An aerial photograph of the MASS MoCA campus in North Adams, Massachusetts. The image shows several large, multi-story brick buildings with blue roofs. In the foreground, the letters 'MASS MoCA' are mounted on a dark roof. The background features a dense forest of trees with vibrant autumn foliage in shades of yellow, orange, and red, set against a clear blue sky. A prominent brick building with a clock tower is visible on the left side of the campus.

# Beyond Art & Asphalt: Re-envisioning Outdoor Space at MASS MoCA

Presentation by Brian Lavinio, Dover Sikes, Kitt Urdang, and Tiffany Wu

# About us!

- ENVI 402: Environmental Planning Workshop
- Project Mission: emphasis on placemaking and increasing green space on campus



# MASS MoCA as an anchor institution

- MASS MoCA's economic and cultural role within North Adams
- Placemaking and its implication for this project



# 87 Marshall Street Site History: Arnold Print Works

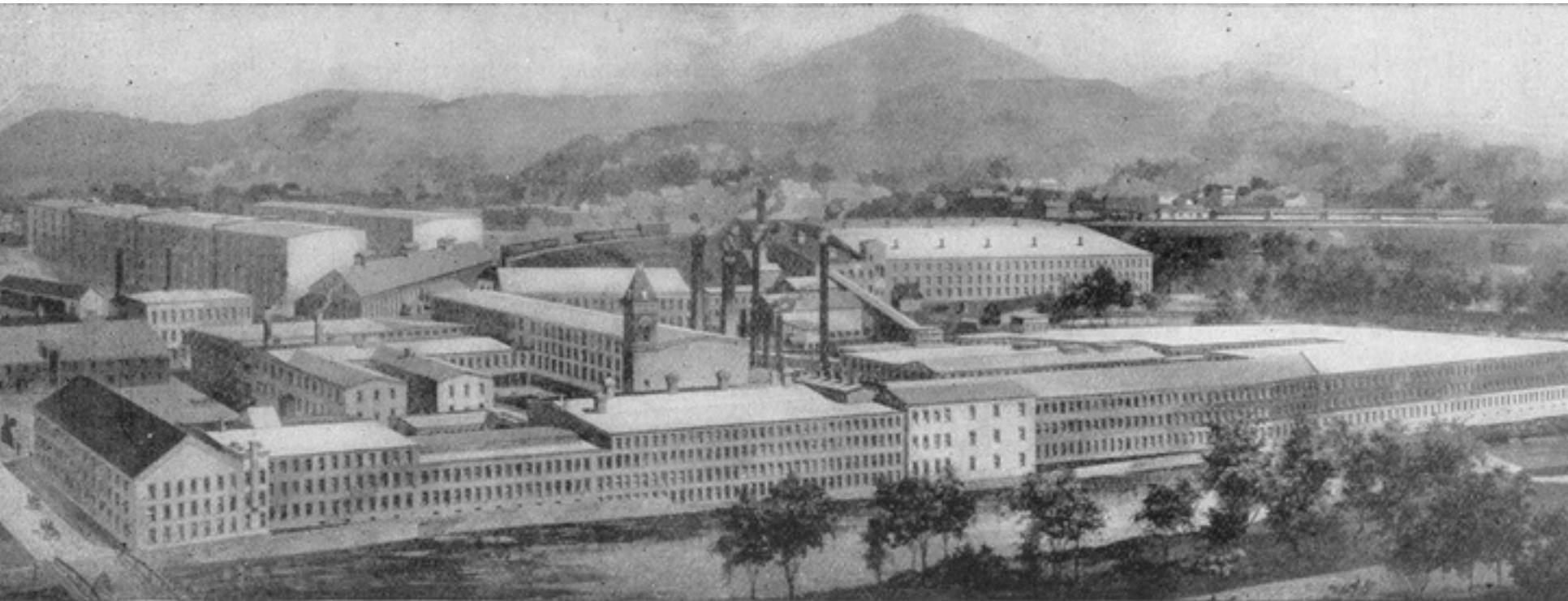
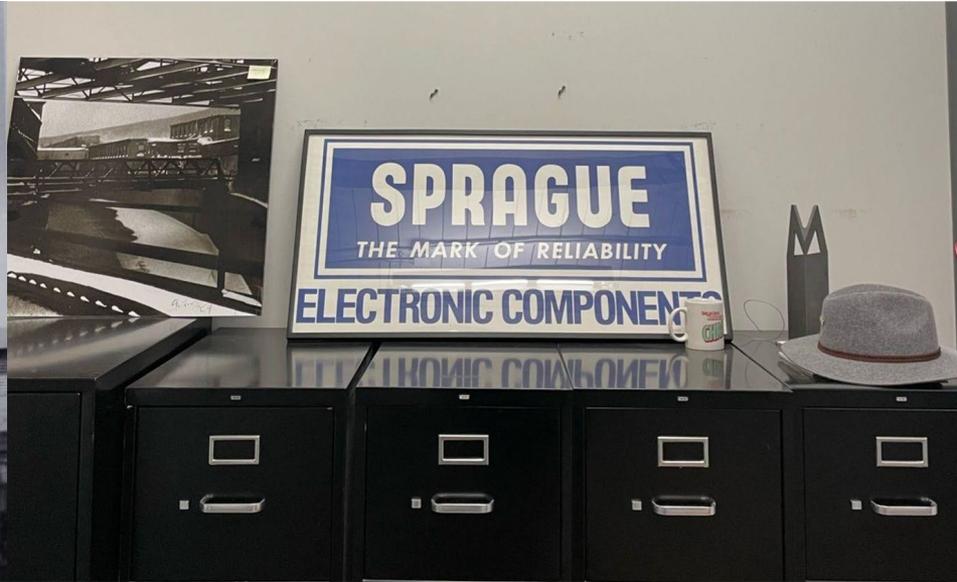


Photo: Historic North Adams

# 87 Marshall Street Site History: Sprague Electric



# Contaminants and remediation efforts

## Main contaminants:

- Volatile organic compounds
- Heavy metals, including antimony
- Toxic chemicals like Polycyclic Aromatic Hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs)



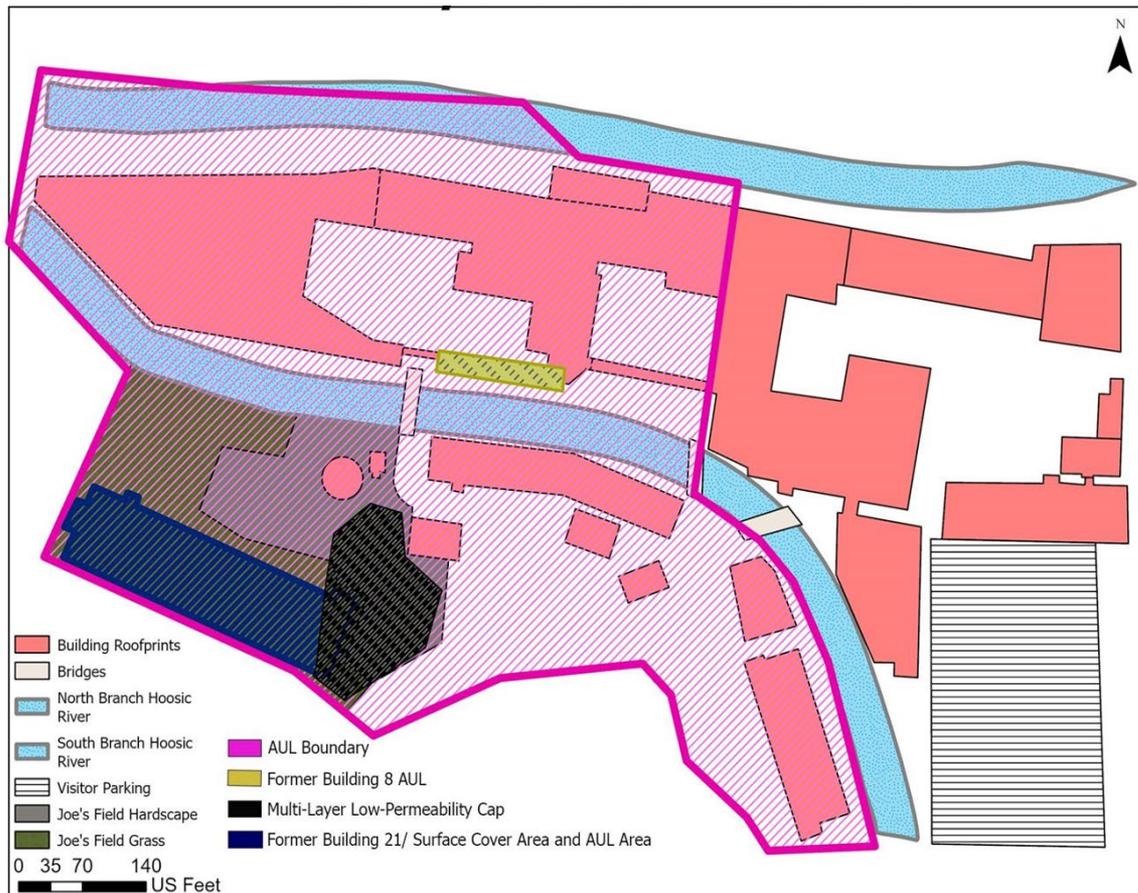
Photo: Matrix Environmental



Photo: Element Environmental Solutions

# Current Activity and Use Limitations (AUL) at the site

- Restrictions on occupied use, agricultural use, routine excavation
- “No significant hazard”
- Safe to dig up to 4 feet at Joe’s Field



# Case Study: Landschaftspark Duisburg-Nord, Germany



Photo: Landschaftspark



Photo: Landschaftspark



Photo: NLA Design and Visual Arts



Photo: Landschaftspark



Photo: Landschaftspark

# Case Study: European City Centers



Photo: UNESCO



Photo: Telegraph



Photo: Re-ThinkingtheFuture

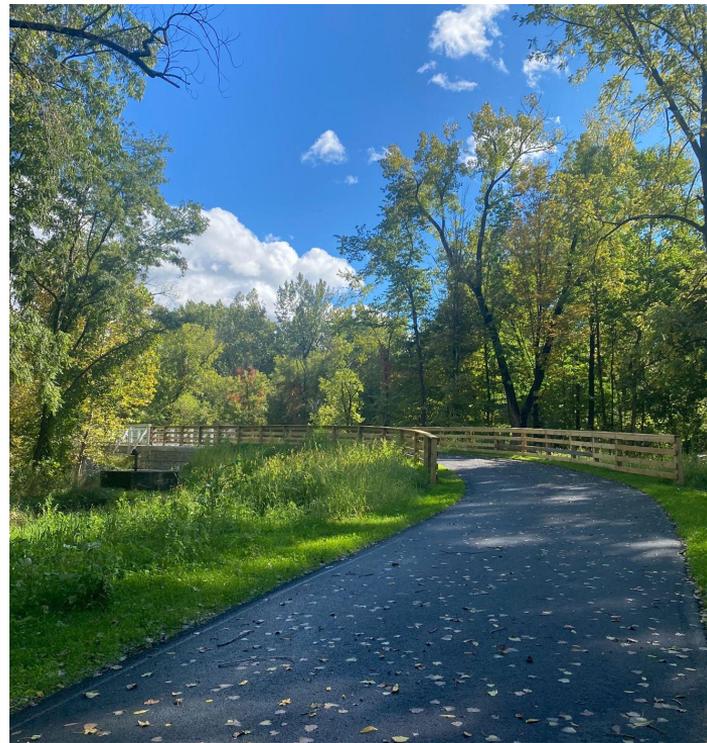
# Interviews

- **Andy Schlatter**, Director of Facilities and Campus Planning
- **Joe Thompson**, Founding Director
- **Jennifer Trainer**, former Director of Development
- **Gregg Eastman**, Buildings and Grounds Engineer
- **Paulette Wein**, Assistant to the Director
- **Keith Kurman**, Landscaper and Museum Attendant
- **Lisa Dent**, Director of Public Programs
- **Jeffrey Holden**, Licensed Site Professional for 87 Marshall St
- **Judy Grinnell**, President of Hoosic River Revival
- **Paul Marino**, North Adams Historian



Gregg Eastman gives us a tour of the basement of MoCA

# Other considerations: Route 2 overpass, bike path



# Other considerations: Hoosic River and USACE study




**U.S. ARMY**  
US Army Corps  
of Engineers®

## CHARGE QUESTIONS

Alternative	Alternative Description
<b>Alternative 0</b>	No Action
<b>Alternative 1A</b>	Deteriorating Floodwall and Base Slab Rehabilitation in Downtown North Adams
<b>Alternative 1B</b>	Comprehensive Concrete Chute Rehabilitation in North Adams
<b>Alternative 2</b>	Comprehensive System Rehabilitation and Aquatic Ecosystem Restoration
<b>Alternative 3</b>	Comprehensive System Rehabilitation, Levee Setbacks, Channel Modification Low-Flow Channel, and Ecosystem Restoration
<b>Alternative 4</b>	Floodwall Rehabilitation, Levee Setbacks, Comprehensive Ecosystem Restoration, and Fish Passage Improvements
<b>Alternative 5</b>	Hoosic River Renewal Concept – Floodwall Rehabilitation, Floodwall and Levee Setbacks, Floodplain Restoration, and River Access Trails
<b>Alternative 6</b>	Rehabilitation of Concrete Channel; Diversion Structure into a Tunnel (Using the Concrete Channel) with a Low-Flow Channel on Top
<b>Alternative 7</b>	Nonstructural Plan

# Site Use and Recommendations



# Goals for our recommendations

- a) **Activate outdoor spaces for community involvement**
- b) **Tell the industrial history of MASS MoCA**
- c) **Connect the campus to larger sustainability efforts**

**“Lighter, Quicker, Cheaper (LQC)”**

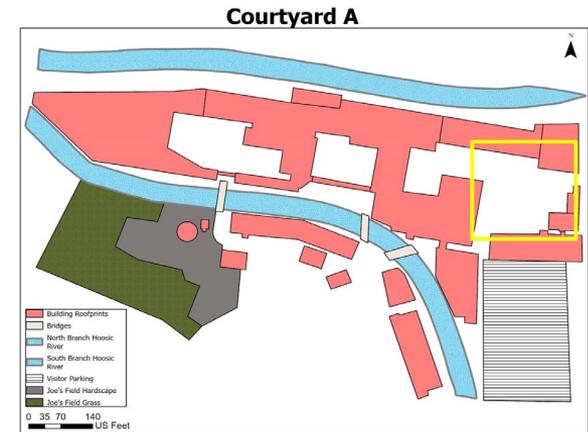


Photo: Project for Public Spaces

# Courtyard A: Current use and limitations



- Entrance to MoCA
- Picnic tables, raised beds, tent
- No parking area, accessible parking spaces
- No AUL



# Courtyard A: Alternatives



Photo: The Urge to Wander



Photo: Water Feature Pros

# Courtyard A: Alternatives



Photo: Wikipedia



Photo: Live 95.9

# Courtyard A: Replacing Tree Logic at Building 3 site



Photo: Sharon Audubon Society

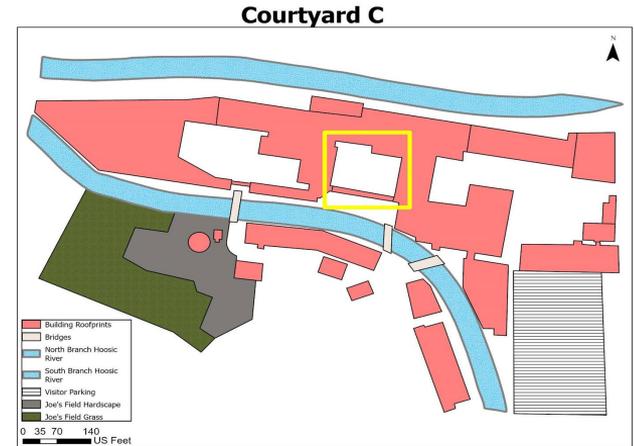


Photo: Earthscape Play

# Courtyard C: Current use and limitations



- Dining space
- Outdoor programming
- Largely free from car traffic
- Underutilized, especially during winter
- Under AUL



# Programming

Reintroduce movie nights and sing-alongs



Photo: Bruner / Cott

Outdoor art classes



Photo: Heart and Hand Center

# Green walls and murals



Photo: Living Architecture Monitor



Photo: Live Walls



Photo: Reinforced Earth



Photo: Washington Post

# Add permanent seating



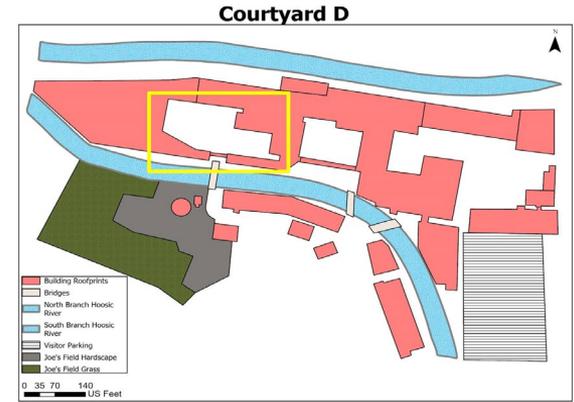
Photo: Dornob



Photo: Urban Style

# Courtyard D: Current use and limitations

- Under AUL
- All pavement
- Performances and summer *Chalet*
- Service personnel circulation



# Recommendations

- Raised garden beds
- More and different varieties of plants in the grates (thyme garden)



Photo: MASS MoCA



Photo: Denver Art Museum



Photo: Gardeners World

# Recommendations: Activity and leisure



Photo: Eastern Jungle Gym



Photo: Everline Coatings



Photo: Washingtonian



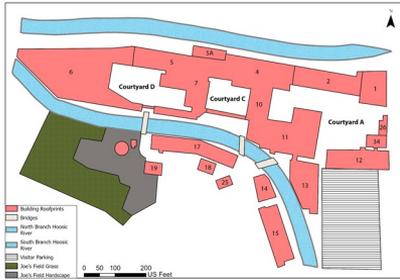
Photo: Museum of Transport Lucerne

# The Hoosic: Current use and limitations

- Unique feature
- Essential infrastructure
- Unappealing concrete



Mass MoCA Site Plan



# Lighting and Vegetation



Photo: Anko Chang



Photo: Hoosic River Revival, Sasaki



Photo: Visit South Bend



Photo: Chicago Tribune

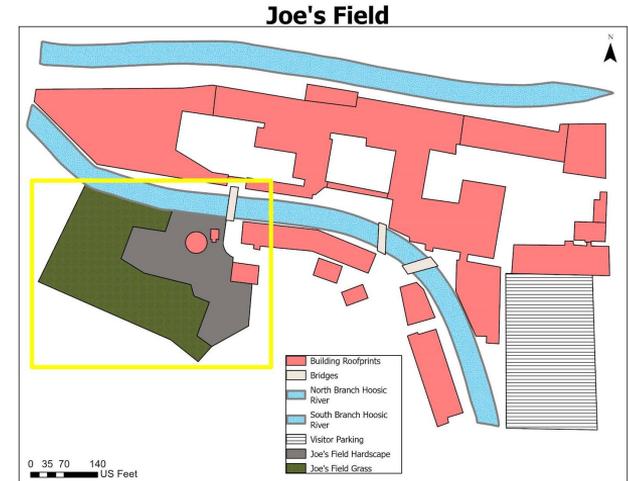
# Joe's Field: Current use and limitations



- Site of former oil spill
- Asphalt and clay cap
- Under AUL: restrictions on digging
- Service personnel
- Used for concerts



Photo: MASS MoCA



# Recommendations



Photo: Natural Playground



Photo: NY1



Photo: Casa Belvedere



Photo: Kaboom



Photo: Wicksteed



Photo: Natural Playground



Photo: Yesterday Island

# Marshall Street Parking Lot: Current use and limitations



- ~159 parking spaces
- Lacks green space and stormwater infrastructure
- Disorienting
  - Can be difficult navigating to museum entrance
- Westward sloping
- Not under AUL restrictions



# Marshall Street Parking Lot: Recommendations

- Introduce rainwater capture basins and vegetated bioswales

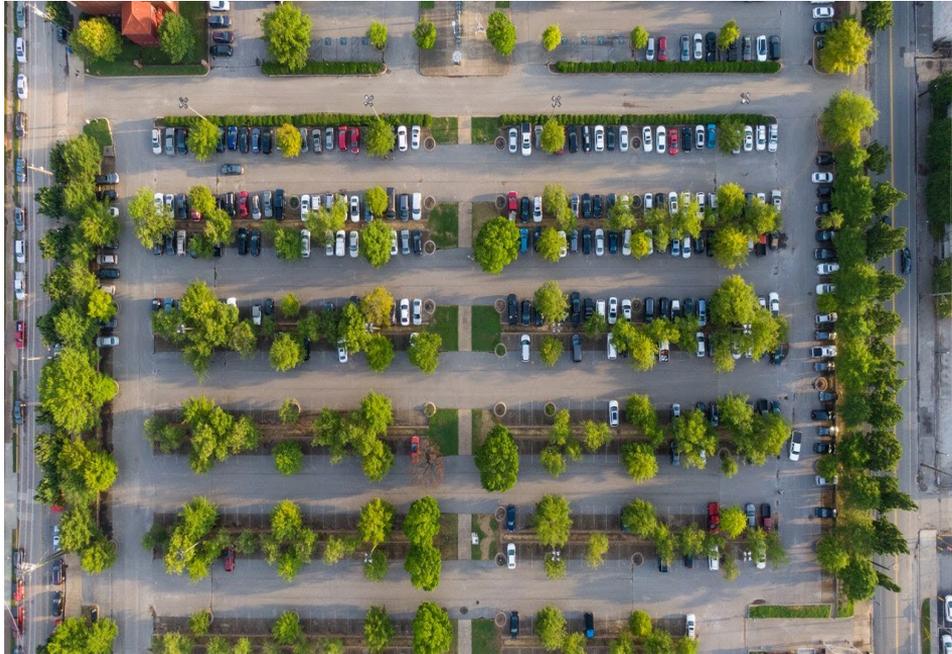


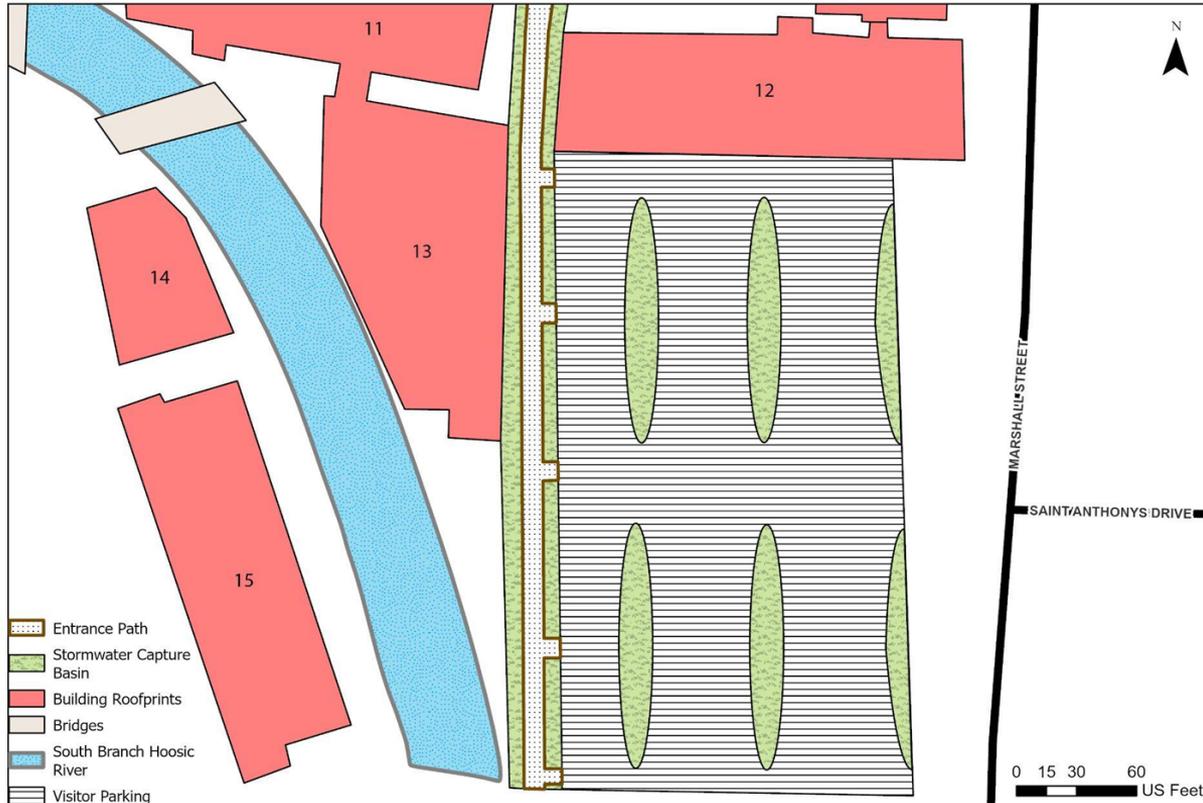
Photo: K&E Flatworks



Photo: Rainwater Harvesting for Drylands and Beyond

- Create a green zone and pedestrian walkway replacing ~ half of impermeable surface

# Marshall Street Parking Lot Recommendations



# Holden Street Parking Lot: Current use and limitations



- ~359 total parking spaces
- Main parking area for employees
- Presented as overflow parking for guests
- Underutilized on “typical” days at MoCA
- Shared with other businesses and Northern Berkshire District Court
- Not under AUL restrictions

# Holden Street Parking Lot: Recommendations

- Shift to primary visitor parking lot
- Capitalize on iconic view of clock tower and Courtyard A
- Increase greenery and art on Split-Rock Lane
  - Pollinator-friendly plantings
  - Artist-designed walking path and sculpture installations

In conjunction with proposed changes to Marshall Street Parking Lot



Photo: Pittsburgh Downtown Partnership



# Other general recommendations



Photo: Tensile



Photo: Clark Art Institute



Photo: Landschaftspark

# Evaluation matrix and top scorers

- Put qualitative research into a quantitative evaluation
- Rank 1-5, highest score = best option

<b>Solution</b>	<b>(Low) Cost</b>	<b>Sustainability</b>	<b>(Lack of) Risk</b>	<b>(Ease of) Operational lift</b>	<b>Placemaking/ community building</b>	<b>Benefits to multiple user groups</b>	<b>Sum</b>
No change	5	3	5	5	1	1	20
Repaint asphalt	4	1	5	4	1	3	18
Aesthetic paving	3	1	5	3	2	4	18
Water feature + seating	2	2	5	3	5	5	22
Skating rink	2	1	3	1	5	4	16
Park-like 3/4 Pedestrian only space	2	4	5	2	5	5	23

# Top scorers and final recommendations

- **Courtyard A:** park-like 3/4 pedestrian space with water feature and seating
- **Building 3:** pollinator garden
- **Courtyard C:** movie nights, mural on the wall
- **Courtyard D:** plants in the grates, raised garden beds, pavement games
- **Hoosic:** lighting the river, vegetation on bridges
- **Joe's Field:** embankment slides, picnic tables, lawn games, no mow May
- **Marshall Street lot:** green zone and pedestrian walkway replace 80 parking spots
- **Holden Street lot:** convert to main parking lot

Photo: Water Feature Pros



Photo: Reinforced Earth



Photo: Everline Coatings



Photo: Visit South Bend



Photo: Wicksteed



# Conclusions



# Thank you!

- Andy Schlatter
- Professor Sarah Gardner
- Cory Campbell
- Interviewees
- Environmental Planning Classmates



Photo courtesy of Andy Schlatter