

PUD-KS Site Planning and Design Guidelines

Vision

- An accessible, diverse and unique place that integrates the PUD-KS district seamlessly into the surrounding urban fabric of Kendall Square and the Eastern Cambridge neighborhoods.
- A place that is defined by high quality sustainable architecture, urban design and open space with an enduring sense of place that celebrates Kendall Square's spirit of innovation and creativity.

Master Plan Requirements

This section is intended to inform the preparation of materials and information required as part of the PUD application process.

- The **Site Massing Plan** should demonstrate compliance with the zoning requirements, provide for a degree of variation and interest in overall building and podium heights, and sensitively manage the height and bulk of new buildings. Ensure views from significant public spaces are considered in the placement of tall buildings (over 200') and identify appropriate sites for tall buildings that will enhance the identity of Kendall Square by defining edges or intersections, or serving as landmarks.
- The **Connectivity Plan** should define the function, character and feel of all streets, and pedestrian and bicycle connections.
- The **Open Space Plan** should configure open space as a key feature of the site with a view towards maximizing solar access, while balancing the need for logical pedestrian circulation and spatial organization of new buildings. The plan shall establish a hierarchy of open spaces including streets, paths, parks, formal gathering spaces, plazas, gardens, courtyards and 'in-between spaces'. The Open Space Plan should show how buildings and uses on the edges of open space will frame these spaces and encourage activity.

Connectivity

Goal:

- Create a highly legible and integrated movement network that connects into every kind of route in order to encourage walking and cycling throughout the district.

Measures:

- a. Designate a hierarchy of streets and connections with different pedestrian experiences, functions and levels of importance that will help shape the future design of buildings and open spaces.

- b. Ensure that site planning and design provides for good connections and movement options through the district, and more broadly contributes to the accessibility, connectivity and permeability of the neighborhood.
- c. Ensure connections are overlooked and are lined with active frontages, and integrated into Kendall Square's urban layout and structure.
- d. Improve connections to Broad Canal to promote its use and create a pedestrian circuit around the Charles River.
- e. Ensure high quality pedestrian connectivity between all uses in the PUD area.
- f. Design all streets to prioritize pedestrians and cyclists.

Open Space

Goal:

- Create a cohesive network of high-quality open spaces and places that are well-connected and provide opportunities for people to relax, play and meet.

Measures:

- a. Create a significant public gathering space or public park with dimensions large enough to encourage civic participation and community events, and in a location that is either central to the site or at an important gateway to the site.
- b. Ensure that the design and configuration of open space creates significant visual and physical connections through the site, including to Broad Canal and Point Park. Provide opportunities for views out of the site and access to sunlight and greenery for building inhabitants.
- c. Public open space should have good solar access, not be dominated by buildings, be protected from wind, accommodate tree plantings and be directly accessible from streets.
- d. Rooftop open space should be connected to adjacent interior space, be designed to be directly accessible from public spaces, and preferably have visual connections with sidewalks and other buildings
- e. Support wayfinding by locating public open space at strategic points in the movement network, such as the intersections of important connections.
- f. Strengthen the role of Loughrey Walkway (connecting Sixth Street to Ames Street) as a 'green spine' linking Kendall Square to the Eastern Cambridge residential neighborhoods. Ensure a pleasant and inviting pedestrian and cycling link is maintained.
- g. Consider ways to design open space to enhance the identity and character of Kendall Square (e.g. wayfinding initiatives, public art and sculpture, interactive installations etc.).
- h. Design and program open spaces to be flexible, and to promote robust activity and social life throughout the day and evening, on weekends and throughout the year.

- i. Identify strategies for how future public and private open spaces will be integrated into the open space network, and ensure that privately-owned spaces accessible to the public are clearly legible as such, and are welcoming to the public.
- j. In the case of development including or adjacent to a government-owned facility and open space, encourage positive relationships between that facility and adjacent streets and open spaces and active public uses, especially where the facility includes active-use spaces that are open to the public, in order to contribute to the vitality of Kendall Square.
- k. Investigate opportunities to incorporate stormwater treatment / management strategies and environmental sustainability into the design of open space areas.