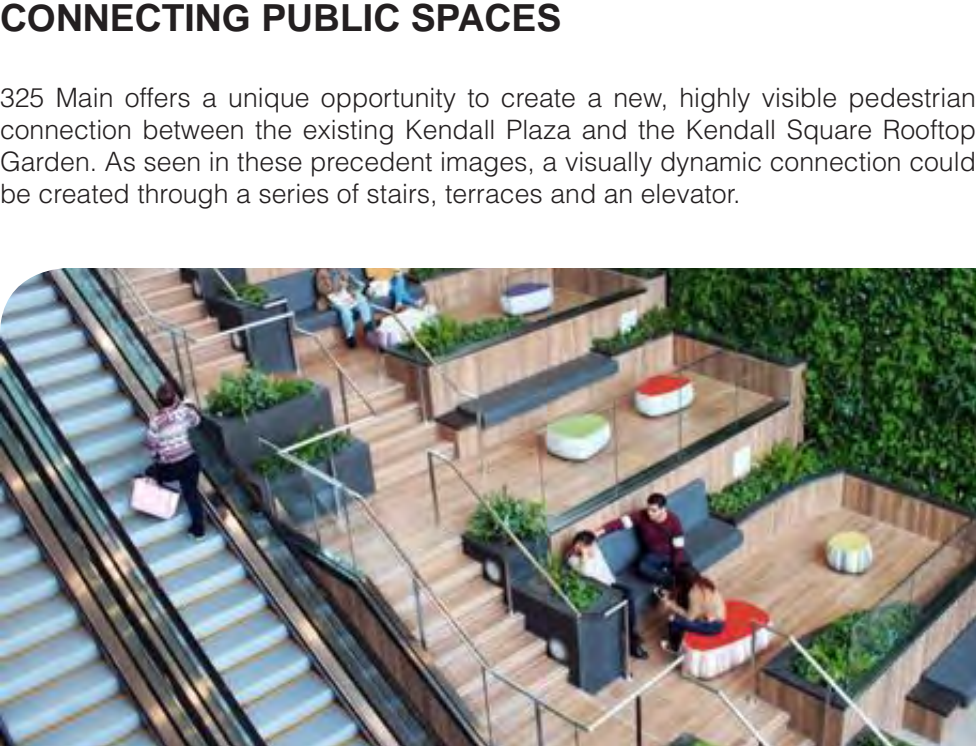


7. CONNECTING PUBLIC SPACES

7.1.1 KENDALL PLAZA TO ROOF GARDEN CONNECTION STUDY

PRECEDENT IMAGES



CONNECTING PUBLIC SPACES

325 Main offers a unique opportunity to create a new, highly visible pedestrian connection between the existing Kendall Plaza and the Kendall Square Rooftop Garden. As seen in these precedent images, a visually dynamic connection could be created through a series of stairs, terraces and an elevator.

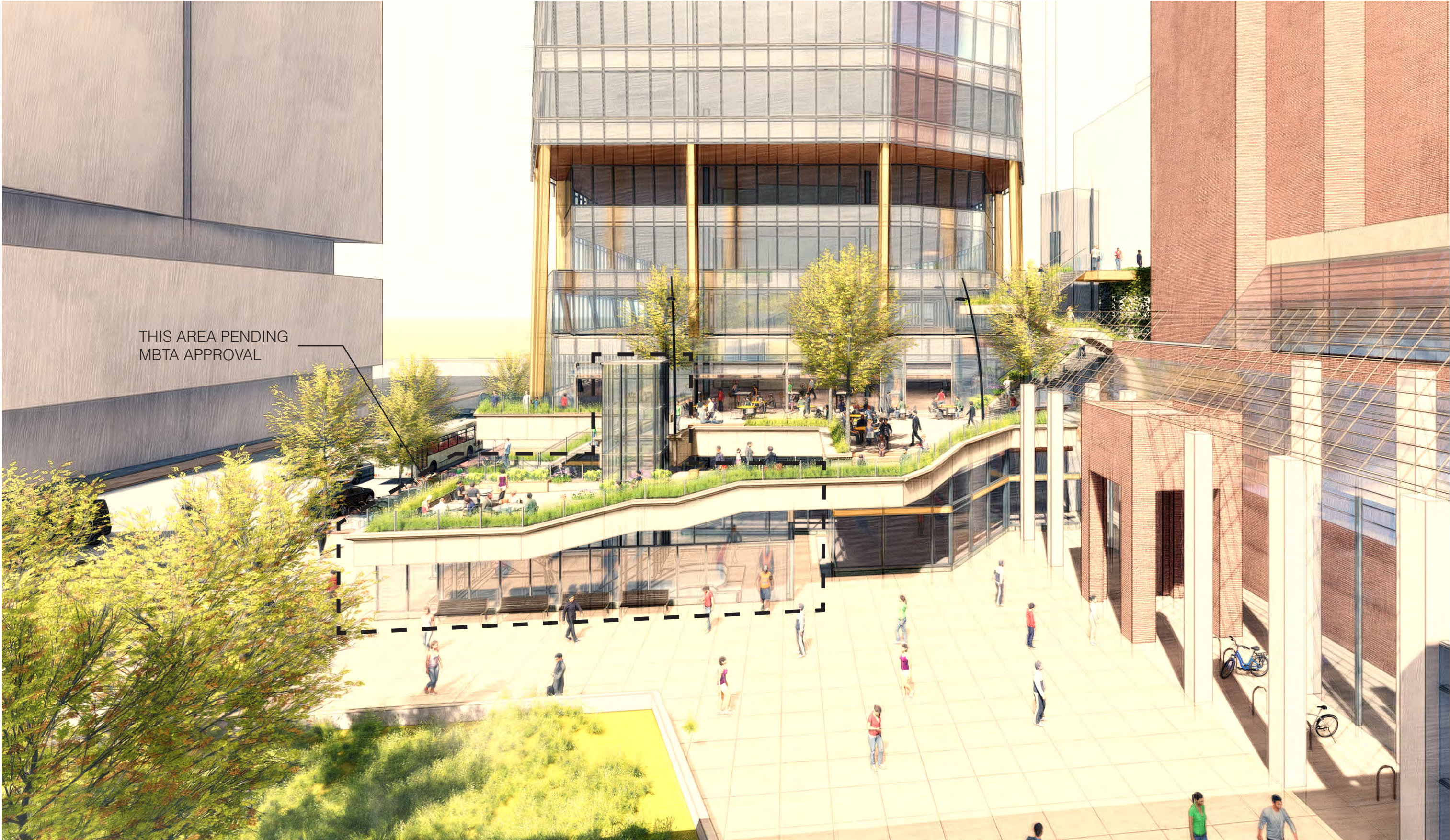


7.1.2 KENDALL PLAZA TO ROOF GARDEN CONNECTION STUDY

GROUND & SECOND LEVEL PLAN



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.

7.1.3 KENDALL PLAZA TO ROOF GARDEN CONNECTION STUDY
CONCEPTUAL RENDERING - VIEW FROM MAIN STREET CROSSWALK



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 LOOKING NORTH



* 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.

8. RETAIL VISION

8.1 PRECEDENT IMAGES



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



