AGENDA

1. Overview of agenda - Steve Marsh

2. Community process/permitting overview - Sarah Gallop

3. Overview of MIT Memorandum to Planning Board dated April 26 - Steve Marsh

4. Connectivity/Building 1 updates - David Manfredi

5. Public realm articulation - Michael Blier

6. Retail plan overview - Jesse Baerkahn
THE OPPORTUNITY: TRANSFORMING SIX PARKING LOTS
COMMUNITY PROCESS/PERMITTING OVERVIEW

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
PUD 5 zoning filed
COMMUNITY PROCESS/PERMITTING OVERVIEW

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 (Jun 9)
• Cambridge Historical Commission (Jul 2 & Aug 6)

PUD APPLICATION FILING

Preliminary Development Plan (July)
Final Development Plan (November)
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

City Meetings
• Traffic and Parking
• Sustainability
• East Cambridge Planning Team
• Design

Hearing 3
Additional detail on public realm and responses to Hearing 2

PROCESS

ACTIVE PUBLIC REALM
Retail
Ground Floor
Open Space
## COMMUNITY BENEFITS

### Negotiated Community Benefits:

<table>
<thead>
<tr>
<th>Benefit</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Fund contribution</td>
<td>Approximately $8.8 million</td>
</tr>
<tr>
<td>Community-based organizations contribution</td>
<td>Approximately $3.5 million</td>
</tr>
<tr>
<td>Affordable Units</td>
<td>Approximately 53 units (18%)</td>
</tr>
</tbody>
</table>

### Project-Associated Benefits:

<table>
<thead>
<tr>
<th>Benefit</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incentive zoning payment</td>
<td>Approximately $12 million</td>
</tr>
<tr>
<td>Estimated city taxes</td>
<td>Approximately $10 million annually</td>
</tr>
<tr>
<td>New permanent jobs</td>
<td>Approximately 2,900</td>
</tr>
<tr>
<td>New construction jobs</td>
<td>Approximately 1,300</td>
</tr>
</tbody>
</table>
OVERVIEW OF MEMO TO PLANNING BOARD

- Wind
- Retail
- Bike and Pedestrian Connections
- Bike Station
Pedestrian and bike connectivity improved
New, safe crossing on Main at Building 1

208 short-term bike parking spaces
826 long-term bike parking spaces

Extension of MIT’s Infinite Corridor
Underground loading and trash removal
BIKE STATION

Bicycle services to include:
- Repair services
- Bike storage
- Rentable lockers
- Other bike-related amenities
NOMA SPECIFIC

PARKING WRAP

FLOOD PLAIN

BROAD CANAL WAY ACCESS
SOMA SPECIFIC

MOVING THE T HEADHOUSE

ACTIVATION OF CANTILEVERED SPACES

BUILDING 6 DESIGN
BIKE AND PEDESTRIAN CONNECTIONS

Building 1
Massing change separates the podium from the tower and creates a stronger base at the public realm.
URBAN GROCER
Main Street
DOUBLE LOADED RETAIL ON BROAD CANAL WAY

Existing

Proposed
EXISTING RETAIL PLAN