

FIGURE D36

MIT KENDALL SQUARE
Response to K2C2

1

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

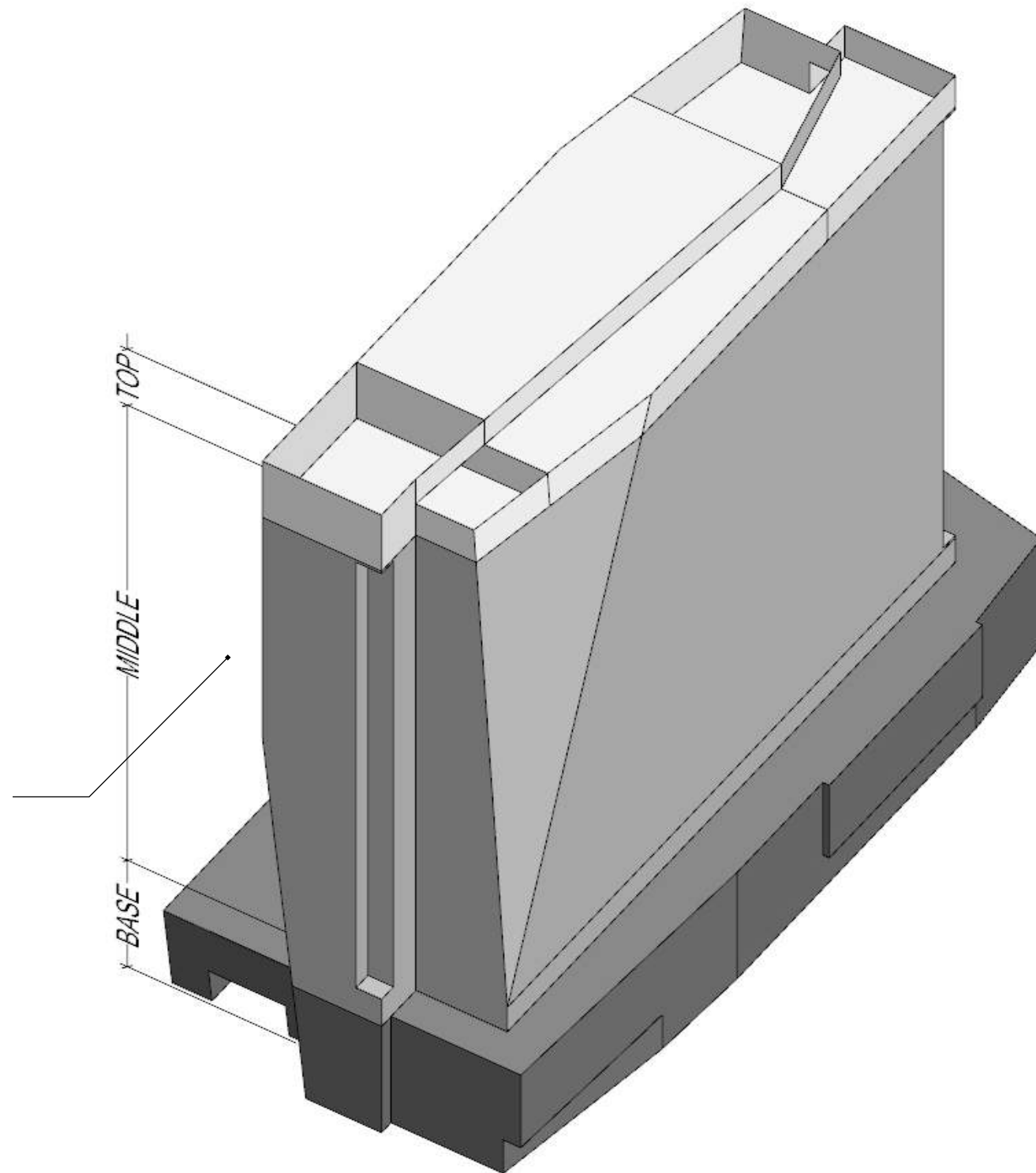
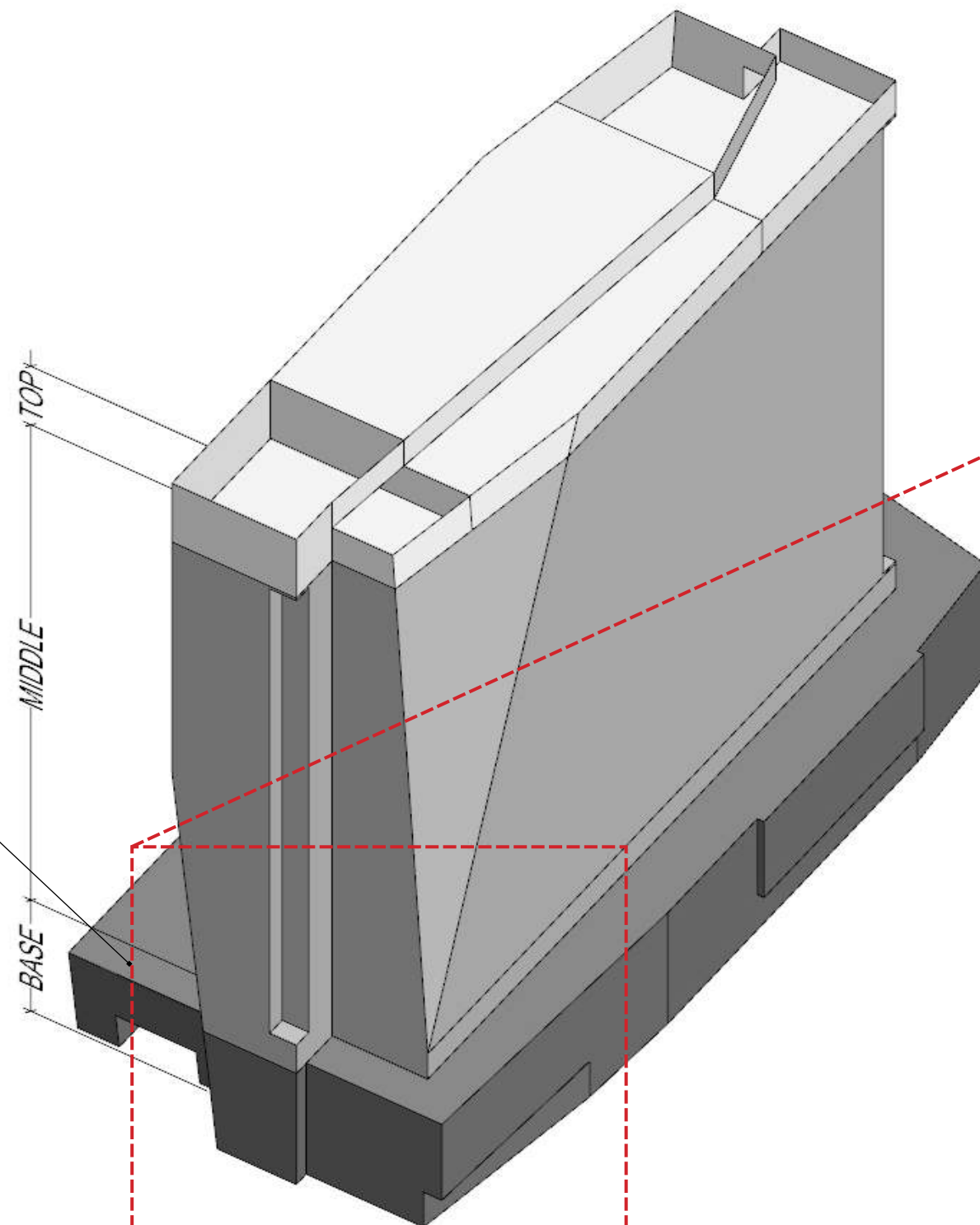


FIGURE D37

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

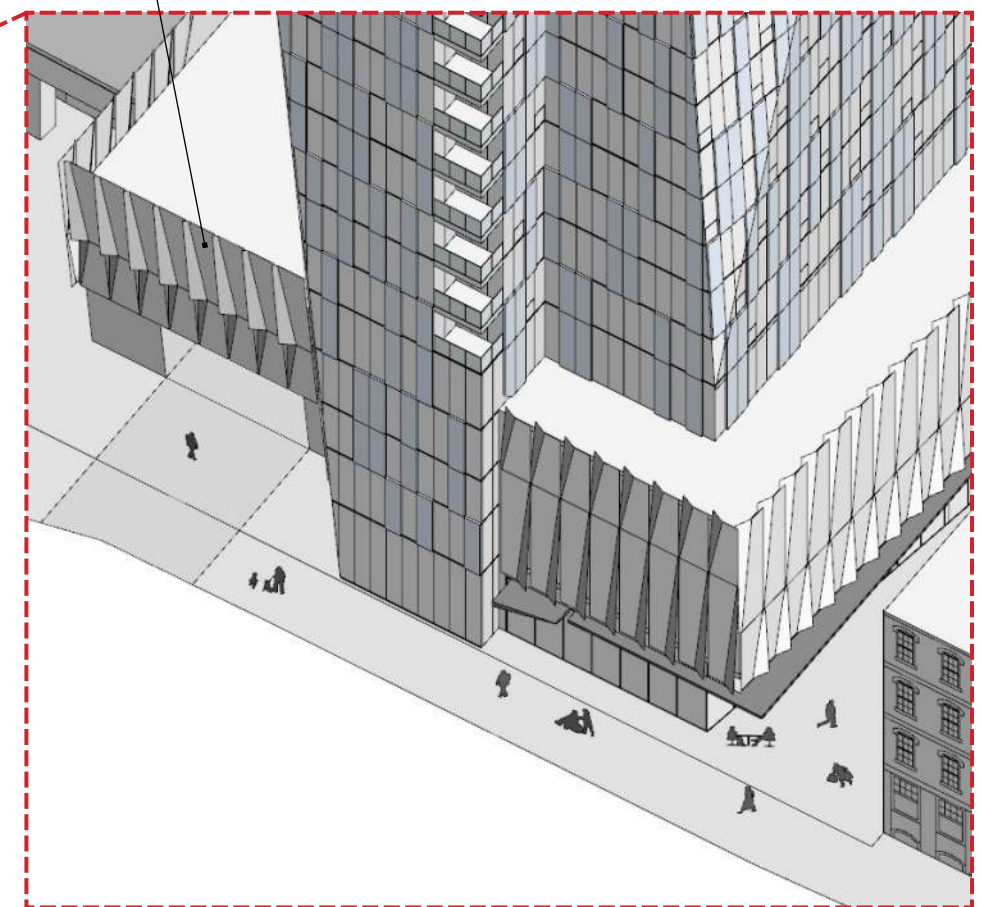


FIGURE D38

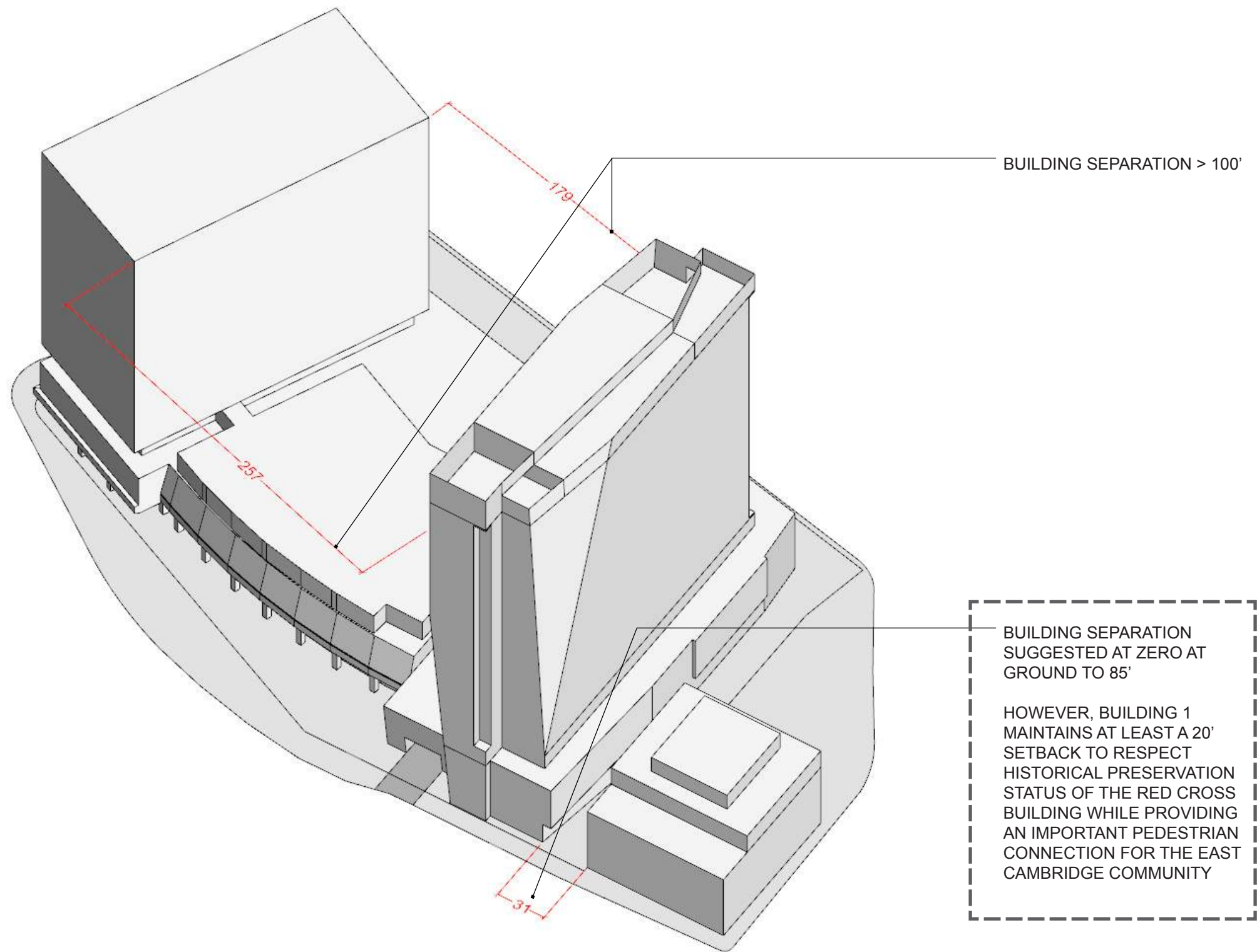


FIGURE D39

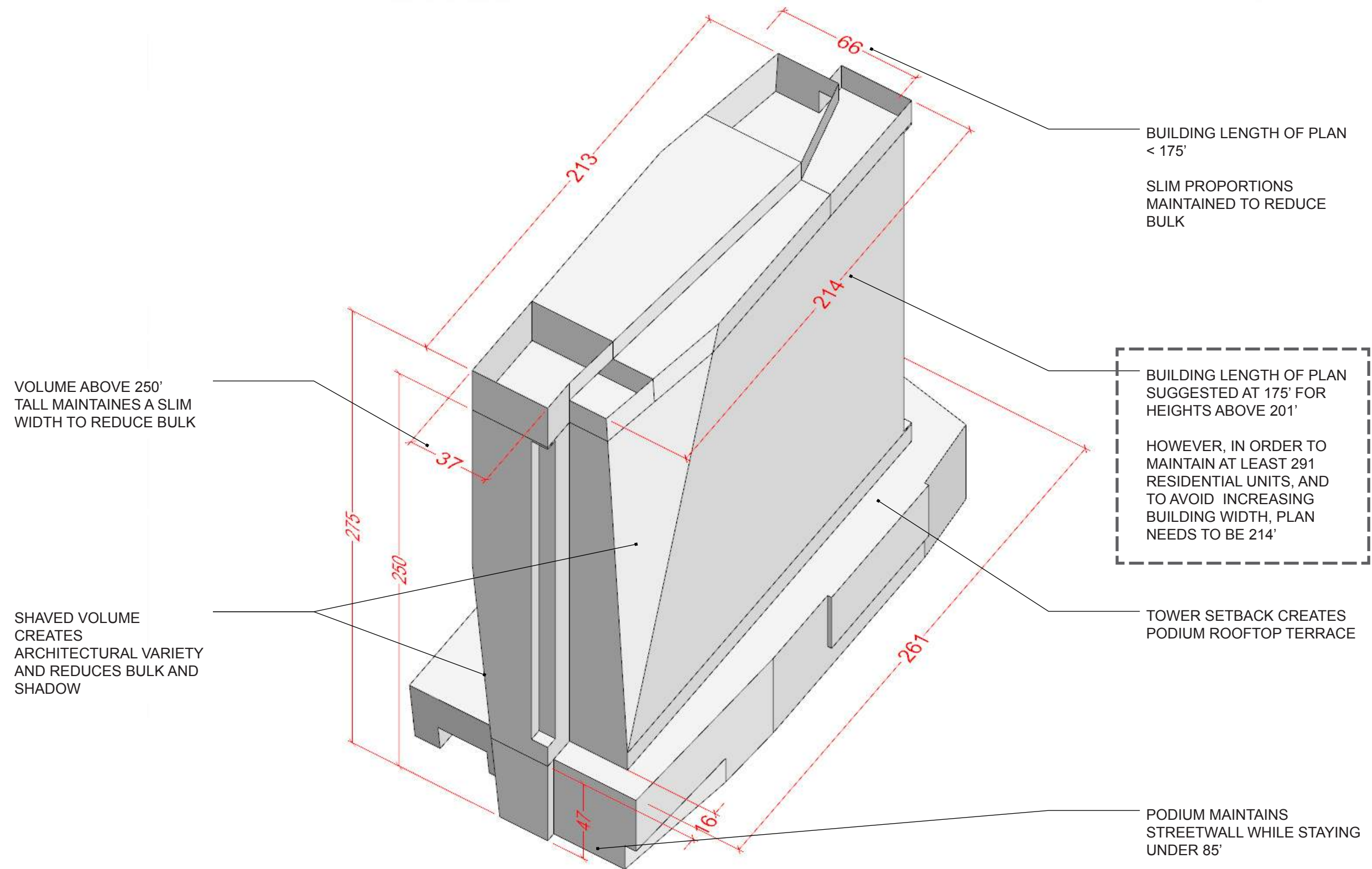
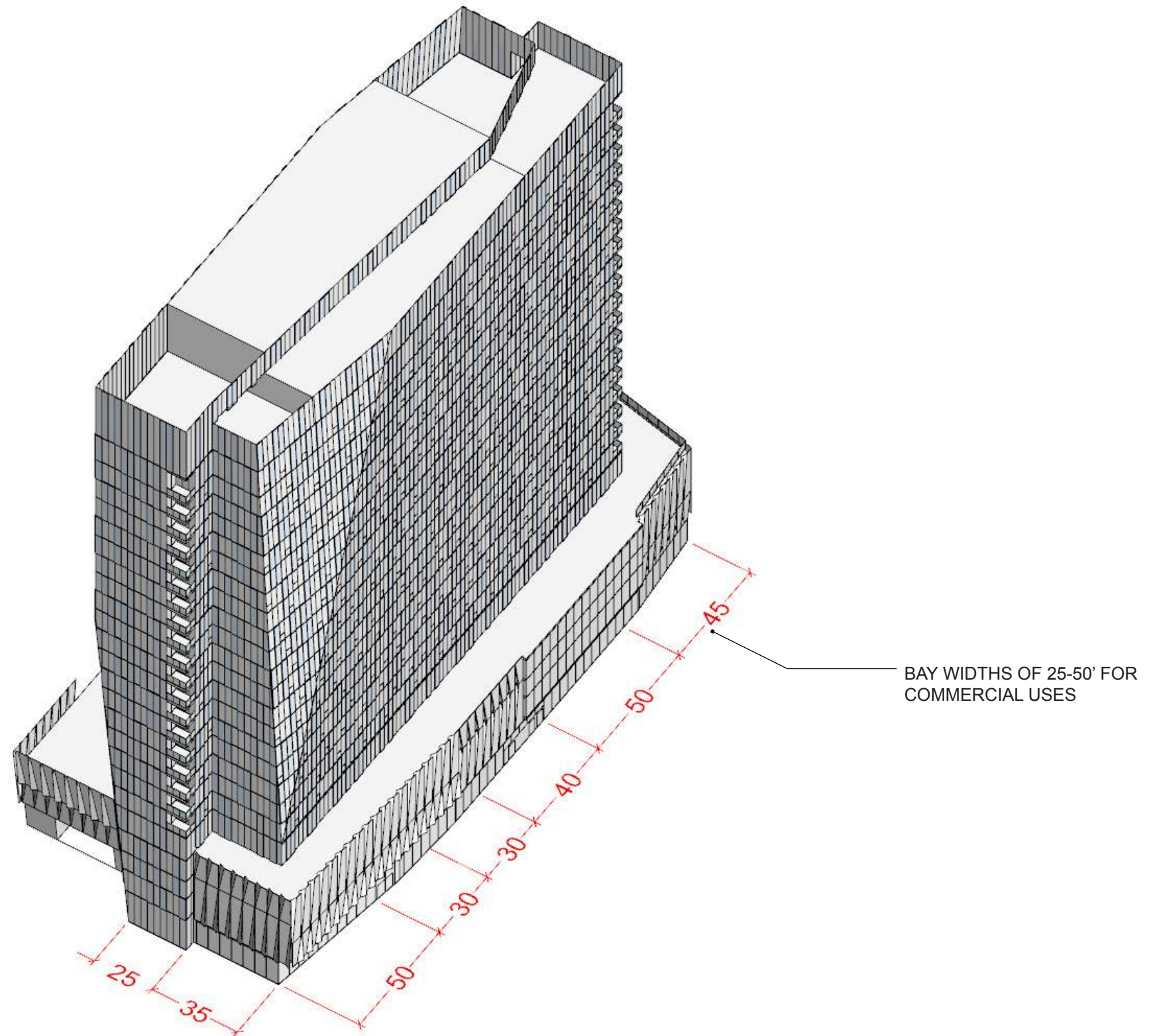
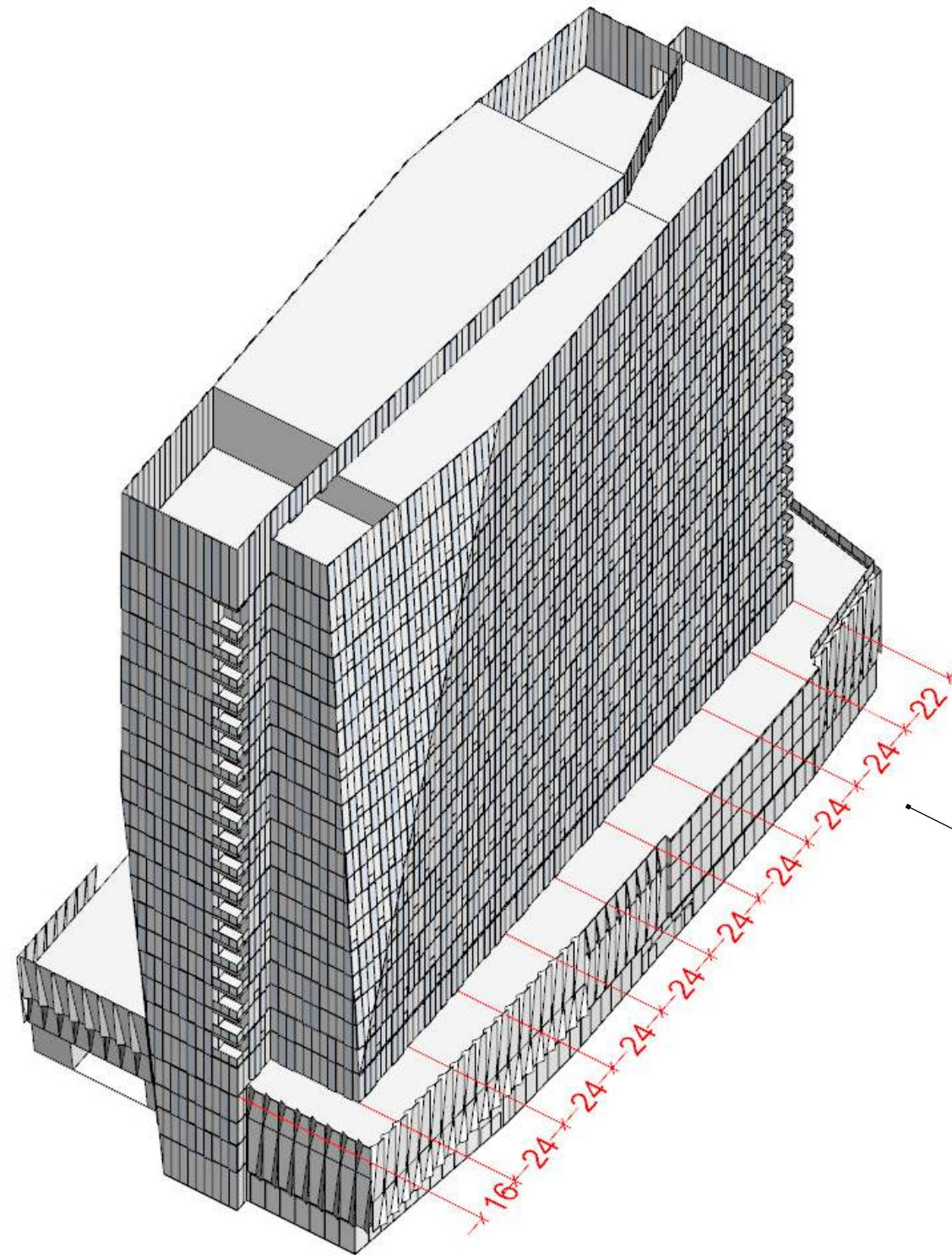


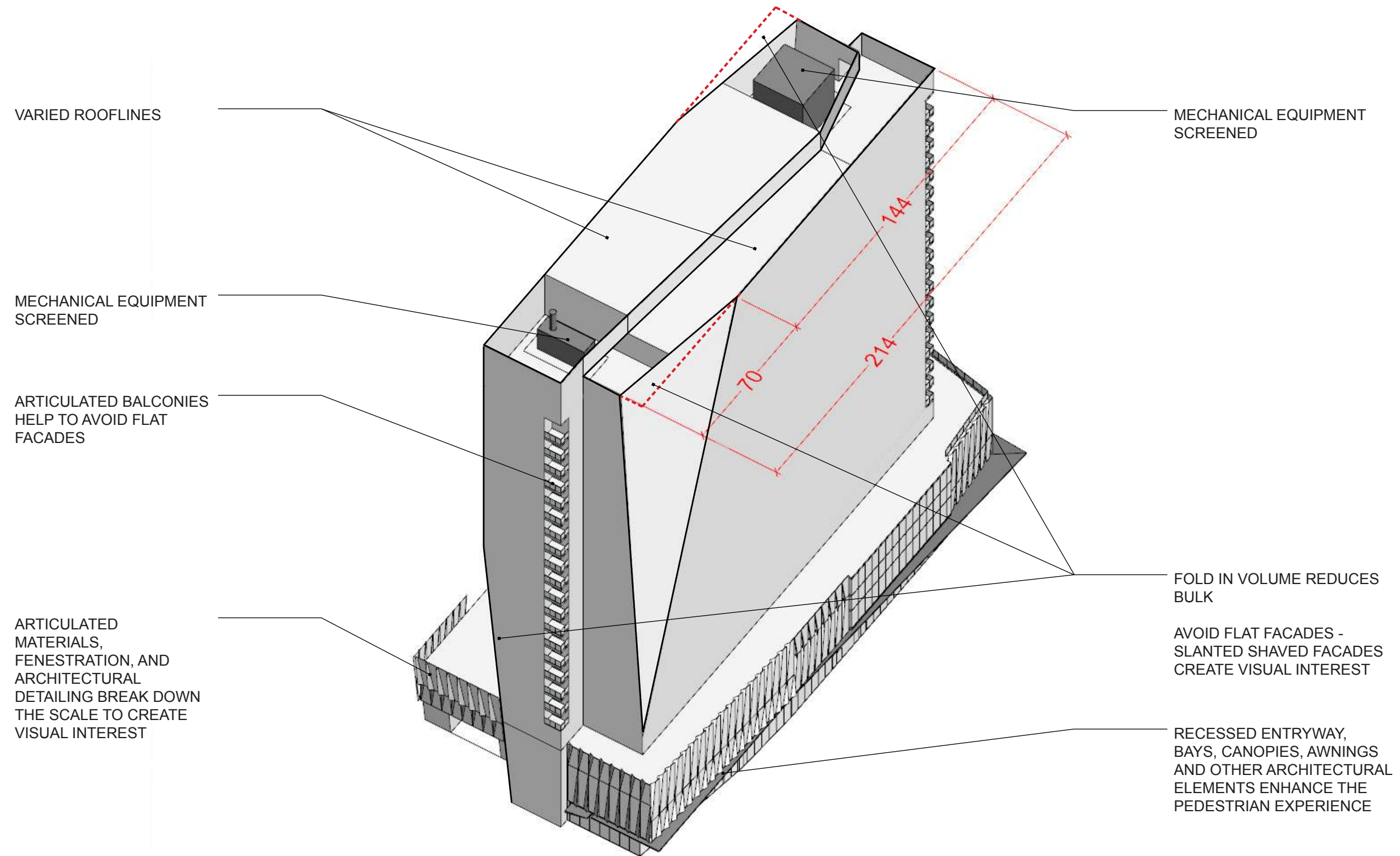
FIGURE D40



BAY WIDTHS OF 25-50' FOR
COMMERCIAL USES



BAY WIDTHS OF 16-25' FOR
RESIDENTIAL USES



BUILDING 1
BUILT FORM - VISUAL INTEREST

FIGURE D43

■■■■■ ACTIVE USE FRONTAGE
— SERVICE FRONTAGE

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.

RETAIL / ACTIVE USE

RESIDENTIAL

SERVICE / MECHANICAL

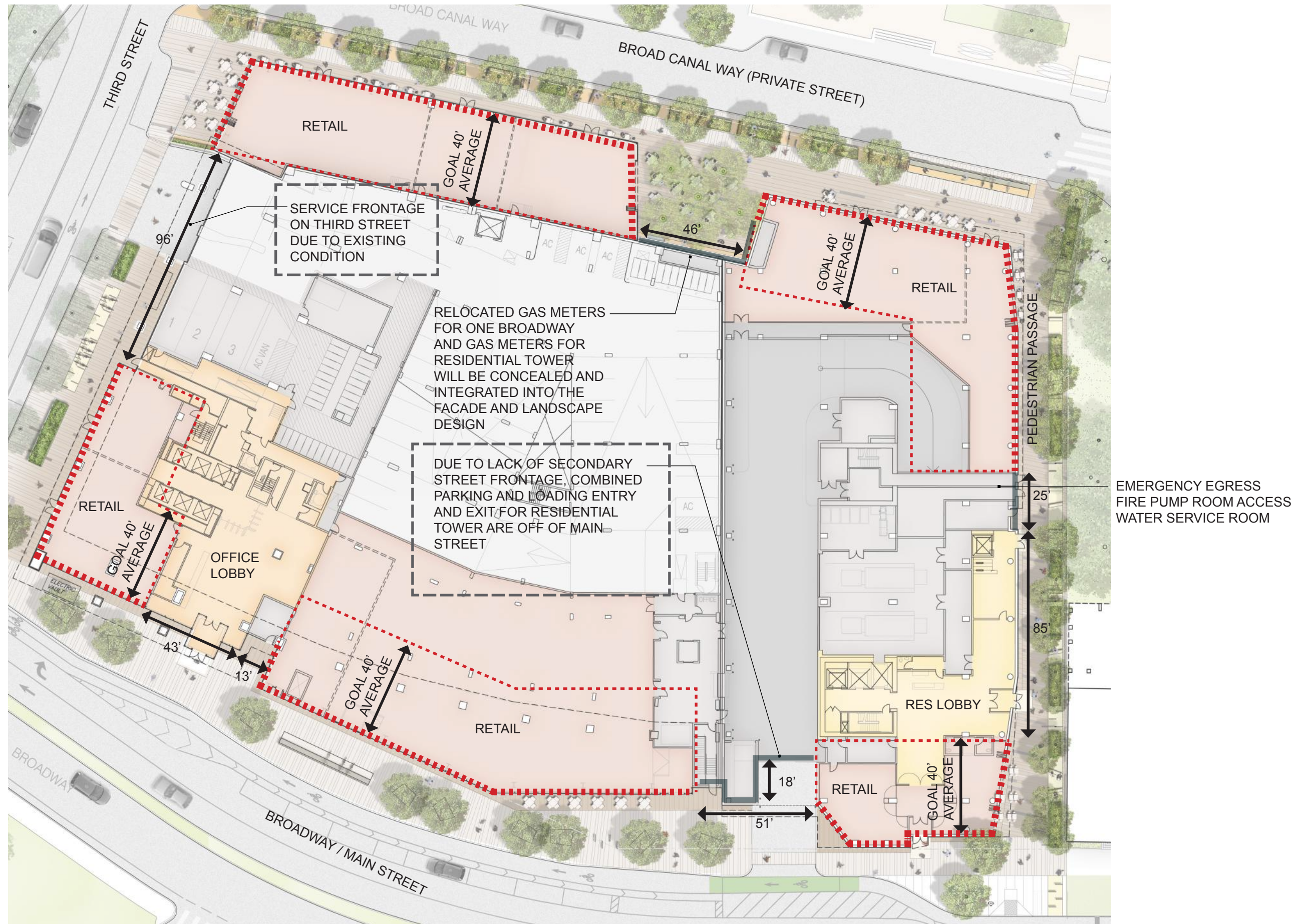
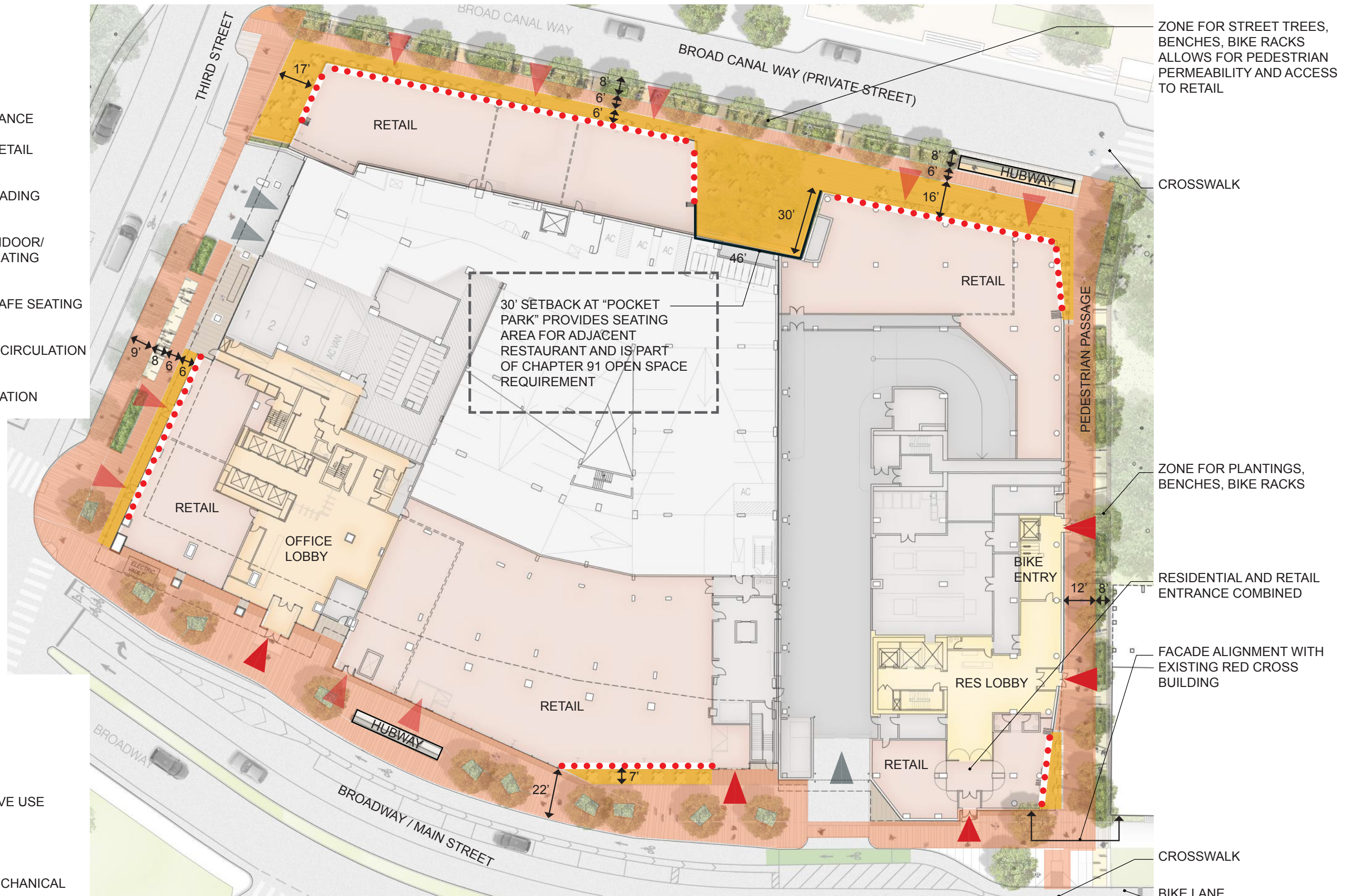


FIGURE D44

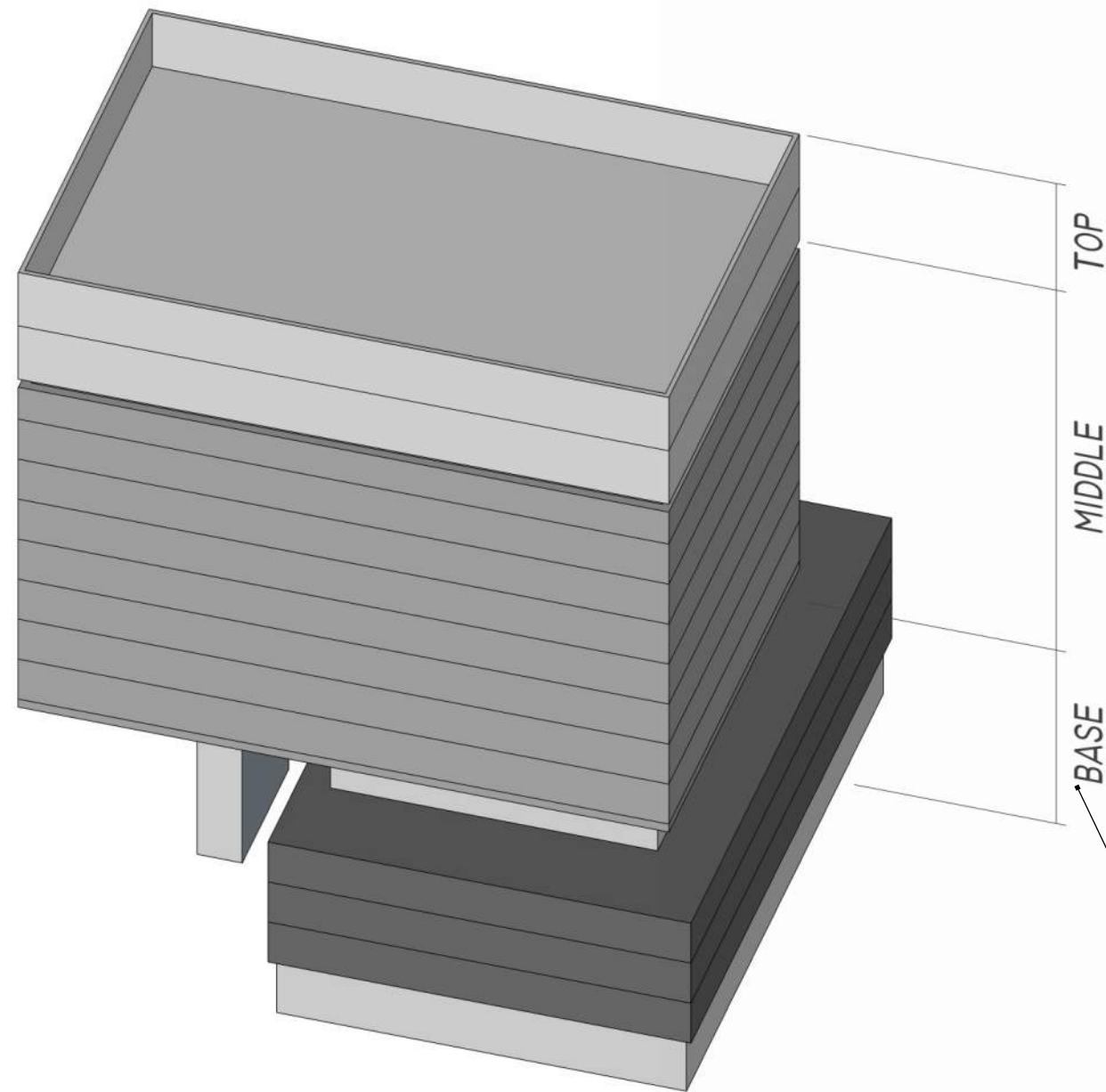
BUILDING 1
 GROUND FLOOR - USES & FACADES

MIT KENDALL SQUARE
 Response to K2C2



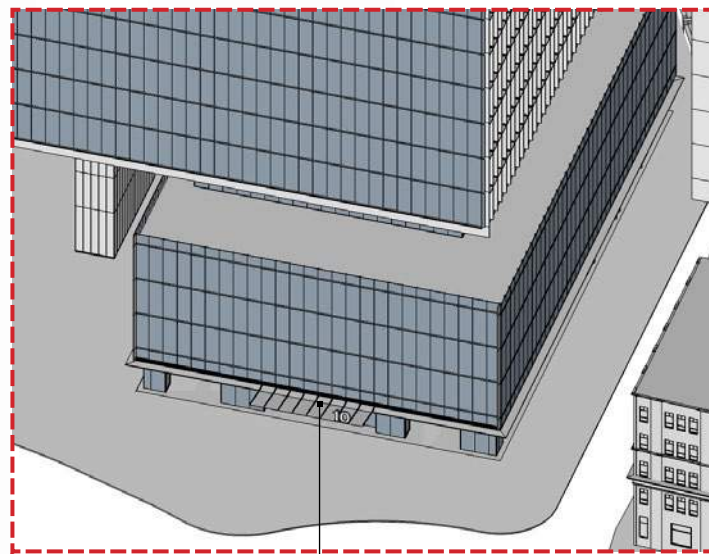


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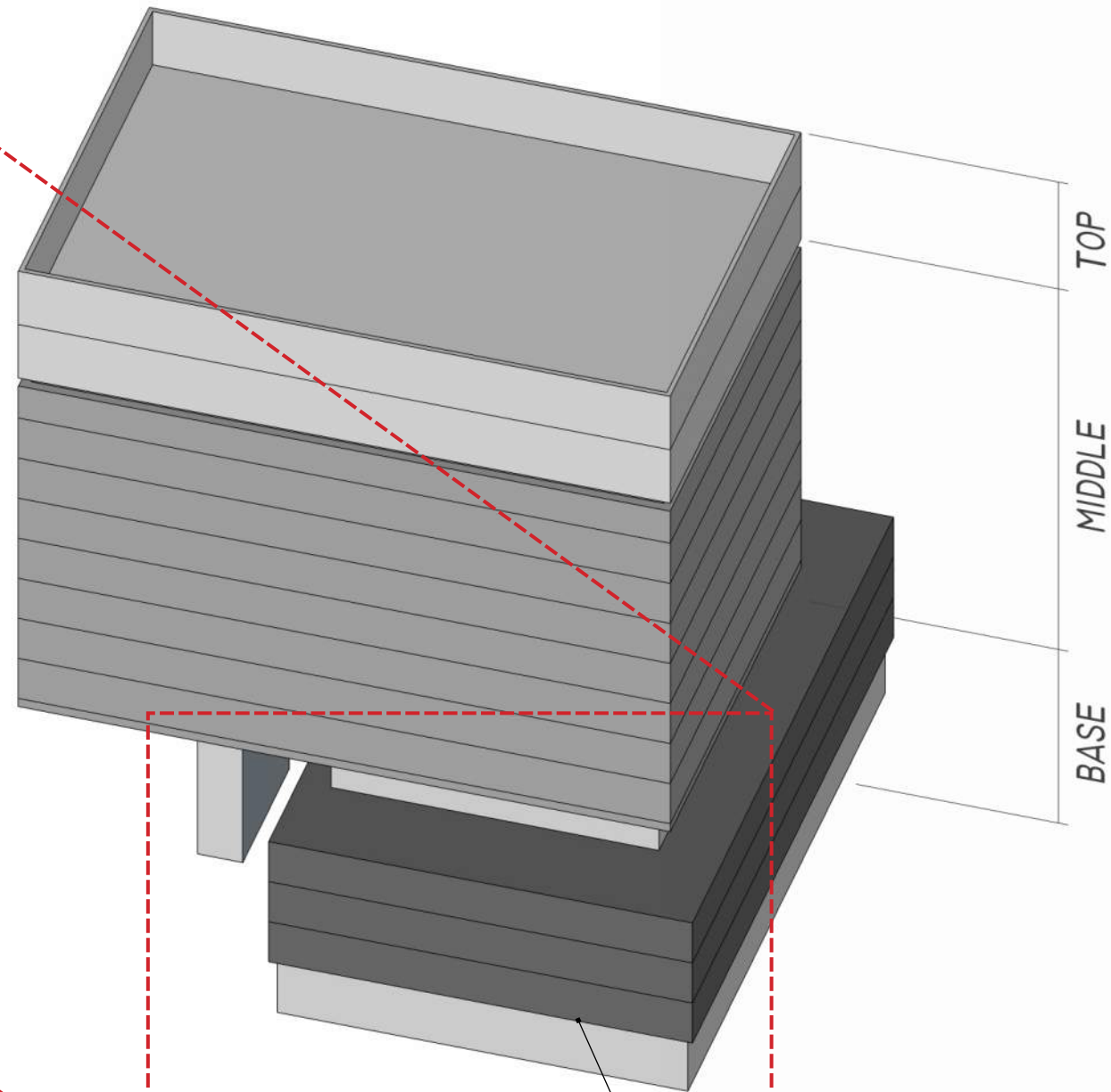


CLEARLY EXPRESSED
BASE, MIDDLE, AND TOP
FOR TALL BUILDINGS.

FIGURE D45



AT THE FIRST FLOORS
(BOTTOM 20 FEET) OF
BUILDINGS, WHERE
BUILDINGS RELATE TO
THE STREET AND
PEDESTRIANS



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.

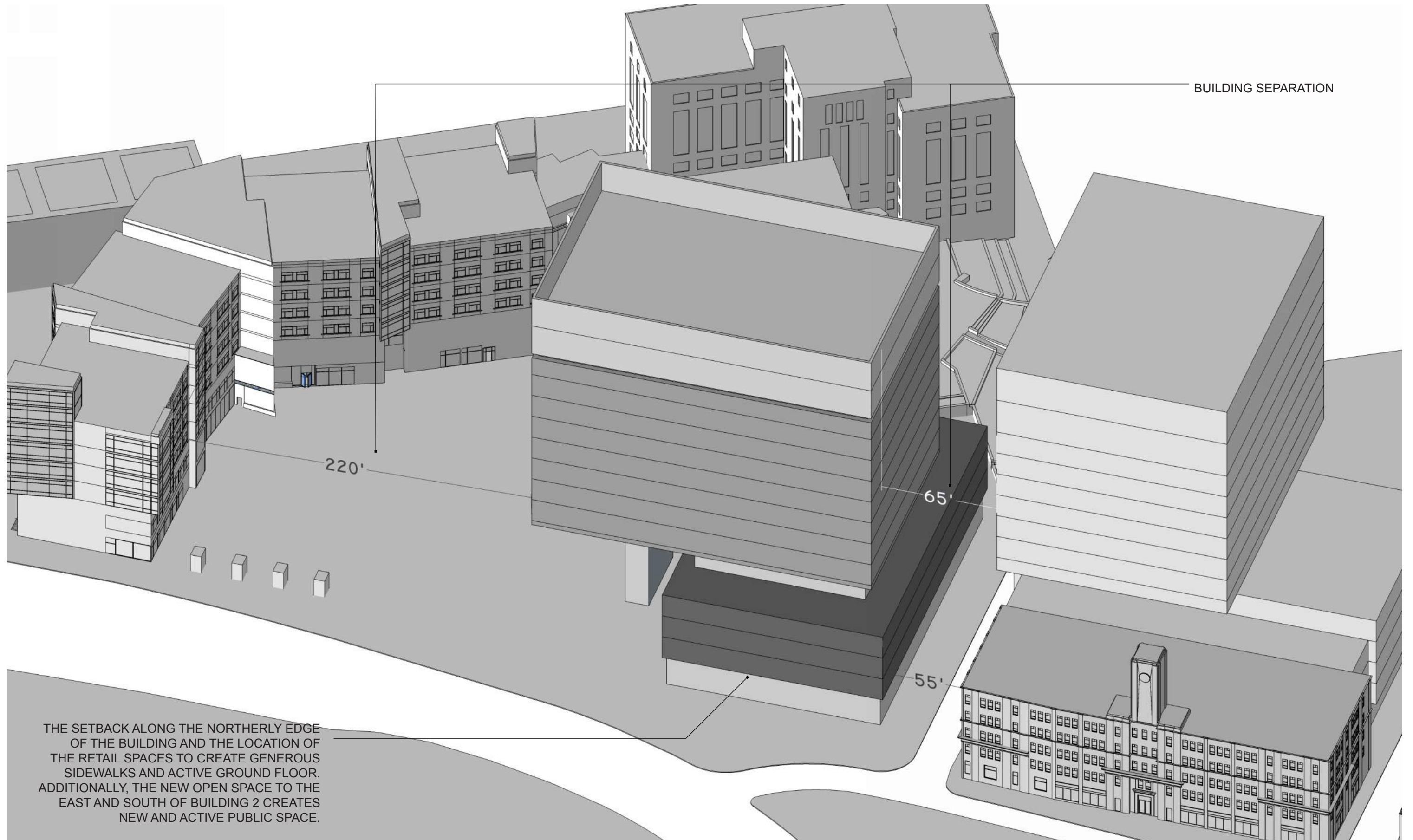
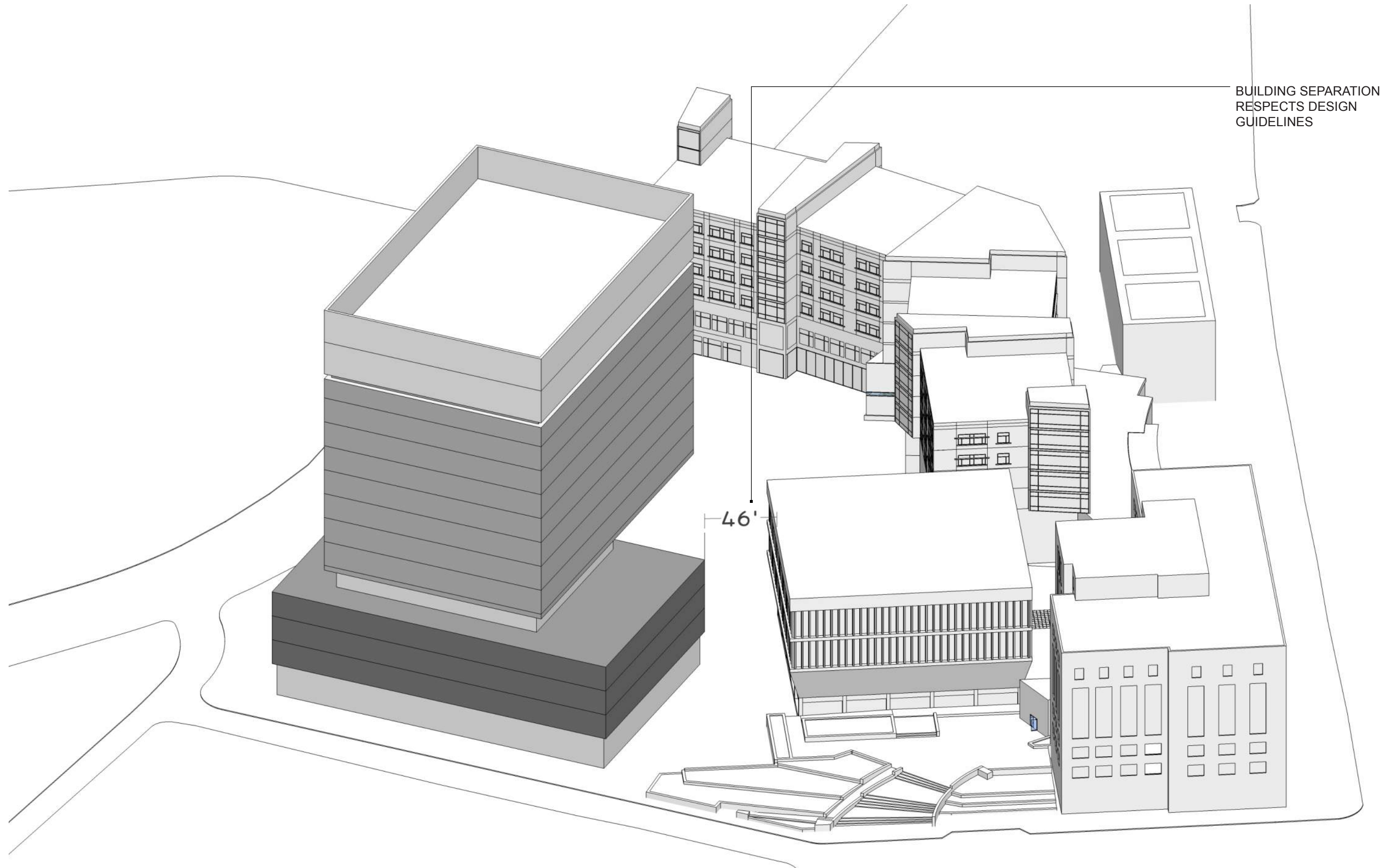
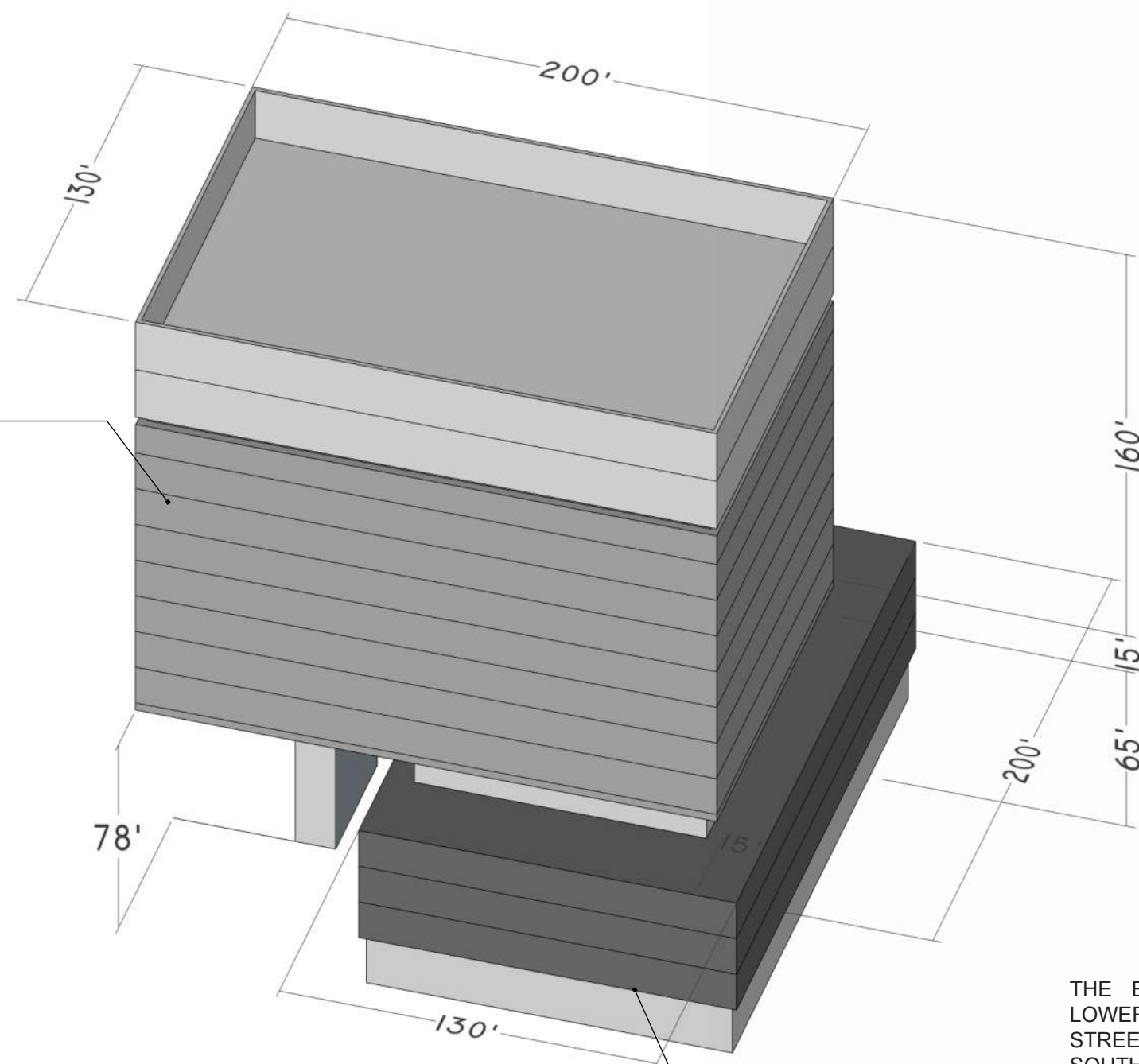


FIGURE D47



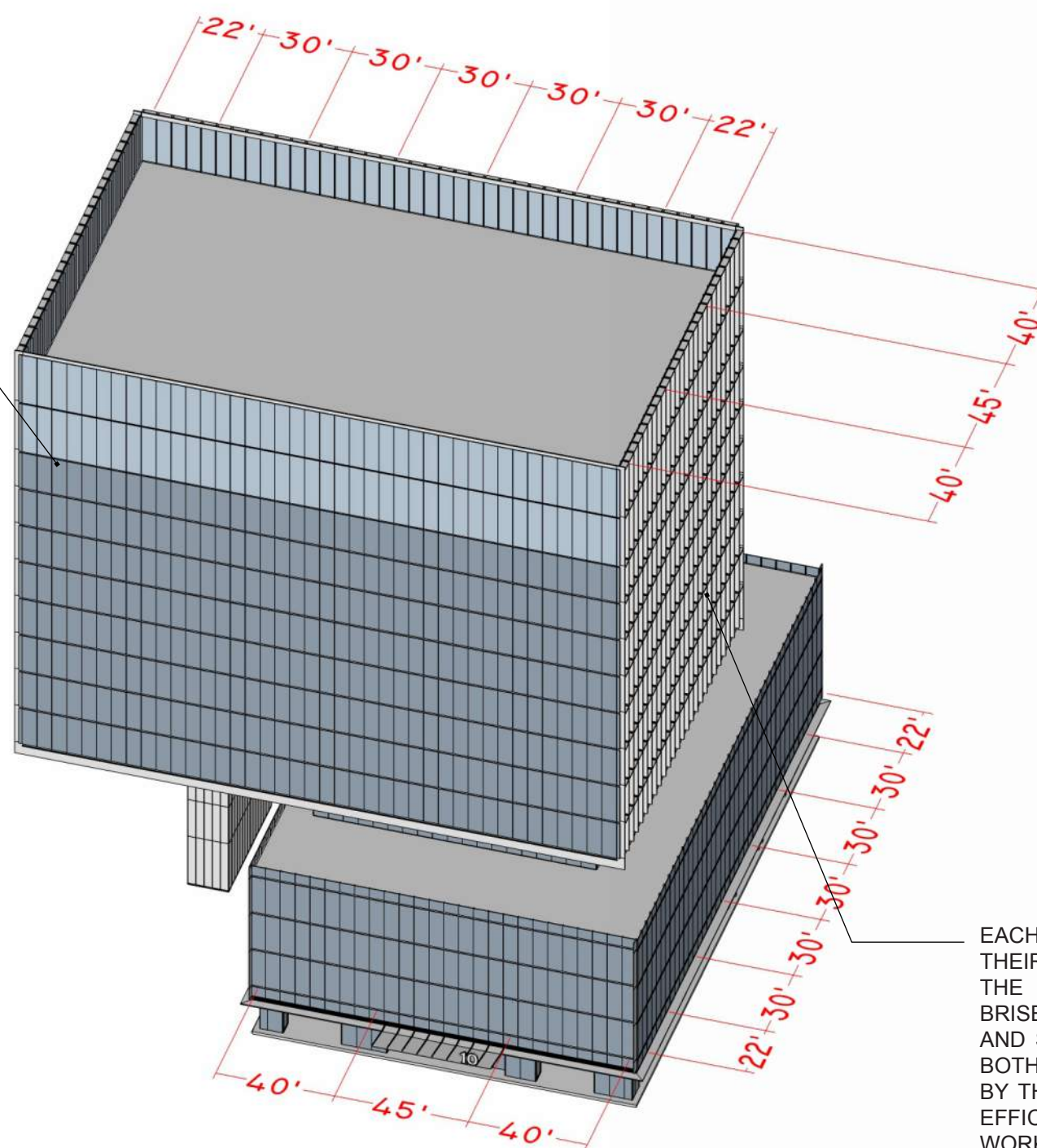
THE UPPER VOLUME IS ROTATED 90 DEGREES TO THE LOWER VOLUME ORIENTATING THE BUILDING MASS TO CONFORM TO THE PRIMARY MAIN STREET FRONTAGE. THE JUXTAPOSITION OF THE BUILDING MASSING CREATES A DYNAMIC CANTILEVER AND REDUCES THE OVERALL VISUAL IMPACT ON THE SURROUNDS. ADDITIONALLY, THE SHIFTING OF THE MASSES CREATES UNIQUE OUTDOOR SPACE ON THE ROOF OF THE LOWER MASS AND AT THE BUILDING CANTILEVER.



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 WADSWORTH 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.

FIGURE D49

THE BUILDING'S BUILDING ENVELOPE WILL
BE HIGH PERFORMANCE



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.

■■■■■ ACTIVE USE FRONTAGE
 — SERVICE FRONTAGE

73% Active Use Frontage
 at Major Public Streets:
 (Main Street, Wadsworth Street)

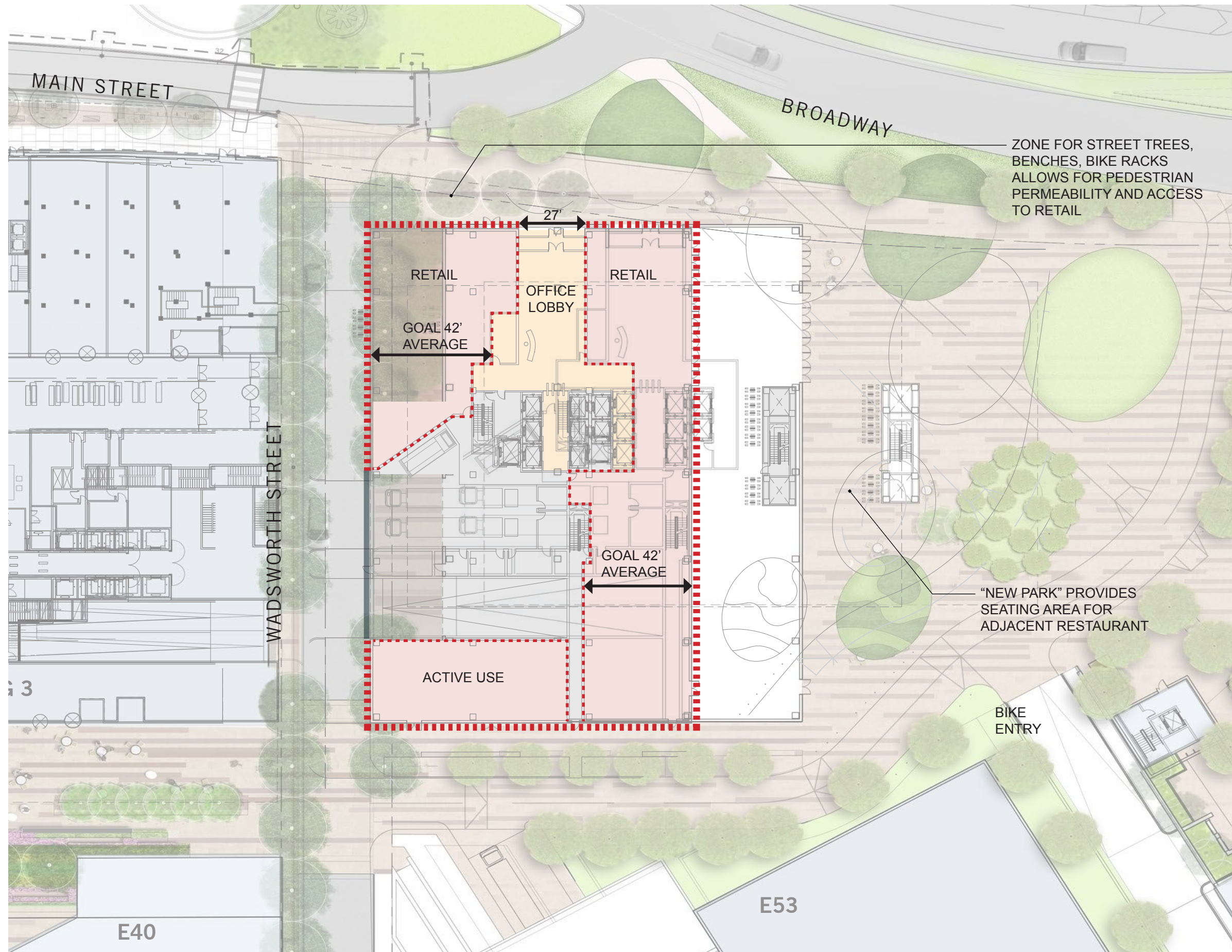
98% Active Use Frontage
 at Secondary Street
 (Pedestrian passage / vehicular
 connection to Sloan School)

RETAIL / ACTIVE USE / MUSEUM

LAB / OFFICE COMMON SPACE

LAB / OFFICE SPACE

SERVICE / MECHANICAL








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

“NEW PARK” PROVIDES
 SEATING AREA FOR
 ADJACENT RESTAURANT

BIKE
 ENTRY

FIGURE D51

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

- RETAIL / ACTIVE USE / MUSEUM
- LAB / OFFICE COMMON SPACE
- LAB / OFFICE SPACE
- SERVICE / MECHANICAL

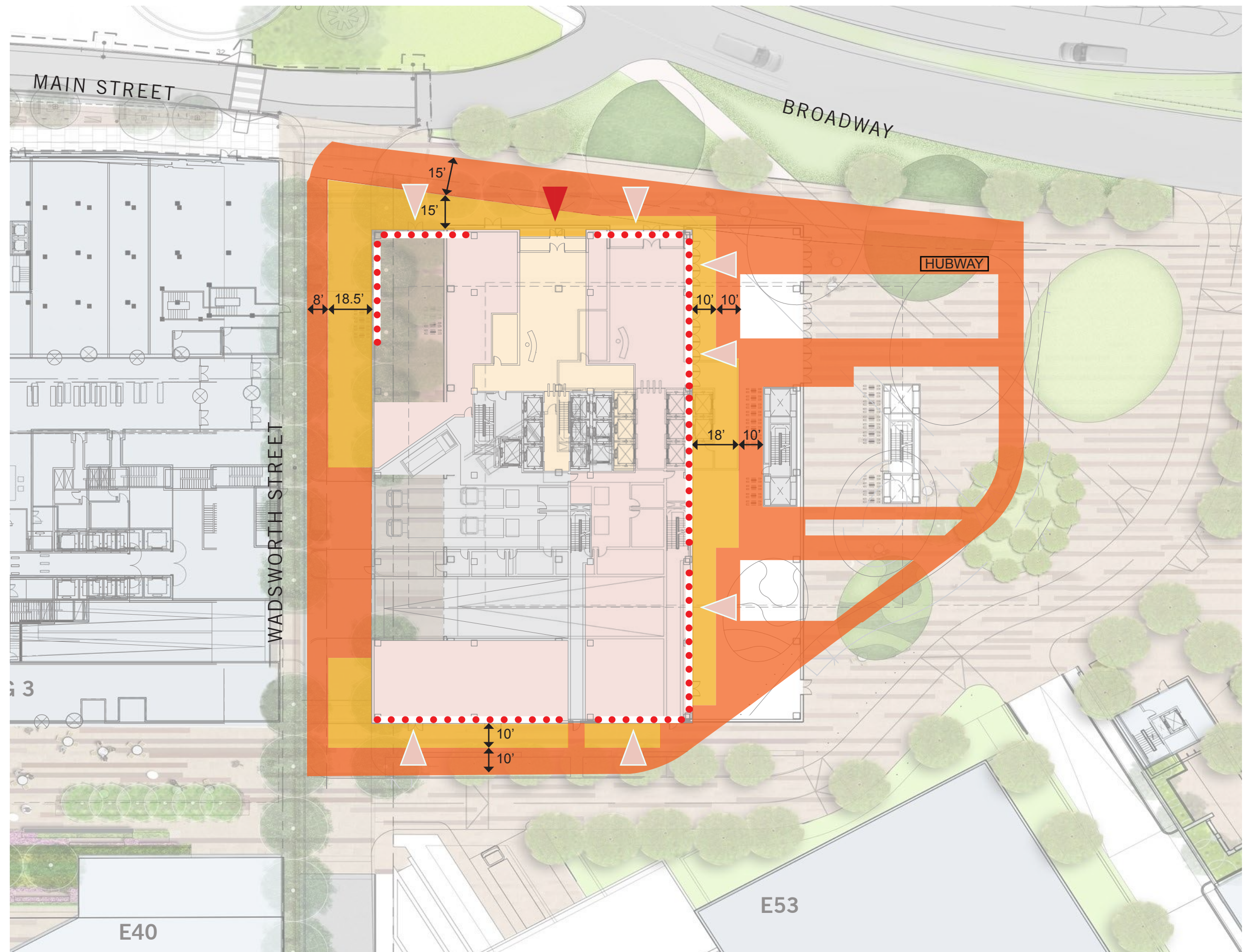
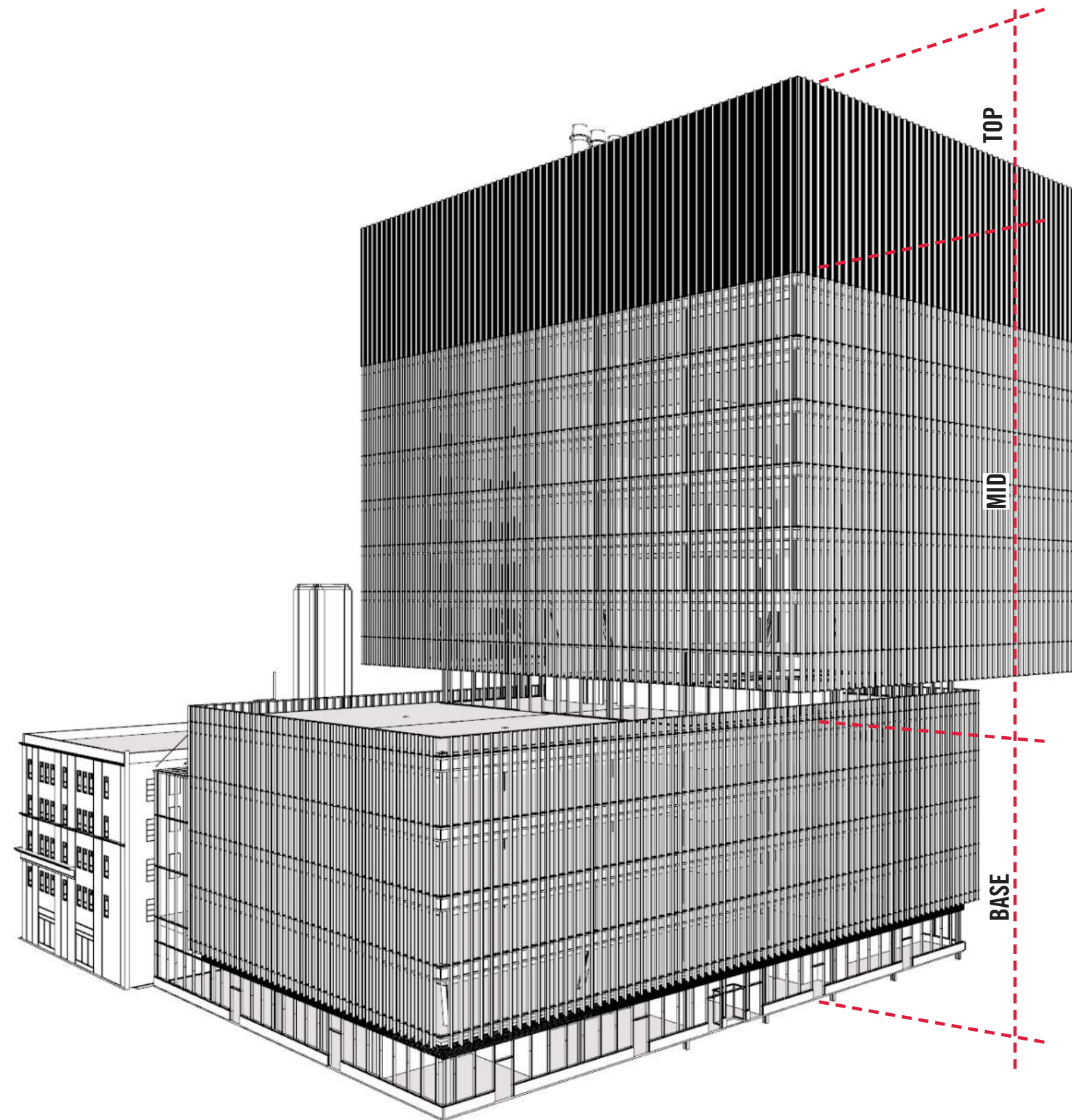


FIGURE D52

BUILDING 2 GROUND FLOOR - SETBACKS & ENTRANCES

MIT KENDALL SQUARE
Response to K2C2

3



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

FIGURE D53

BUILDING 3
BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE
Response to K2C2

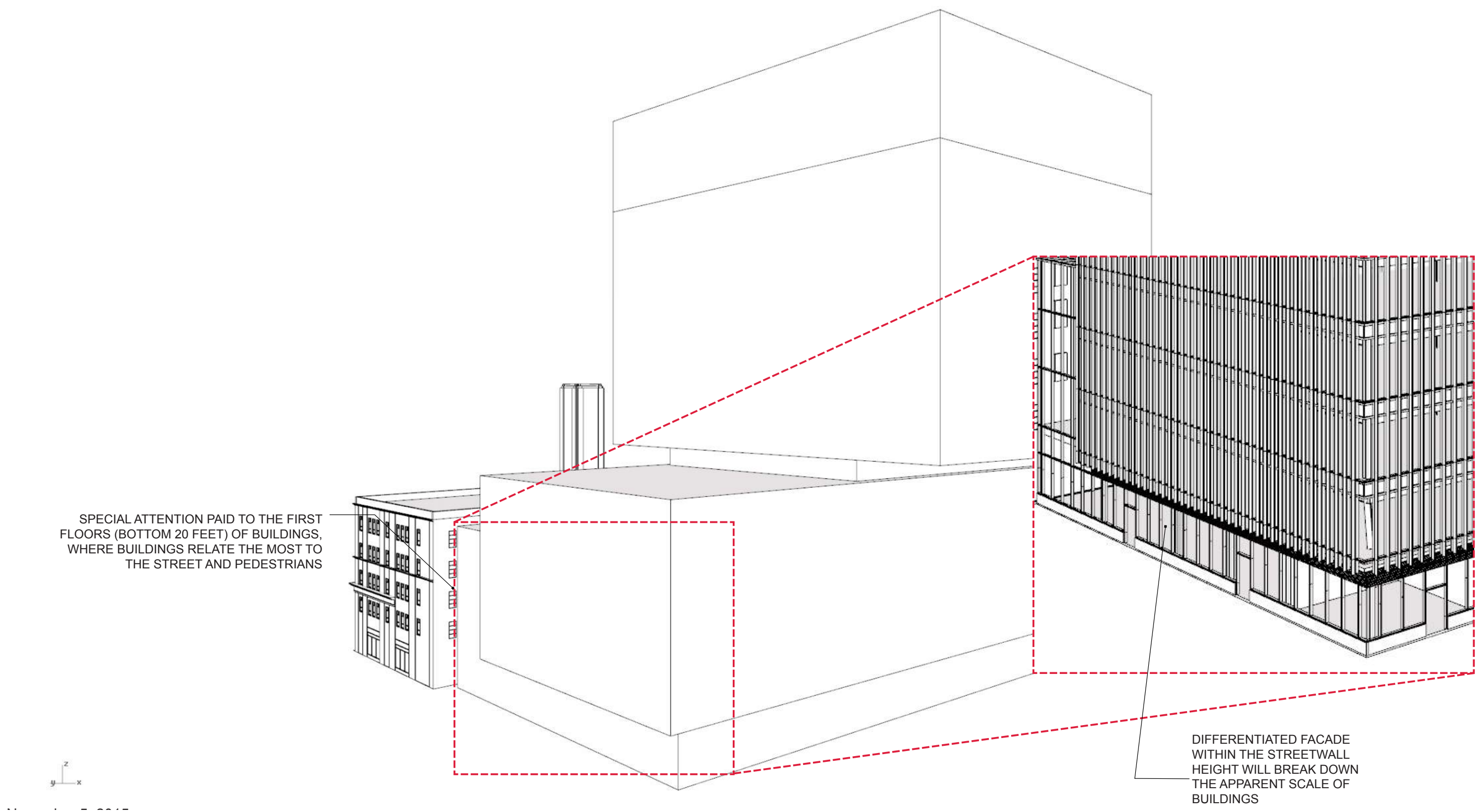


FIGURE D54

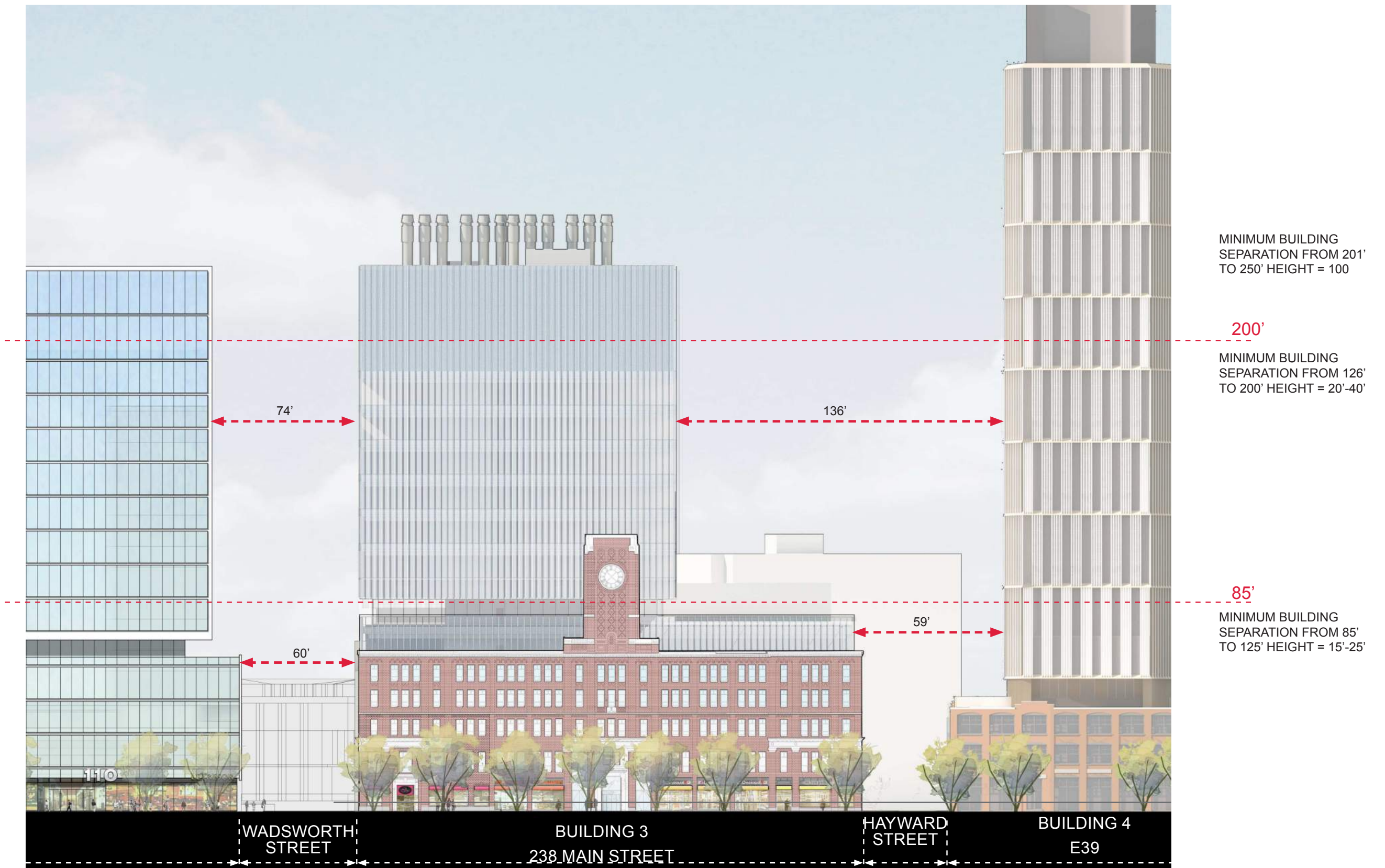


FIGURE D55

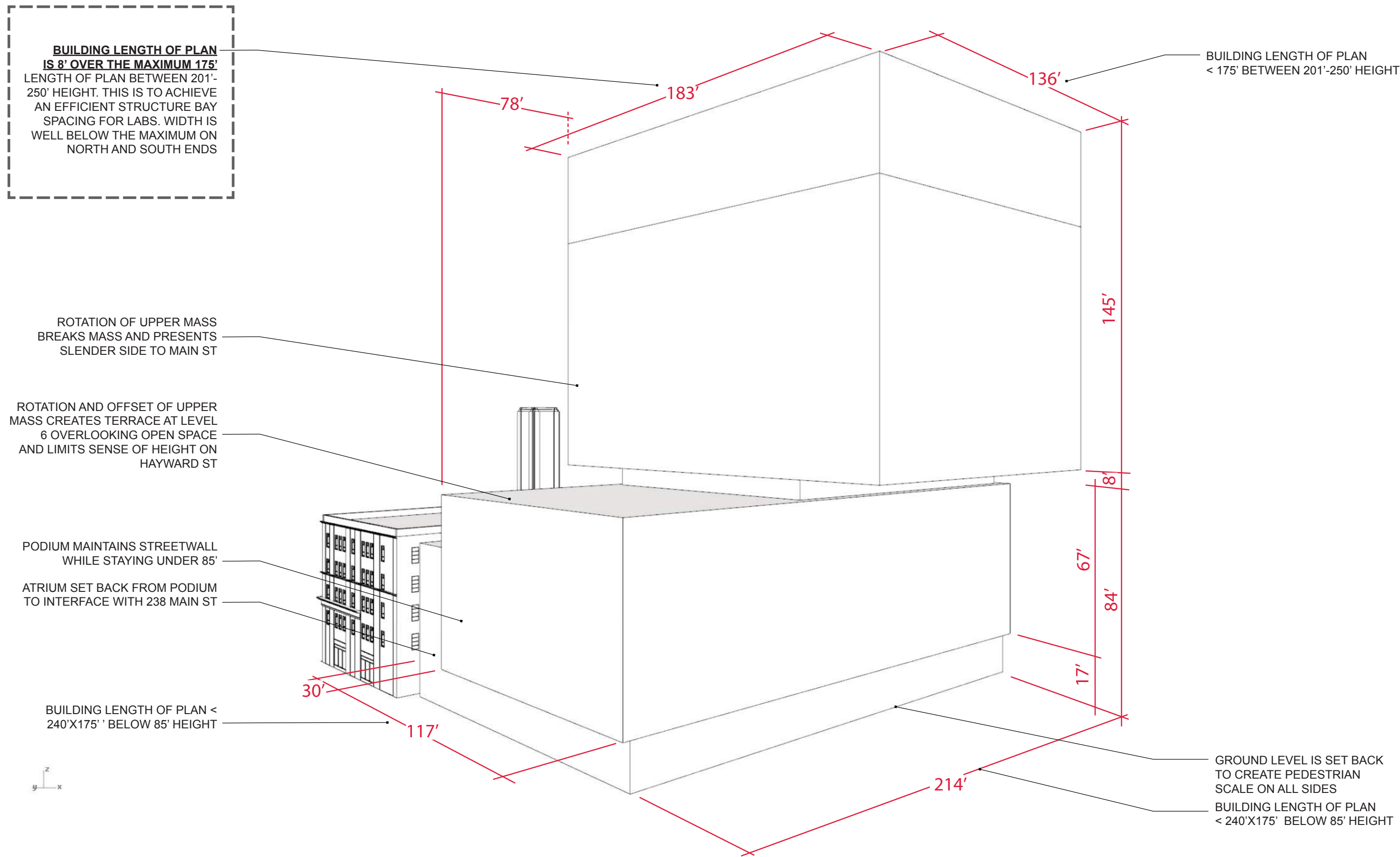


FIGURE D56

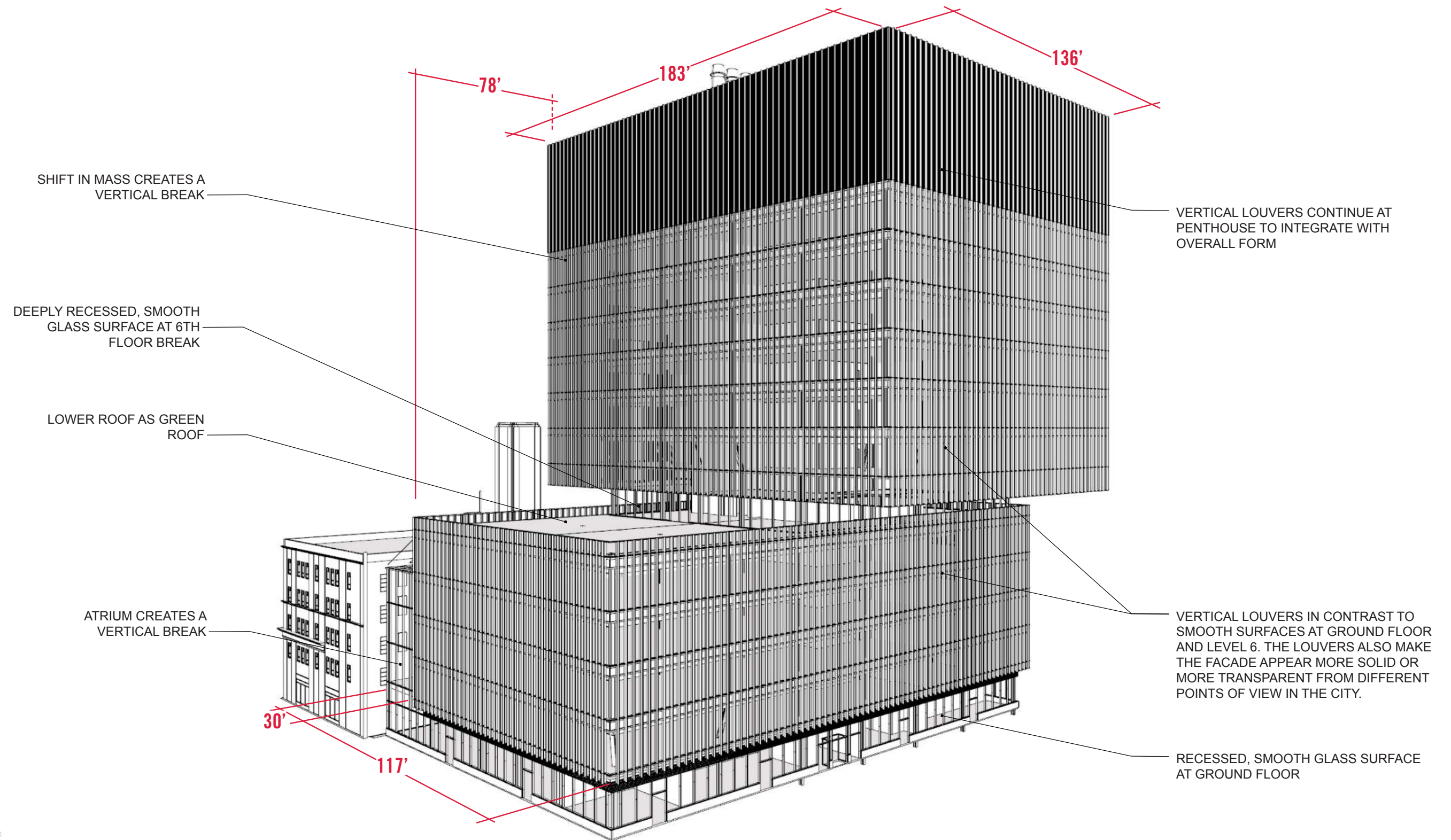


FIGURE D57

--- ACTIVE USE FRONTAGE
 — SERVICE FRONTAGE

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

75% Active Use Frontage at Secondary Streets (Wadsworth, Hayward, and Pedestrian Passage)

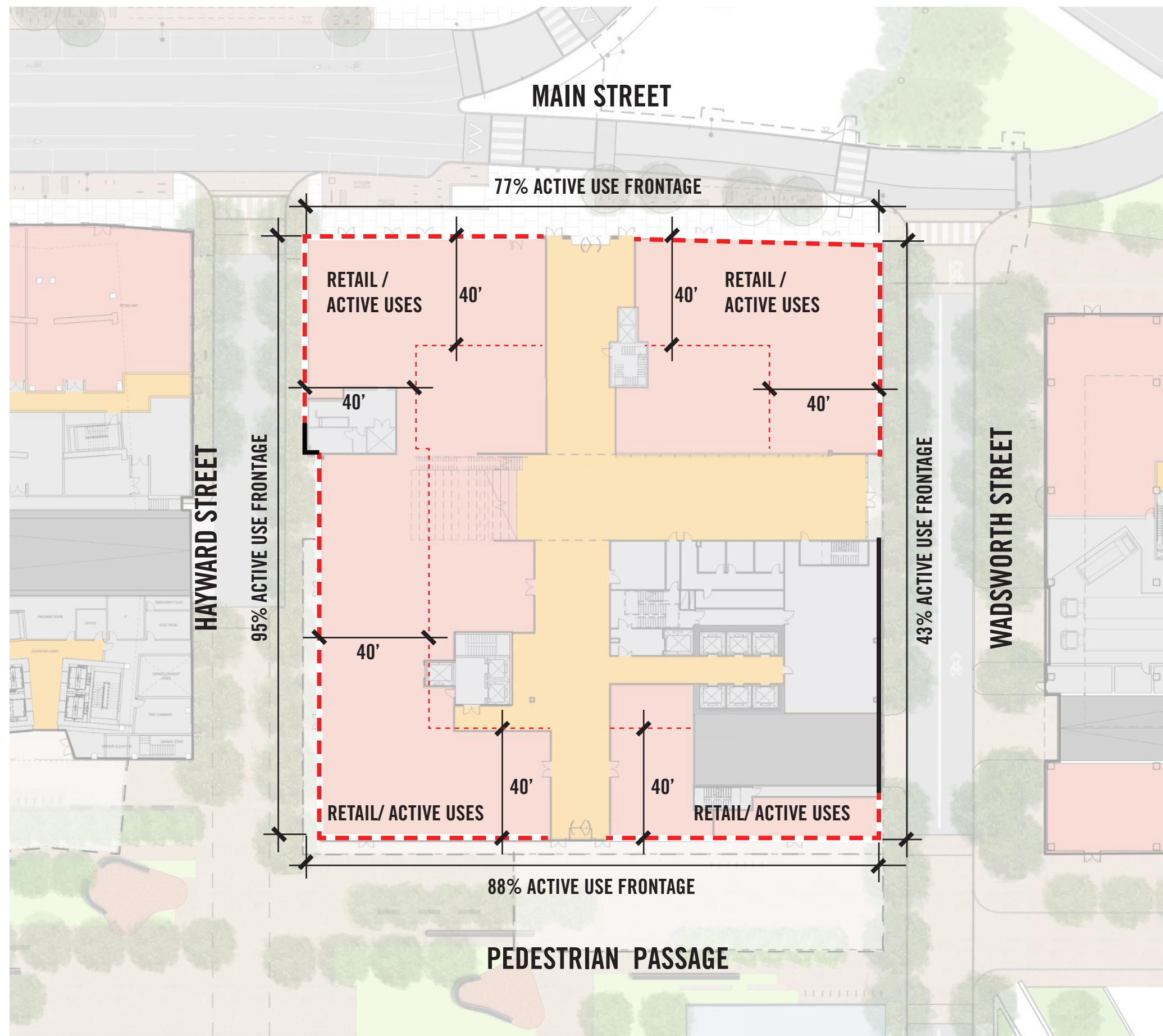


FIGURE D58

BUILDING 3
 GROUND FLOOR - USES & FACADES

MIT KENDALL SQUARE
 Response to K2C2



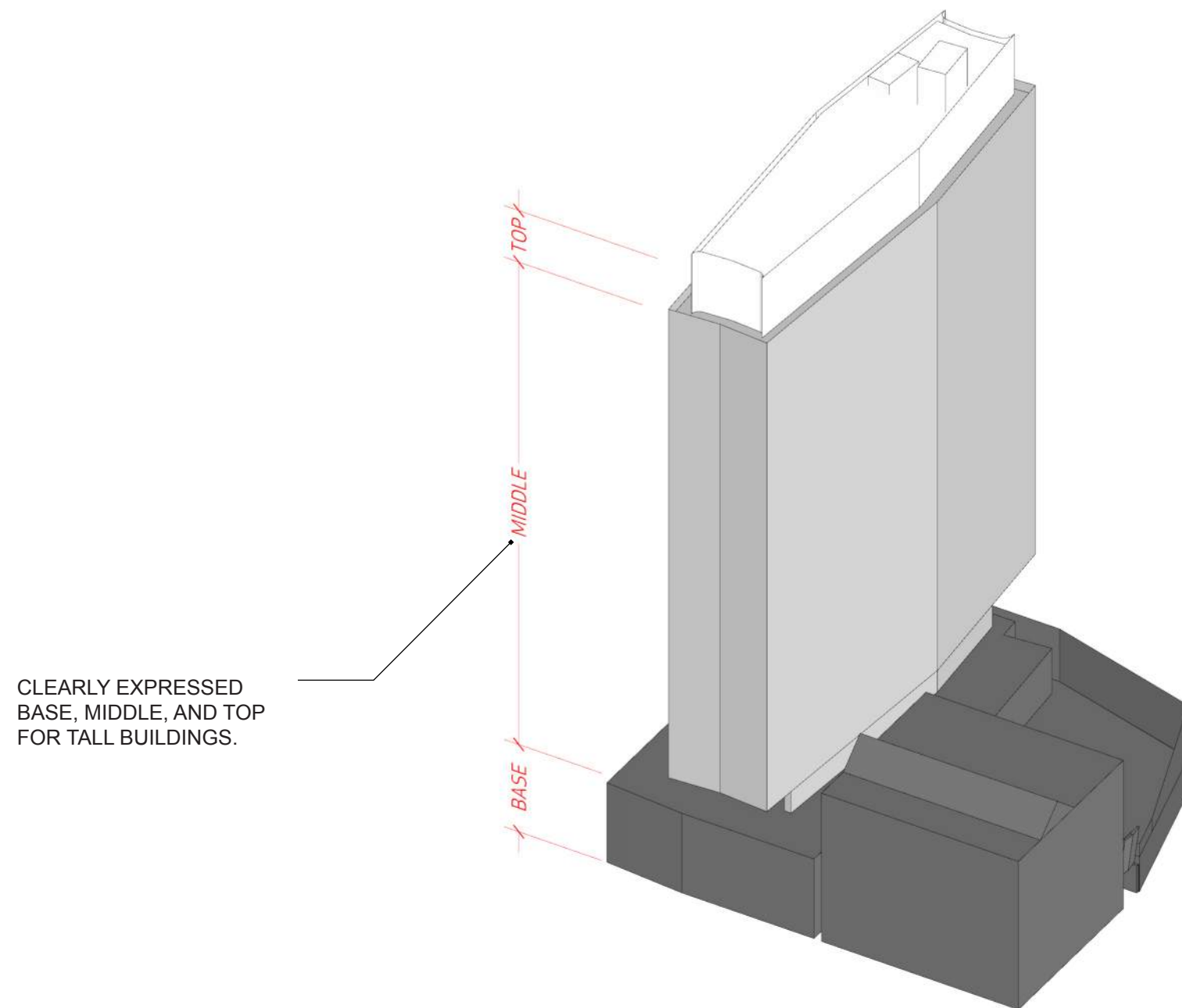
FIGURE D59

BUILDING 3 GROUND FLOOR - SETBACKS & ENTRANCES

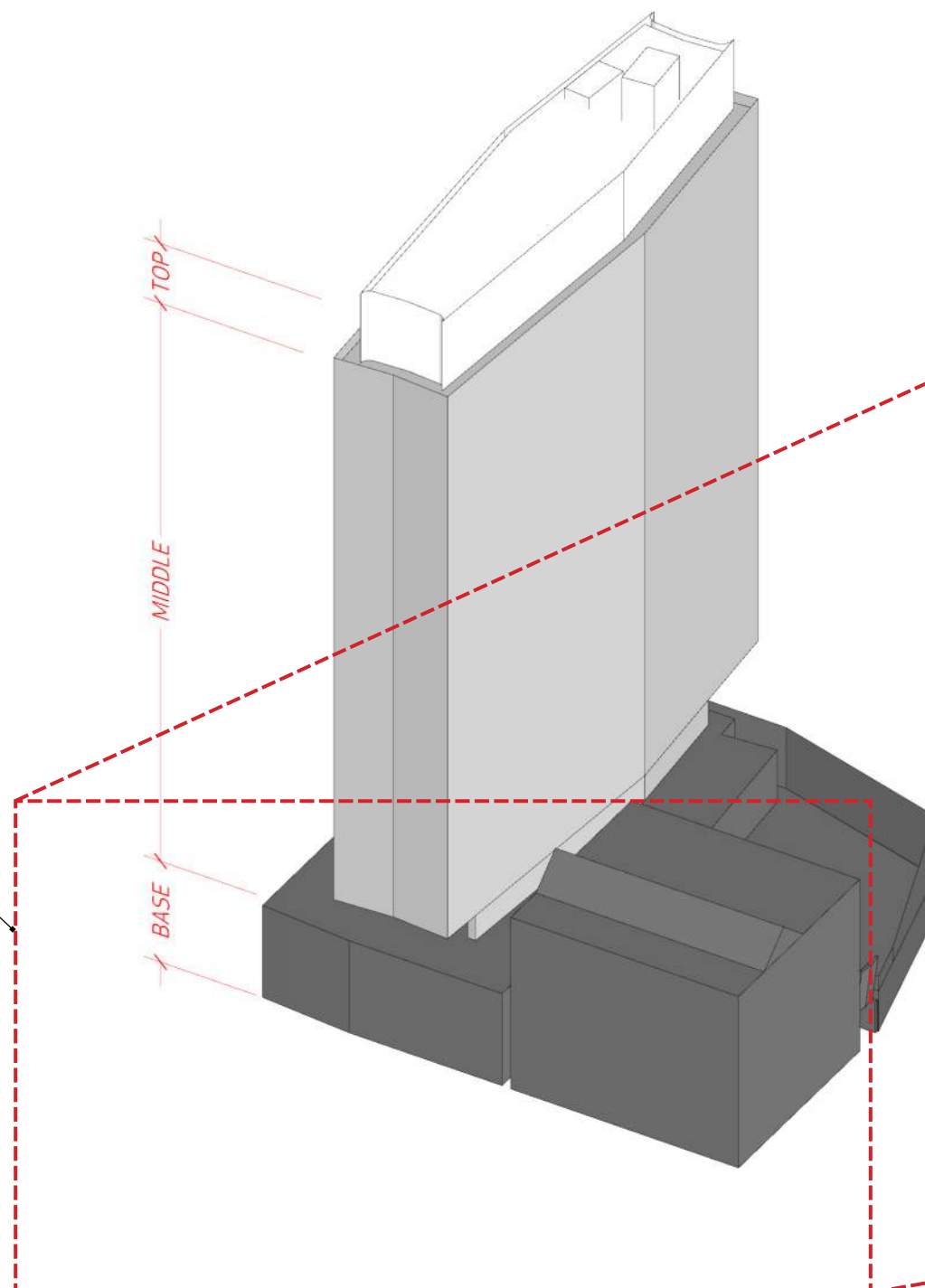
MIT KENDALL SQUARE
Response to K2C2



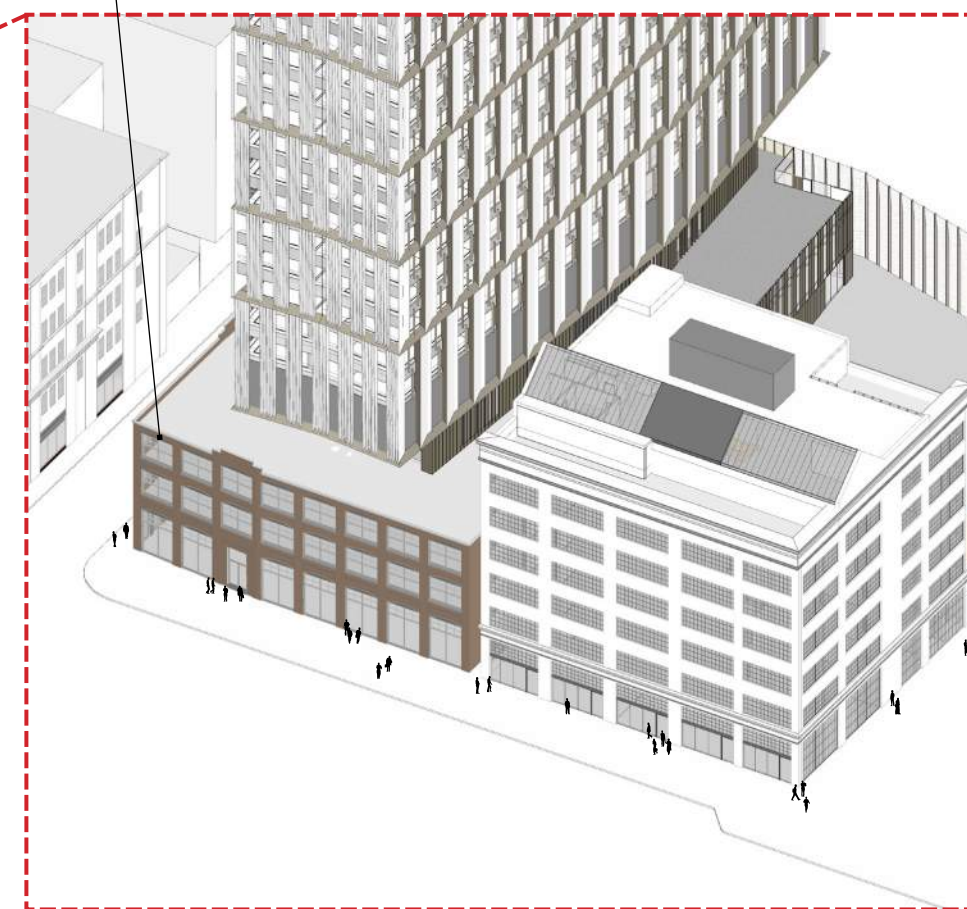
4



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



MAINTAIN HISTORIC FACADE
WITHIN THE STREETWALL
HEIGHT TO BREAK DOWN
THE APPARENT SCALE OF
BUILDINGS



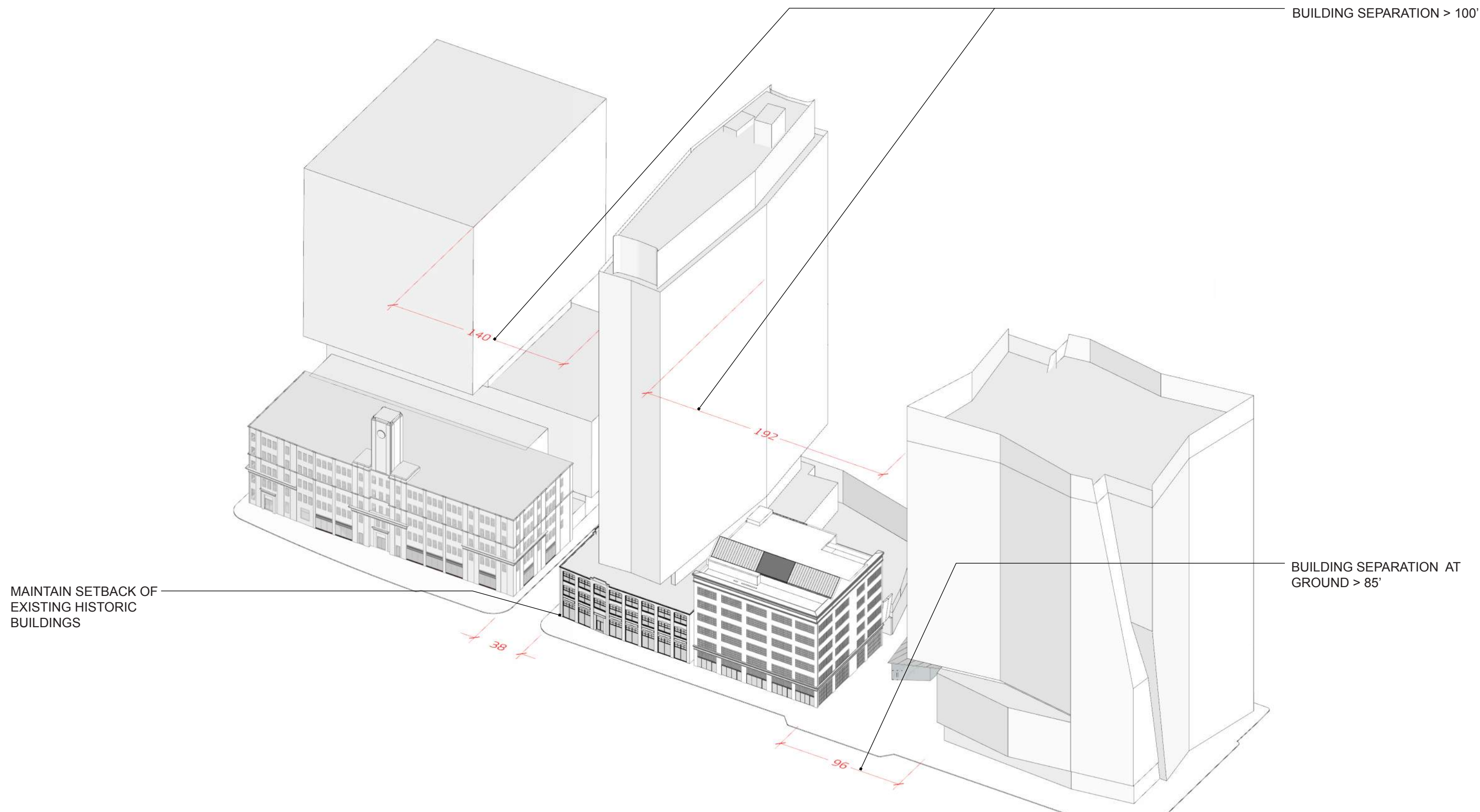
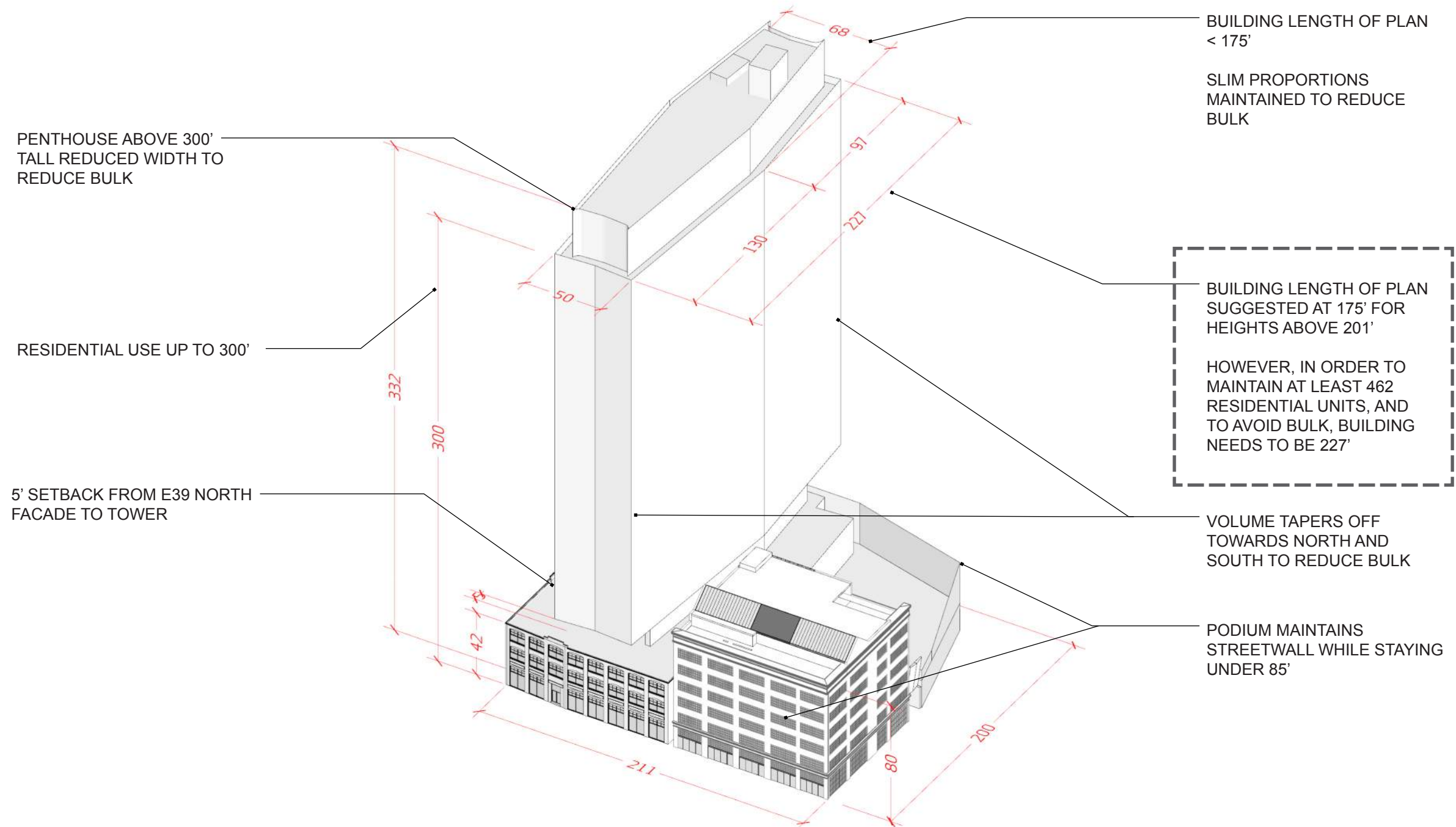
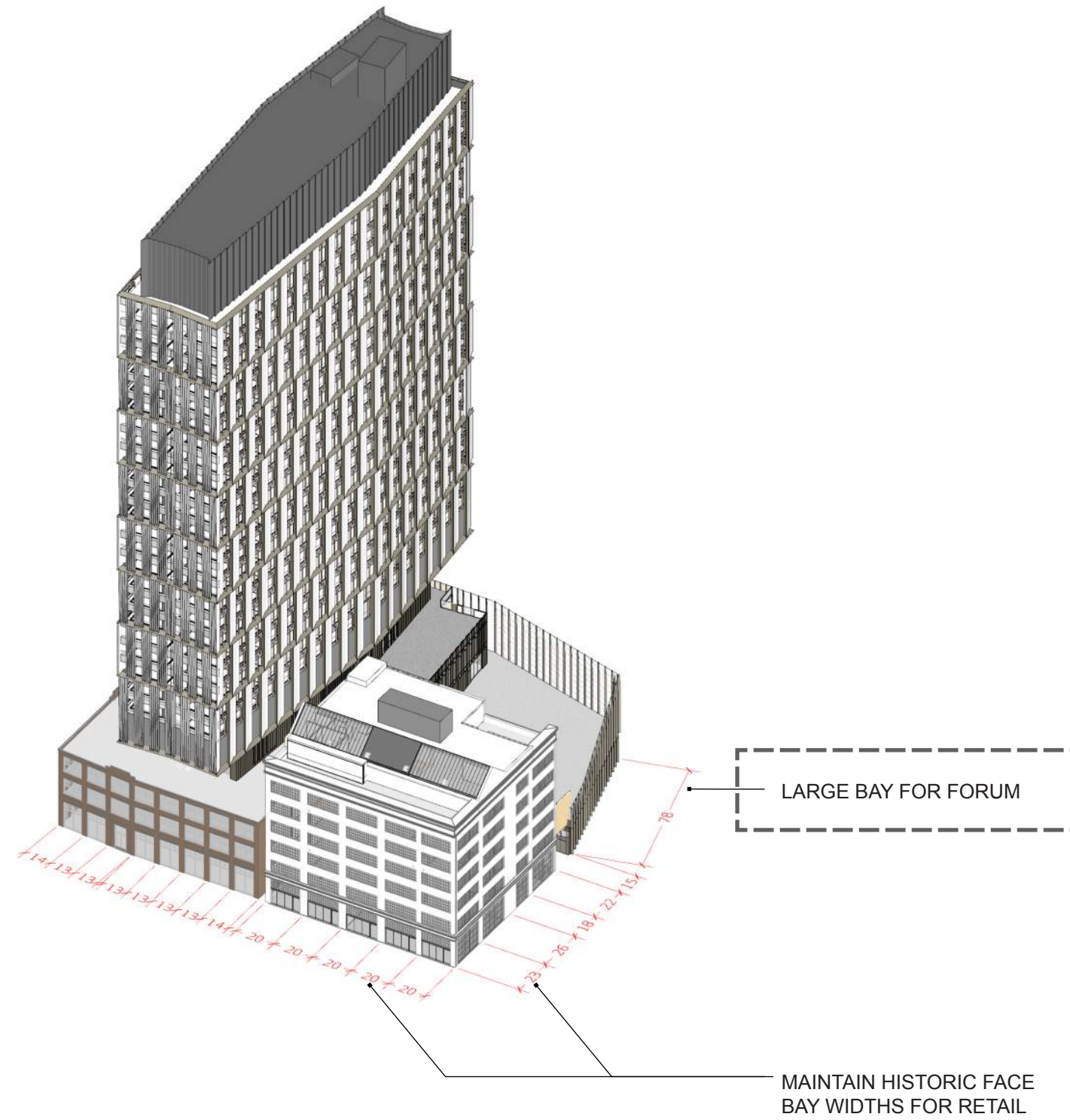


FIGURE D62





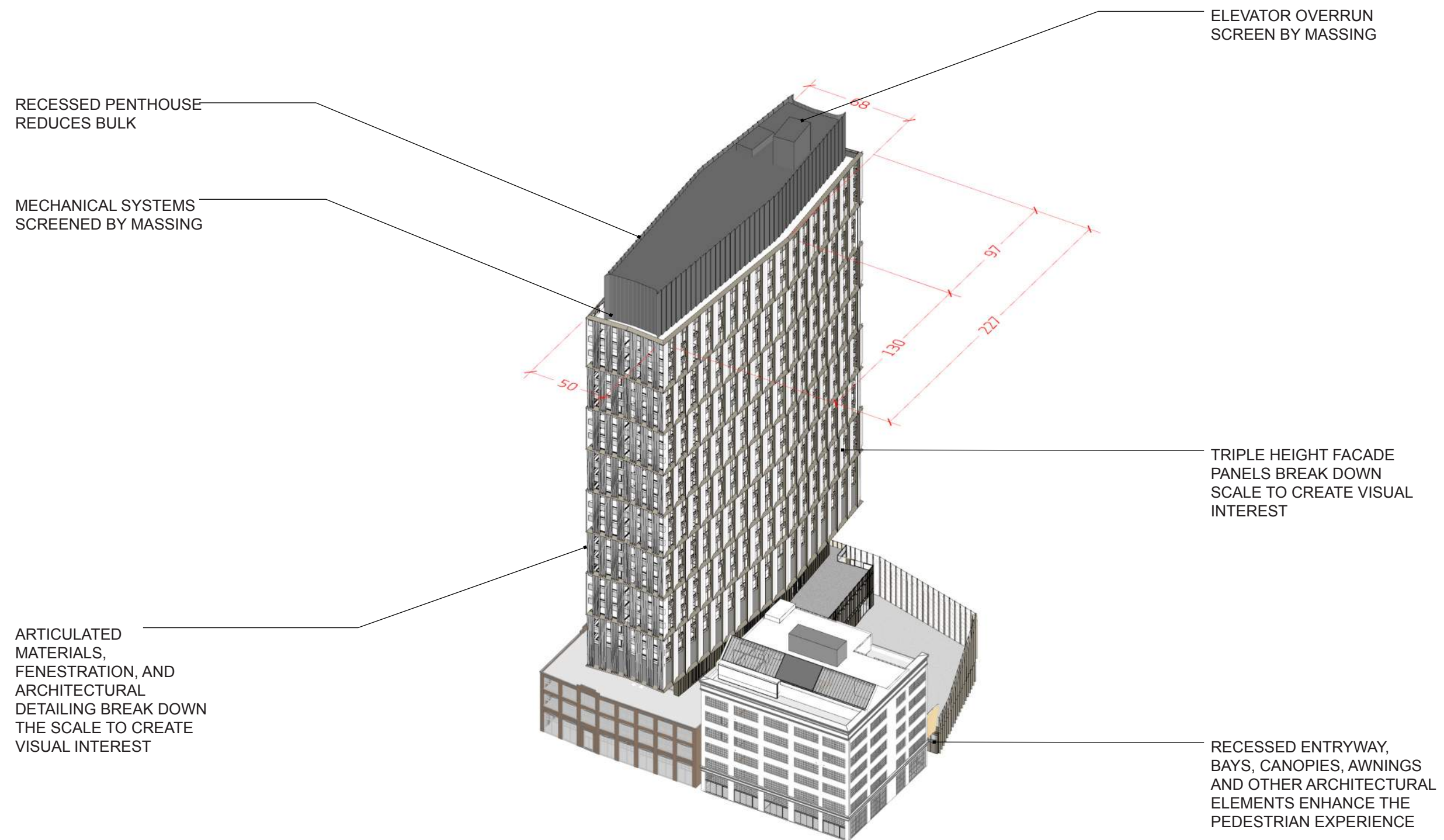


FIGURE D65

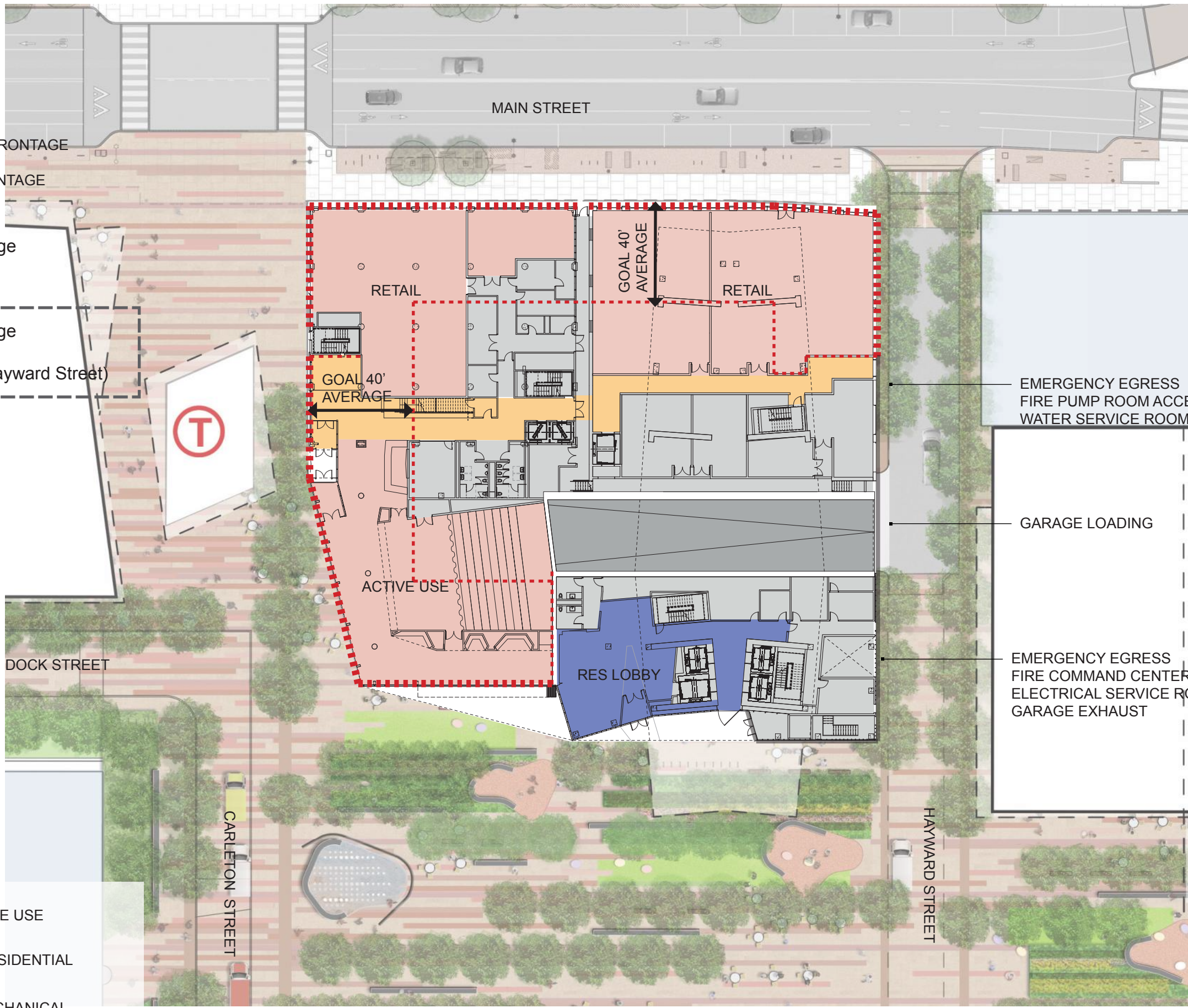
BUILDING 4
BUILT FORM - VISUAL INTEREST

MIT KENDALL SQUARE
Response to K2C2

■■■■■ ACTIVE USE FRONTAGE
 — SERVICE FRONTAGE

95% Active Use Frontage
 at Major Public Streets:
 (Main Street)

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



■ RETAIL / ACTIVE USE
 ■ ACADEMIC RESIDENTIAL
 ■ SERVICE / MECHANICAL



BUILDING 4
 GROUND FLOOR - USES & FACADES

FIGURE D66
 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 HUBWAY LOCATION

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



- RETAIL / ACTIVE USE
- ACADEMIC RESIDENTIAL
- SERVICE / MECHANICAL



BUILDING 4
 GROUND FLOOR - SETBACKS & ENTRANCES

FIGURE D67
 MIT KENDALL SQUARE
 Response to K2C2

5

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

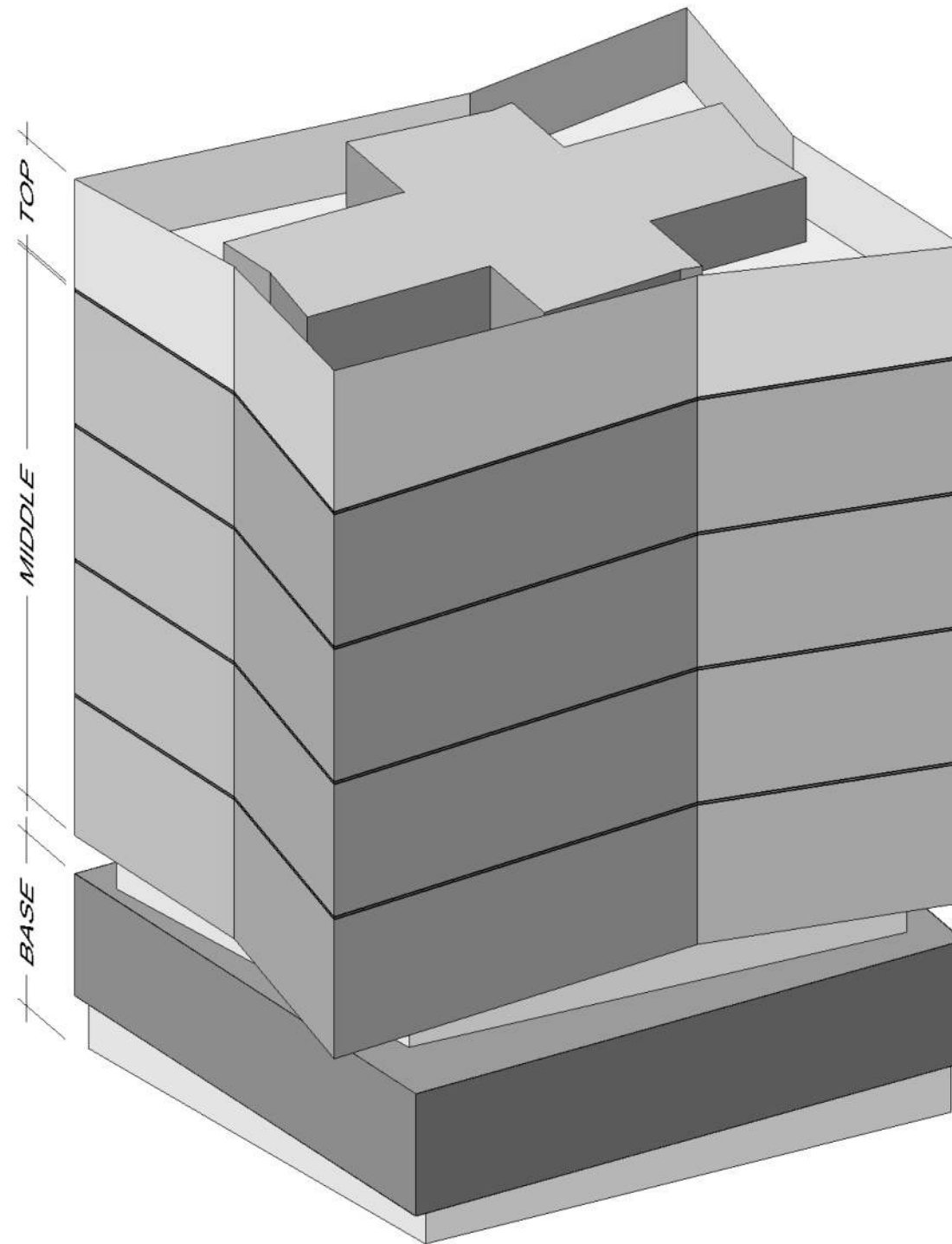
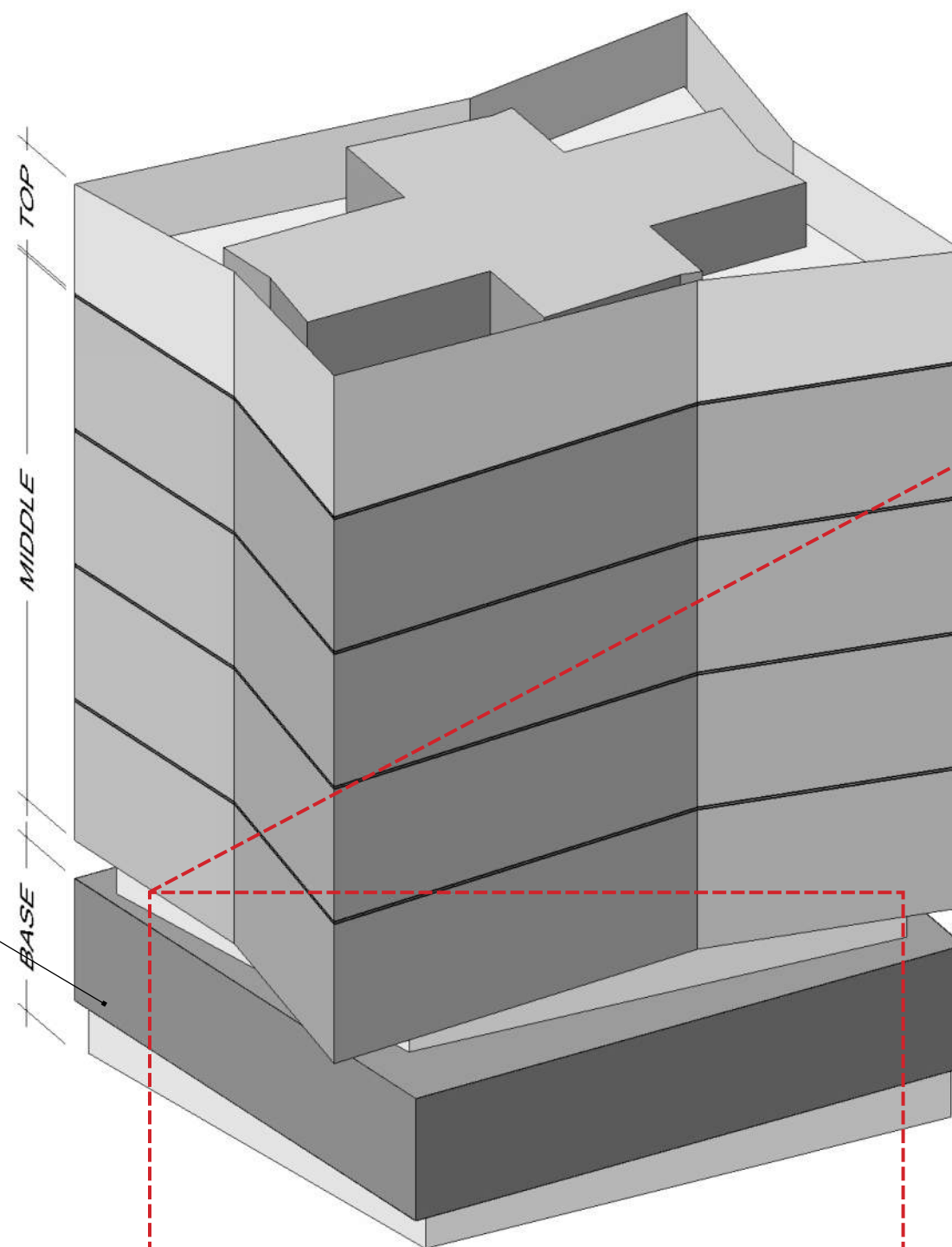


FIGURE D68

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

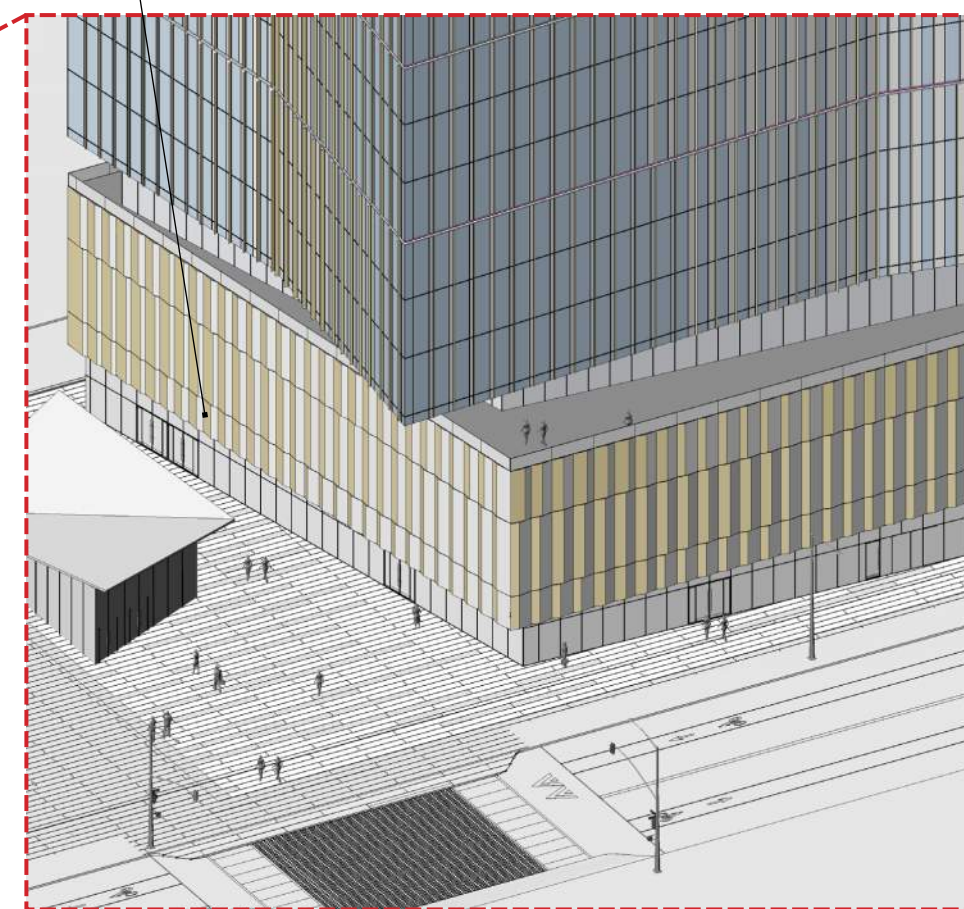


FIGURE D69

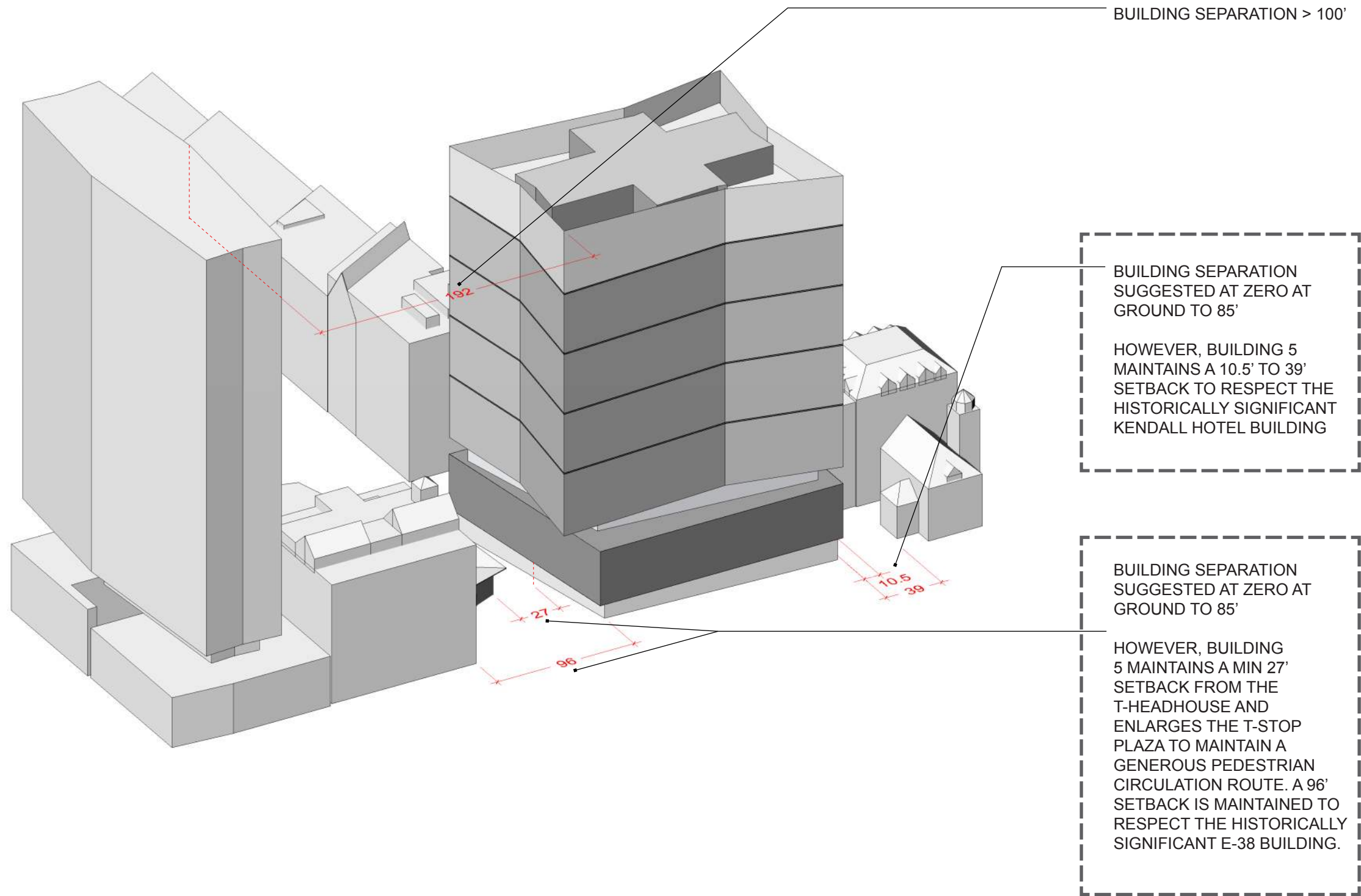


FIGURE D70

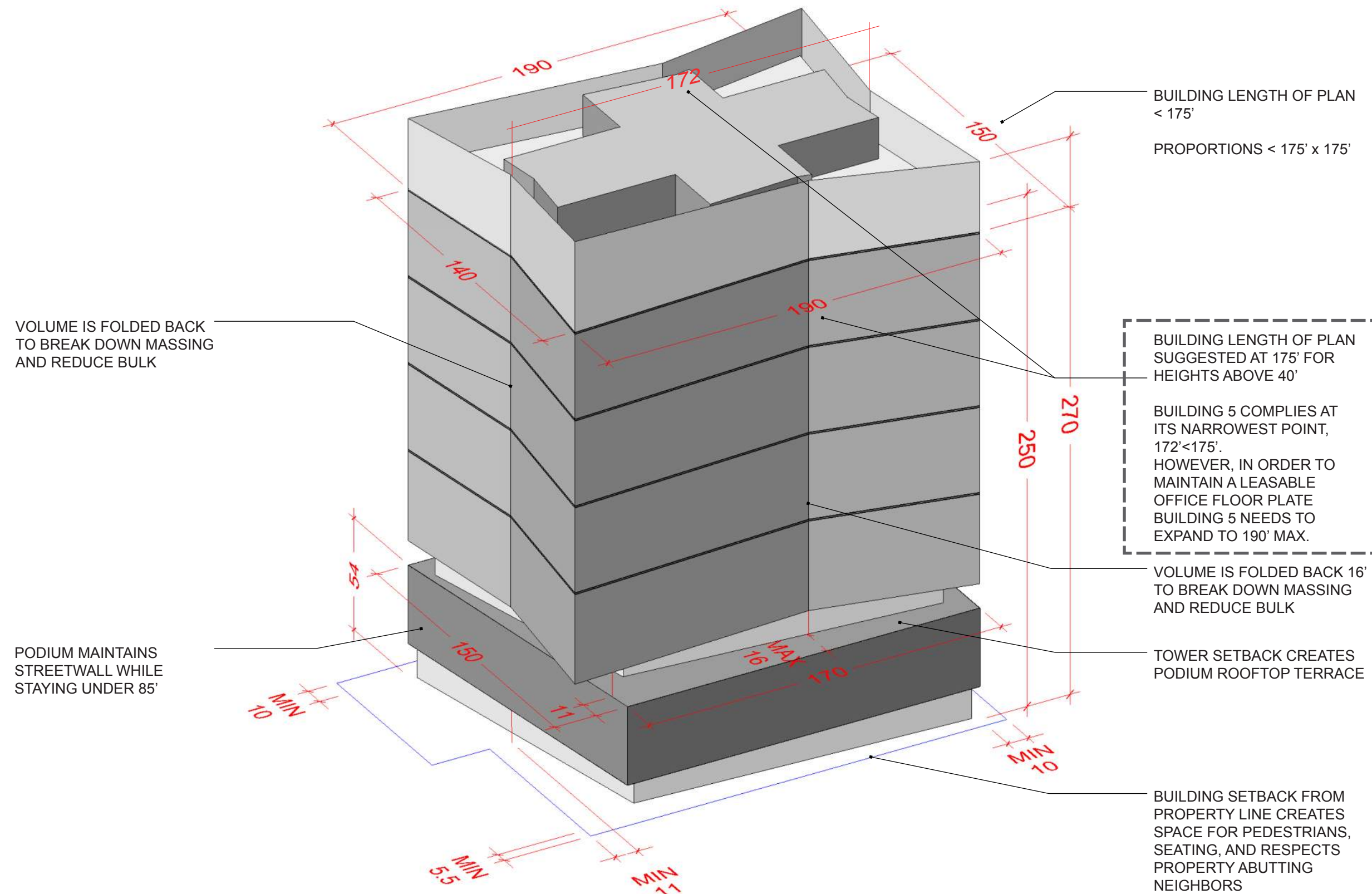
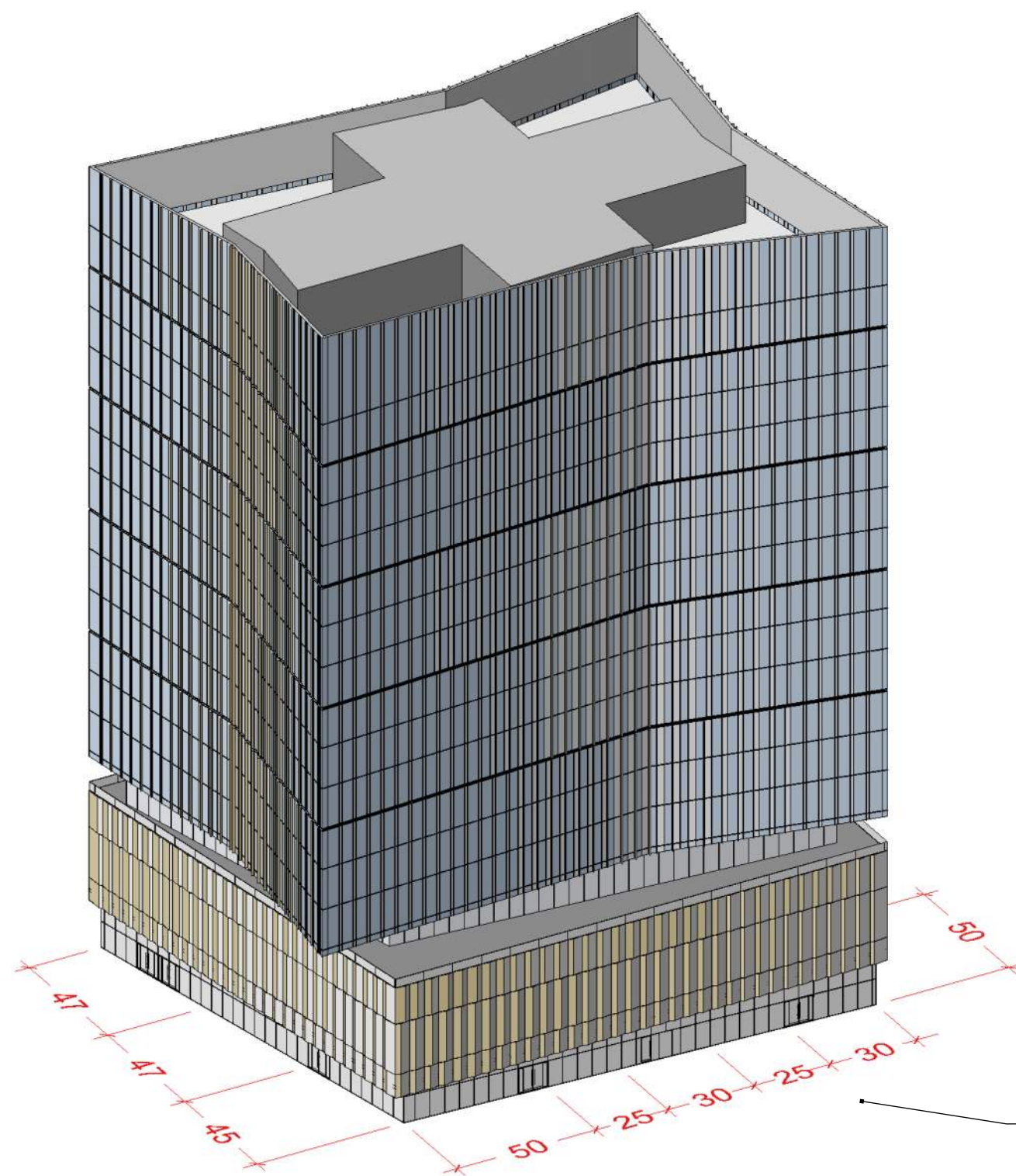


FIGURE D71



BUILDING 5
BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE
Response to K2C2



BAY WIDTHS OF 25-50' FOR
COMMERCIAL USES

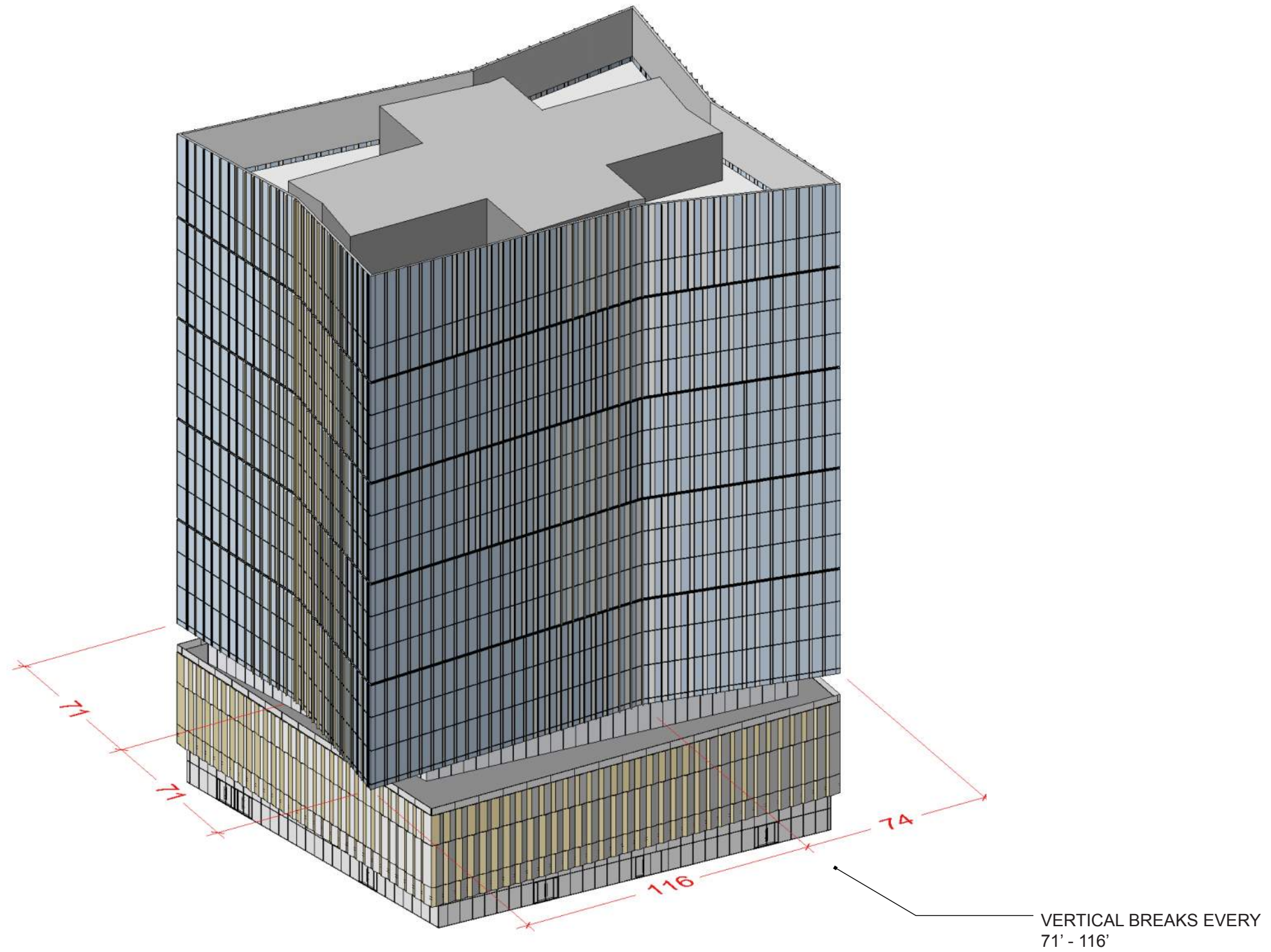


FIGURE D73



BUILDING 5
BUILT FORM - VISUAL INTEREST

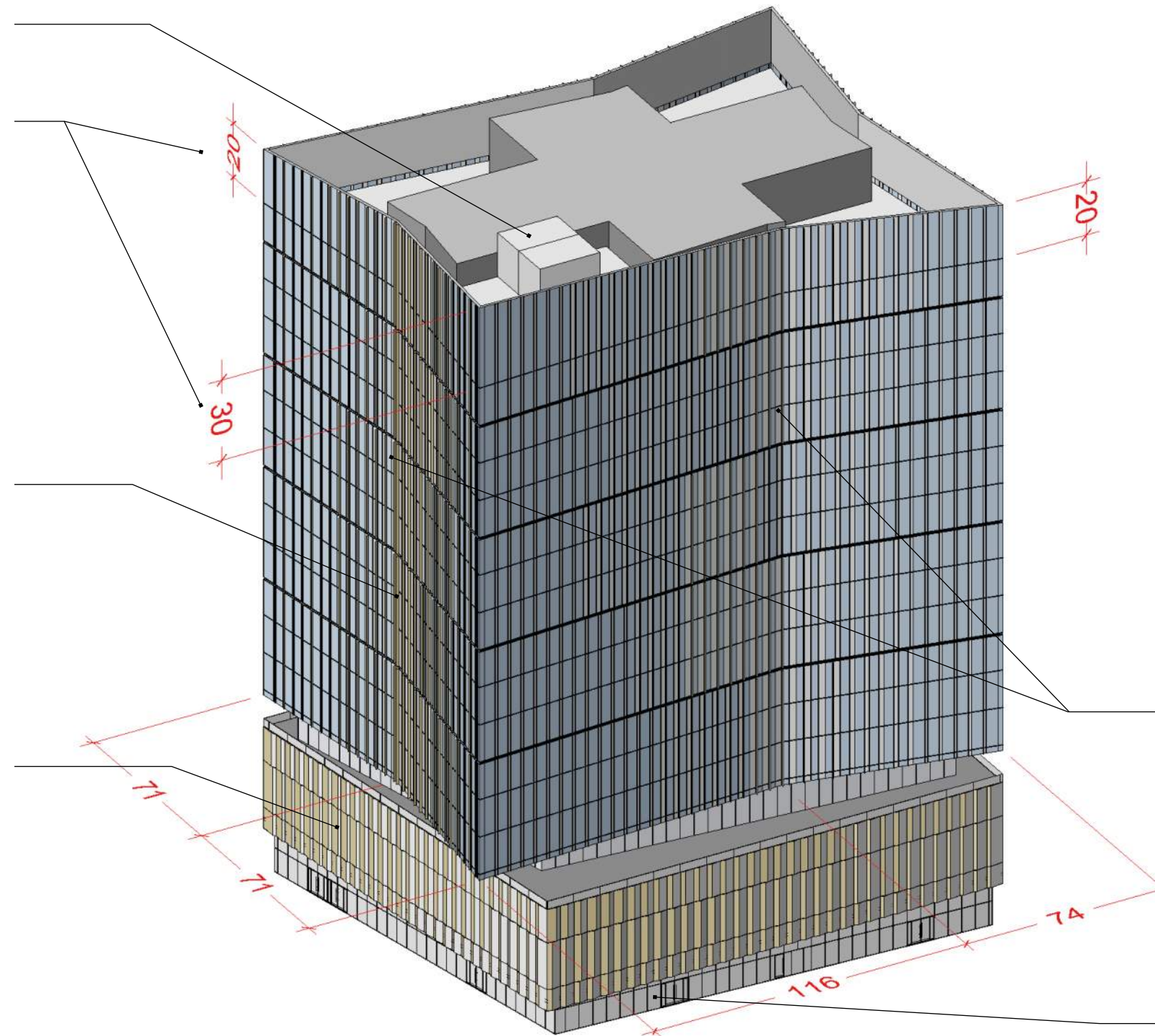
MIT KENDALL SQUARE
Response to K2C2

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

FIGURE D74

BUILDING 5
BUILT FORM - VISUAL INTEREST

MIT KENDALL SQUARE
Response to K2C2

■■■■■■■■ ACTIVE USE FRONTAGE

— SERVICE FRONTAGE

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)

RETAIL / ACTIVE USE / MUSEUM

LAB / OFFICE COMMON SPACE

LAB / OFFICE SPACE

SERVICE / MECHANICAL

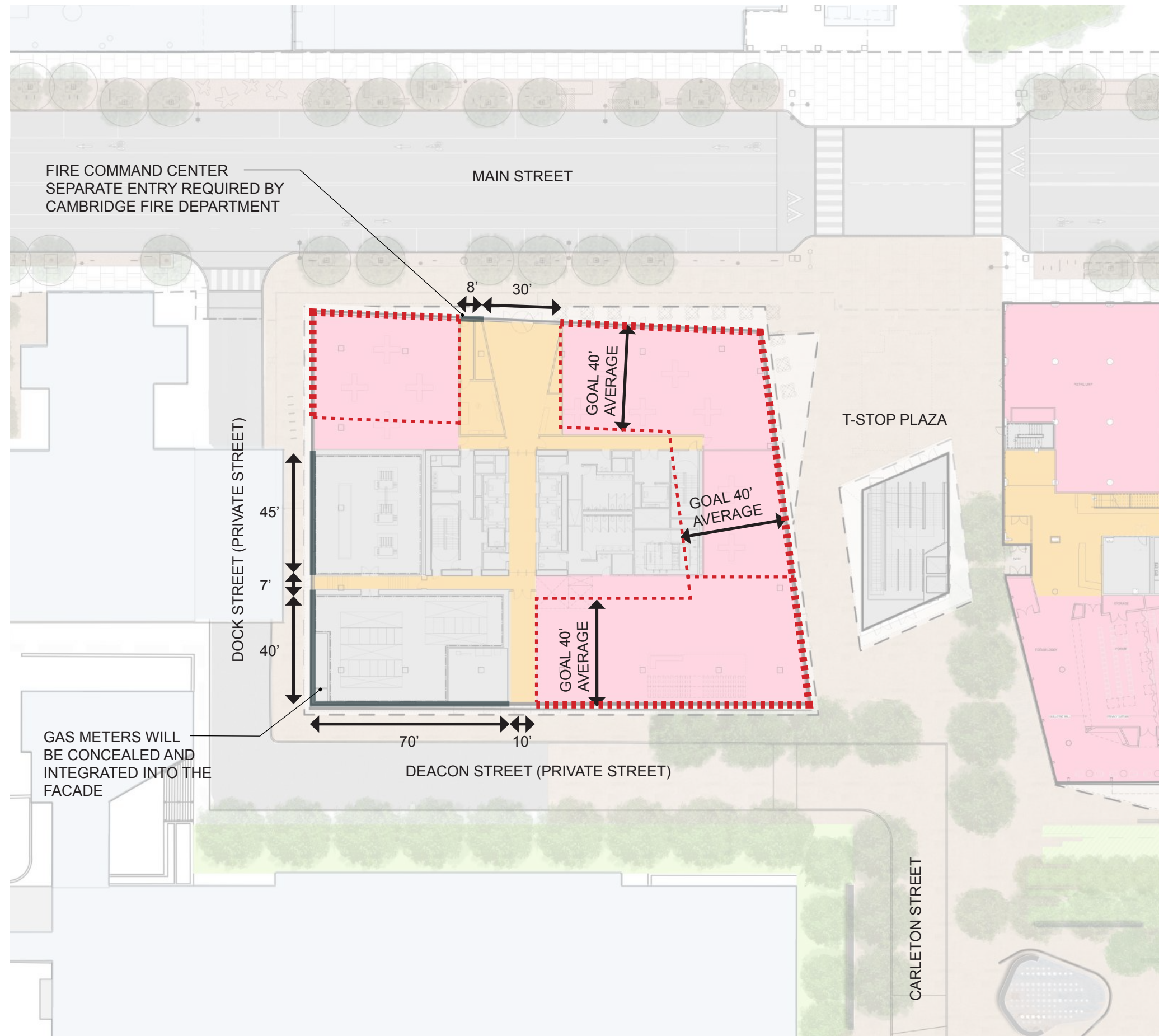


FIGURE D75

BUILDING 5
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

- RETAIL / ACTIVE USE / MUSEUM
- LAB / OFFICE COMMON SPACE
- LAB / OFFICE SPACE
- SERVICE / MECHANICAL

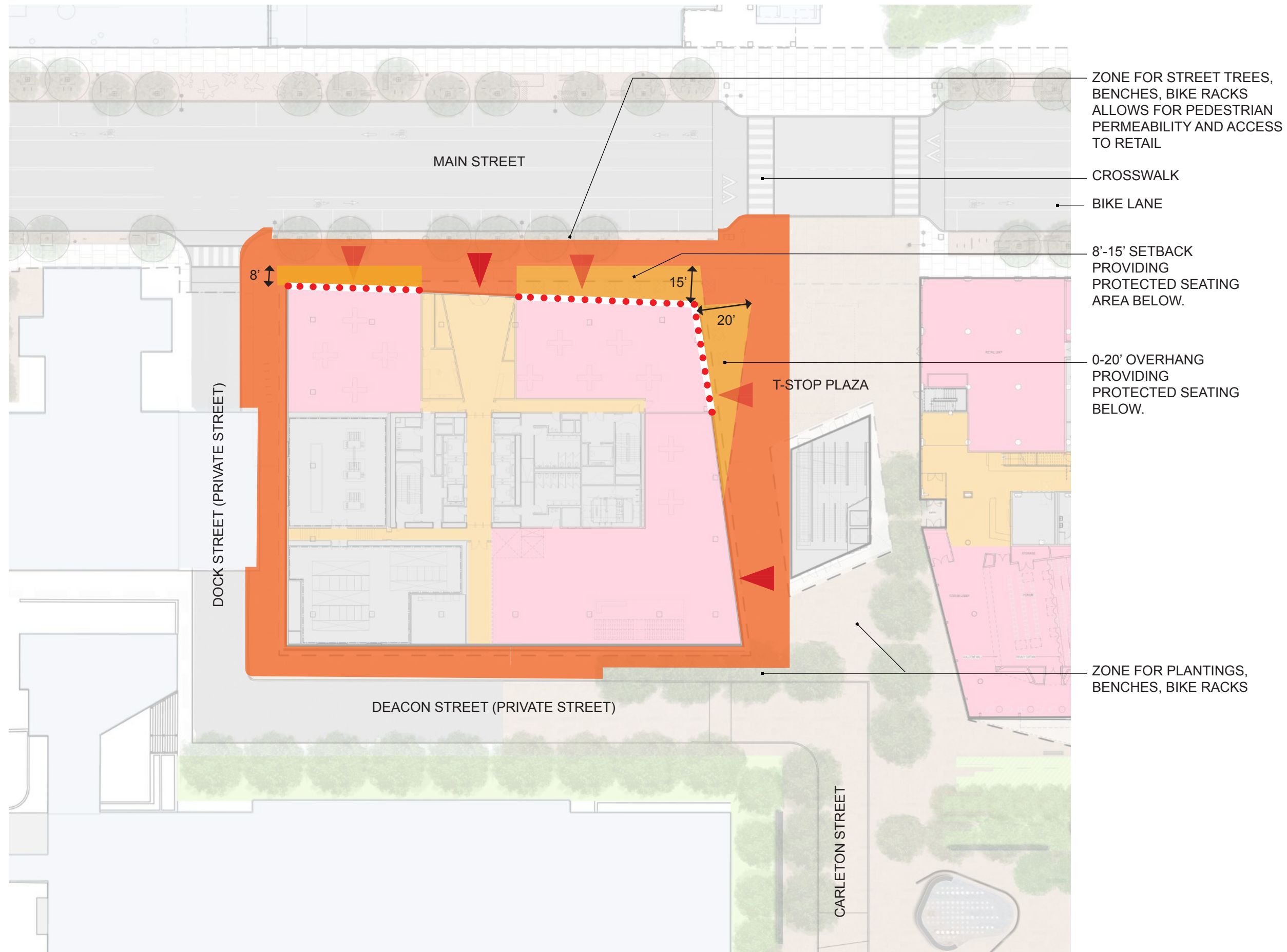


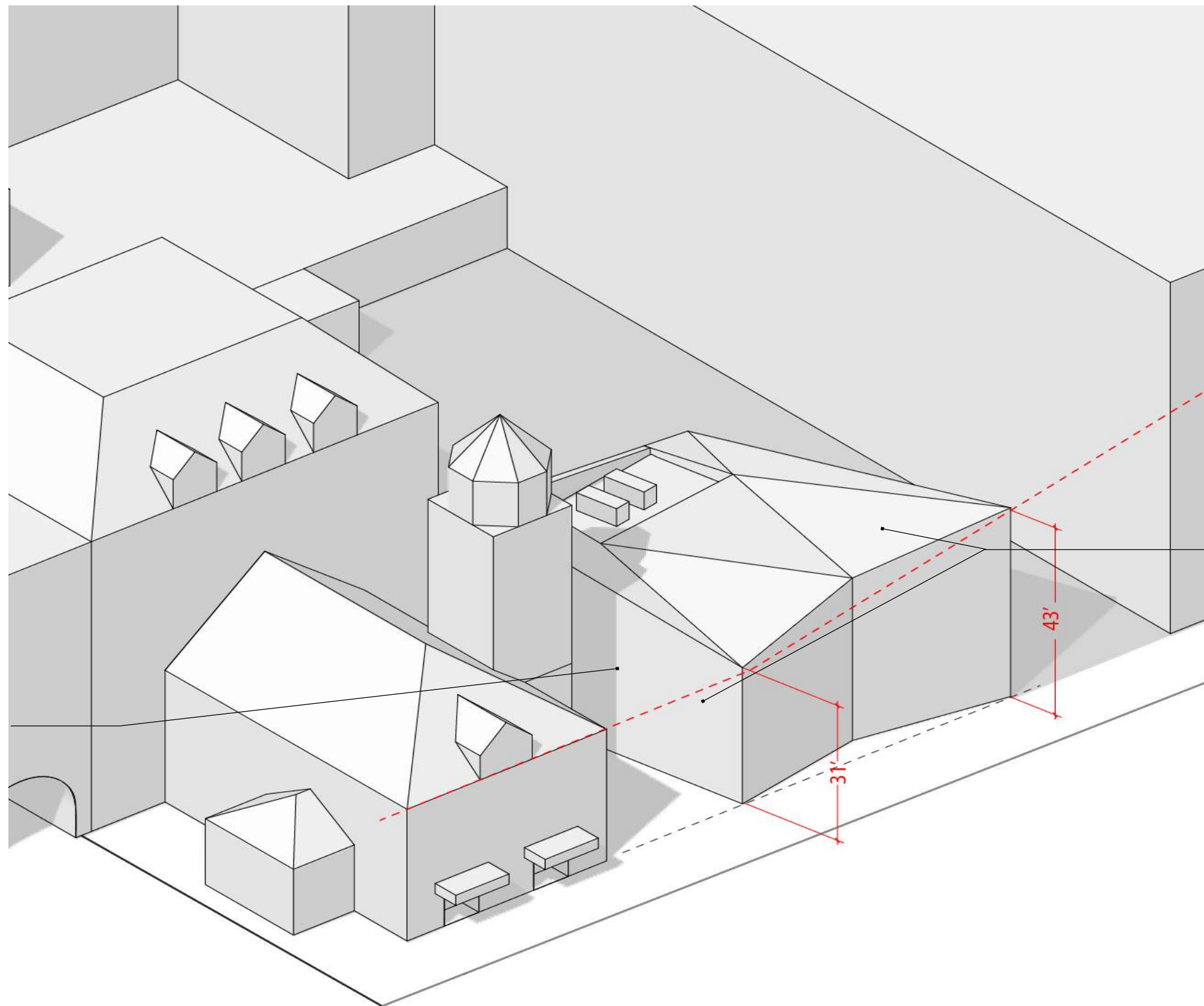
FIGURE D76

BUILDING 5 GROUND FLOOR - SETBACKS & ENTRANCES

MIT KENDALL SQUARE
Response to K2C2

6

LOW ROOF CORNER
TO CREATE STREET
FRONTAGE CONTINUITY
WITH KENDALL HOTEL.



VARIED ROOFLINE TO
CREATE CONTINUOUS
STREET FRONTAGE

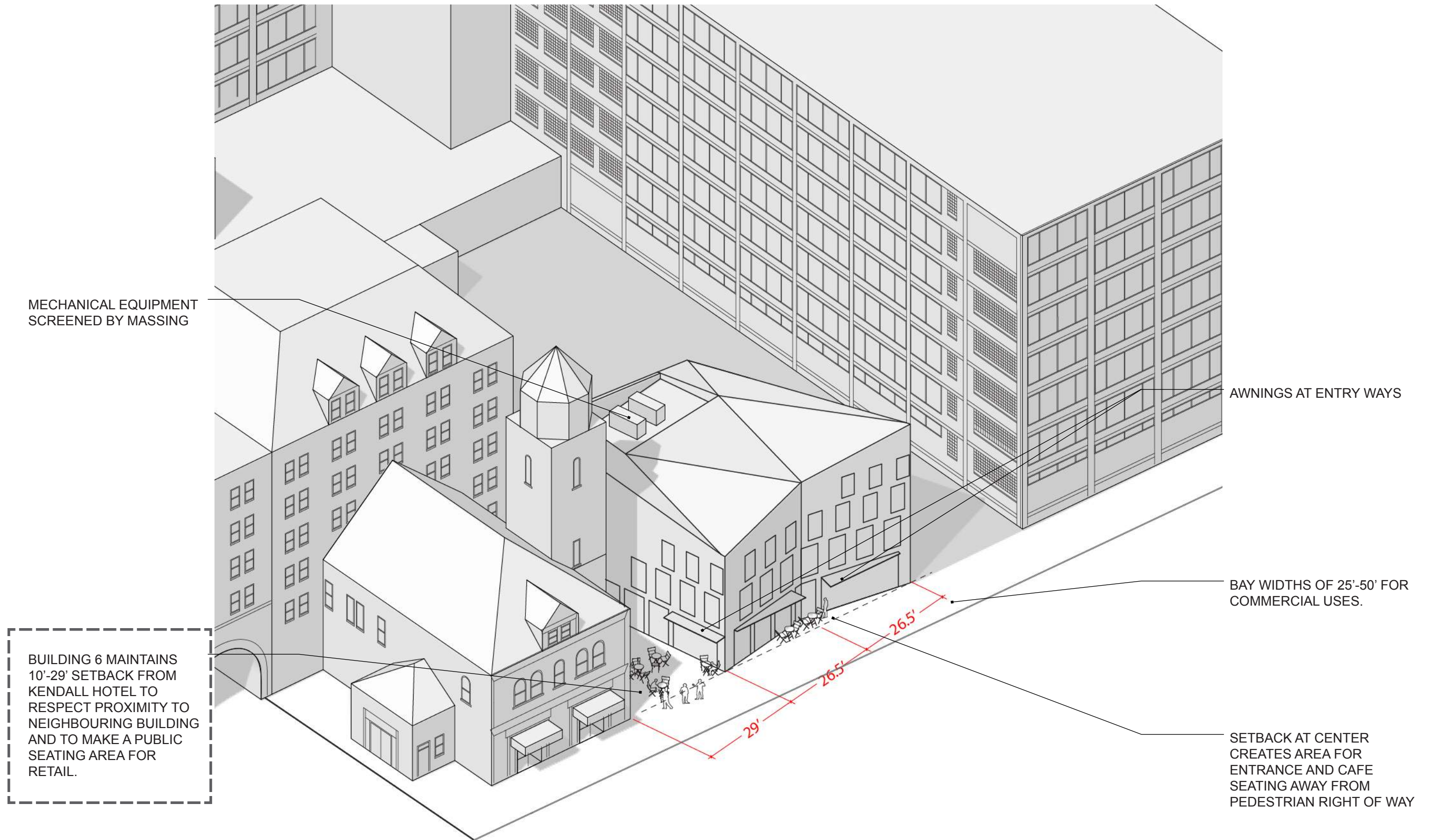
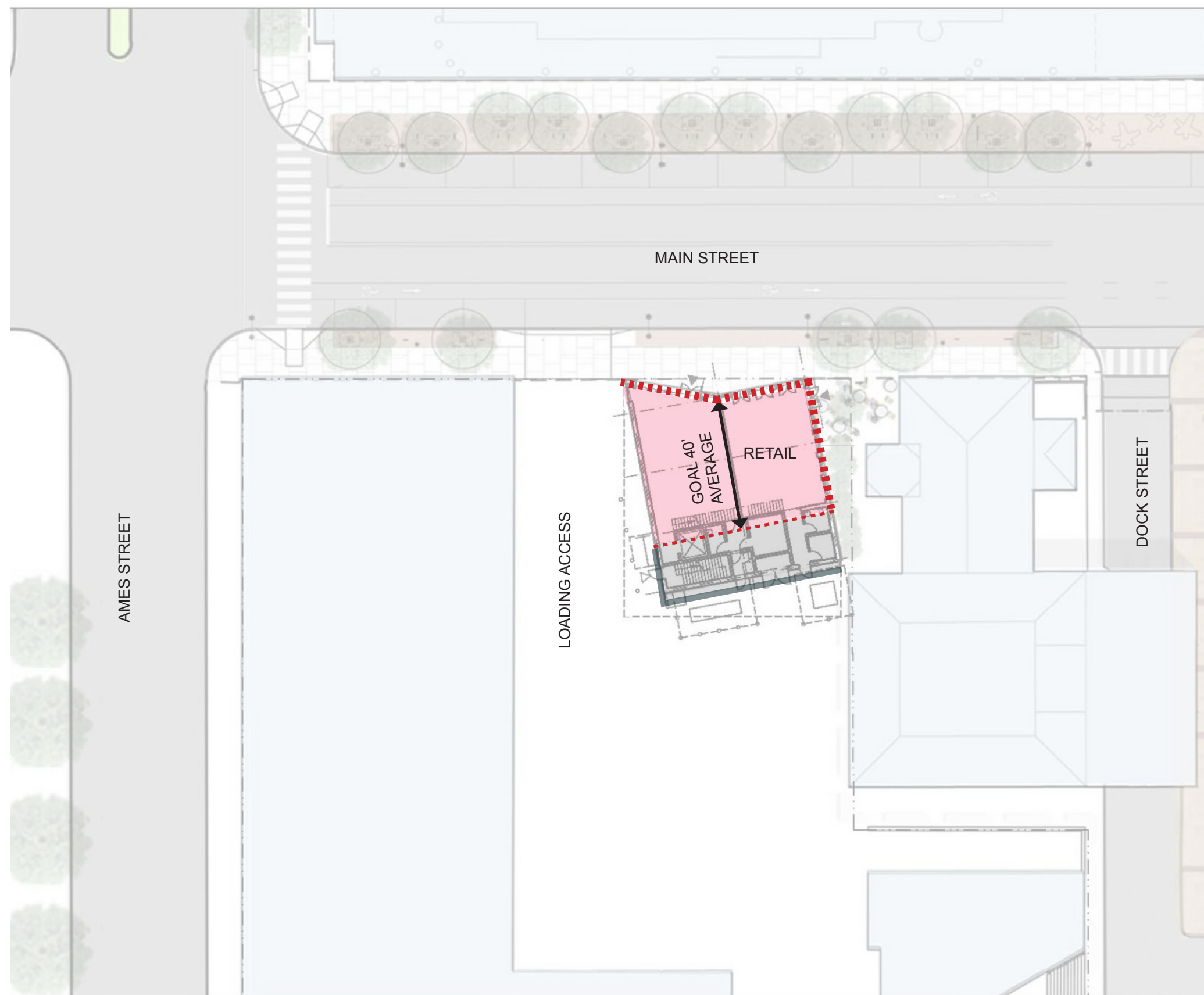


FIGURE D78

■■■■■ ACTIVE USE FRONTAGE
 — SERVICE FRONTAGE

100% Active Use Frontage
 at Major Public Streets:
 (Main Street)

No Secondary Street Frontage



RETAIL







SERVICE / MECHANICAL

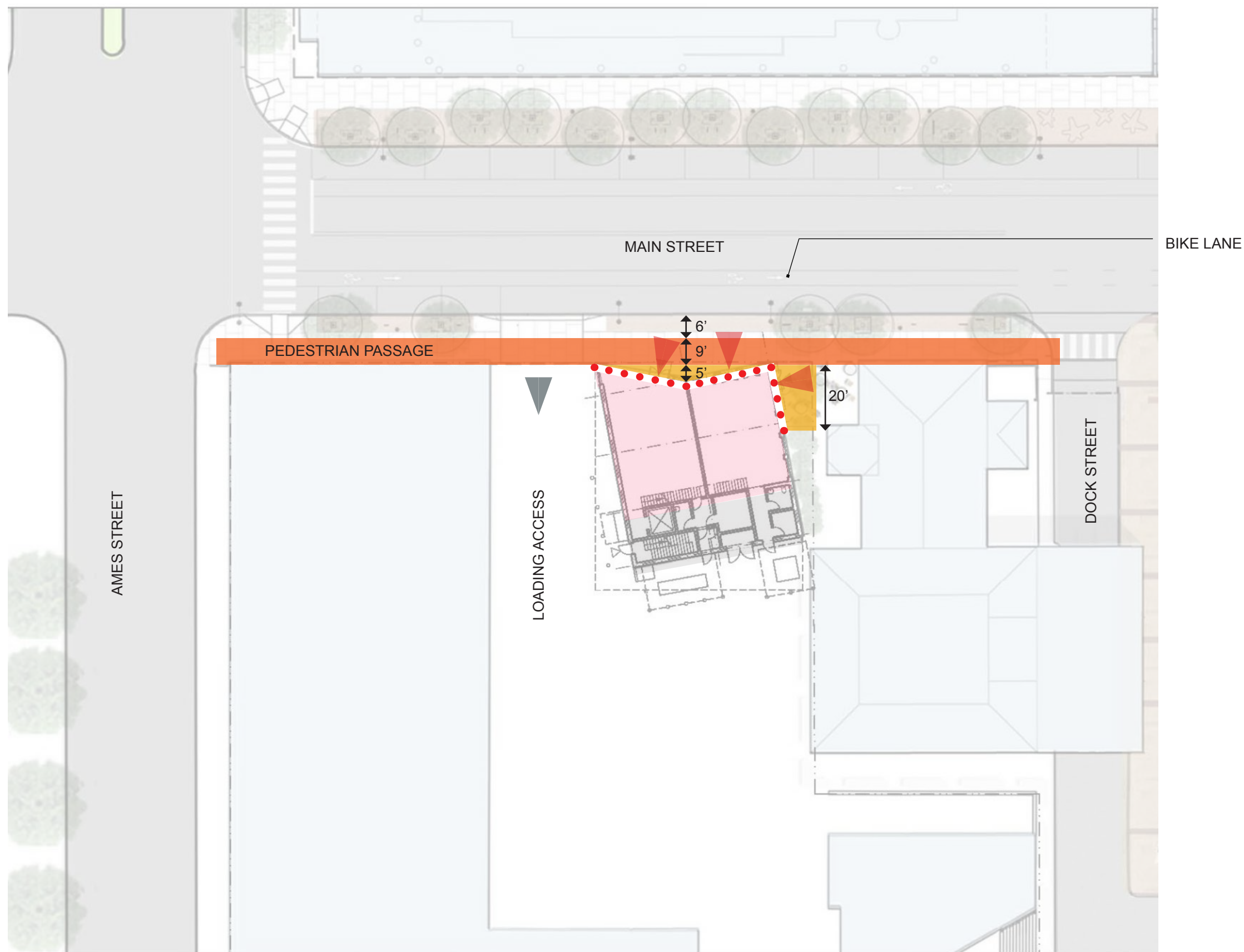
FIGURE D79



BUILDING 6 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



RETAIL

SERVICE / MECHANICAL

BUILDING 6
GROUND FLOOR - SETBACKS & ENTRANCES

FIGURE D80

MIT KENDALL SQUARE
Response to K2C2