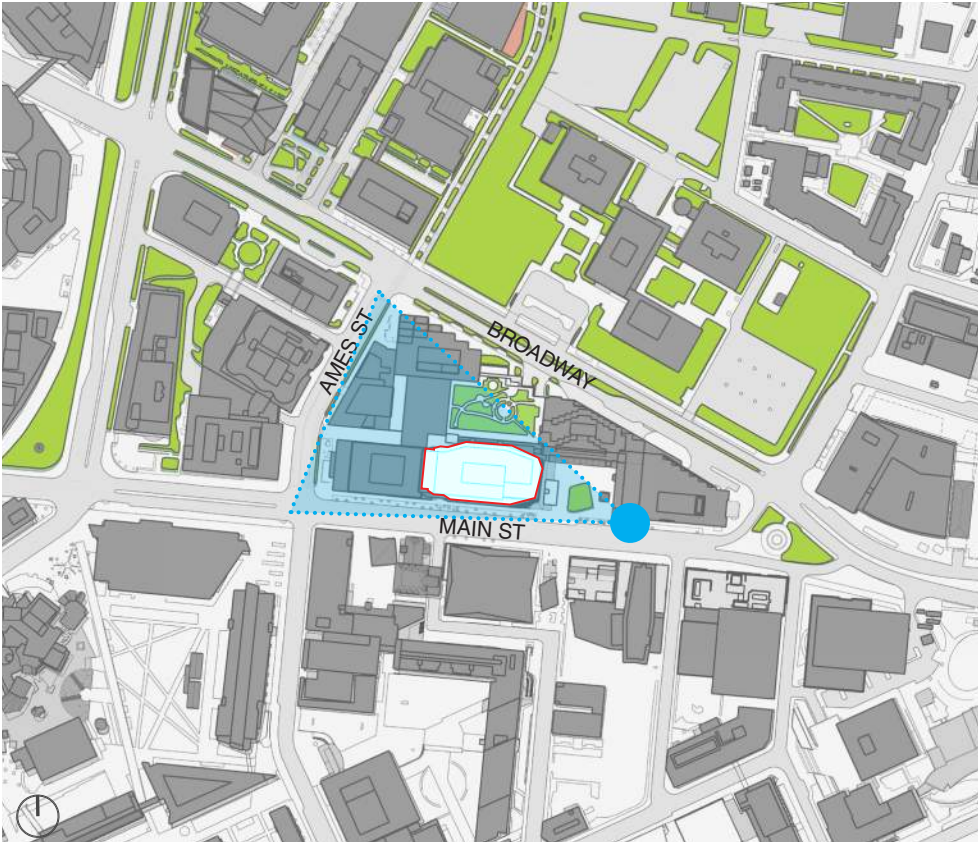
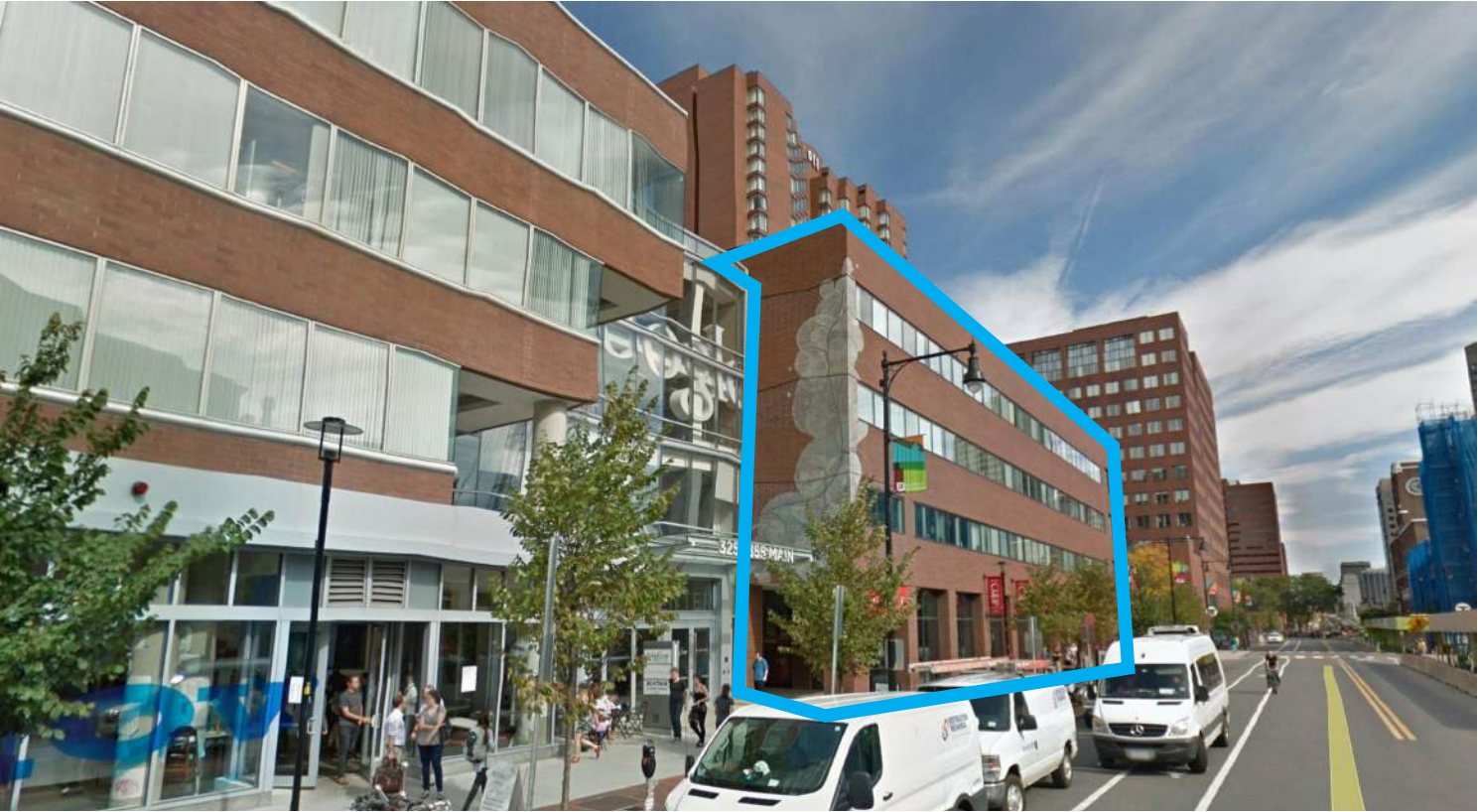
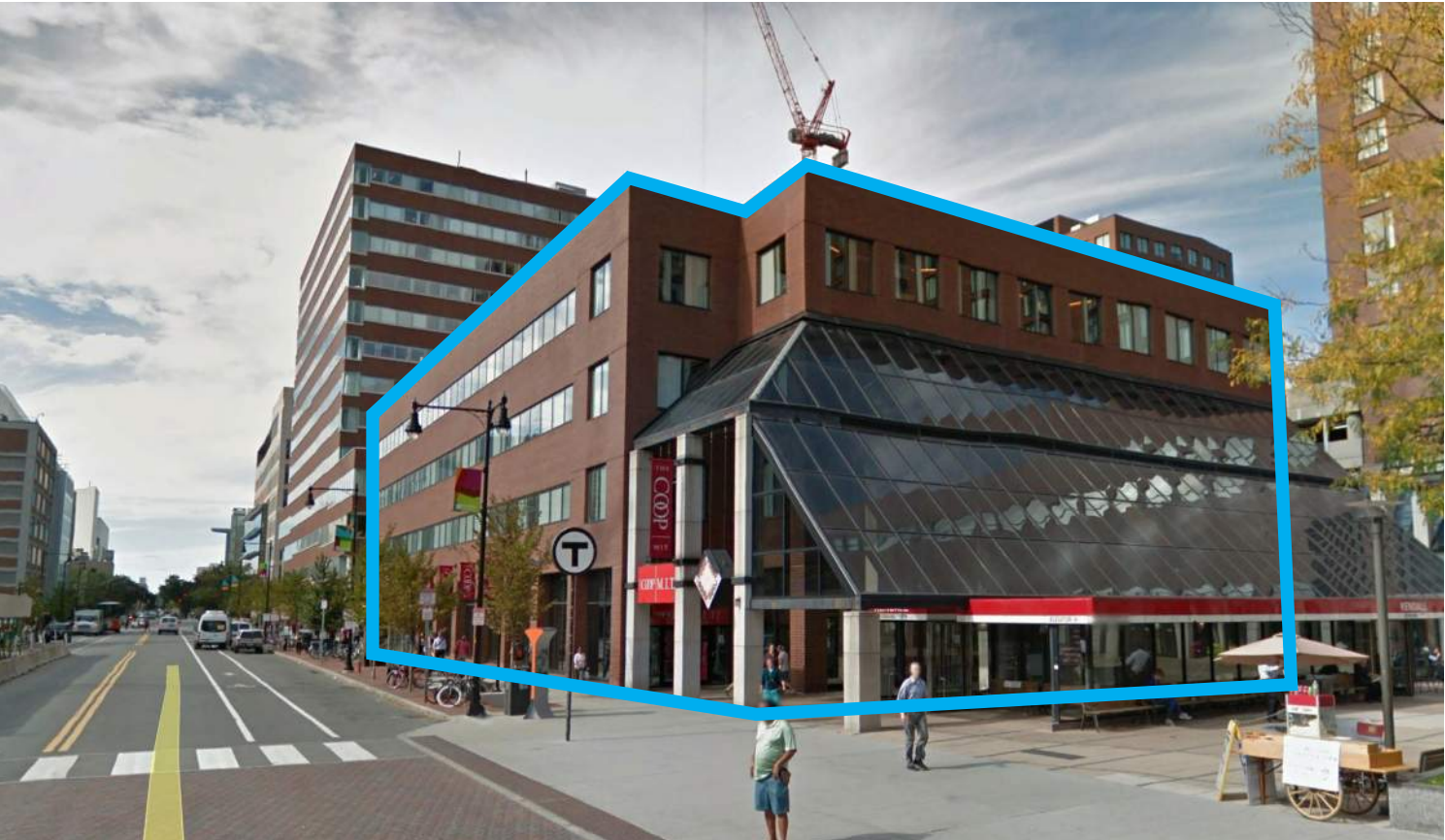
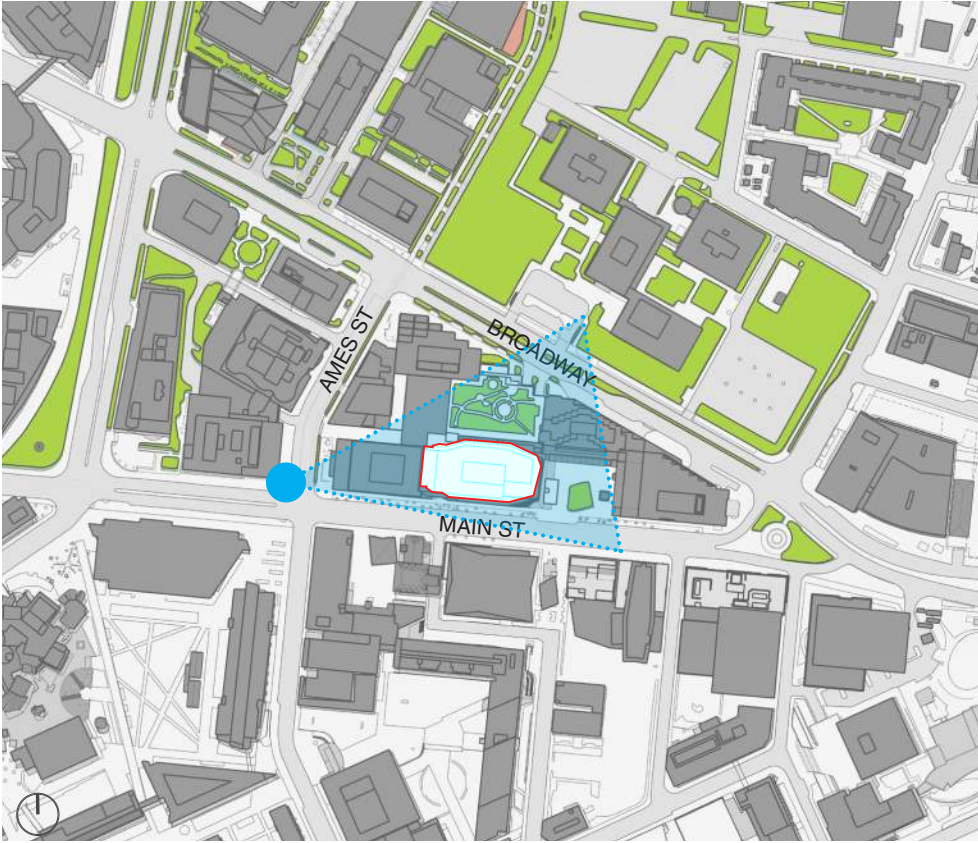


# 1.2 EXISTING CONDITIONS

KEY PLAN



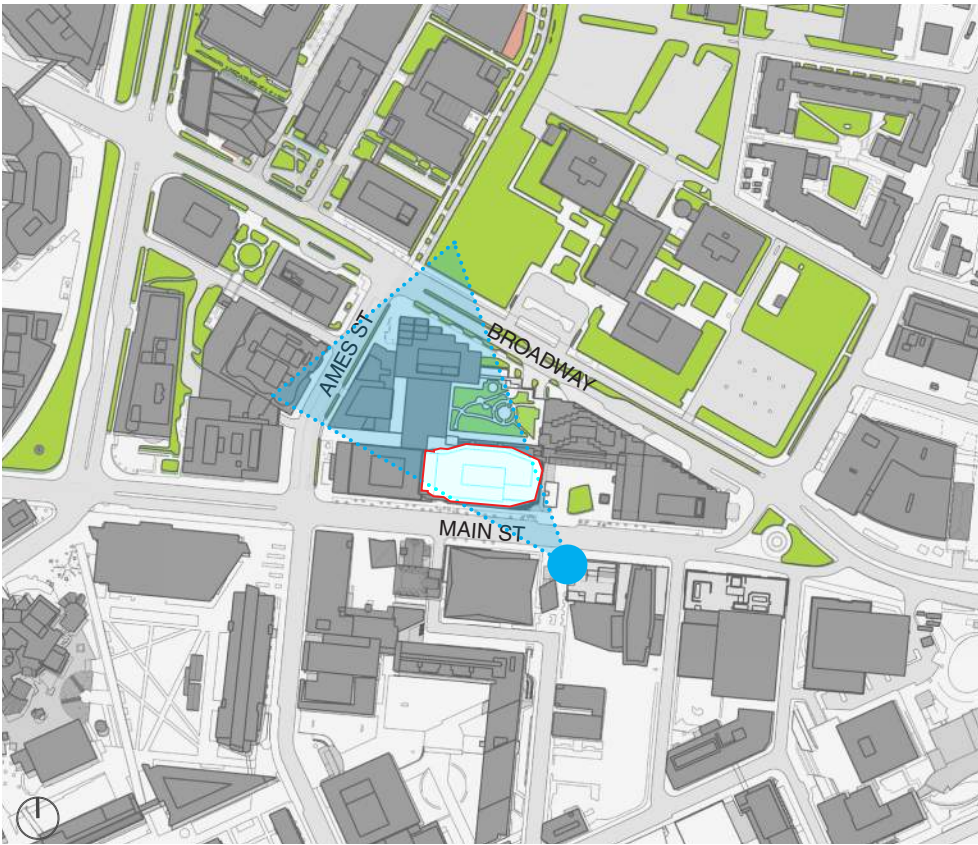
KEY PLAN



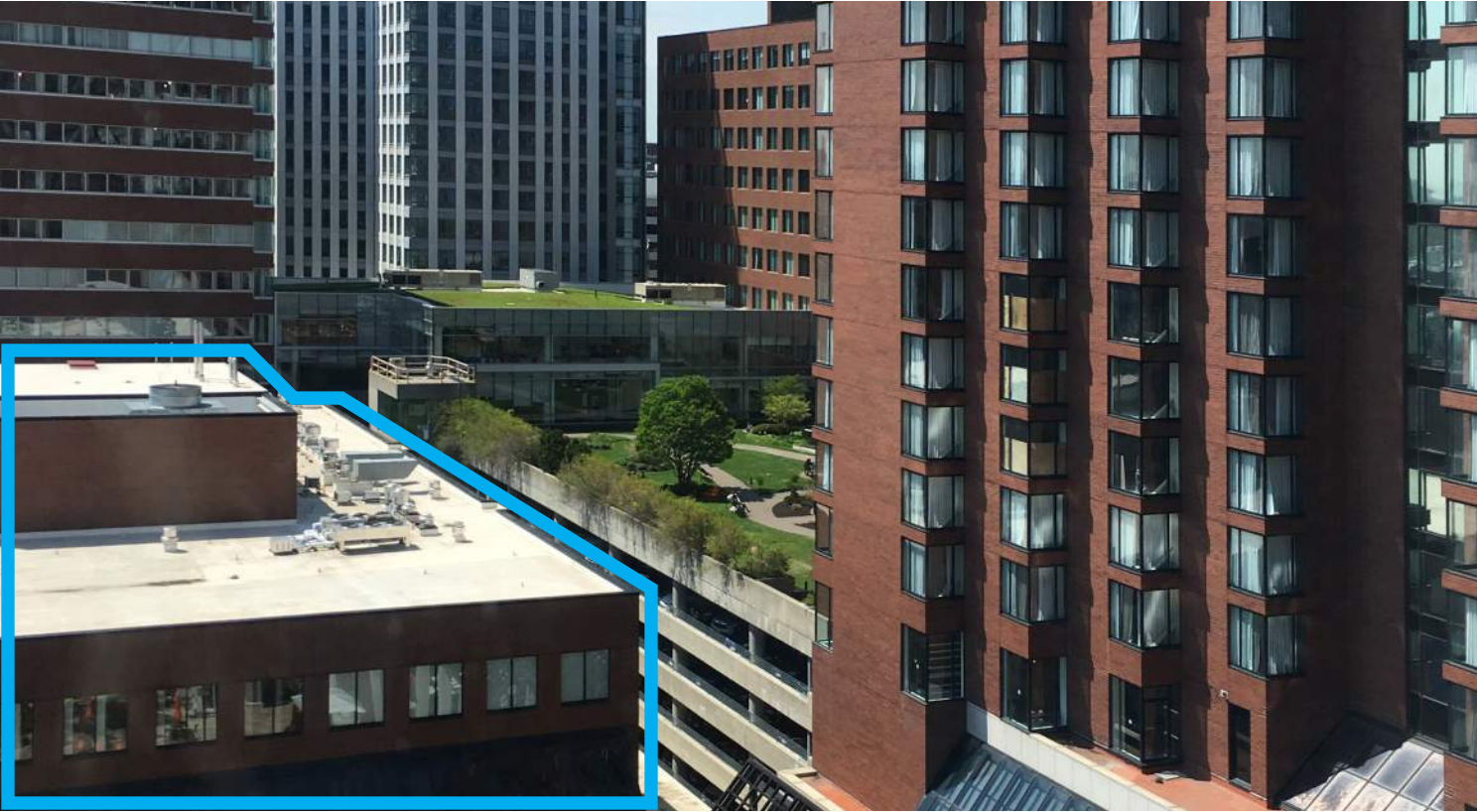
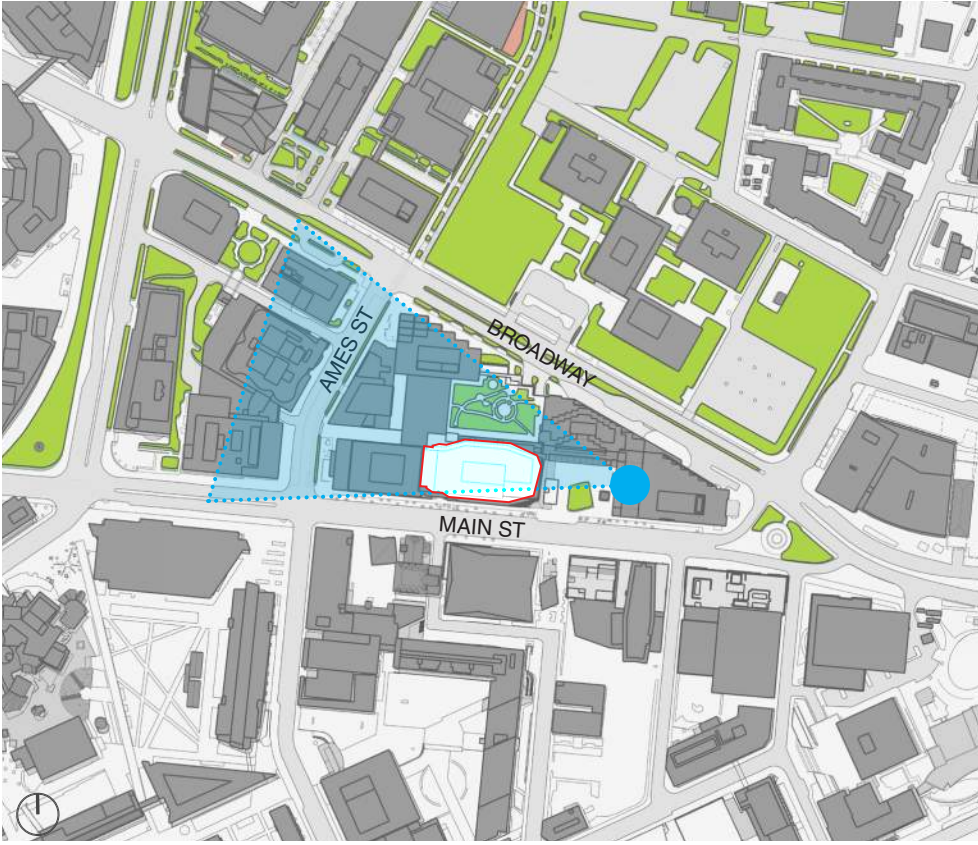


# 1.2 EXISTING CONDITIONS

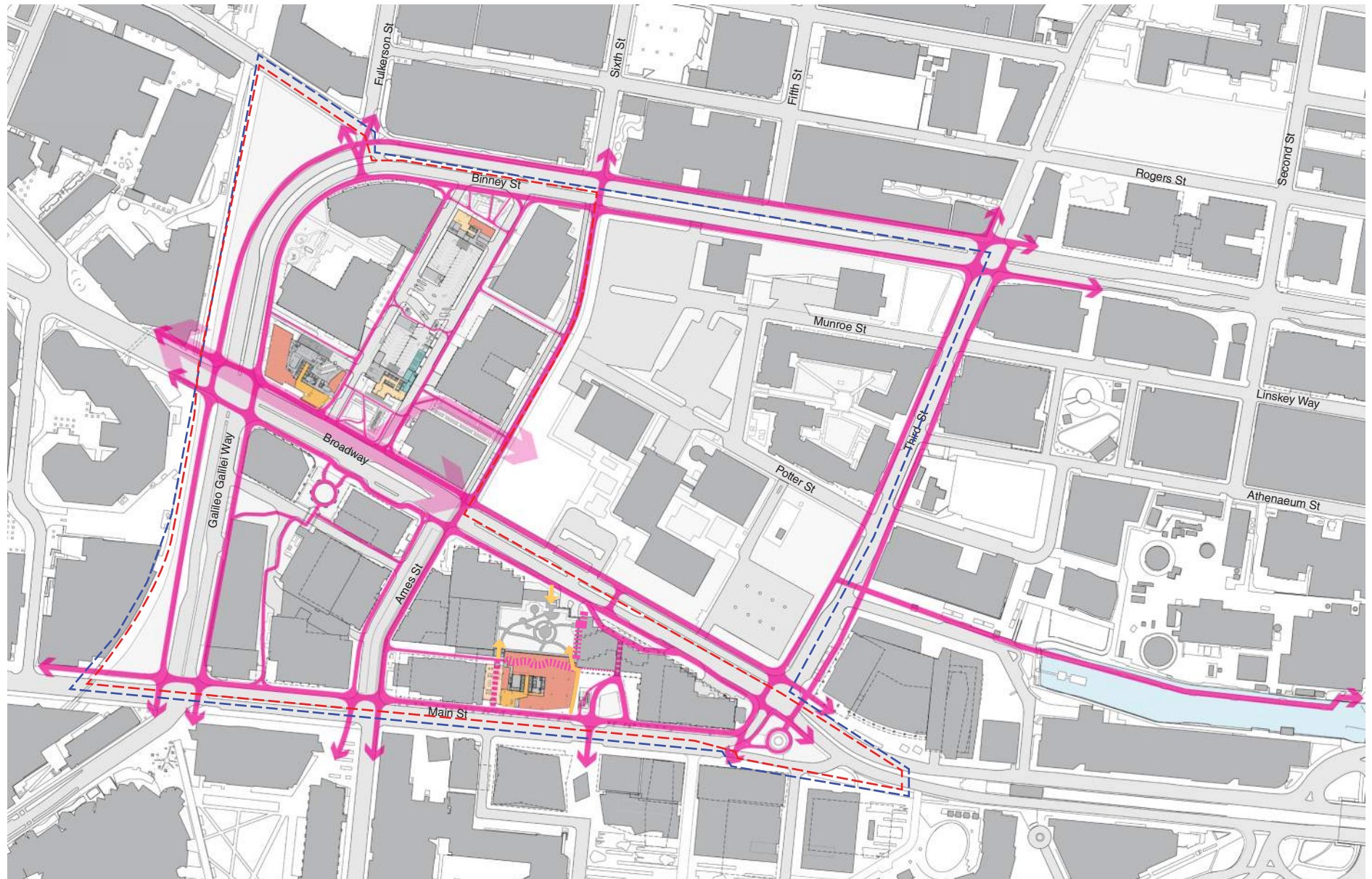
KEY PLAN



KEY PLAN







(See Section 5 Fig 5.2A 5.2B 5.4)

- |                                   |                            |                   |                    |
|-----------------------------------|----------------------------|-------------------|--------------------|
| ..... Internal Circulation Route  | ..... Circulation Route    | Orange Lobby      | --- MXD Boundary   |
| ..... Potential Circulation Route | ..... Vertical Circulation | Orange Active Use | --- KSURP Boundary |

# 1.4.2 PEDESTRIAN AND VEHICULAR CIRCULATION





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





## 3.2 DETAILS - OPEN SPACE PLANS



### PRECEDENTS 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

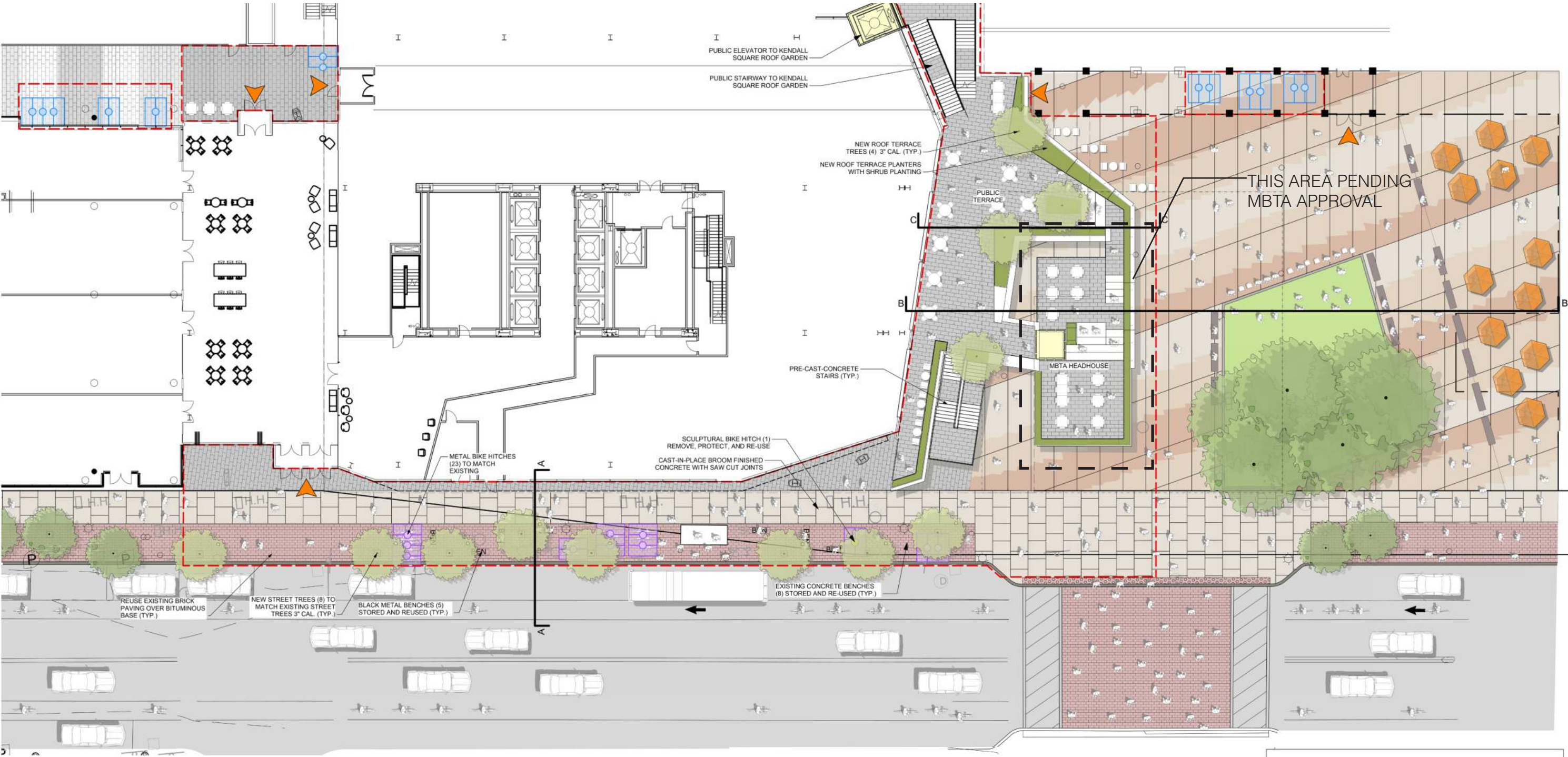


### ROOFTOP CONNECTOR CONCEPT DEVELOPMENT



# 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

LEMON BROOKE

PICKARD CHILTON

TOTAL SHORT-TERM BIKE PARKING: 47 SPACES	
	22 EXISTING SPACES (3' x 8') TO REMAIN/REPLACE POST CONSTRUCTION
	21 NEW SPACES (3' x 8')
	4 NEW TANDEM SPACES (3' x 10')
23 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.



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



\* 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.