

OPEN SPACE - Key Principles

Principle	Objectives
"Center of gravity" for Kendall Square	<ul style="list-style-type: none"> • Place that is recognizable as the heart of Kendall Square • Place where people are seen and can meet • Destination for people from all over • Home for community events and gatherings
Connectivity	<ul style="list-style-type: none"> • Permeable to surrounding neighborhoods - Port, W-H, East Cambridge • Overcoming the "barrier" feel of Binney Street, Broadway • Interconnection of public spaces within the site, and with other key public spaces in Kendall
Inclusiveness	<ul style="list-style-type: none"> • Amenities for multiple generations, children to seniors • Complementary and integrated uses (e.g., Dana Park) • Enough activity to draw a critical mass of users, which will draw in more people • Interactive and fun
Comfort	<ul style="list-style-type: none"> • Sunlight and warmth, protection from wind • Trees, water features, movable furniture, opportunities to linger • Year-round interest - interesting winter uses • Feeling of safety – eyes on the space, lighting • Defined by edges – retail, housing

GROUND-FLOOR LIFE / COMMUNITY SPACE - Key Principles

Principle	Objectives
Activation of Streetscape	<ul style="list-style-type: none"> • Small shops, cafes, restaurants • Priority for building edges • Larger-scale anchor uses interior to site, upper/lower floors
Attracting the Broader Community	<ul style="list-style-type: none"> • Larger community space that is multi-use, flexible, configurable to accommodate different functions • Avoid serving only one kind of function (e.g., fixed-seats theater) • Blend different activities, different demographics, complementary interests • Multigenerational – inclusive of children • Permeable to surrounding public spaces • Possible functions: market hall (where individual vendors can rent sales booths), community work space, art space, events, lectures, group-oriented recreation, play • Examples: Brooklyn Boulders, Out of the Blue Gallery, Arts at the Armory
Community Participation	<ul style="list-style-type: none"> • Focus on “owner-operated” activities • Flexible financial structure so that not everything is “market-rate” • Promote civic participation and dialogue