Kendall Square Initiative

May 6, 2015
Community Meetings
12 to 2 PM: W20-491
6 to 8 PM: Cambridge Marriott
• Recap/Update
• Proposed Designs
• Next Steps
RECAP/UPDATE
As a destination:

- Diverse retail - significant input
- Inviting and active open spaces
- Compelling gateways and inviting entrances to campus

As a residential center:

- Mixed housing (market/affordable/innovation)
- Graduate student housing

As an innovation and academic district:

- Critical space to accelerate MIT’s innovation and impact
- Power of proximity — academia/industry
- Tackling the world’s most challenging problems
TRANSFORMING SIX PARKING LOTS

- Existing Parking Lots
- Retaining Kendall Square’s historical roots
EXTENSIVE ENGAGEMENT PROCESS

Phase 1 – 2008-2013

- Obtained zoning approvals from City of Cambridge for 1.3 M SF of additional development capacity in Kendall Square following hundreds of meetings, hearings, open houses with stakeholders across the campus and the city.

Zoning Approved April 2013

Phase 2 – 2013-2014

- Led by SAP faculty, urban planning consultant team delivered design concepts for academic and commercial siting, campus gateway, and MIT
- Graduate Housing Working Group issued final report
EXTENSIVE ENGAGEMENT PROCESS

Phase 3 – 2014

• SAP faculty developed new alternative schemes, each with different financial, physical, legal, or market trade-offs

Phase 4 – 2014-2015

• Architectural and engineering teams engaged to advance designs of individual buildings and open space
• Preparing to file Article 19 and PUD special permits
COMMUNITY INPUT & ENGAGEMENT
Open Houses on Campus and at One Broadway
KEY ZONING PARAMETERS

Total SF
R&D max: 980,000 SF
Residential min: 240,000 SF

Density
FAR 3.9 across the district

Height
150’-300’

Open Space
15% of land area

Design
Setbacks and general design requirements
## ZONING REQUIREMENTS

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirement</th>
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<tbody>
<tr>
<td><strong>Housing</strong></td>
<td>240,000 SF minimum – to allow for full commercial build-out</td>
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<td></td>
<td>18% affordable (approximately 50 units)</td>
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<td></td>
<td>8% innovation units</td>
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<tr>
<td><strong>Open Space</strong></td>
<td>15% (of land area)</td>
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<tr>
<td><strong>Retail</strong></td>
<td>75% of ground floor space on Main Street, Broad Canal Way and Broadway</td>
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<tr>
<td><strong>Innovation Space</strong></td>
<td>5% of square footage of total office space in district</td>
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<td><strong>Sustainability</strong></td>
<td>LEED Gold-certified</td>
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<tr>
<td><strong>Community Fund</strong></td>
<td>Contribution of $10 PSF of commercial development totaling approximately $10M (already paid $2.5M at approval of zoning)</td>
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### OTHER COMMITMENTS

<table>
<thead>
<tr>
<th>Study of off-road bicycle and pedestrian facilities adjacent to Grand Junction</th>
<th>Committed land on Cherry Street in Area 4</th>
<th>Pathways program to engage residents in union construction jobs</th>
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<tbody>
<tr>
<td>Notifications to be sent to City of Cambridge for all new job opportunities</td>
<td>50% locally based and independent retail</td>
<td>Open Space and Retail Advisory Committee</td>
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<tr>
<td>Community-based organizations contribution (approximately $4 million; $1 million already paid)</td>
<td>Provide an additional 5% (of New Office Gross Floor area) of innovation space in or outside PUD-5 district</td>
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<tr>
<td><strong>COMMUNITY BENEFITS SUMMARY</strong></td>
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<tr>
<td><strong>Affordable Units</strong></td>
<td>Approximately 50 units (18%; approximately $25 million)</td>
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<td><strong>Community Fund contribution</strong></td>
<td>Approximately $10 million</td>
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<tr>
<td><strong>Community-based organizations contribution</strong></td>
<td>Approximately $4 million</td>
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<td><strong>Incentive Zoning Payment</strong></td>
<td>Approximately $4.3 million</td>
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<td><strong>Estimated city taxes</strong></td>
<td>Approximately $10 million annually</td>
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<td><strong>New permanent jobs</strong></td>
<td>2,500</td>
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<tr>
<td><strong>New construction jobs</strong></td>
<td>1,300</td>
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INCREASED RESIDENTIAL CAPACITY

• Mixed-housing development
  • Approximately 50 affordable units
  • Approximately 240 market-rate units
• All-new graduate student housing
PROPOSED DESIGNS
WALKING TOUR

To Central Sq.

To Boston

Main Street

1

2

3

4

5

6
SITE 1: RETAIL, RESIDENTIAL - ONE BROADWAY

Architect: Elkus|Manfredi Architects

Existing view from Third St towards canal

View from Third St towards canal
Current Eastgate tower to remain until new expanded residence is built.

Architect: Elkus|Manfredi Architects

Existing view from Red Cross building down Main Street

View from Red Cross building down Main Street
SITE 3: RETAIL AND R&D – 238 MAIN STREET

Existing view looking down Third St toward Main St

Looking down Third St toward Main St

Architect: Perkins+Will
SITE 4: GRAD HOUSING, MIT PRESS, DAYCARE, RETAIL

Architect: NADAAA and Perkins+Will

Existing view looking south from the Marriott Hotel plaza

View looking south from the Marriott Hotel plaza
• 800,000 SF of academic capacity preserved through re-zoning

• Test fits confirm site compatibility with future uses for academic research
SITE 5: MIT MUSEUM, RETAIL, R&D – 314 MAIN ST.

Existing view from the parking lot

View from the new open space

Architect: Weiss/Manfredi
SITE 6: RETAIL/OFFICE TO COMPLETE STREETSCAPE

Existing view looking west from Clover across Main Street

View looking west from Clover across Main Street

Architect: nARCHITECTS
View from Red Cross building down Main Street
ENLIVENED RETAIL

Retail consultant: Graffito SP
Existing view from looking east down Main Street

View from looking east down Main Street
ACCESSIBLE AND ACTIVE OPEN SPACE

Landscape Architects: Hargreaves Associates and Landworks Studio
ACCESSIBLE AND ACTIVE OPEN SPACE

View from new open space towards Site 4 (graduate student housing) and Site 5 (MIT Museum)
ACCESSIBLE AND ACTIVE OPEN SPACE

View looking down to new open space from Site 5 (MIT Museum)
ACCESSIBLE AND ACTIVE OPEN SPACE
BUILDING A SUSTAINABLE COMMUNITY

- Enhancing Open Space
- Embracing Sustainability
- Managing + Conserving Water
- Reducing Energy + Emissions
- Managing Material Content
- Connecting Social Sustainability + Community
• An exciting opportunity to advance Kendall Square for MIT and the Cambridge community
• An extensive engagement process with input from all stakeholders
• A dynamic plan with housing, retail, academic space, R&D space, and significant open space for everyone
1. Additional Outreach
2. Continued design refinements incorporating feedback
3. Special Permit
4. Comments and Thoughts