2013

Zoning Approved

2015 - 2016

Six 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)

PUD Filing

• Initial Filing (July 27)
• Planning Board Presentation (September 8)

Final Development Plan

• Filed November 5, 2015
• Planning Board Response Presentation (January 5, 2016)

Preliminary Determination
HEARING OVERVIEW

**Hearing 1**
Overview of PUD development plans/alignment with zoning
September 8, 2015

**Hearing 2**
Responses to questions raised including architectural presentations
January 5, 2016

**Hearing 3**
Additional detail on public realm, traffic and responses to Hearing 2

**Planning Board meetings for Article 19 Design Review**

- Retail
- Ground Floor Design
- Open Space

Active public realm
RESPONSES TO QUESTIONS BY CATEGORY

1. Housing Related Uses
2. Transit Improvements
3. Open Space, Retail and Active Uses
5. Site Planning and Design
6. Traffic and Parking
THE OPPORTUNITY: TRANSFORMING SIX PARKING LOTS
TRANSIT IMPROVEMENTS

South of Main Street
OPEN SPACE, RETAIL AND ACTIVE USES

South of Main Street
PROPOSED MASSING

Building Concept Design
VIEW SOUTH FROM THIRD STREET
VIEW EAST FROM LAFAYETTE SQUARE
VIEW NORTH FROM STORROW LAGOON

Building Concept Design
SOMA SITE PLAN

Building 2
WADSWORTH STREET SECTION

BUILDING 2

238 MAIN STREET (E48)

+

BUILDING 3

PUBLIC REALM

SIDEWALK

DRIVE LANE

WADSWORTH ST
FLOOR PLAN: LEVEL 05

Building 2

- RETAIL / ACTIVE USE
- LAB / OFFICE
- LAB / OFFICE COMMON SPACE
- SERVICE / MECHANICAL
- PARKING
FLOOR PLAN: LEVELS 06-13
CANTILEVER EXAMPLES
FAÇADES: NORTH ELEVATION

Building 2
FAÇADES: SOUTH ELEVATION

Building 2
GROUND FLOOR PLAN
EXISTING CONDITIONS: VIEW SOUTH FROM THIRD STREET
PROPOSED CONDITIONS: VIEW SOUTH FROM THIRD STREET
EXISTING CONDITIONS: VIEW EAST FROM HAYWARD STREET
PROPOSED CONDITIONS: VIEW EAST FROM HAYWARD STREET

Building 3
PROPOSED CONDITIONS: VIEW EAST FROM HAYWARD STREET

Dusk
EXISTING CONDITIONS: VIEW WEST FROM WADSWORTH STREET

Building 3
PROPOSED CONDITIONS: VIEW WEST FROM WADSWORTH STREET
MATERIALITY: FINS REFLECT, SHADE AND TONE THE LIGHT

VISION GLASS CURTAINWALL W/ VERTICAL ALUMINUM FINS @ 2'-9" O.C.
CLEAR VISION GLASS
WHITE GLASS SHADOWBOX W/ VERTICAL ALUMINUM FINS @ 2'-9"

Building 3
FAÇADE OF FINS: NIGHTTIME

Building 3
FAÇADE OF FINS: VARYING PATTERNS AND SPACING
CHARACTER OF THE CANTILEVER FORM
CHARACTER OF THE CANTILEVER FORM

Building 3
CHARACTER OF THE CANTILEVER FORM

WHITNEY MUSEUM, NYC. 30' HIGH 15'
DEEP CANTILEVER

VANKE CENTER, SHENZEN CHINA
SOUTHERN CANTILEVER: DEFINING THE PORTAL
RETAIL AND PROGRAM USES OF GROUND FLOOR
ACTIVATING MAIN STREET
ACTIVATING THE OPEN SPACE AND STREETS
VIEW AT THE CORNER OF 238 MAIN FROM BROADWAY
VIEW OF WADSWORTH STREET FROM OPEN SPACE
SCREENING THE MECHANICAL SYSTEMS
ELEVATED VIEWS

VIEW 3 - ELEVATED VIEW FROM ONE BROADWAY

VIEW 4 - ELEVATED VIEW FROM MARRIOTT
BUILT FORM: SCALE AND MASSING

- Building Length of Plan
- Building Length of Plan < 175' between 20'-250' height
- Slender side to Main St.
- Rotation of upper mass breaks mass and presents slender side to Main St.
- Rotation and offset of upper mass creates terrace at level 4 overlooking open space and limits sense of height on Harvard St.
- Podium maintains streetwall while staying under 8'
- Atrium set back from podium to interface with 128 Main St.
- Building Length of Plan = 30' X 117' below 8' height
- Ground level is setback to create pedestrian scale on all sides
BUILT FORM: SCALE AND MASSING

- Maximum plan dimension: 85 to 125 = 210 x 175
  - AT 125 TO 200 = 175 x 175

- Vertical louvers continue at penthouse to integrate with overall form

- Shift in mass creates a vertical break

- Deeply recessed, smooth glass surface at 9th floor break

- Lower roof as green roof

- Atrium creates a vertical break

- Maximum plan dimension: Ground to 6th = none

- Vertical louvers in contrast to smooth surfaces at ground floor and level 6. The louvers also make the facade appear more solid or more transparent from different points of view in the city.

- Recessed, smooth glass surface at ground floor

- Building 3
BUILT FORM: SCALE AND MASSING
BUILDING ADJACENCY: NORTH ELEVATION

MINIMUM BUILDING SEPARATION FROM 120' TO 230' HEIGHT = 100'

MINIMUM BUILDING SEPARATION FROM 120' TO 200' HEIGHT = 110'

MINIMUM BUILDING SEPARATION FROM 120' TO 150' HEIGHT = 85'
BELOW GRADE PARKING & LOADING
Entries, exits and pedestrian access
BELOW GRADE PARKING & LOADING
Circulation and pedestrian access
GRADUATE STUDENT HOUSING

Building 4
PROGRAM ELEMENTS: FLOORPLAN, LEVEL 01
GENERAL DEVELOPMENT GOALS: ACTIVATE MAIN STREET
PROGRAM ELEMENTS: FLOORPLAN, LEVEL 02
GENERAL DEVELOPMENT GOALS: OPEN SPACE
PROGRAM ELEMENTS: FLOORPLAN, LEVEL 03

- ACADEMIC HOUSING
- ACADEMIC CHILDCARE
- ACADEMIC OFFICE
- ACADEMIC OUTDOOR SPACE
- RETAIL/ACTIVE USE
- LAB/OFFICE COMMON SPACE
- LAB/OFFICE
- SERVICE/MECHANICAL
- PARKING
PROGRAM ELEMENTS: NORTH-SOUTH SECTION
OVERALL ELEVATIONS: NORTH

- Aluminum Screen
- Spandrel Glass
- Vision Glass
- Anodized Bronze Shelf
- Precast Concrete Panels
- Restored Historic Windows
- Restored Historic Windows with storefront below
MASSING AT MAIN STREET: NORTHEAST CORNER
OVERALL ELEVATIONS: SOUTH
OVERALL ELEVATIONS: EAST

- ALUMINUM SCREEN
- SPANDREL GLASS
- VISION GLASS
- PRECAST CONCRETE PANELS
- CURTAIN WALL, WITH INTEGRAL ANODIZED BRONZE FINS
- ANODIZED BRONZE METAL PANEL
- RESTORED HISTORIC WINDOWS

BUILDING 4

OPEN SPACE  BUILDING 4  MAIN STREET
MATERIAL PALETTE

1. GLASS
   1A. VISION GLASS
   1B. SPANDREL GLASS

2. PRECAST CONCRETE

3. METAL
   1A. ANODIZED ALUMINIUM
   1B. PERFORATED-CORRUGATED METAL
   1C. MESH

4. WOOD
LANDSCAPE SECTION: MAIN STREET
ELEVATIONS: MAIN STREET

HAYWARD STREET  BUILDING 4  CARLETON STREET  BUILDING 5
ELEVATIONS: CARLETON STREET
ELEVATIONS: OPEN SPACE
ELEVATIONS: OPEN SPACE
LANDSCAPE SECTION: OPEN SPACE
GROUND FLOOR DESIGN GUIDELINES

Uses a
Setbacks and entrances
BUILT FORM: MASSING STUDIES

Building 4
BUILT FORM: SCALE AND MASSING

Clearly expressed base, middle, and top for tall buildings.
BUILT FORM: SCALE AND MASSING

SPECIAL ATTENTION PAID TO THE HISTORIC FACADES OF BUILDINGS, WHERE BUILDINGS RELATE THE MOST TO THE STREET AND PEDESTRIANS

MAINTAIN HISTORIC FACADE WITHIN THE STREET WALL HEIGHT TO BREAK DOWN THE APPARENT SCALE OF BUILDINGS
BUILT FORM: SCALE AND MASSING

- Maintain setback of existing historic buildings
- Building separation at ground > 85'
- Building separation > 100'
BUILT FORM: SCALE AND MASSING

BUILDING LENGTH OF PLAN < 175'
SLIM PROPORTIONS MAINTAINED TO REDUCE BULK

BUILDING LENGTH OF PLAN SUGGESTED AT 175' FOR HEIGHTS ABOVE 201'
HOWEVER, IN ORDER TO MAINTAIN AT LEAST 462 RESIDENTIAL UNITS, AND TO AVOID BULK, BUILDING NEEDS TO BE 227'

VOLUME TAPERS OFF TOWARDS NORTH AND SOUTH TO REDUCE BULK

PODIUM MAINTAINS STREETWALL WHILE STAYING UNDER 85'

PENTHOUSE ABOVE 300'
TALL REDUCED WIDTH TO REDUCE BULK

RESIDENTIAL USE UP TO 300'
BUILT FORM: VISUAL INTEREST

- Recessed penthouse reduces bulk
- Mechanical systems screened by massing
- Articulated materials, penetration, and architectural detailing break down the scale to create visual interest
- Elevator overrun screen by massing
- Triple height facade panels break down scale to create visual interest
- Recessed entryway, bays, canopies, awnings and other architectural elements enhance the pedestrian experience
- Large bay for MIT admission forum
- Maintain historic face bay widths for retail