CLEARLY EXPRESSED BASE, MIDDLE, AND TOP FOR TALL BUILDINGS.

5 BUILT FORM - SCALE AND MASSING (P.12)
CLEARLY EXPRESSED BASE, MIDDLE, AND TOP FOR TALL BUILDINGS.
SPECIAL ATTENTION PAID TO THE FIRST FLOORS (BOTTOM 20 FEET) OF BUILDINGS WHERE BUILDINGS RELATE THE MOST TO THE STREET AND PEDESTRIANS.

DIFFERENTIATED FACADE WITHIN THE STREETWALL HEIGHT WILL BREAK DOWN THE APPARENT SCALE OF BUILDINGS.
BUILDING SEPARATION > 100'

BUILDING SEPARATION SUGGESTED AT ZERO AT GROUND TO 85'

HOWEVER, BUILDING 1 MAINTAINS AT LEAST A 20' SETBACK TO RESPECT HISTORICAL PRESERVATION STATUS OF THE RED CROSS BUILDING WHILE PROVIDING AN IMPORTANT PEDESTRIAN CONNECTION FOR THE EAST CAMBRIDGE COMMUNITY

FIGURE D39
BUILDING LENGTH OF PLAN
< 175'
SLIM PROPORTIONS
MAINTAINED TO REDUCE
BULK

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
TO AVOID INCREASING
BUILDING WIDTH, PLAN
NEEDS TO BE 214'

TOWER SETBACK CREATES
PODIUM ROOFTOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
WIDTH TO REDUCE BULK

SHAVED VOLUME
CREATES
ARCHITECTURAL VARIETY
AND REDUCES BULK AND
SHADOW

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
WIDTH TO REDUCE BULK

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

SLIM PROPORTIONS
MAINTAINED TO REDUCE
BULK

SHAVED VOLUME
CREATES
ARCHITECTURAL VARIETY
AND REDUCES BULK AND
SHADOW

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
TO AVOID INCREASING
BUILDING WIDTH, PLAN
NEEDS TO BE 214'

TOWER SETBACK CREATES
PODIUM ROOFTOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
WIDTH TO REDUCE BULK

SHAVED VOLUME
CREATES
ARCHITECTURAL VARIETY
AND REDUCES BULK AND
SHADOW

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
TO AVOID INCREASING
BUILDING WIDTH, PLAN
NEEDS TO BE 214'

TOWER SETBACK CREATES
PODIUM ROOFTOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
WIDTH TO REDUCE BULK

SHAVED VOLUME
CREATES
ARCHITECTURAL VARIETY
AND REDUCES BULK AND
SHADOW

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
TO AVOID INCREASING
BUILDING WIDTH, PLAN
NEEDS TO BE 214'

TOWER SETBACK CREATES
PODIUM ROOFTOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
WIDTH TO REDUCE BULK

SHAVED VOLUME
CREATES
ARCHITECTURAL VARIETY
AND REDUCES BULK AND
SHADOW

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
TO AVOID INCREASING
BUILDING WIDTH, PLAN
NEEDS TO BE 214'

TOWER SETBACK CREATES
PODIUM ROOFTOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
WIDTH TO REDUCE BULK

SHAVED VOLUME
CREATES
ARCHITECTURAL VARIETY
AND REDUCES BULK AND
SHADOW

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
TO AVOID INCREASING
BUILDING WIDTH, PLAN
NEEDS TO BE 214'

TOWER SETBACK CREATES
PODIUM ROOFTOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
WIDTH TO REDUCE BULK

SHAVED VOLUME
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ARCHITECTURAL VARIETY
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SHADOW

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
TO AVOID INCREASING
BUILDING WIDTH, PLAN
NEEDS TO BE 214'

TOWER SETBACK CREATES
PODIUM ROOFTOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
WIDTH TO REDUCE BULK

SHAVED VOLUME
CREATES
ARCHITECTURAL VARIETY
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SHADOW

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
TO AVOID INCREASING
BUILDING WIDTH, PLAN
NEEDS TO BE 214'

TOWER SETBACK CREATES
PODIUM ROOF TOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
WIDTH TO REDUCE BULK

SHAVED VOLUME
CREATES
ARCHITECTURAL VARIETY
AND REDUCES BULK AND
SHADOW

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
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TOWER SETBACK CREATES
PODIUM ROOF TOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
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SHADOW

BUILDING LENGTH OF PLAN
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RESIDENTIAL UNITS, AND
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TOWER SETBACK CREATES
PODIUM ROOF TOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
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SHAVED VOLUME
CREATES
ARCHITECTURAL VARIETY
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SHADOW

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
TO AVOID INCREASING
BUILDING WIDTH, PLAN
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TOWER SETBACK CREATES
PODIUM ROOF TOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME ABOVE 250'
TALL MAINTAINS A SLIM
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ARCHITECTURAL VARIETY
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SHADOW

BUILDING LENGTH OF PLAN
SUGGESTED AT 175' FOR
HEIGHTS ABOVE 201'

HOWEVER, IN ORDER TO
MAINTAIN AT LEAST 291
RESIDENTIAL UNITS, AND
TO AVOID INCREASING
BUILDING WIDTH, PLAN
NEEDS TO BE 214'

TOWER SETBACK CREATES
PODIUM ROOF TOP TERRACE

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85’
BAY WIDTHS OF 25-50' FOR COMMERCIAL USES
BAY WIDTHS OF 16-25' FOR RESIDENTIAL USES
FOLD IN VOLUME REDUCES BULK

MECHANICAL EQUIPMENT SCREENED

ARTICULATED BALCONIES HELP TO AVOID FLAT FACADES

MECHANICAL EQUIPMENT SCREENED

ARTICULATED MATERIALS, FENESTRATION, AND ARCHITECTURAL DETAILING BREAK DOWN THE SCALE TO CREATE VISUAL INTEREST

VARIED ROOFLINES

RECESSED ENTRYWAY, BAYS, CANOPIES, AWNINGS AND OTHER ARCHITECTURAL ELEMENTS ENHANCE THE PEDESTRIAN EXPERIENCE

AVOID FLAT FACADES - SLANTED SHAVED FACADES CREATE VISUAL INTEREST
78% Active Use Frontage at Major Public Streets: (Main Street, Third Street, Broad Canal Way)

51% Active Use Frontage at Secondary Street (Pedestrian passage)

Zoning does not require 75% Active Use Frontage on Third Street.

Due to lack of secondary street frontage, combined parking and loading entry and exit for residential tower are off of Main Street.

Relocated gas meters for One Broadway and gas meters for residential tower will be concealed and integrated into the facade and landscape design.

FIGURE D44
5 GROUND FLOOR DESIGN GUIDELINES - SETBACKS (p.25) and ENTRANCES (p.28)

MAJOR ENTRANCE
POTENTIAL RETAIL ENTRANCE
PARKING / LOADING ENTRANCE
POTENTIAL INDOOR/OUTDOOR SEATING THRESHOLD
POTENTIAL CAFE SEATING ZONE
PEDESTRIAN CIRCULATION ZONE
HUBWAY LOCATION

ZONE FOR STREET TREES, BENCHES, BIKE RACKS ALLOWS FOR PEDESTRIAN PERMEABILITY AND ACCESS TO RETAIL
CROSSWALK
RES LOBBY
PEDESTRIAN PASSAGE

HUBWAY
PEDESTRIAN CIRCULATION ZONE
HUBWAY LOCATION
ZONE FOR PLANTINGS, BENCHES, BIKE RACKS
RESIDENTIAL AND RETAIL ENTRANCE COMBINED
FACADE ALIGNMENT WITH EXISTING RED CROSS BUILDING
CROSSWALK
BIKE LANE

FIGURE D45
CLEARLY EXPRESSED BASE, MIDDLE, AND TOP FOR TALL BUILDINGS.
The building is deliberately set back slightly from the north property line to create ample space for shops and restaurants to spill out to the sidewalk.

At the first floors (bottom 20 feet) of buildings, where buildings relate to the street and pedestrians.
The setback along the northerly edge of the building and the location of the retail spaces to create generous sidewalks and active ground floor. Additionally, the new open space to the east and south of Building 2 creates new and active public space.
BUILDING 2
BUILT FORM - SCALE AND MASSING

FIGURE D48

BUILDING SEPARATION RESPECTS DESIGN GUIDELINES

MIT KENDALL SQUARE
Response to K2C2
THE BASE VOLUME IS COMPOSED OF A LOWER MASS SIMILAR IN HEIGHT TO 238 MAIN STREET AND IS ORIENTATED IN A NORTH-SOUTH DIRECTION PARALLEL TO WADS WORTH STREET. THIS ORIENTATION ALLOWS FOR AN INCREASED GROUND LEVEL OPEN SPACE TO THE EAST CREATING AN EXTENSION OF THE EXISTING OPEN SPACE FRONTING THE MIT SLOAN SCHOOL.

EACH OF THE BUILDINGS FACADES ADDRESS THEIR RESPECTIVE SOLAR EXPOSURES WITH THE ADDITION OF A CAREFULLY DETAILED BRISE-SOLEIL SYSTEM ON THE EAST, WEST AND SOUTH FACADES IN ORDER TO REDUCE BOTH THE HEAT GAIN AND GLARE CAUSED BY THE SUN, RESULTING IN HIGHER ENERGY EFFICIENCY AND SUPERIOR INTERNAL WORKING ENVIRONMENT.
73% Active Use Frontage at Major Public Streets:
(Main Street, Wadsworth Street)

98% Active Use Frontage at Secondary Street
(Pedestrian passage / vehicular connection to Sloan School)

ACTIVE USE FRONTAGE
SERVICE FRONTAGE

ZONE FOR STREET TREES, BENCHES, BIKE RACKS ALLOWS FOR PEDESTRIAN PERMEABILITY AND ACCESS TO RETAIL

"NEW PARK" PROVIDES SEATING AREA FOR ADJACENT RESTAURANT

GROUND FLOOR - USES & FACADES
MIT KENDALL SQUARE
Response to K2C2

FIGURE D51
CLEARLY EXPRESSED BASE, MIDDLE, AND TOP FOR TALL BUILDINGS.
SPECIAL ATTENTION PAID TO THE FIRST FLOORS (BOTTOM 20 FEET) OF BUILDINGS, WHERE BUILDINGS RELATE THE MOST TO THE STREET AND PEDESTRIANS.

DIFFERENTIATED FACADE WITHIN THE STREETWALL HEIGHT WILL BREAK DOWN THE APPARENT SCALE OF BUILDINGS.
MINIMUM BUILDING SEPARATION FROM 201’ TO 250’ HEIGHT = 100

MINIMUM BUILDING SEPARATION FROM 126’ TO 200’ HEIGHT = 20’-48’

MINIMUM BUILDING SEPARATION FROM 201’ TO 250’ HEIGHT = 100

FIGURE D55

MIT KENDALL SQUARE
Response to K2C2
BUILDING LENGTH OF PLAN IS 8' OVER THE MAXIMUM 175'
LENGTH OF PLAN BETWEEN 201'-250' HEIGHT. THIS IS TO ACHIEVE
AN EFFICIENT STRUCTURE BAY SPACING FOR LABS. WIDTH IS
WELL BELOW THE MAXIMUM ON NORTH AND SOUTH ENDS.

BUILDING LENGTH OF PLAN < 175' BETWEEN 201'-250' HEIGHT

BUILDING LENGTH OF PLAN < 240'X175' BELOW 85' HEIGHT

GROUND LEVEL IS SET BACK TO CREATE PEDESTRIAN
SCALE ON ALL SIDES

PODIUM MAINTAINS STREETWALL WHILE STAYING UNDER 85'

ATRIUM SET BACK FROM PODIUM TO INTERFACE WITH 238 MAIN ST

ROTATION AND OFFSET OF UPPER MASS CREATES TERRACE AT LEVEL
6 OVERLOOKING OPEN SPACE AND LIMITS SENSE OF HEIGHT ON
HAYWARD ST

ROTATION OF UPPER MASS BREAKS MASSES AND PRESENTS
SLENDER SIDE TO MAIN ST

BUILDING LENGTH OF PLAN < 240'X175' BELOW 85' HEIGHT

FIGURE D56

BUILDING 3
BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE
Response to K2C2
Atrium creates a vertical break.

Shift in mass creates a vertical break.

Deeply recessed, smooth glass surface at 6th floor break.

Lower roof as green roof.

Vertical louvers continue at penthouse to integrate with overall form.

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.

Response to K2C2

FIGURE D57
77% Active Use Frontage at Major Public Street (Main St)

75% Active Use Frontage at Secondary Streets (Wadsworth, Hayward, and Pedestrian Passage)
CLEARLY EXPRESSED BASE, MIDDLE, AND TOP FOR TALL BUILDINGS.
SPECIAL ATTENTION PAID TO THE HISTORIC FACADES OF BUILDINGS, WHERE BUILDINGS RELATE THE MOST TO THE STREET AND PEDESTRIANS.

BUILDING 4
BUILT FORM - SCALE AND MASSING

FIGURE D61

MAINTAIN HISTORIC FACADE WITHIN THE STREETWALL HEIGHT TO BREAK DOWN THE APPARENT SCALE OF BUILDINGS.
BUILDING 4
BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE
Response to K2C2

FIGURE D62

BUILDING SEPARATION > 100'
BUILDING SEPARATION AT GROUND > 85'

MAINTAIN SETBACK OF EXISTING HISTORIC BUILDINGS
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'

PODIUM MAINTAINS
STREETWALL WHILE STAYING
UNDER 85'

VOLUME TAPERS OFF
TOWARDS NORTH AND
SOUTH TO REDUCE BULK

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

PENTHOUSE ABOVE 300'
TALL REDUCED WIDTH TO
REDUCE BULK

RESIDENTIAL USE UP TO 300'

5' SETBACK FROM E39 NORTH
FACADE TO TOWER
MAINTAIN HISTORIC FACE
BAY WIDTHS FOR RETAIL

LARGE BAY FOR FORUM

5 BUILT FORM - VISUAL INTEREST (P.16)

FIGURE D64
ELEVATOR OVERRUN SCREEN BY MASSING

RECESSED ENTRYWAY, BAYS, CANOPIES, AWNINGS AND OTHER ARCHITECTURAL ELEMENTS ENHANCE THE PEDESTRIAN EXPERIENCE

TRIPLE HEIGHT FACADE PANELS BREAK DOWN SCALE TO CREATE VISUAL INTEREST

RECESSED PENTHOUSE REDUCES BULK

MECHANICAL SYSTEMS SCREENED BY MASSING

ARTICULATED MATERIALS, FENESTRATION, AND ARCHITECTURAL DETAILING BREAK DOWN THE SCALE TO CREATE VISUAL INTEREST

RECESSED ENTRYWAY, BAYS, CANOPIES, AWNINGS AND OTHER ARCHITECTURAL ELEMENTS ENHANCE THE PEDESTRIAN EXPERIENCE
95% Active Use Frontage at Major Public Streets: (Main Street)

70% Active Use Frontage at Secondary Street (Carleton Street and Hayward Street)

- Active Use Frontage
- Service Frontage

Figures D66

BUILDING 4
GROUND FLOOR - USES & FACADES

MIT KENDALL SQUARE
Response to K2C2
MAJOR ENTRANCE
POTENTIAL RETAIL ENTRANCE
PARKING / LOADING ENTRANCE
POTENTIAL INDOOR / OUTDOOR SEATING THRESHOLD
POTENTIAL CAFE SEATING ZONE
PEDESTRIAN CIRCULATION ZONE
HUBWAY LOCATION
HUBWAY

ZONE FOR STREET TREES, BENCHES, BIKE RACKS ALLOWS FOR PEDESTRIAN PERMEABILITY AND ACCESS TO RETAIL

FIGURE D67
MIT KENDALL SQUARE
Response to K2C2
CLEARLY EXPRESSED BASE, MIDDLE, AND TOP FOR TALL BUILDINGS.
SPECIAL ATTENTION PAID TO THE FIRST FLOORS (BOTTOM 20 FEET) OF BUILDINGS, WHERE BUILDINGS RELATE THE MOST TO THE STREET AND PEDESTRIANS.

DIFFERENTIATED FACADE WITHIN THE STREETWALL HEIGHT WILL BREAK DOWN THE APPARENT SCALE OF BUILDINGS.
BUILDING SEPARATION > 100'

BUILDING SEPARATION SUGGESTED AT ZERO AT GROUND TO 85'

HOWEVER, BUILDING 5 MAINTAINS A MIN 27' TO 39' SETBACK TO RESPECT THE HISTORICALLY SIGNIFICANT KENDALL HOTEL BUILDING

BUILDING SEPARATION SUGGESTED AT ZERO AT GROUND TO 85'

HOWEVER, BUILDING 5 MAINTAINS A MIN 27' SETBACK FROM THE T-HEADHOUSE AND ENLARGES THE T-STOP PLAZA TO MAINTAIN A GENEROUS PEDESTRIAN CIRCULATION ROUTE. A 96' SETBACK IS MAINTAINED TO RESPECT THE HISTORICALLY SIGNIFICANT E-38 BUILDING.
BUILDING LENGTH OF PLAN
< 175'

PROPORTIONS < 175' x 175'

BUILDING 5 COMPLIES AT ITS NARROWEST POINT, 172' < 175'.
HOWEVER, IN ORDER TO MAINTAIN A LEASABLE OFFICE FLOOR PLATE
BUILDING 5 NEEDS TO EXPAND TO 190' MAX.

VOLUME IS FOLDED BACK 16' TO BREAK DOWN MASSING AND REDUCE BULK

PODIUM MAINTAINS STREETWALL WHILE STAYING UNDER 85'

TOWER SETBACK CREATES PODIUM ROOFTOP TERRACE

BUILDING SETBACK FROM PROPERTY LINE CREATES SPACE FOR PEDESTRIANS, SEATING, AND RESPECTS PROPERTY ABUTTING NEIGHBORS

FIGURE D71

BUILDING 5
BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE
Response to K2C2
BAY WIDTHS OF 25-50' FOR COMMERCIAL USES

FIGURE D72

BUILDING 5
BUILT FORM - VISUAL INTEREST

MIT KENDALL SQUARE
Response to K2C2
VERTICAL BREAKS EVERY 71'-116'
FOLDS IN VOLUME REDUCES BULK
AVOIDS FLAT FACADES AND CREATES VISUAL INTEREST

COOLING TOWER SCREENED BY MASSING

VARIED ROOFLINES TO SCREEN TALL MECH. EQUIPMENT

GRADIENT ANODIZED FINS ARTICULATE THE FOLDS AND HELP TO AVOID FLAT FACADES

ARTICULATED MATERIALS, FENESTRATION, AND ARCHITECTURAL DETAILING BREAK DOWN THE SCALE TO CREATE VISUAL INTEREST

FOLDS IN VOLUME REDUCES BULK
AVOIDS FLAT FACADES AND CREATES VISUAL INTEREST

A RECESSED GROUND FLOOR, BAYS, CANOPIES AND OTHER ARCHITECTURAL ELEMENTS ENHANCE THE PEDESTRIAN EXPERIENCE
77% Active Use Frontage at Major Public Streets: (Main Street)

100% Active Use Frontage at Campus Streets (Carleton Street)

47% Active Use Frontage at Secondary Streets (Dock and Deacon Street)

GAS METERS WILL BE CONCEALED AND INTEGRATED INTO THE FACADE

FIRE COMMAND CENTER
SEPARATE ENTRY REQUIRED BY CAMBRIDGE FIRE DEPARTMENT

FIGURE D75

BUILDING 5
GROUND FLOOR - USES & FACADES

MIT KENDALL SQUARE
Response to K2C2
5 GROUND FLOOR DESIGN GUIDELINES - SETBACKS (p.25) and ENTRANCES (p.28)

MAJOR ENTRANCE
POTENTIAL RETAIL ENTRANCE
PARKING / LOADING ENTRANCE
POTENTIAL INDOOR/OUTDOOR SEATING THRESHOLD
POTENTIAL CAFE SEATING ZONE
PEDESTRIAN CIRCULATION ZONE

ZONE FOR STREET TREES, BENCHES, BIKE RACKS ALLOWS FOR PEDESTRIAN PERMEABILITY AND ACCESS TO RETAIL
CROSSWALK
BIKE LANE
8'-15' SETBACK PROVIDING PROTECTED SEATING AREA BELOW.
0'-20' OVERHANG PROVIDING PROTECTED SEATING BELOW.
ZONE FOR PLANTINGS, BENCHES, BIKE RACKS

FIGURE D76

BUILDING 5
GROUND FLOOR - SETBACKS & ENTRANCES

MIT KENDALL SQUARE
Response to K2C2
LOW ROOF CORNER TO CREATE STREET FRONTAGE CONTINUITY WITH KENDALL HOTEL.

VARIED ROOFLINE TO CREATE CONTINUOUS STREET FRONTAGE

BUILDING 6
BUILT FORM - SCALE AND MASSING
MECHANICAL EQUIPMENT SCREENED BY MASSING

BUILDING 6 MAINTAINS 10'-29' SETBACK FROM KENDALL HOTEL TO RESPECT PROXIMITY TO NEIGHBOURING BUILDING AND TO MAKE A PUBLIC SEATING AREA FOR RETAIL.

BAY WIDTHS OF 25'-50' FOR COMMERCIAL USES.

SETBACK AT CENTER CREATES AREA FOR ENTRANCE AND CAFE SEATING AWAY FROM PEDESTRIAN RIGHT OF WAY.

AWNINGS AT ENTRY WAYS

BUILT FORM - VISUAL INTEREST

FIGURE D78

MIT KENDALL SQUARE
Response to K2C2
100% Active Use Frontage at Major Public Streets:
(Main Street)

No Secondary Street Frontage
MAJOR ENTRANCE
POTENTIAL RETAIL ENTRANCE
PARKING / LOADING ENTRANCE
POTENTIAL INDOOR/OUTDOOR SEATING THRESHOLD
POTENTIAL CAFE SEATING ZONE
PEDESTRIAN CIRCULATION ZONE

PEDESTRIAN PASSAGE

FIGURE D80

BUILDING 6
GROUND FLOOR - SETBACKS & ENTRANCES

MIT KENDALL SQUARE
Response to K2C2