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KENDALL SQUARE INITIATIVE



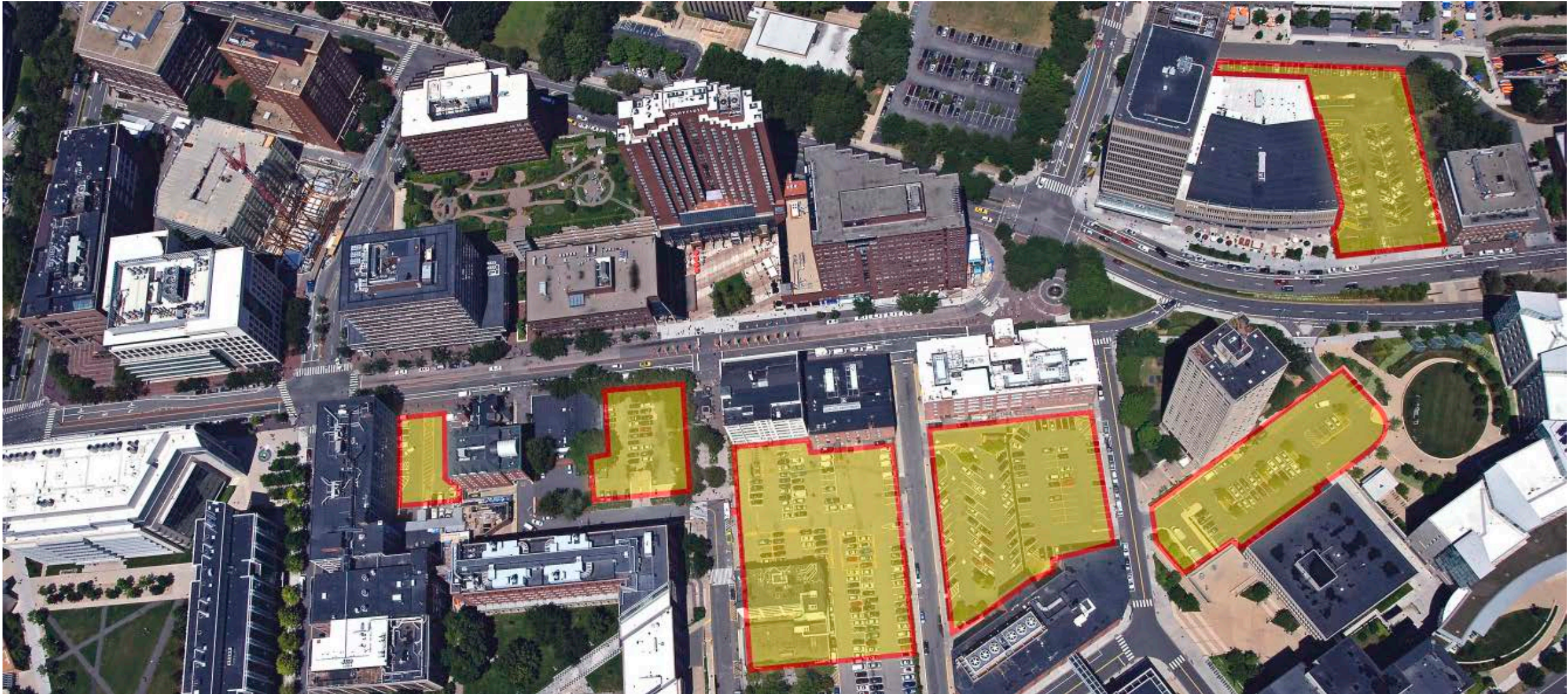
Planned Unit Development
Special Permit Application - NoMa
Planning Board #302
May 17, 2016



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

2011-2012
K2 Study Process
PUD 5 zoning filed

**ZONING
APPROVED**

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)

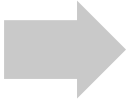
Final
Development
Plan
(November)

PROCESS

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

ACTIVE PUBLIC REALM

Retail

Ground Floor

Open Space



COMMUNITY BENEFITS

Negotiated Community Benefits:

Community Fund contribution	Approximately \$8.8 million
Community-based organizations contribution	Approximately \$3.5 million
Affordable Units	Approximately 53 units (18%)

Project- Associated Benefits:

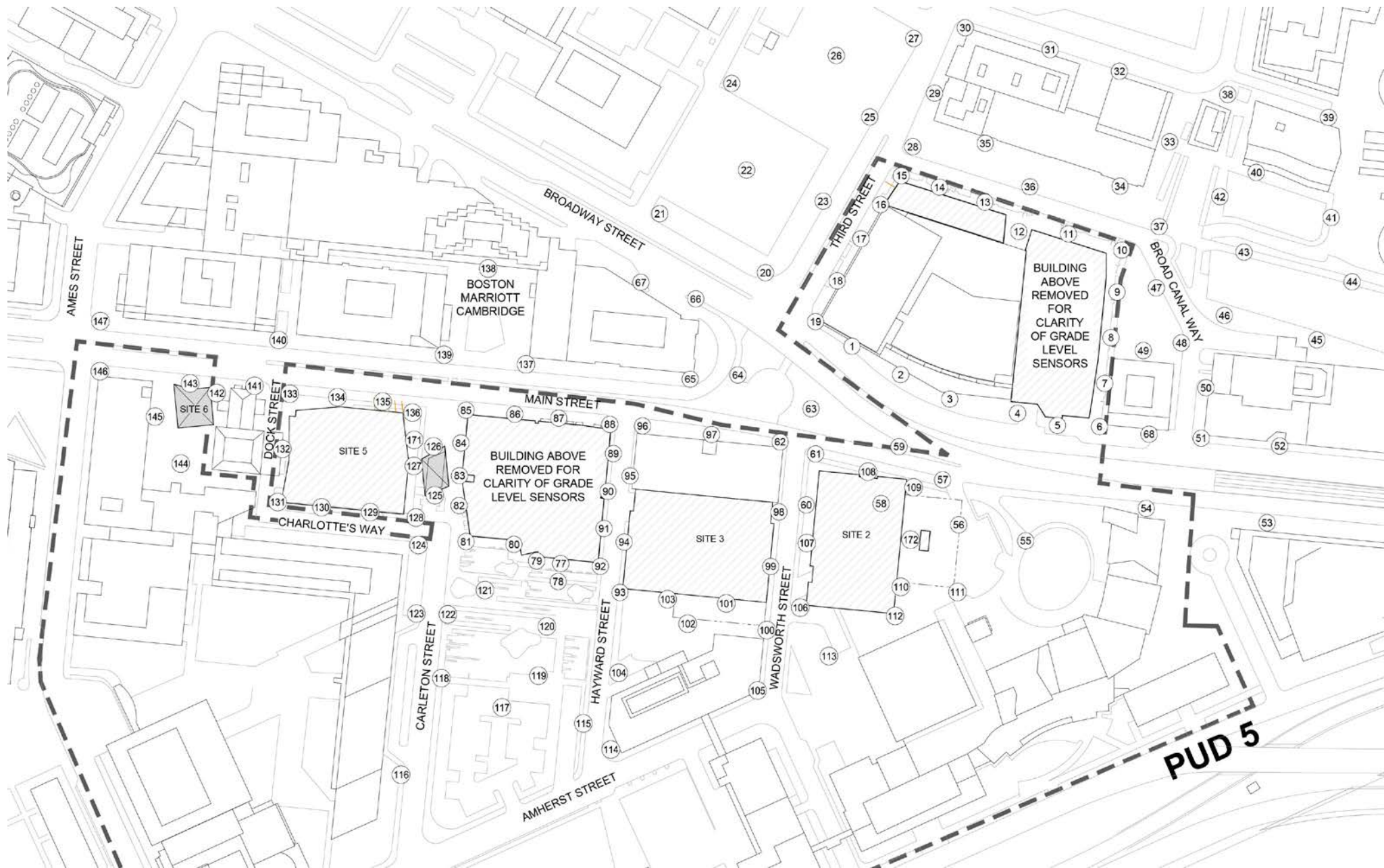
Incentive zoning payment	Approximately \$12 million
Estimated city taxes	Approximately \$10 million annually
New permanent jobs	Approximately 2,900
New construction jobs	Approximately 1,300



OVERVIEW OF MEMO TO PLANNING BOARD

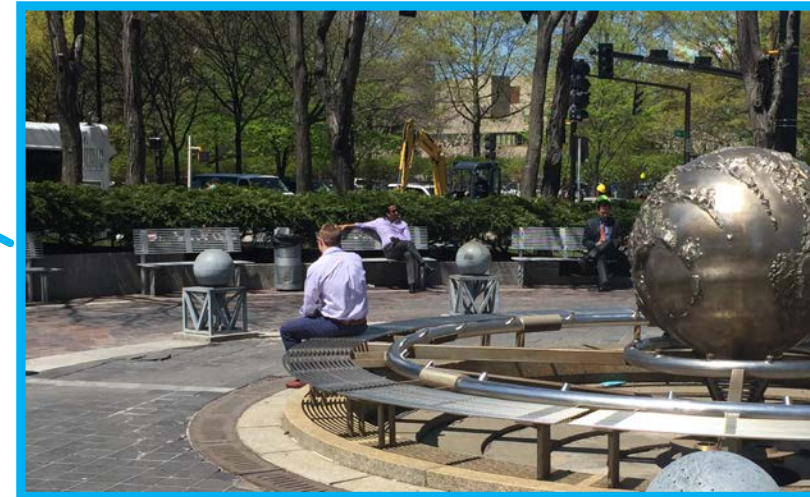
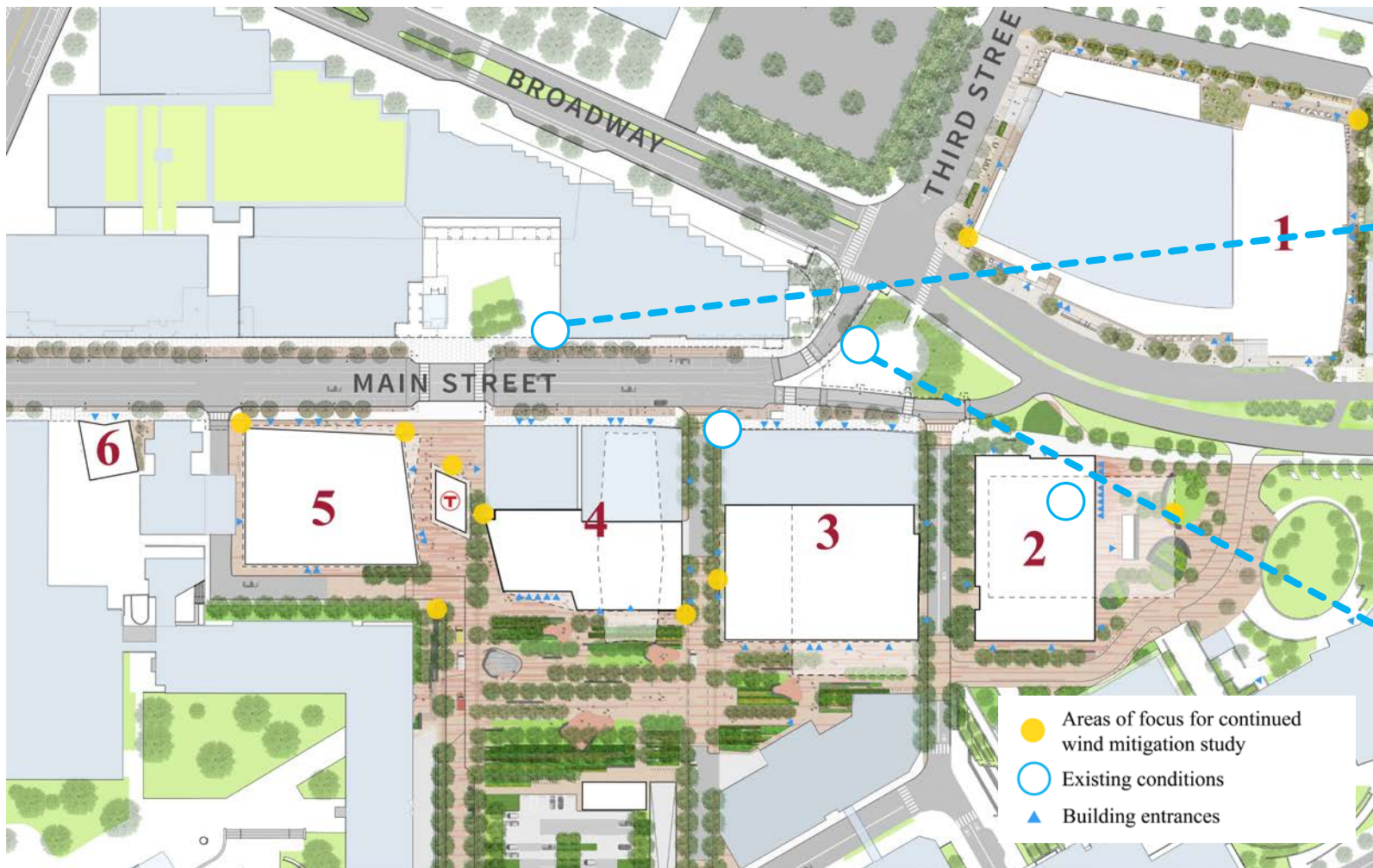
- **Wind**
- **Retail**
- **Bike and Pedestrian Connections**
- **Bike Station**

WIND – STUDY AREA



WIND

Existing Conditions and Areas for Continued Study



RETAIL AND ACTIVE USES



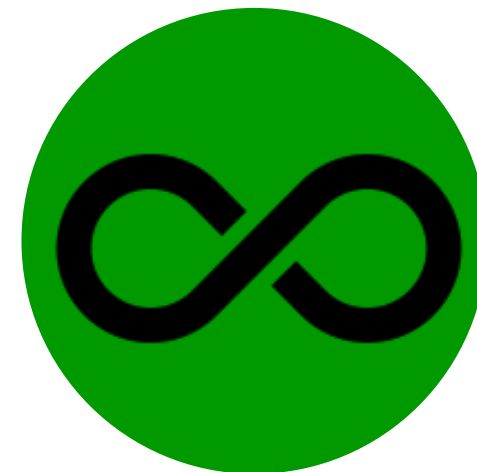
BICYCLE AND PEDESTRIAN CONNECTIONS

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

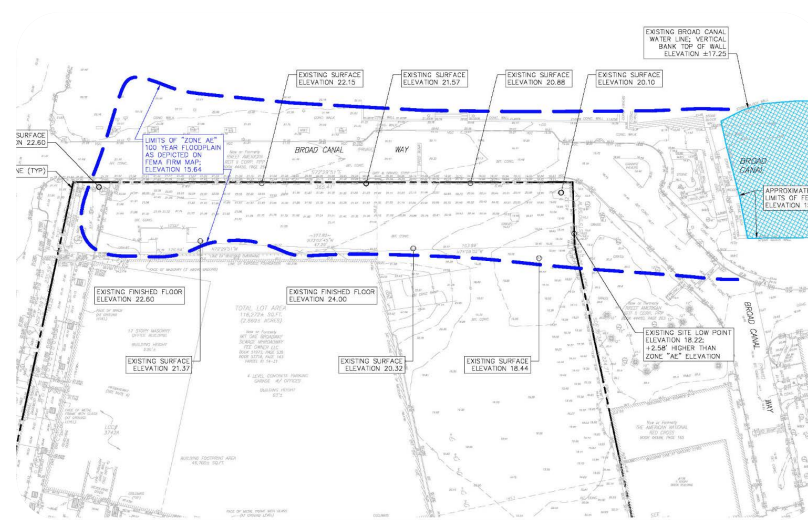


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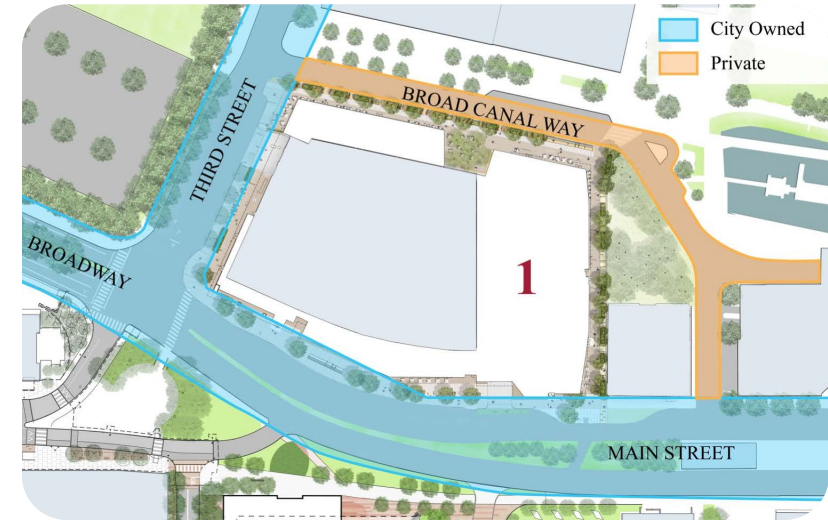
PARKING WRAP



FLOOD PLAIN

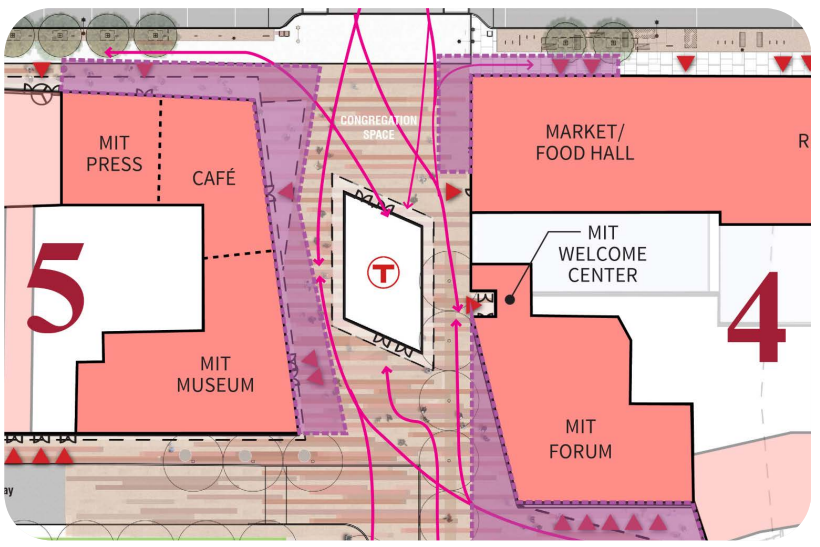


BROAD CANAL WAY ACCESS



SOMA SPECIFIC

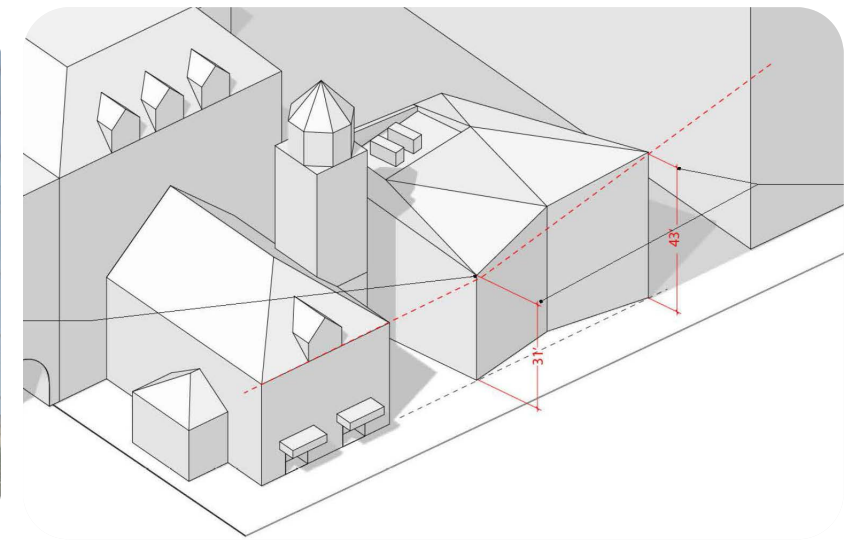
MOVING THE T HEADHOUSE



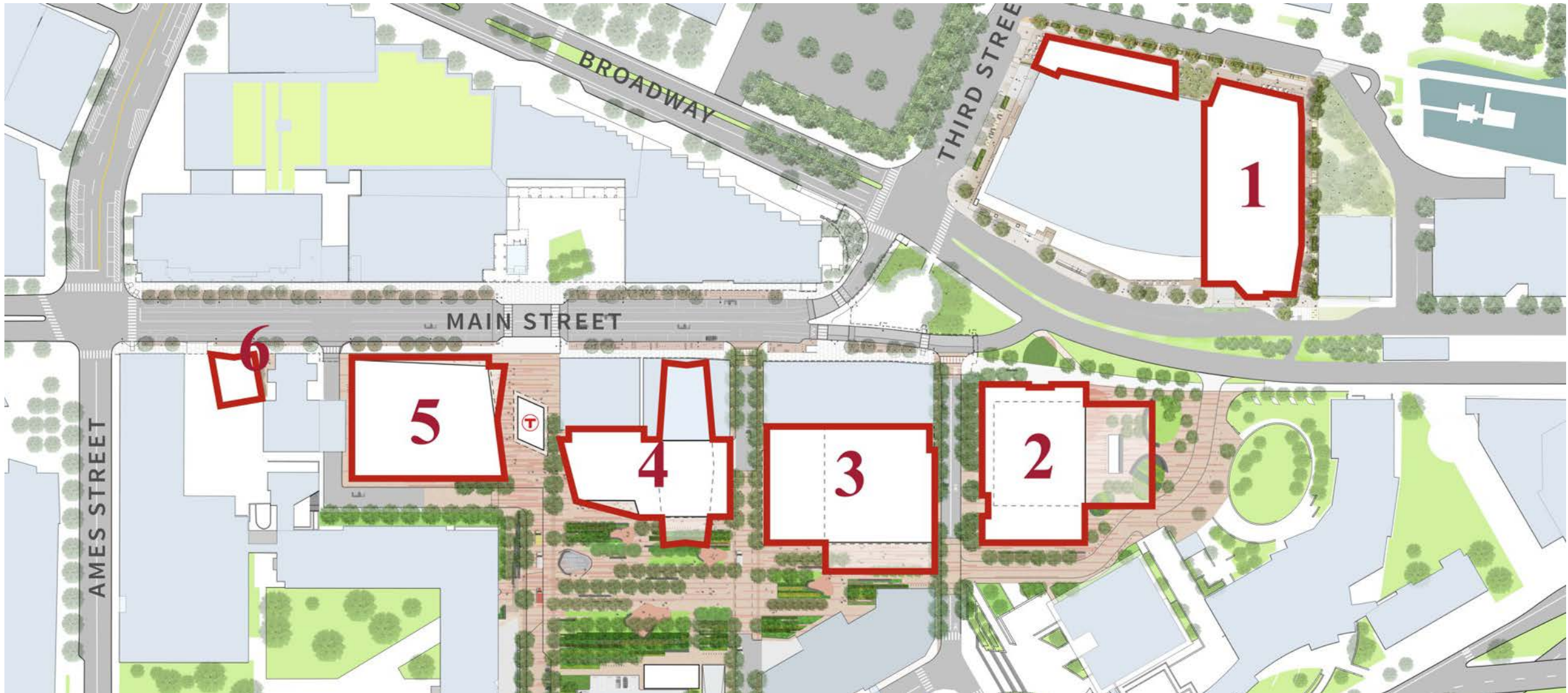
ACTIVATION OF CANTILEVERED SPACES



BUILDING 6 DESIGN



MEMO OVERVIEW



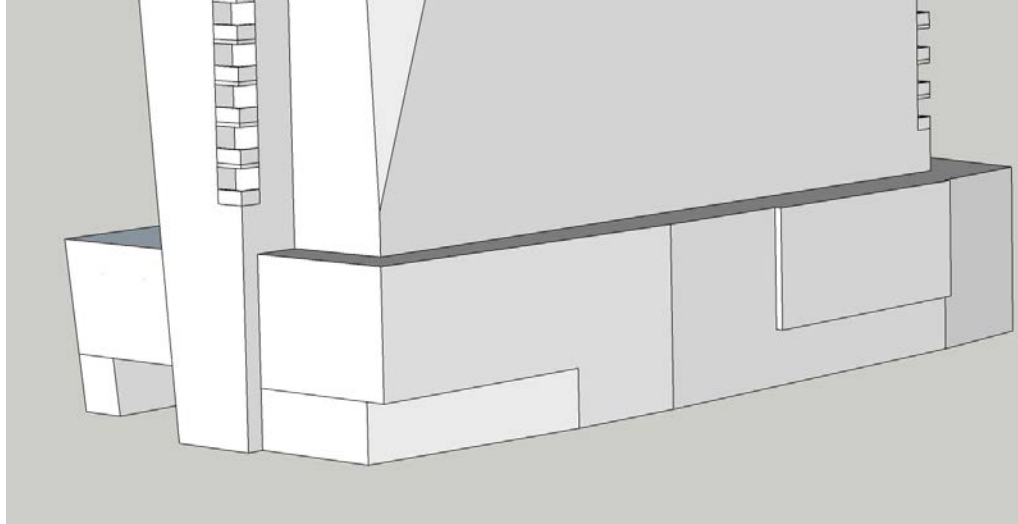


BIKE AND PEDESTRIAN CONNECTIONS

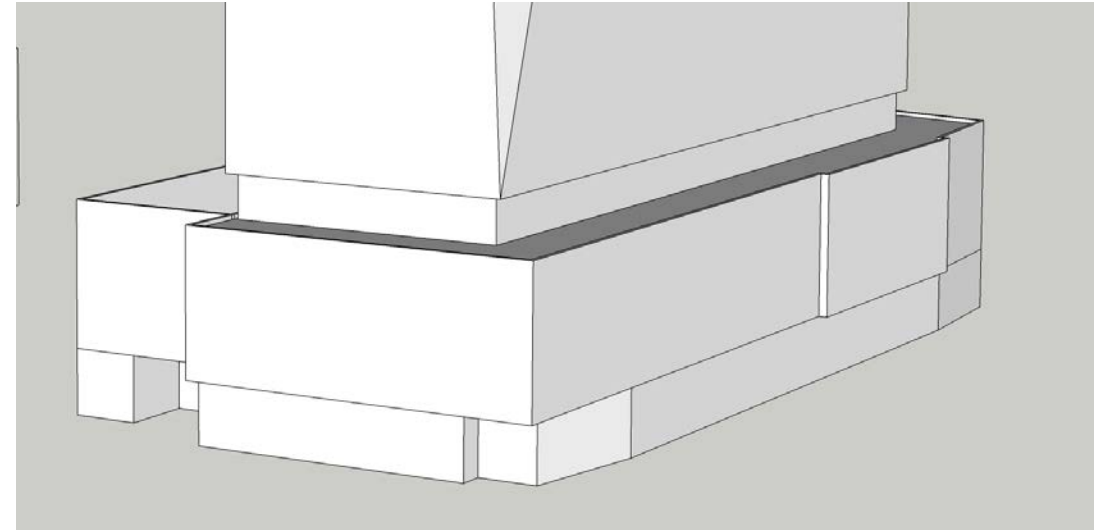


-  NEW PEDESTRIAN CROSSING
-  PROPOSED CONNECTION
-  EXISTING CONNECTION
-  CAMPUS CONNECTION
-  TRANSIT CONNECTION
-  PUD 5
-  RIVERFRONT BIKE PATH

PODIUM MASSING CHANGE



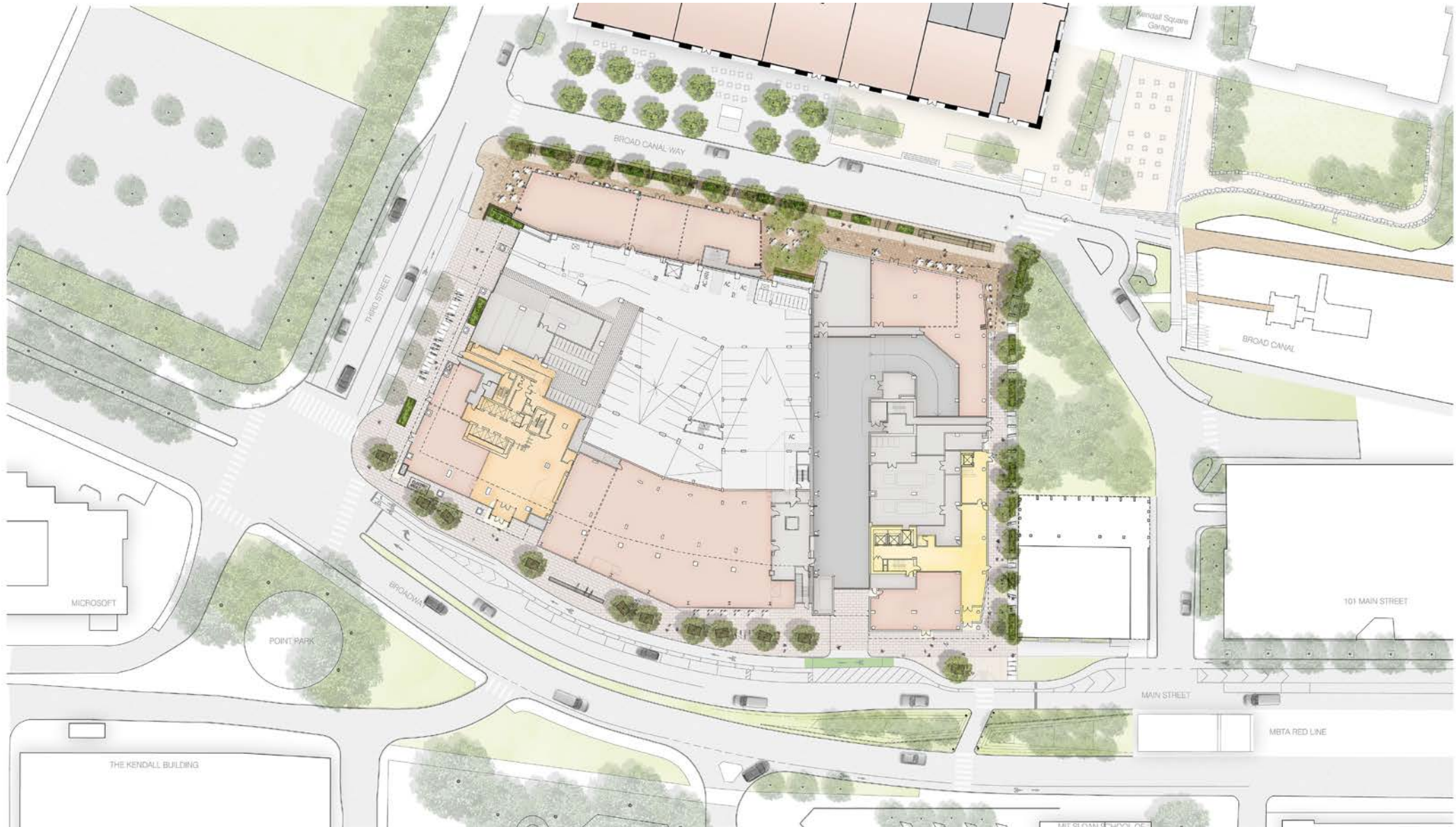
Previous podium massing



New podium massing

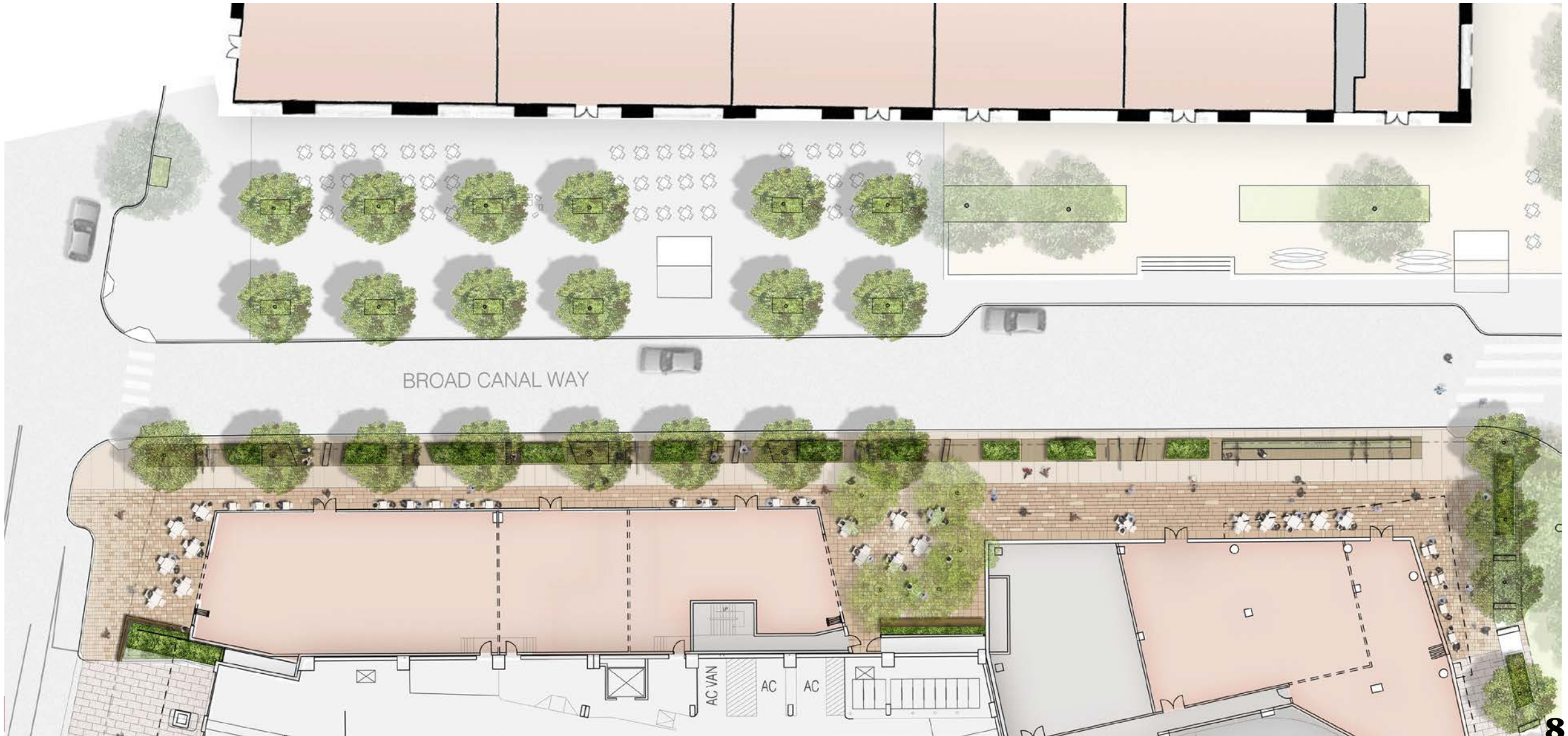
Massing change separates the podium from the tower and creates a stronger base at the public realm

LANDSCAPE PLAN



BROAD CANAL WAY

Building 1



STREETSCAPE – BROAD CANAL WAY



URBAN GROCER

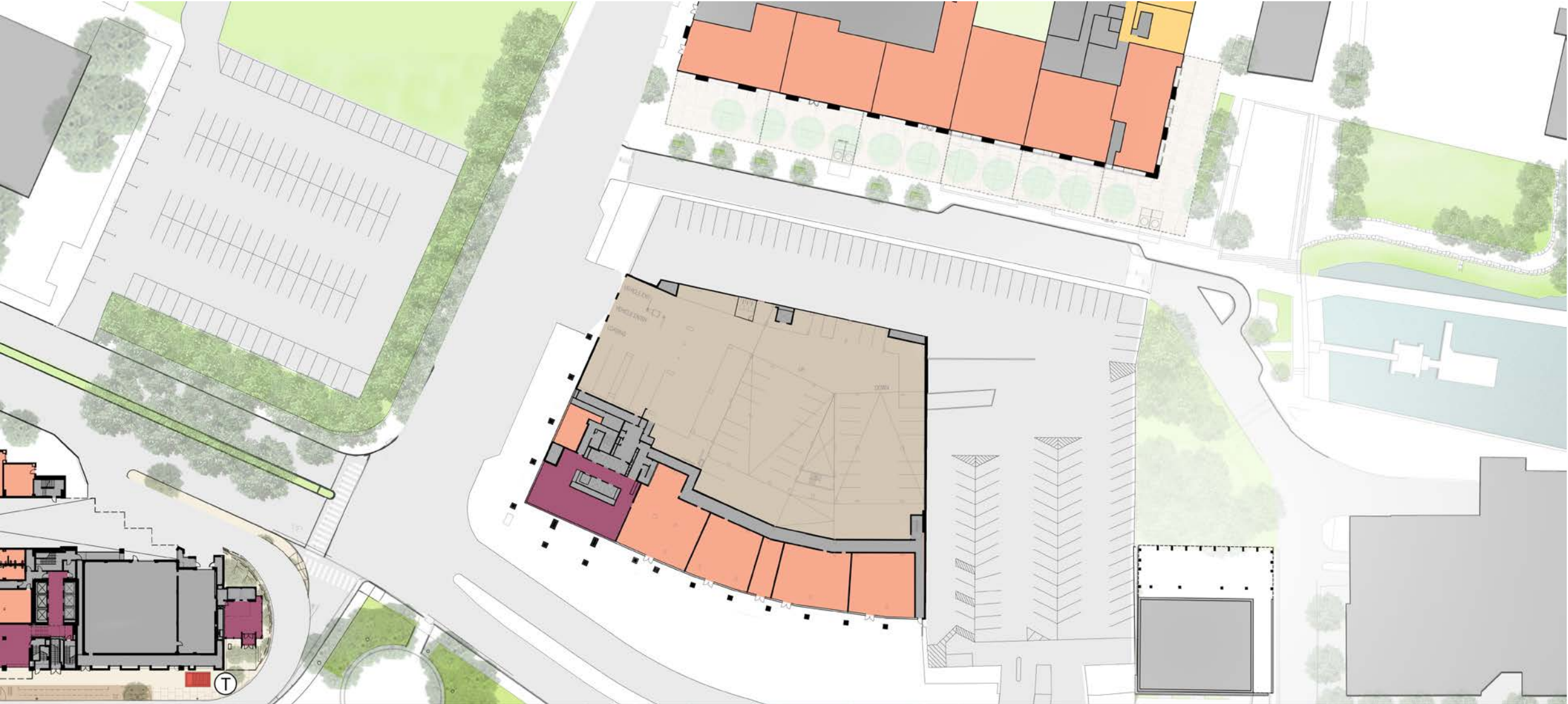
Main Street



DOUBLE LOADED RETAIL ON BROAD CANAL WAY



EXISTING RETAIL PLAN



PROPOSED RETAIL PLAN



DISCUSSION/COMMENT

