1.2 EXISTING CONDITIONS

KEY PLAN

BROADWAY
GALILEO GALILEI WAY
MAIN ST

AMES ST

KEY PLAN

EXISTING CONDITIONS

BROADWAY
GALILEO GALILEI WAY
MAIN ST

AMES ST

EXISTING CONDITIONS
1.2 EXISTING CONDITIONS
FIGURE 3.8

(See Section 5 Fig 5.2A 5.2B 5.4)

- Internal Circulation Route
- Potential Circulation Route
- Circulation Route
- Vertical Circulation
- Lobby
- Active Use
- MXD Boundary
- KSURP Boundary
1.4.2 PEDESTRIAN AND VEHICULAR CIRCULATION

Vehicle Paths
Pedestrian Circulation
Taxi Drop Off
Visitor/Employee Drop Off
Bus Stop
Blue Bike Parking
Kendall/MIT Station

Entrances
Bike Paths
Active Use
Vehicle Parking
Short Term Bike Parking
Access to Long Term Bike Parking
ACTIVE RETAIL

325 Main will contain approximately 42,300 GFA of retail, the majority of which will be located on the ground and second floors and some of which may be located one level below grade. The space could be subdivided in a variety of ways and one or more two-story retailers may be possible. The frontage along both Main Street and Kendall Plaza will be activated and offer opportunities for multiple retail entrances as well as retailers of varying size and type. Given the proximity to Kendall Plaza and the new second level terrace connecting the Plaza and Rooftop Garden, the use of outdoor seating and/or operable walls may be viable during warmer months. An existing pedestrian connection from Kendall Plaza to Pioneer Way will be maintained at the ground floor, but could be reimagined if the retail programming follows a more “market-like” permeable model increasingly seen in urban areas.

Potential uses could include restaurants, including fast casual dining options, entertainment/sporting venues and/or bars, consumer service retail and dry goods, as well as collaboration spaces such as art galleries that double as coffee shops. The MIT COOP will also return at a reduced size.

While the exact mix of retailers and uses is yet to be determined, the Applicant is targeting a diverse mix of retailers that will create activation in Kendall Square during both days and evenings as well as weekdays and weekends. The Applicant will meet with the CRA and the City’s Economic Development Department regularly to discuss retail opportunities.
8.1 PRECEDENT IMAGES
3.2 DETAILS - OPEN SPACE PLANS

PRECEDEMTS FOR ROOFTOP CONNECTOR

These precedents represent ways in which the design can evolve to connect Kendall Square Plaza with the Kendall Square Rooftop Garden, through a sequence of terraces that extend the vegetation from the Kendall Square Rooftop Garden out to Main Street.
4.2.1 SITE PLAN AND CONTEXT

LEVEL 01 & 02 PLAN

NOTE: DASHED RED LINE REPRESENTS THE LIMIT OF LANDSCAPE WORK FOR 325 MAIN

325 MAIN

DESIGN REVIEW SUBMISSION
SEPTEMBER 06, 2018

THIS AREA PENDING MBTA APPROVAL

TOTAL SHORT-TERM BIKE PARKING: 47 SPACES
22 EXISTING SPACES (3' X 6') TO REMAIN
REPLACE POST CONSTRUCTION
21 NEW SPACES (3' X 8')
4 NEW TANDEM SPACES (3' X 10')
29 TOTAL NEW BIKE HITCHES TO MATCH EXISTING
(NOT INCLUDING SCULPTURAL BIKE HITCH TO BE REUSED)
7.1.3 KENDALL PLAZA TO ROOF GARDEN CONNECTION STUDY

CONCEPTUAL RENDERING - VIEW LOOKING WEST

* Conceptual rendering provided for design intent. Exact scope and form are subject to determination of feasibility.

THIS AREA PENDING MBTA APPROVAL
7.1.3 KENDALL PLAZA TO ROOF GARDEN CONNECTION STUDY

CONCEPTUAL RENDERING - VIEW FROM MAIN STREET CROSSWALK

* Conceptual rendering provided for design intent. Exact scope and form are subject to determination of feasibility.
7.1.3 KENDALL PLAZA TO ROOF GARDEN CONNECTION STUDY

CONCEPTUAL RENDERING - VIEW LOOKING NORTH

THIS AREA PENDING MBTA APPROVAL

* Conceptual rendering provided for design intent. Exact scope and form are subject to determination of feasibility.
7.1.3  KENDALL PLAZA TO ROOF GARDEN CONNECTION STUDY

CONCEPTUAL RENDERING - VIEW OF SECOND LEVEL TERRACE

* Conceptual rendering provided for design intent. Exact scope and form are subject to determination of feasibility.
7.1.3 KENDALL PLAZA TO ROOF GARDEN CONNECTION STUDY

CONCEPTUAL RENDERING - VIEW FROM GARDEN TO PLAZA

* Conceptual rendering provided for design intent. Exact scope and form are subject to determination of feasibility.