

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

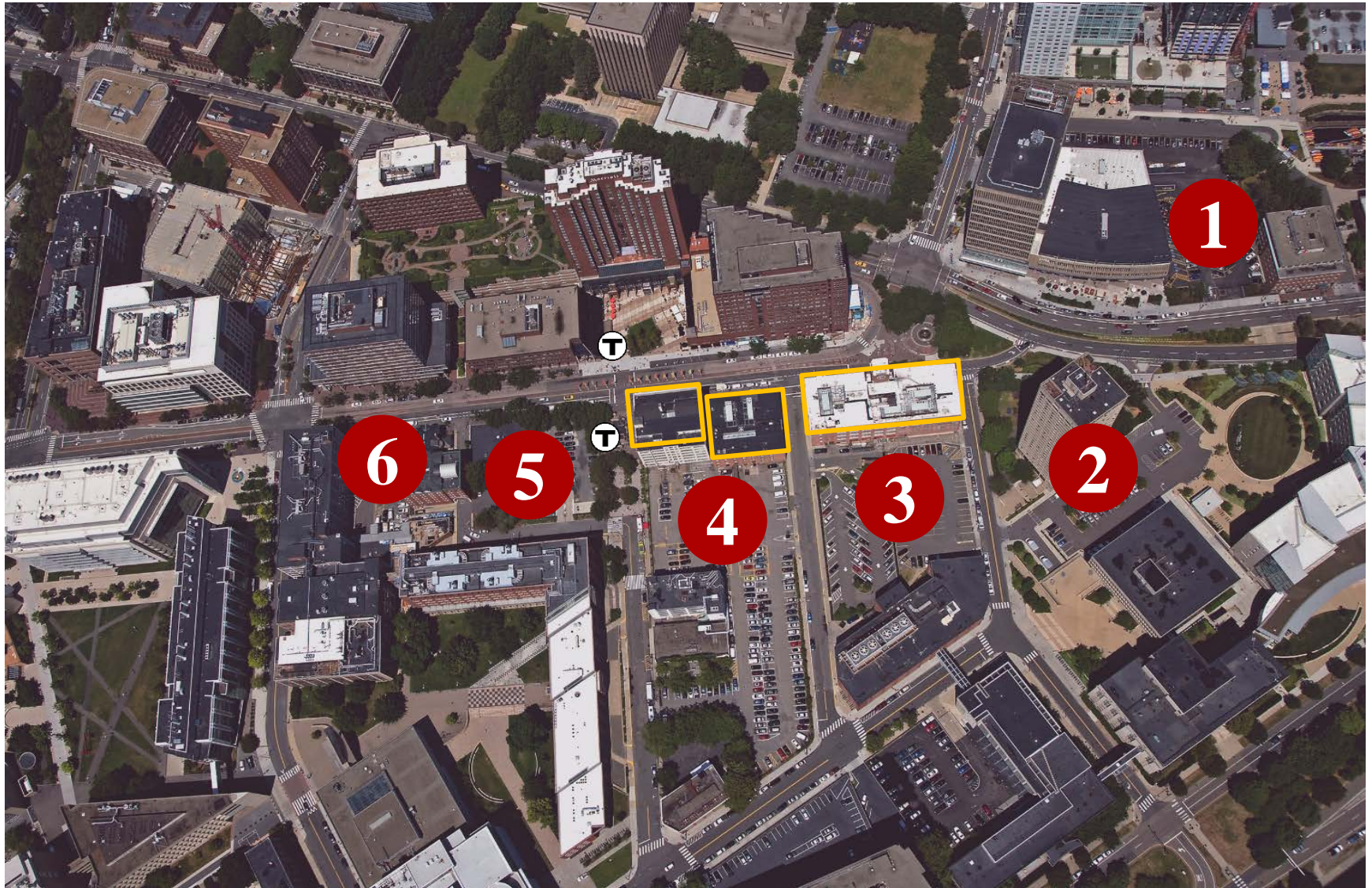
As a residential center:

- 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

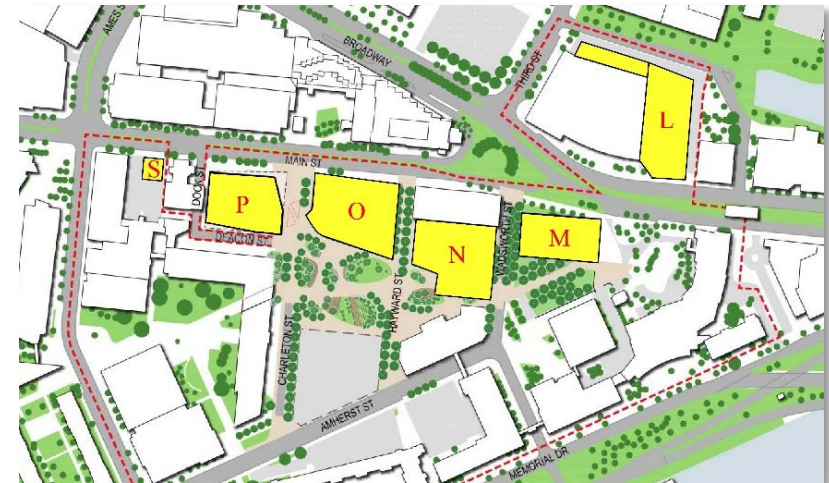
Phase 3 – 2014

- 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

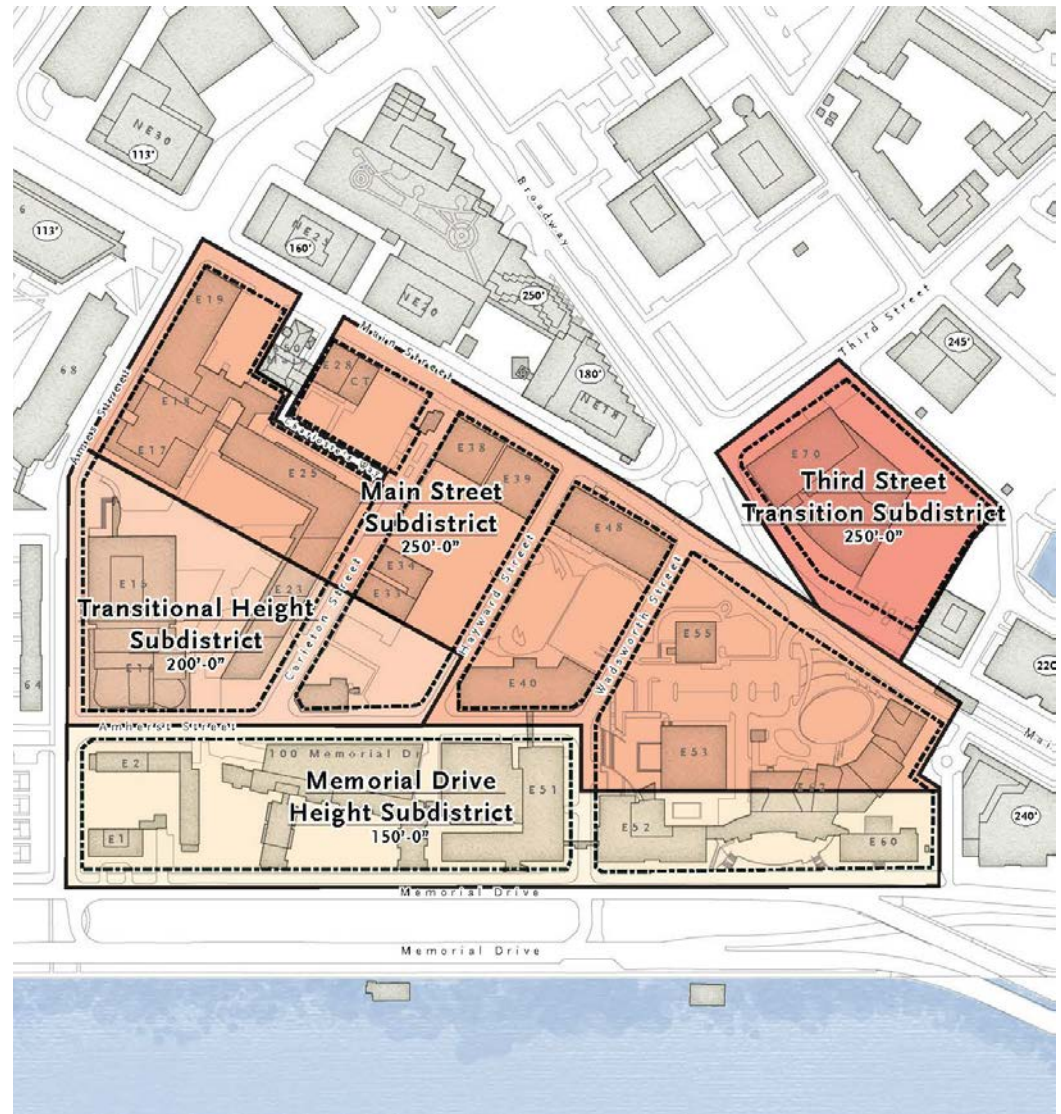
150'-300'

Open Space

15% of land area

Design

Setbacks and general design requirements



ZONING REQUIREMENTS

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

OTHER COMMITMENTS

Study of off-road bicycle and pedestrian facilities adjacent to Grand Junction

Committed land on Cherry Street in Area 4

Pathways program to engage residents in union construction jobs

Notifications to be sent to City of Cambridge for all new job opportunities

50% locally based and independent retail

Open Space and Retail Advisory Committee

Community-based organizations contribution (approximately \$4 million; \$1 million already paid)

Provide an additional 5% (of New Office Gross Floor area) of innovation space in or outside PUD-5 district

COMMUNITY BENEFITS SUMMARY

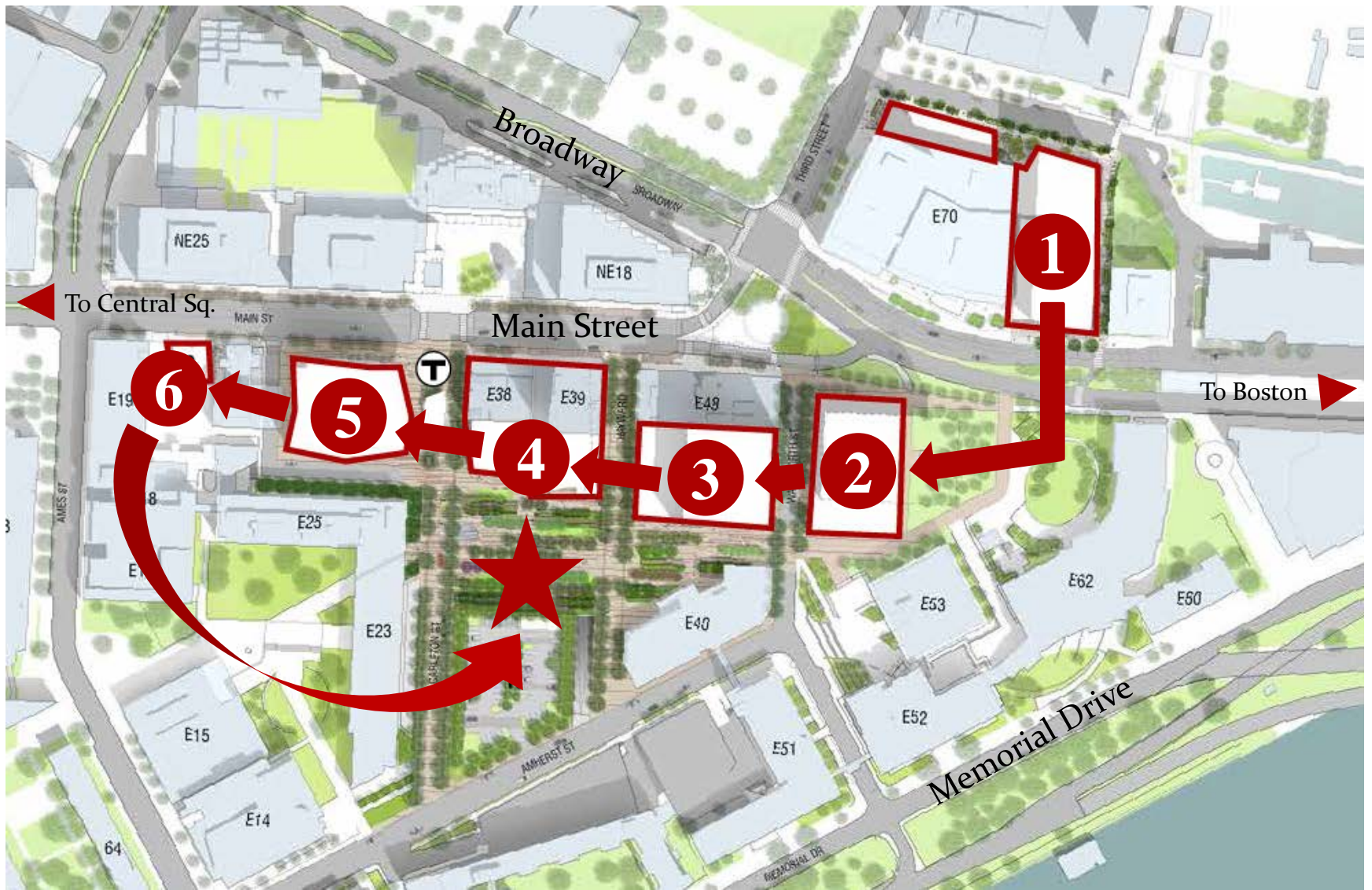
Affordable Units	Approximately 50 units (18%; approximately \$25 million)
Community Fund contribution	Approximately \$10 million
Community-based organizations contribution	Approximately \$4 million
Incentive Zoning Payment	Approximately \$4.3 million
Estimated city taxes	Approximately \$10 million annually
New permanent jobs	2,500
New construction jobs	1,300

- Mixed-housing development
 - Approximately 50 affordable units
 - Approximately 240 market-rate units
- All-new graduate student housing

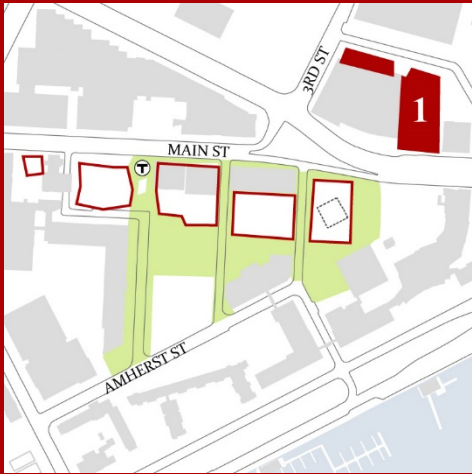


PROPOSED DESIGNS

WALKING TOUR



SITE 1: RETAIL, RESIDENTIAL - ONE BROADWAY



Architect:
Elkus|Manfredi
Architects

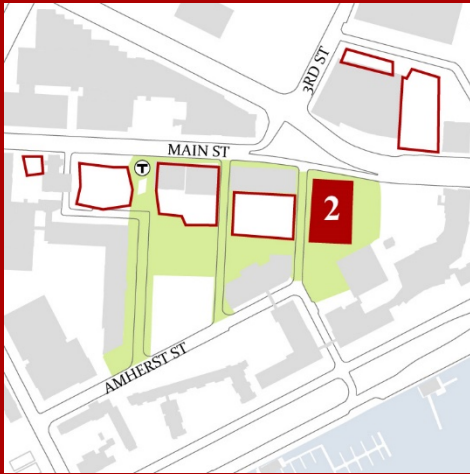


Existing view from Third St towards canal



View from Third St towards canal

SITE 2: RETAIL AND R&D – ACROSS FROM RED CROSS



Current Eastgate tower to remain until new expanded residence is built.

Architect:
Elkus|Manfredi
Architects

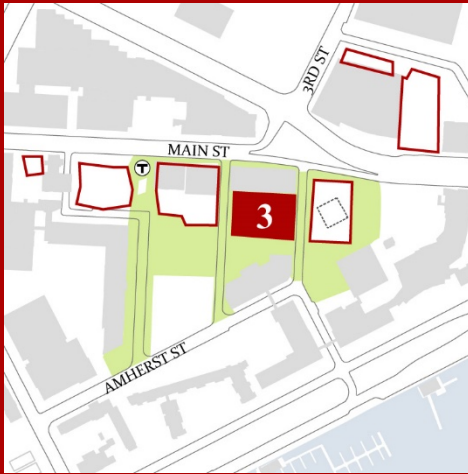


Existing view from Red Cross building down Main Street



View from Red Cross building down Main Street

SITE 3: RETAIL AND R&D – 238 MAIN STREET



Architect:
Perkins+Will

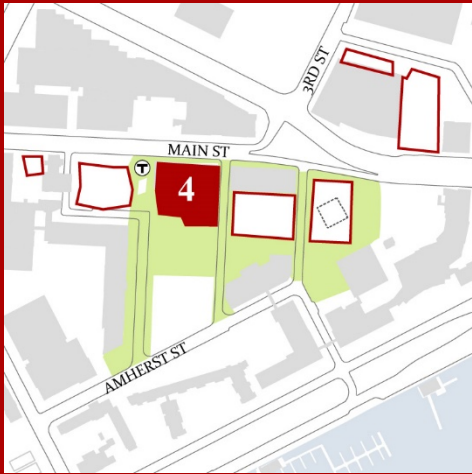


Existing view looking down Third St toward Main St



Looking down Third St toward Main St

SITE 4: GRAD HOUSING, MIT PRESS, DAYCARE, RETAIL



Existing view looking south from the Marriott Hotel plaza

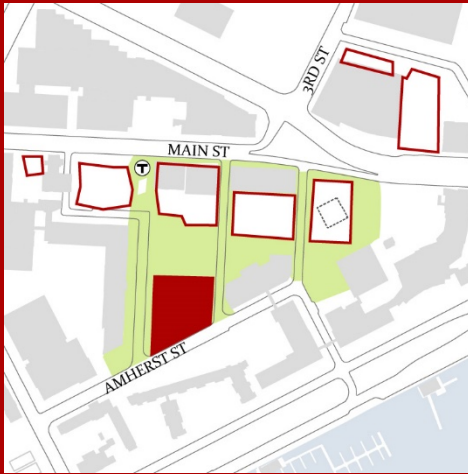


Architect:
NADAAA and
Perkins+Will



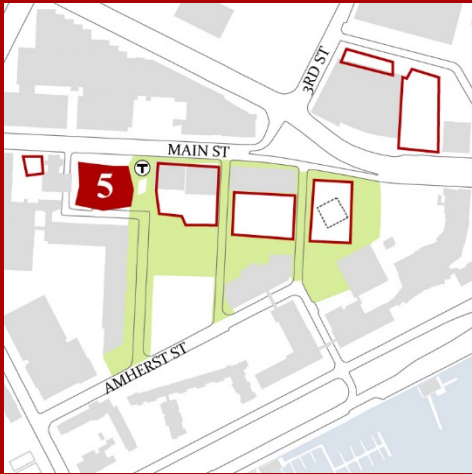
View looking south from the Marriott Hotel plaza

FUTURE ACADEMIC SPACE



- 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

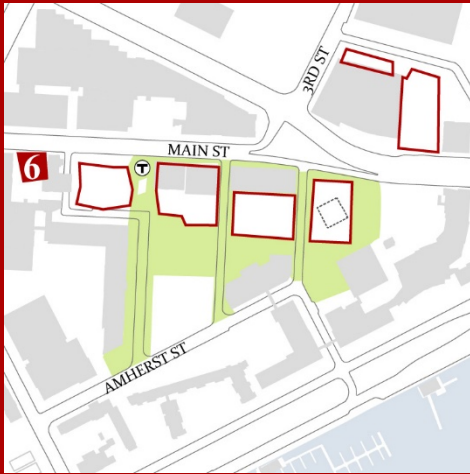


Architect:
Weiss/Manfredi



View from the new open space

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

ENLIVENED RETAIL

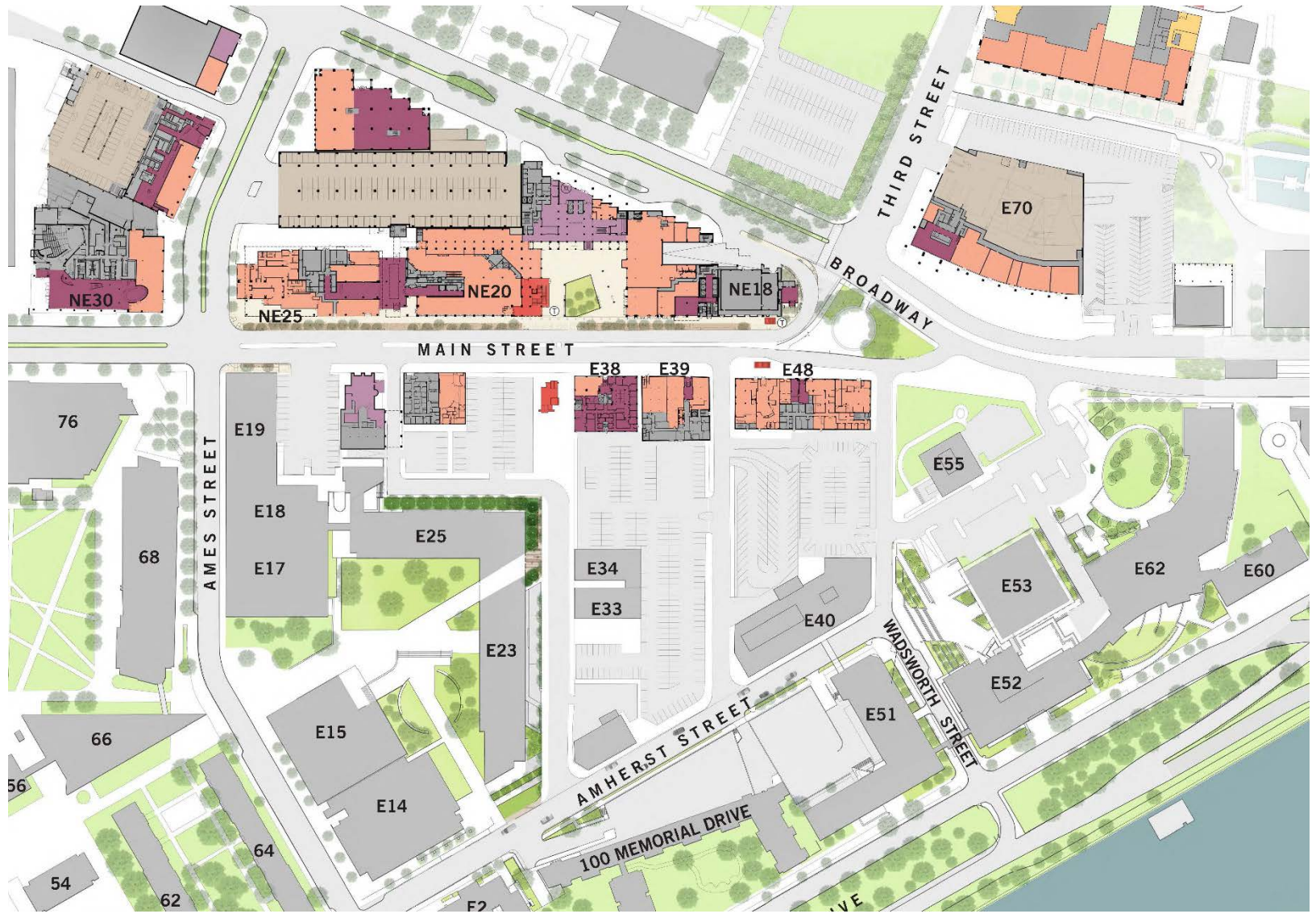
Retail consultant: Graffito SP



View from Red Cross building down Main Street

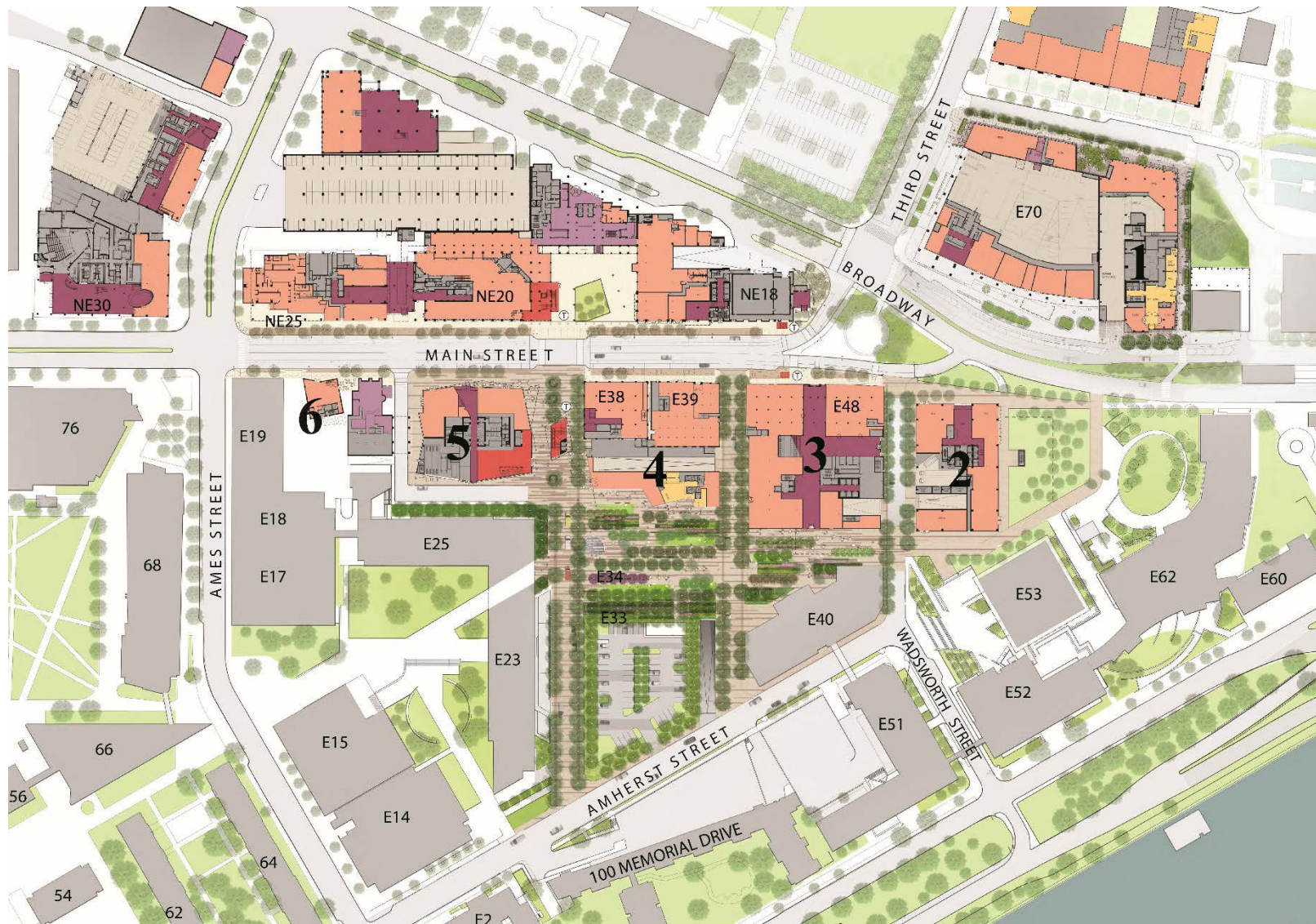
ENLIVENED RETAIL

Retail consultant: Graffito SP



ENLIVENED RETAIL

Retail consultant: Graffito SP



ACTIVATING MAIN STREET



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



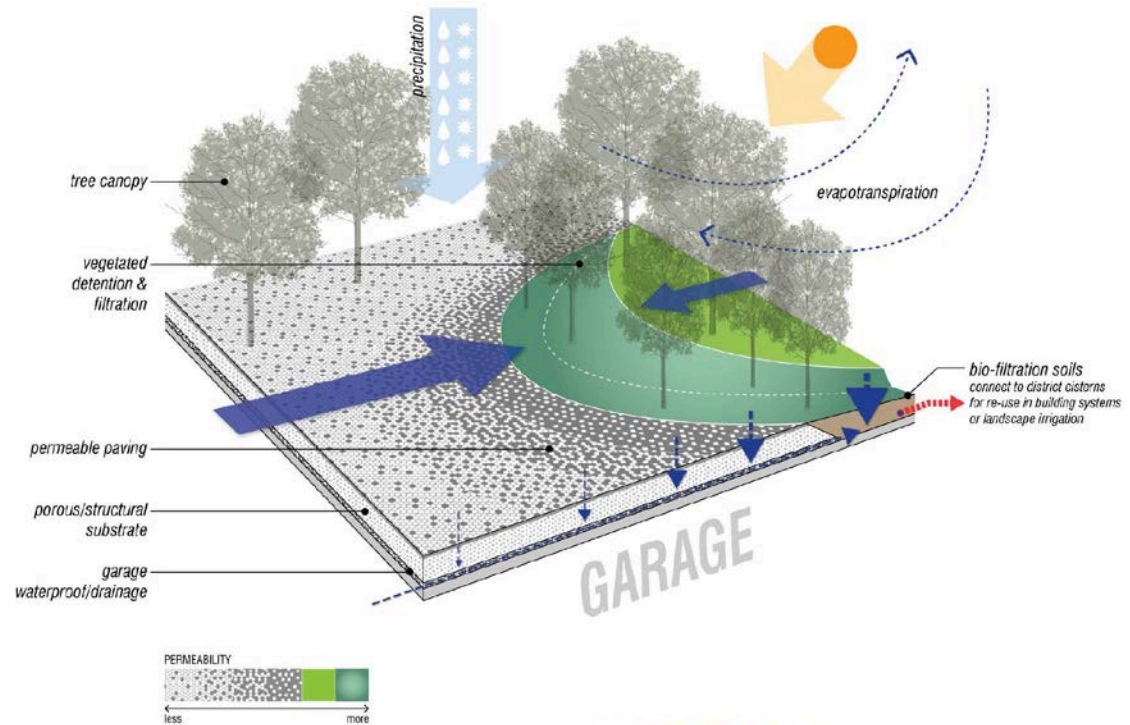
View looking down to new open space from Site 5 (MIT Museum)

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

CREATING A SENSE OF PLACE FOR THE COMMUNITY



SITE PLAN

