8/15/2012 open space

Communications: To the Citizens, Institutes, Businesses and Gov't Officials of Cambridge from Peter Valentine Re the Details of the need for open space for the People, in University Park 6/15/2012

2012 AUG 15 PM 2 48
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

The Original Design Guidelines 1987 of U Park are stated at the conclusion of this report.

The Design Problem of the U Park Common is that it must achieve a complex set of balances.

1. The Common must strengthen the "interest image" of Central Sq. without competing with it.

Having a large "easily accessible" public open space attached to Central Sq. relieves the Squares' humdrum image of a boring main roadway filled with traffic congestion.

2. But at the same time U Park has been turned into a center for large corporate operations requiring a peaceful sitting park to step outside and relax a bit, have secluded relaxed chat and hold special corporate events.

3. So the two parks in U Park; the public park connected to Central Sq. and the corporate park, must remain separate.

4. It cannot be emphasized enough that the sense of simple openess of the public park is absolutely necessary to counteract the large increase in congestion of new development literally occurring in all

open space 2

Park V.

directions around U Park. And because of this a large 7 level parking facility should be built under the open space park in the section of Sidney,Tudor and Pacific streets.

5. The public park must be available for relaxation, release of tension or relief from heat 24/7. With security. If the corporations and institutes want to create congestion for profit, they half to provide open space and security for the publics' relief.

6. The public park right next to the corporate park cannot be allowed to be turned into a homeless sleeping and sitting facility with all their goods surrounding them. If they want to park their goods elsewhere, fine,enjoy the park. The future depends on the healthy of the successful. Their health must take precedence. Without them there is nothing. Nor should there be allowed hearable to others, ones' private music. Earplugs provide the ideal answer without interfering with others' privacy and peacefulness. To sit, to lie down using a blanket with ones' minimal needs is good enough.

7.The night has to be owned by the upright citizen, not the threatening force.

8. The public park must be located easily next to Central Sq. on a flat grass

8/13/2012 open space 3

surface comfortably surrounded by benches and trees.

The flat surface enables the activities <u>easily altered</u> so it accommodates many different kinds of activities where people can easily exist and move around in passive exercise,volley ball,tag football, personal exercise, group exercise, community tent gatherings,concerts,public exhibits,casual group meetings on the grass,gov't,business and institute events, parents relaxing with little children, flat land is also necessary for keeping an eye on little children..

9.The land between Sidney,Green and Franklin according to U Park Guieliens was intended to be a retail building connecting U Park with Central Sq. It was never intended to be a location for an apartment building which in affect would have blocked out U Park on Mass. Ave. from Central Sq. Turning the entirety of U Park into a corporate park. Forest City holds rightly controlled events in it's corporate park to make it seem like a public park, but the apartment building the hilly mounds, bushes and structural obstacles and visual blockage and distance from Mass. Ave and Central Sq. and the limited time availability violate the design guidelines and make it unfit for the people to truly find joy and relief from it's congestion profits.

8/13/20 open space

10. So for these very necessary reasons the building at 23 Sidney must be removed and replaced , on that block with a flat green open space.

The building at the Blanche St. Mass. cite should be a retail building, possibly with another developer, of which could contain a large fabrics store, a main utilities store and low income basic goods store, a unique cafe, a movie theatre etc. It will attract a lot of business from all the new peope coming in.

The profit interests of large institutions and corporation cannot be allowed to annihilate the vast richness of human experience. We were given this mind boggling mystery of Life, without paying a penny for it.

A. PRIMARY USE PATTERNS AND GENERAL PLAN

COMMENTARY & OBJECTIVES

The development of University Park at M.I.T. offers a rare opportunity to create a new working and living environment in Cambridge which acheives its own unique identity while, at the same time, becomes a vital and integral part of the Cambridge community. In general, the acheivement of these two goals involves:

1. An Emphasis on Street Oriented Development.

   The urban street network -- the building defined pedestrian and vehicular spaces of the city -- is recognized as a primary element of urban structure and organization. The street focuses activities, defines circulation and provides continuity with the surrounding city.

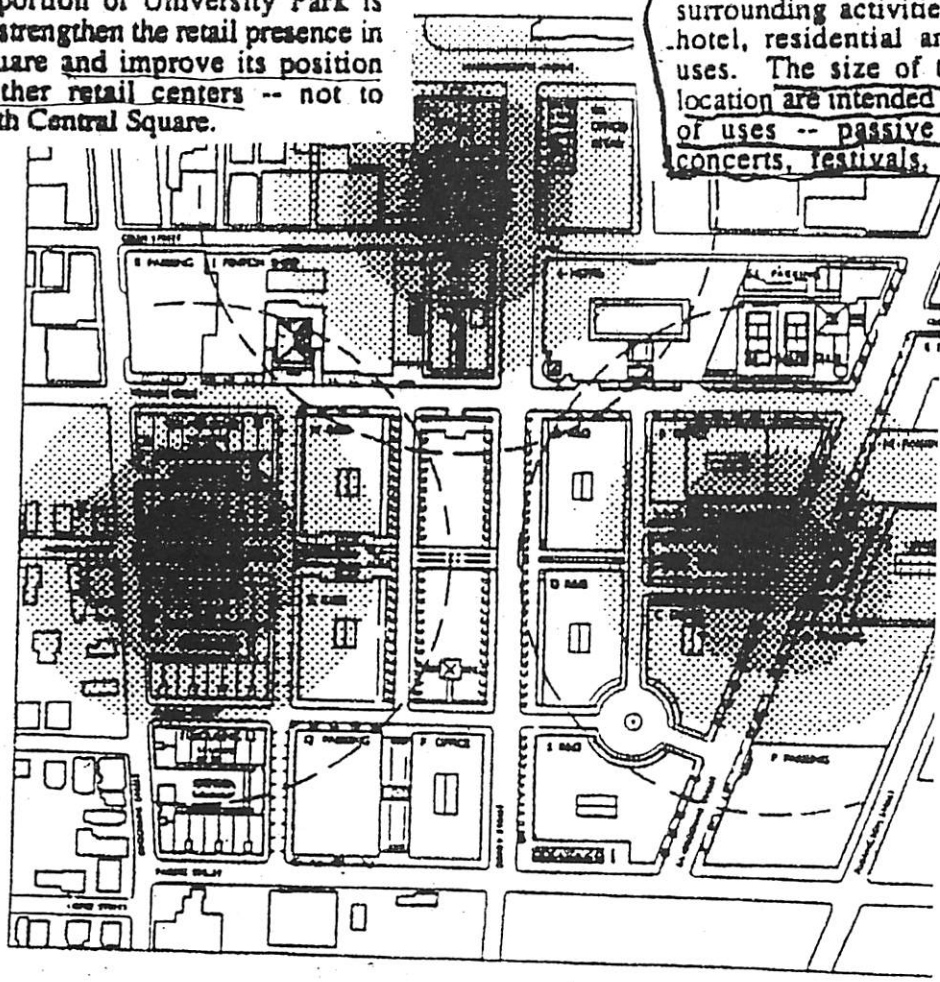
2. The Formation of Useful and Meaningful Public Use Space.

   Outdoor spaces accessible to the public at University Park will become an integral part of Cambridge's public life and patterns of public activities, a number of public spaces, all different in configuration, identity and probable use patterns, will be located at University Park.

UNIVERSITY PARK COMMON

University Park Common will be constructed at the westerly side of Sidney Street between Franklin and Pilgrim Streets and is required to have a minimum size of one acre. This space is intended to be the centerpiece of the entire District and to act as a focus for all its surrounding activities -- such as retail, office, hotel, residential and research/development uses. The size of the space and its central location are intended to allow for a wide variety of uses -- passive recreation, exhibitions, concerts, festivals, kiosk retail, cafes, etc.

The retail portion of University Park is intended to strengthen the retail presence in Central Square and improve its position s-a-vis other retail centers -- not to compete with Central Square.



UNIVERSITY PARK AT M·I·T

URBAN DESIGN GUIDELINES

OCTOBER 2, 1987

REVISION: DECEMBER 22, 1986