GENERAL DEVELOPMENT GOALS
PRE-ZONING PUBLIC ENGAGEMENT

2008 - 2009

- Exploratory and brainstorming meetings with City Councillors, City staff, Planning Board, Historical Commission and community members
- Set up website and feedback mechanisms

2010 - 2012

- More meetings with neighborhood and civic associations, Planning Board, City Council, City staff, Historical Commission
- Community-wide open houses
- MIT Faculty Taskforce on Community Engagement in 2030 Planning report
- Graduate Student Housing Working Group report

2013

- Community-wide meetings on East Campus Planning Study
- Multiple City Council & Planning Board hearings

ZONING APPROVED

2011-2012
K2 Study Process
PRE-SPECIAL PERMIT PUBLIC ENGAGEMENT

2013 - 2014

• Continued community interaction including community-wide meetings on East Campus Planning Study
• Architect selection process with MIT designer committees
• Began shaping design schemes with guidance from MIT School of Architecture and Planning faculty

2015

Seven public meetings:
• MIT Student Center (May 6)
• Boston Marriott Cambridge (May 6)
• Jane’s Walk (May 9)
• East Cambridge Planning Team (May 27)
• Planning Board Walking Tour (June 9)
• Cambridge Historical Commission (July 2 & August 6)
Activation - Transform 6 surface parking lots into a mix of active uses in response to the K2 vision
2. **Preservation of Future Academic Capacity** – Continue MIT’s innovation and impact

3. **Housing** – Increase housing, including affordable and graduate student
4 **Public Realm** – Establish a public realm environment including the MIT Museum, accessible open spaces, and community-influenced retail to create a vibrant link between campus and community.
5 Mobility Improvements – Create transit oriented development, utilize lower parking ratios, and prioritize the bicycle and pedestrian experience.

6 Innovation – Provide space to bolster Kendall’s innovation ecosystem.
7 Workforce Development – Create approximately 3,800 new employment opportunities, including construction and apprentice, innovation, retail, office, and R&D

8 Sustainability – Set new standards with a comprehensive approach to sustainability that goes beyond individual buildings
9 Financial Commitments –

- Required contributions of approximately:
  - $3.5 million to benefit community organizations
  - $8.8 million to the Community Fund
  - $4.6 million Incentive Zoning payment

- Approximately $10 million annually in real estate taxes

- Approximately $20-30 million in investment for affordable housing
Historic Preservation –
Preserve the historic Kendall, Hammett, and Suffolk Buildings (238, 264, and 292 Main Street) through adaptive re-use
PROJECT OVERVIEW
PROJECT OVERVIEW

Proposed Plan
ZONING AND PROPOSAL FOLLOW K2 STUDY
FINAL REPORT AND DESIGN GUIDELINES

- Requires a mix of uses including:
  - Housing
  - Variety of retail
  - Open space
  - Innovation space

- Includes environmental, sustainability, transportation, and infrastructure improvements

- Design guidelines which consider:
  - Shadow and wind
  - Pedestrian experience
  - Massing
  - Ground floor activation
  - Setbacks
### CONFORMANCE WITH ZONING

**Parameters** | **KSI Proposal**
--- | ---
**Total New SF** |  
R&D max: 980,000 SF  
Residential min: 240,000 SF  
R&D: 888,000 SF  
Residential: 285,000 SF

**Density** |  
FAR 3.9 across the district  
FAR 3.35 across the district

**Parking** |  
Retail: 0.5/1,000 SF max  
Office: 0.9/1,000 SF max  
R&D: 0.8/1,000 SF max  
Housing: 0.5-0.75/unit  
Complies with parking ratios

**Open Space** |  
15% of PUD  
38% of PUD

**Maximum Heights** |  
150’-300’  
Building 1: 250’  
Building 2: 200’  
Building 3: 200’  
Building 4: 300’  
Building 5: 250’  
Building 6: 43’
ZONING HEIGHTS

Kendall Square PUD 5
# PROPOSED PROGRAM*

<table>
<thead>
<tr>
<th>Uses:</th>
<th>Housing/Dormitory</th>
<th>Retail/Active Uses</th>
<th>Office/R&amp;D</th>
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* Gross floor area without exemptions. Does not include academic space in existing buildings E38 & E39.
PLANNING AND DESIGN PRINCIPLES

• Walkability
• Open Space
• Universal Access
• Ground Floor Activation
• Built Form and Architectural Intent
• Environmental Quality
SOUTH OF MAIN STREET
SOUTH OF MAIN STREET SITES

SITE 2
Architect: Elkus|Manfredi

SITE 3
Architect: Perkins+Will

SITE 4
Architect: NADAAA and Perkins+Will

SITE 5
Architect: Weiss/Manfredi

SITE 6
Architect: nARCHITECTS
SITE 2

EXISTING

PROPOSED

USE: Retail and R&D
SF: 316,000
HEIGHT: 200’
ARCHITECT: Elkus|Manfredi
SITE 3 – 238 MAIN STREET

EXISTING

PROPOSED

USE: Retail and R&D
SF: 297,000
HEIGHT: 200’
ARCHITECT: Perkins+Will
SITE 4

EXISTING

PROPOSED

USE: Retail, Grad Housing
SF: 367,000
HEIGHT: 300’
ARCHITECT: NADAAA and Perkins+Will
SITE 5 – 314 MAIN STREET

EXISTING

PROPOSED

USE: Retail and Office
SF: 390,000
HEIGHT: 250’
ARCHITECT: Weiss/Manfredi
SITE 6

EXISTING

PROPOSED

USE: Retail and Office
SF: 6,000
HEIGHT: 43’
ARCHITECT: nArchitects
PEDESTRIAN EXPERIENCE

- Activate the streetscape with uses that engage pedestrians
- Provide wide sidewalks, diverse and useful street furniture, and opportunities for sidewalk dining and interaction
- Reduce environmental impacts of shadow and wind to maximize comfort and use

View From Main Street Looking East
PEDESTRIAN EXPERIENCE

Shadows

- Net new shadow is reduced by shadow from existing buildings
- Building 3 is set back from Main Street which minimizes shadow on Main Street
- Orientation of building 4 is north-south which minimizes shadow on Main Street

View From Broadway Looking South
PEDESTRIAN EXPERIENCE

Shadows

June 21
PEDESTRIAN EXPERIENCE

Shadows

September 21
PEDESTRIAN EXPERIENCE

Shadows

December 21

9 AM

12 PM

3 PM

CURRENT CONDITION

NET NEW SHADOWS

South of Main Street
CREATING PEDESTRIAN EXPERIENCE

Wind

South of Main Street
PROPOSED OPEN SPACE CONNECTIONS

South of Main Street
OPEN SPACE

South of Main Street
OPEN SPACE

South of Main Street
MIT is hiring a new **Director of Open Space Programming** who will spearhead the effort to create lively, welcoming, open spaces with a range of programming for the community.
OPEN SPACE POTENTIAL PROGRAMMING

Flexible Open Space
- Shade
- Variety of seating
- Respite
- Games (tables, ping pong, bocce, etc.)
- Café/dining
- Urban gardens
- Storm water gardens
- Interactive features and artwork

Events
- MIT Press author conversations
- Museum event @ night
- MIT Admissions briefings
- Maker Faire
- Performances
- Science + technology fairs/expo
- International symposia
- Ability to convene up to several hundred

Play
- Environmental interaction
- Engagement for all ages and all users

Food Trucks

Bike Infrastructure
RETAIL AND ACTIVE USE

Proposed Plan and Retail Zones

BUILDING ENTRANCE
RETAIL / ACTIVE USE
LOBBY
SERVICES/CORE
PARKING RAMP
MIT is committed to setting new standards in sustainability, with a comprehensive approach that goes beyond individual buildings.
INFRASTRUCTURE

- Ongoing discussions with City Departments
- Assessed existing sanitary, stormwater and water systems
- Municipal systems adequate for demand
- Conceptual plans for distribution and tie-in in PUD filings
- Reconstructing Hayward Street and Carleton Street
TRANSPORTATION

- Comprehensive TIS, including robust transit analysis, submitted June 22nd and certified July 21st
- Draft PTDM plan submitted August 25th
- Ongoing discussions with city staff on transportation improvements and PTDM measures
TRANSPORTATION

- Majority of parking and loading below grade in two garages
  - 809 net new parking spaces
  - 685 replacement spaces
- Significant bicycle amenities
  - Over 650 bike parking spaces
  - Bike fix-it stations, Hubway stations
- Pedestrian improvements throughout the district
- Proposed improvements to the MBTA headhouse
PRELIMINARY PHASING

1. Below-grade garage
2. Buildings 5, 4, E38 & E39
3. Building 3
4. Building 2
5. Building 6

- Open space and public realm improvements will be delivered with each building
- Housing (at Site 1) required before full R&D build-out
- Final schedule will be determined by Institutional priorities and market needs
- Complete build-out anticipated over next 7-10 years
NEXT STEPS

- Article 19 process - consistency with Urban Design Objectives
- Review of traffic impact and mitigation
- Infrastructure and utilities
- Detailed review of open space/active space plans
- Public hearings on Final Development Plan
NORTH OF MAIN STREET
SITE 1 PROJECT OVERVIEW
SITE 1

EXISTING

PROPOSED

USE: Retail and Residential
SF: 403,000
HEIGHT: 250’
ARCHITECT: Elkus|Manfredi
## CONFORMANCE WITH ZONING

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*Gross floor area without exemptions
HOUSING

- Approximately 240 market-rate units
- 18% Affordable (approximately 50 units)
PEDESTRIAN EXPERIENCE

- Activate the streetscape with uses that engage pedestrians
- Provide wide sidewalks, diverse and useful street furniture, and opportunities for sidewalk dining and interaction
- Reduce environmental impacts of shadow and wind to maximize comfort and use
PEDESTRIAN EXPERIENCE

Shadows

- Net new shadow is reduced by shadow from existing buildings
- Morning shadow falls on One Broadway
- New shadow will occur on the Broad Canal in later afternoon hours
- A 250’ tall tower is proposed, having less impact than the allowable 300’ tower
PEDESTRIAN EXPERIENCE

Shadows

June 21

CURRENT CONDITION

NET NEW SHADOWS

9 AM

12 PM

3 PM

North of Main Street
PEDESTRIAN EXPERIENCE

Shadows

September 21

CURRENT CONDITION

NET NEW SHADOWS

9 AM

12 PM

3 PM
PEDESTRIAN EXPERIENCE

Shadows

December 21

CURRENT CONDITION

NET NEW SHADOWS

9 AM

12 PM

3 PM

North of Main Street
PEDESTRIAN EXPERIENCE

Wind

North of Main Street
RETAIL AND ACTIVE USE

Proposed Plan

Show existing retail in One Broadway
SUSTAINABILITY

- HIGH PERFORMANCE BUILDING ENVELOPES
- ADVANCED ENERGY SYSTEMS
- GREEN AMENITIES
- CONNECTIVITY
- MULTIMODAL TRANSIT
- BICYCLE NETWORK
- STREET TREES
- GREEN ROOF
- WATER REUSE
- DISTRICT STORMWATER MANAGEMENT

North of Main Street
INFRASTRUCTURE

- Ongoing discussions with City Departments
- Assessed existing sanitary, stormwater and water systems
- Municipal systems adequate for demand
- Conceptual plans for distribution and tie-in in PUD filings
- Coordinating design of new Main Street cross-walk
TRANSPORTATION

- Comprehensive TIS, including robust transit analysis, submitted June 22nd and certified July 21st
- Draft PTDM plan submitted August 25th
- Ongoing discussions with city staff on transportation improvements and PTDM measures
TRANSPORTATION

- Elimination of 114 surface parking spaces
  - 65 net new parking spaces
  - 0.52 spaces/unit proposed (179 spaces)

- Significant bicycle amenities
  - 323 long-term bike parking space in garages
  - 43 short-term surface bike parking space
  - Bike fix-it station, Hubway station

- Pedestrian improvements throughout the district
SCHEDULE AND PHASING

- Intention to move forward with Site 1 construction as soon as possible

- Construction of housing required before final commercial development can occur per zoning

- Will include all public realm, retail, and landscape improvements delivered with the housing
NEXT STEPS

- Article 19 process - consistency with Urban Design Objectives
- Review of traffic impact and mitigation
- Infrastructure and utilities
- Detailed review of open space/active space plans
- Public hearings on Final Development Plan
EXECUTING A COMMUNITY VISION

Broad Canal Way Looking West