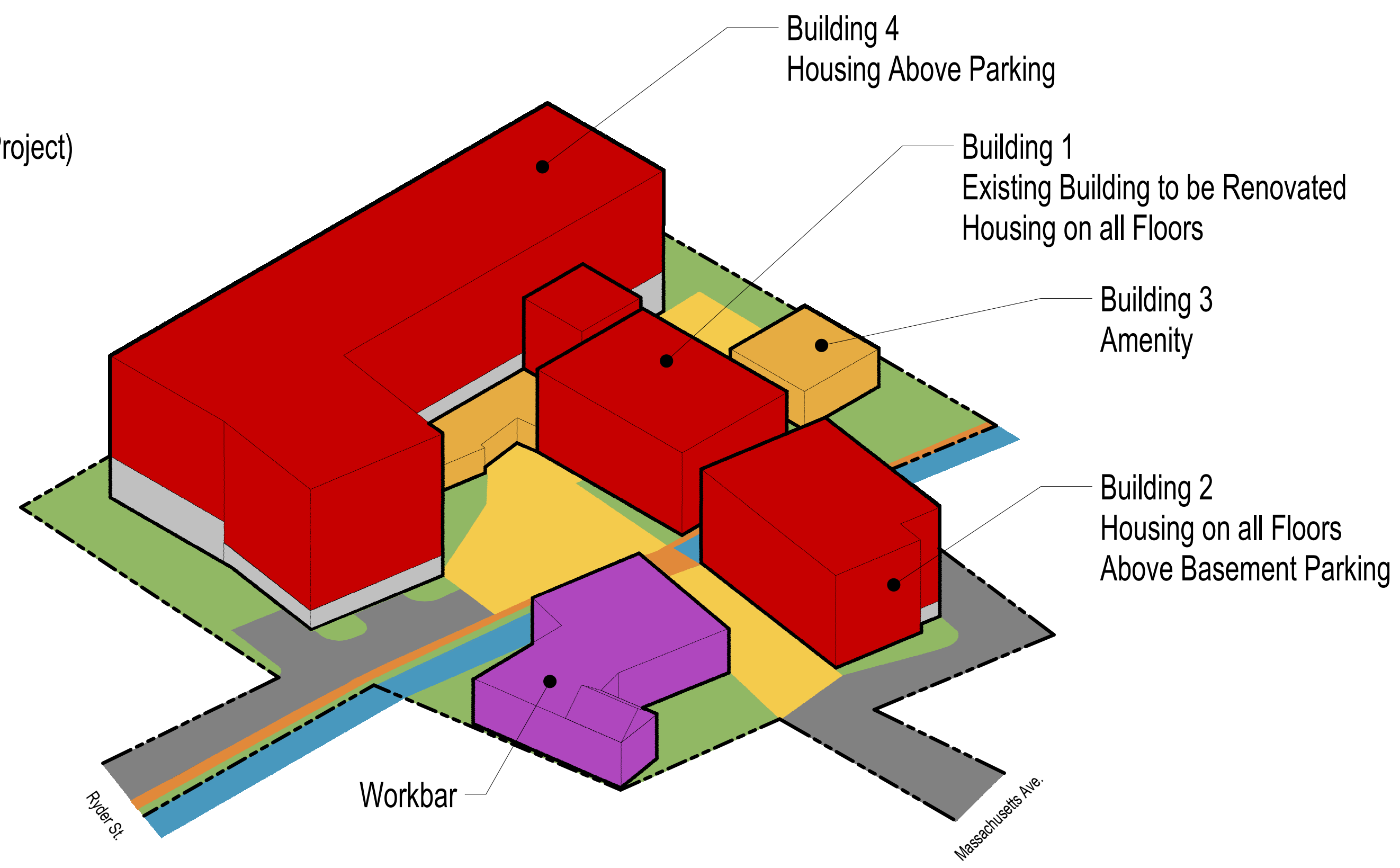
May 27, 2021	DATE OF ISSUE
Design Development	DESCRIPTION
1"=20'-0"	SCALE
3426.00	PROJECT #
	DRAWN BY
	FILE NAME

DRAWING NUMBER

L101



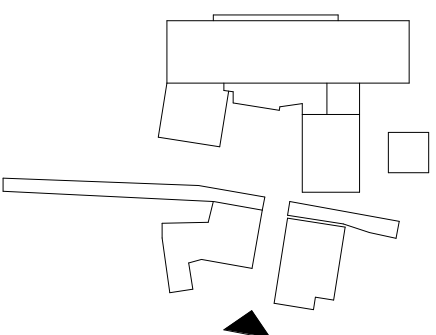
- Housing
- Workbar (Not in Project)
- Amenity
- Parking
- Open Space
- Plaza
- Riverwalk
- Circulation
- Mill Brook



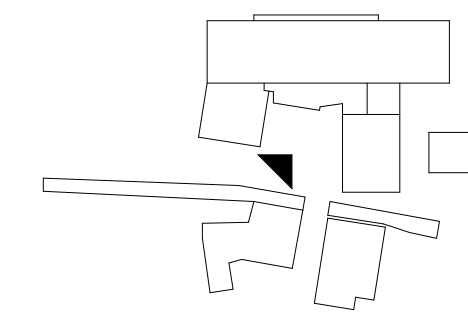
Use Diagram



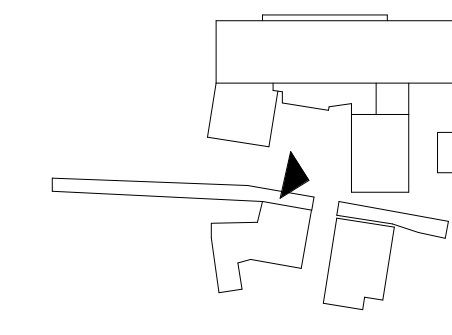
WIDENING THE BRIDGE: Existing & Proposed



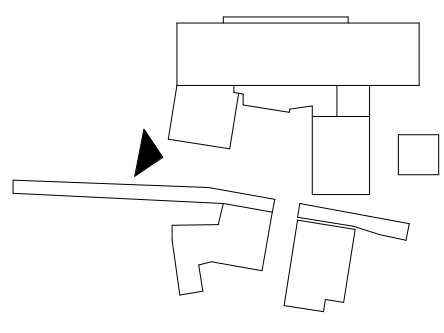
View at "Entry" to 1165R



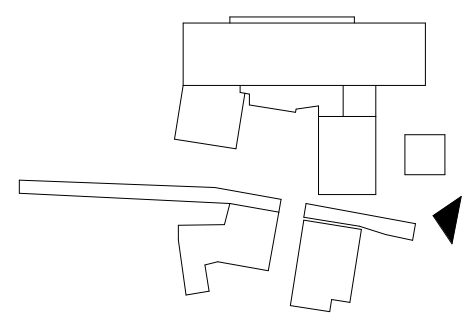
View of Building 4 and Building 1 with Common Entry



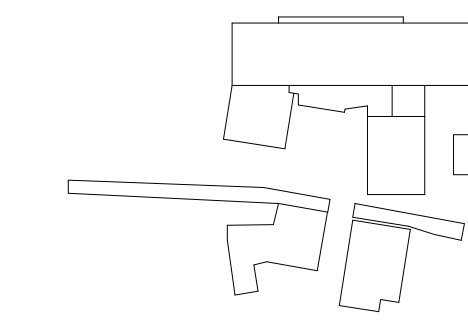
View along Mill Brook between Building 1 and 2



View Along Mill Brook looking East



View of Eastern Courtyard Spaces



View of Building Exterior Amenity Space

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PROJECT NAME
Redevelopment of 1165R Mass. Avenue
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REVISIONS

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3.	
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DRAWING TITLE
3D Views

DRAWING INFORMATION

DATE OF ISSUE: April 6, 2021
 DRAWING BY: VBMB
 SCALE: 3/4" = 1'-0"
 PROJECT #: 3426.00

DRAWING NUMBER
A001