



KENDALL SQUARE INITIATIVE



Planned Unit Development
Special Permit Application - SoMa
Planning Board #303
May 17, 2016



AGENDA

1. Overview of agenda - Steve Marsh
2. Collaboration - Marty Schmidt
3. Bringing stakeholders together – relationship of public realm, retail and buildings - Israel Ruiz
4. Public realm articulation - Kirt Rieder
5. Retail plan - Jesse Baerkahn
6. Closing - Steve Marsh
7. Q & A



“MIT has really become an integral part of the Cambridge community, and we are truly grateful for all the partnerships”

– Mayor Denise Simmons

THE NEW PUBLIC REALM

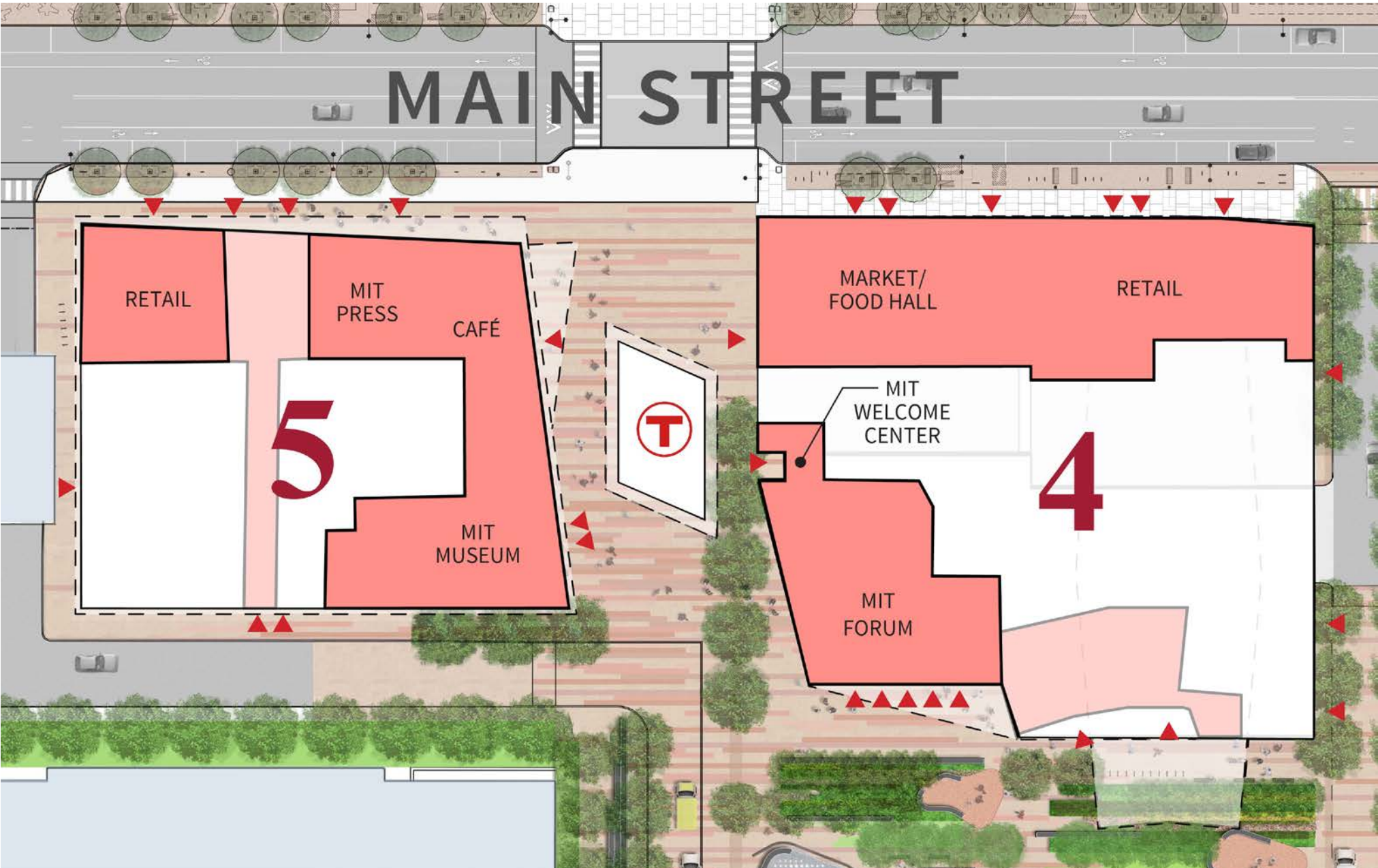
The spaces that bring the project together



KEY FEATURES:

- New gateway to campus
- Diverse, active programming
- Public Art
- Enhanced presence from Longfellow
- Active uses and retail on ground floor
- Improved connectivity

GATEWAY



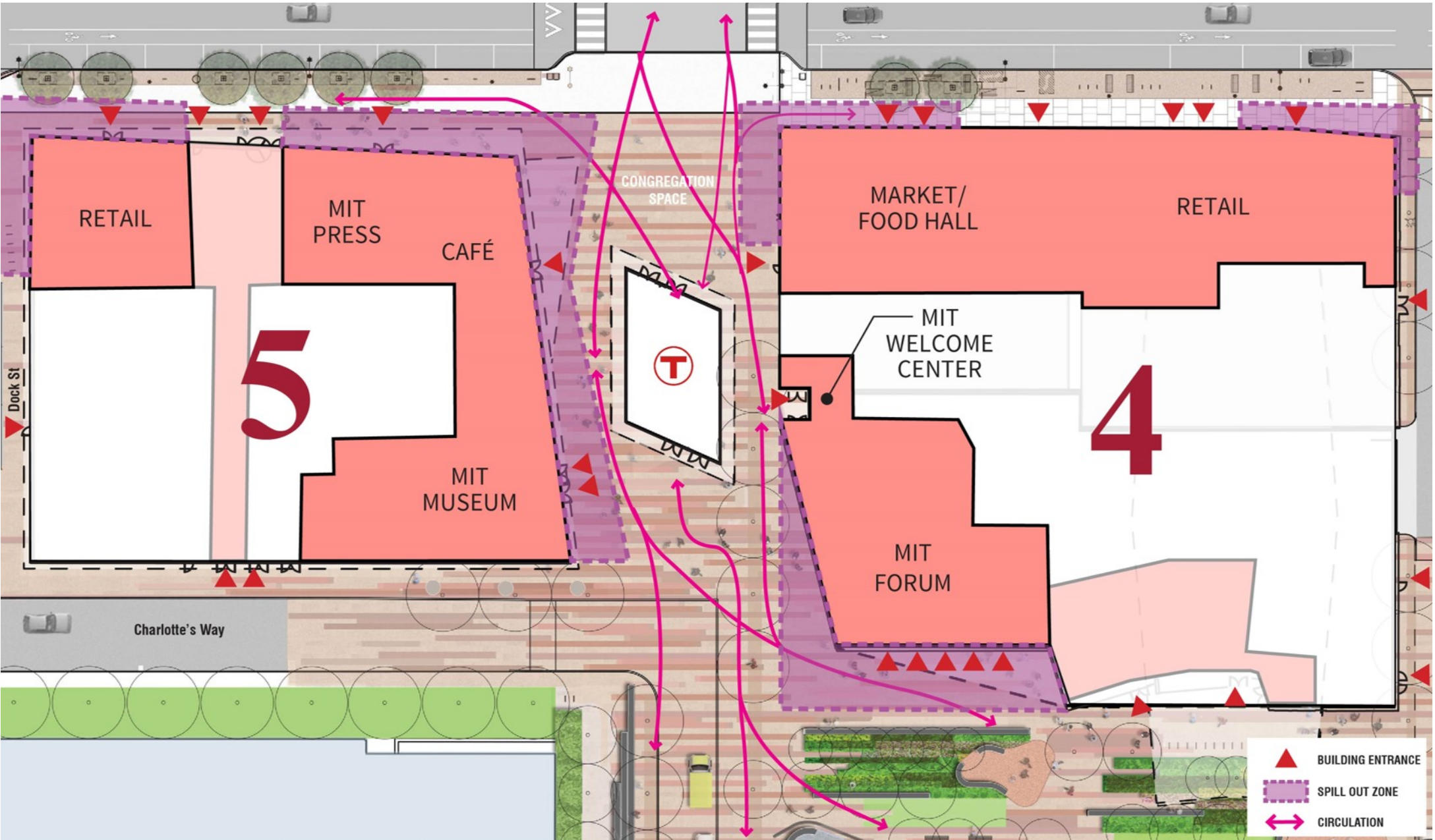
GATEWAY

Public Realm





GATEWAY: CIRCULATION



THROUGH THE GATEWAY



COMMITMENT TO PUBLIC PROGRAMMING



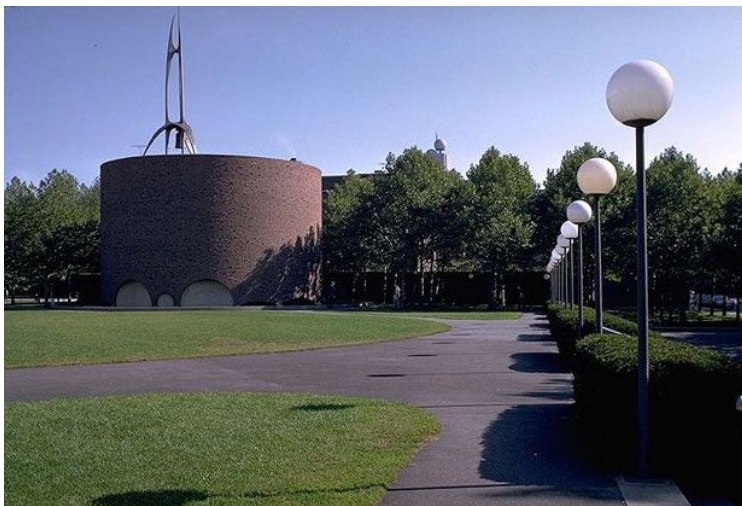
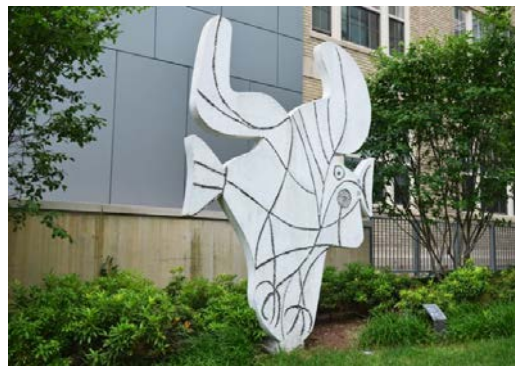
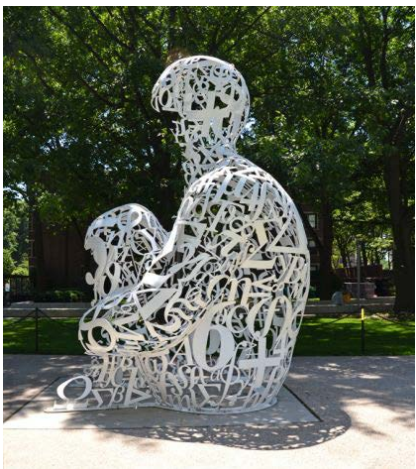
PROGRAMMING OPPORTUNITIES



PROGRAMMING OPPORTUNITIES



COMMITMENT TO PUBLIC ART



BUILDING 2 ART AND ACTIVITY



COMMITMENT TO ACTIVE USES

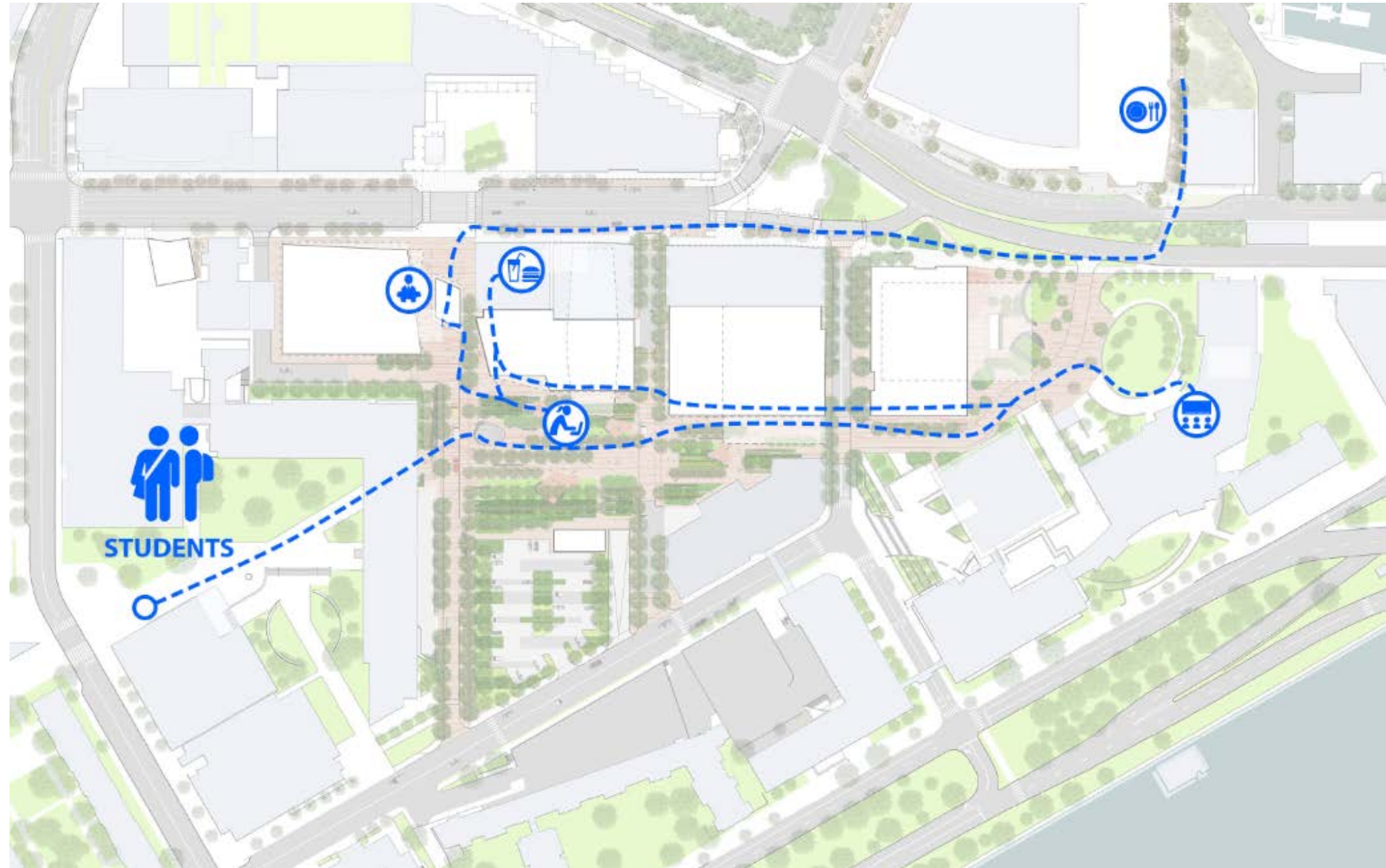




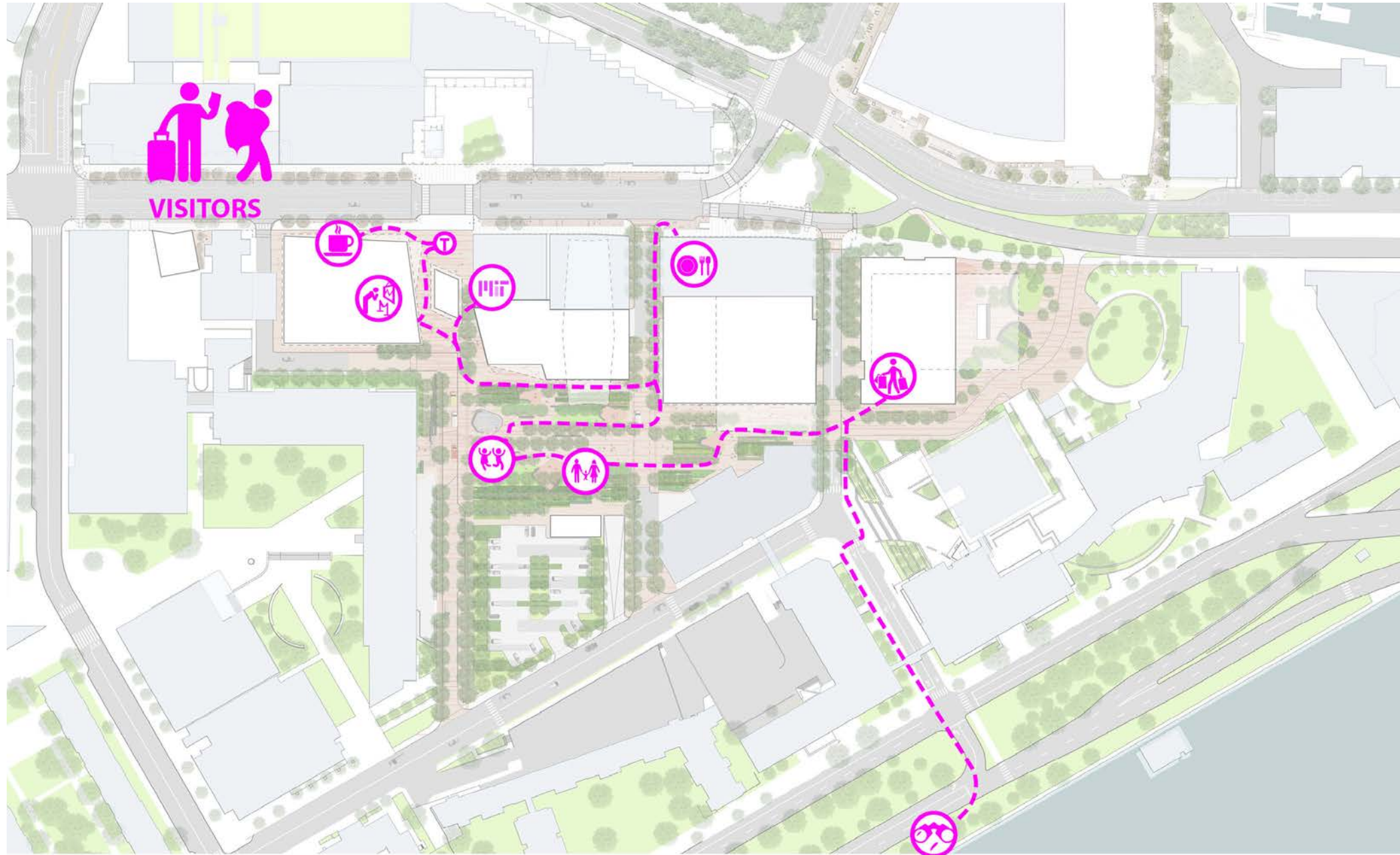
CONNECTIVITY



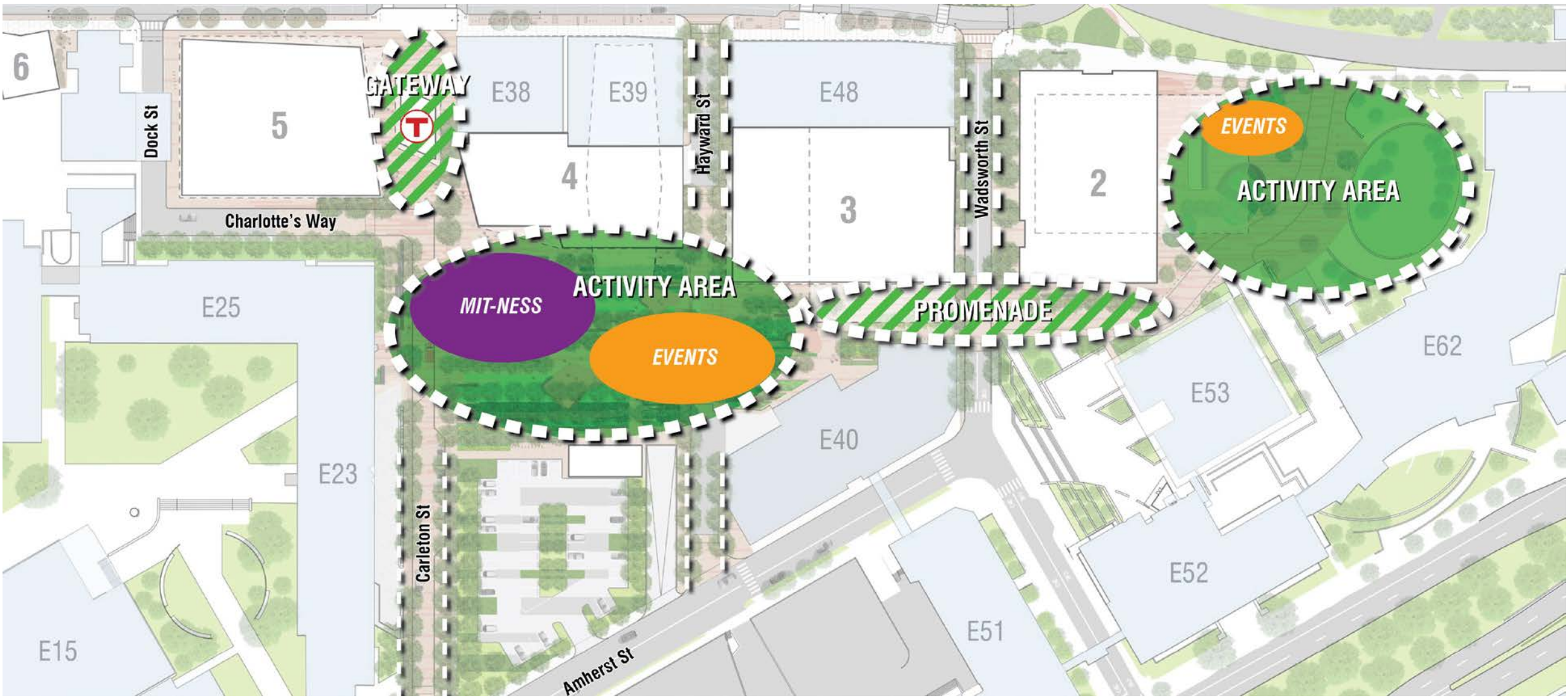
A DAY IN THE LIFE: STUDENTS



A DAY IN THE LIFE: VISITORS



PUBLIC REALM ACTIVITY AREAS



ACTIVITY AREA 1



PROMENADE



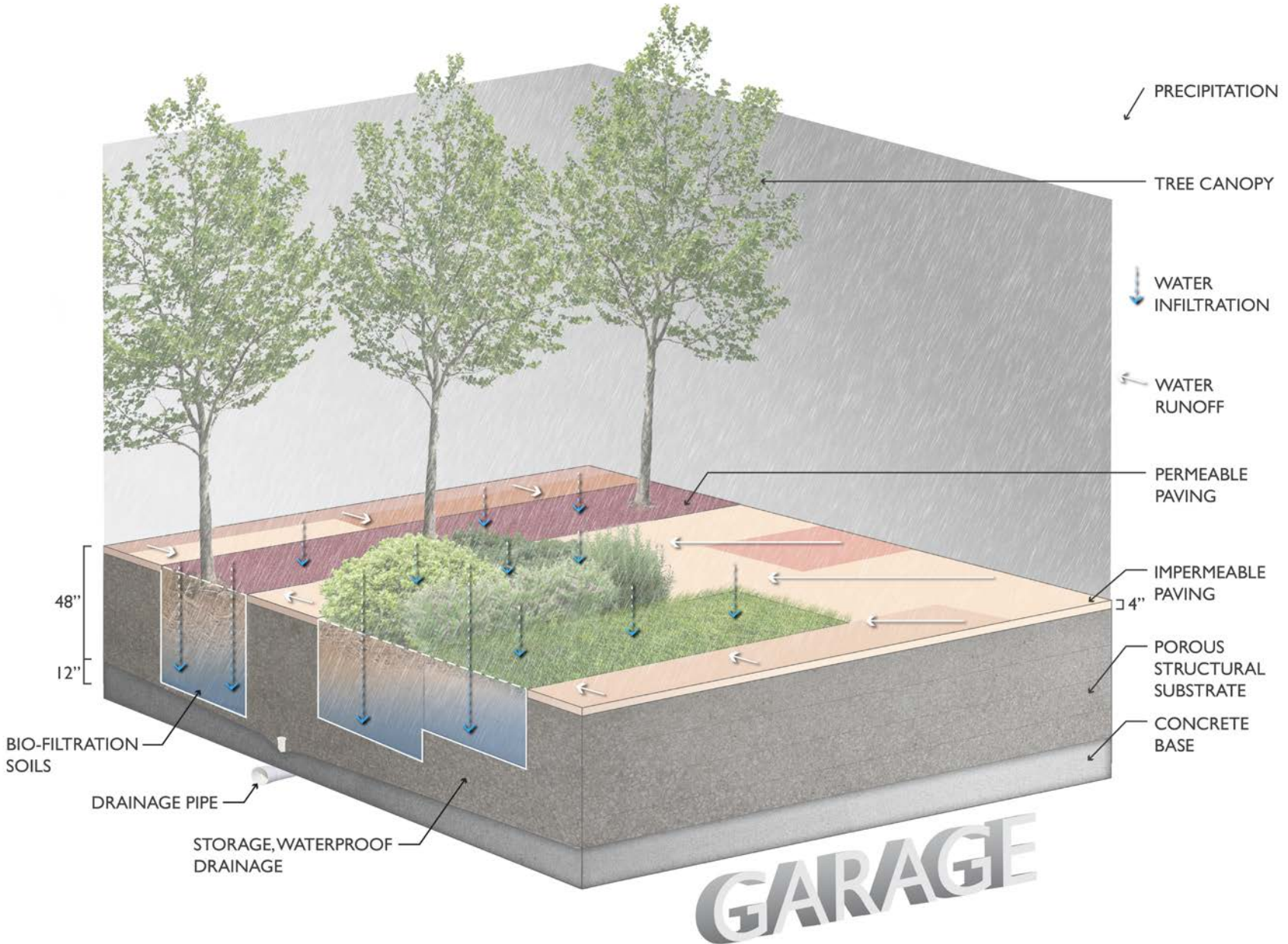
ACTIVITY AREA 2



PEDESTRIAN CONNECTIONS

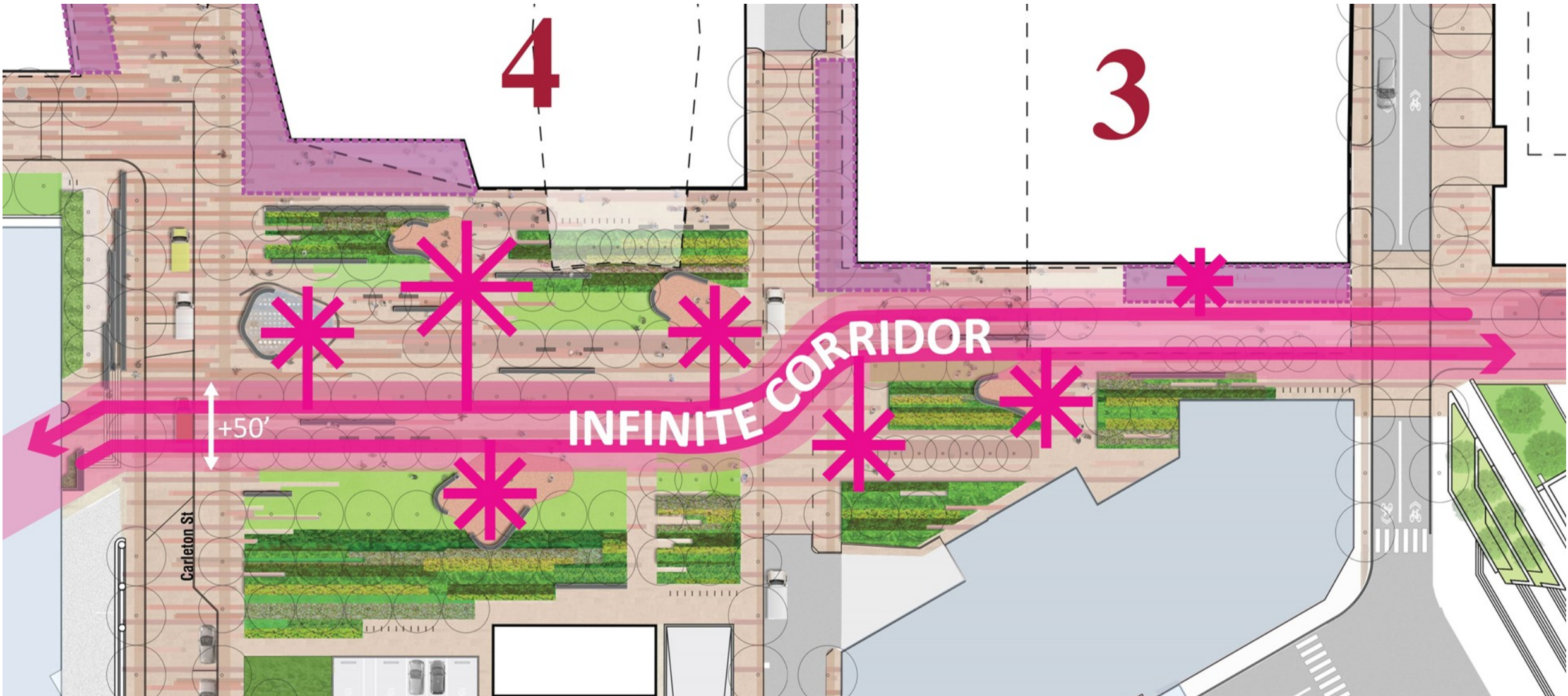


TREES AND PAVING



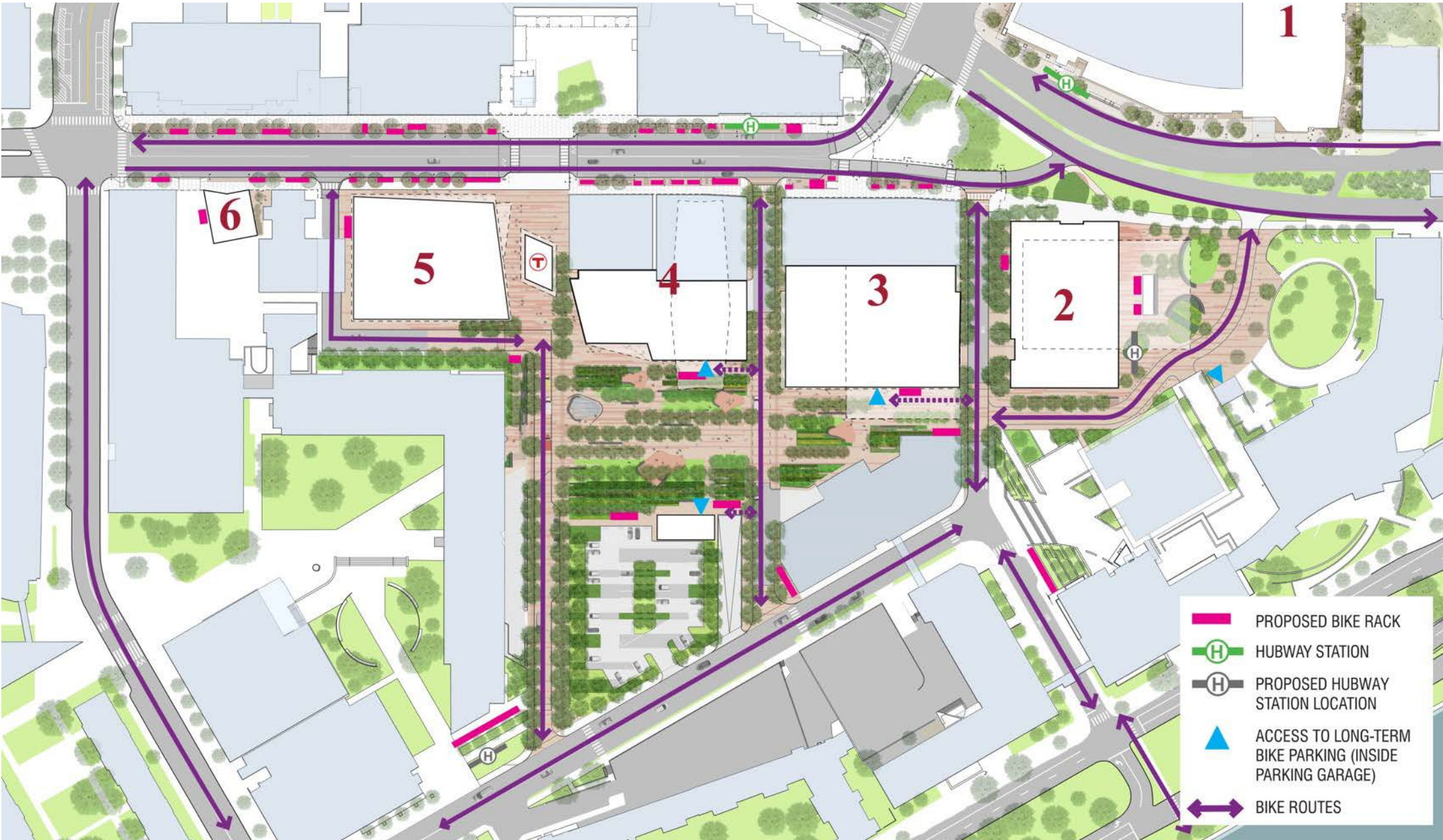
PEDESTRIAN CIRCULATION

Main circulation paths and areas to linger





BICYCLE CIRCULATION



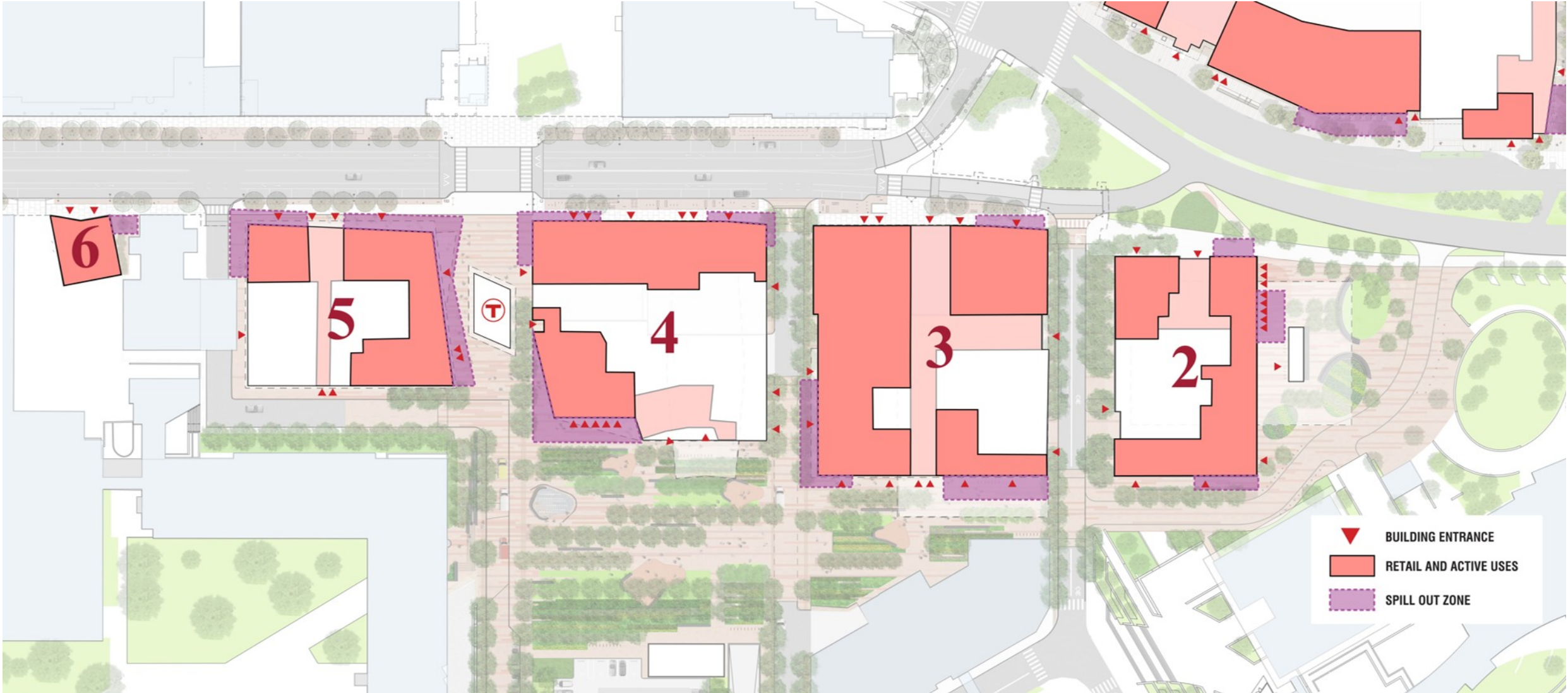
- PROPOSED BIKE RACK
- HUBWAY STATION
- PROPOSED HUBWAY STATION LOCATION
- ACCESS TO LONG-TERM BIKE PARKING (INSIDE PARKING GARAGE)
- BIKE ROUTES



RETAIL COMMITMENT



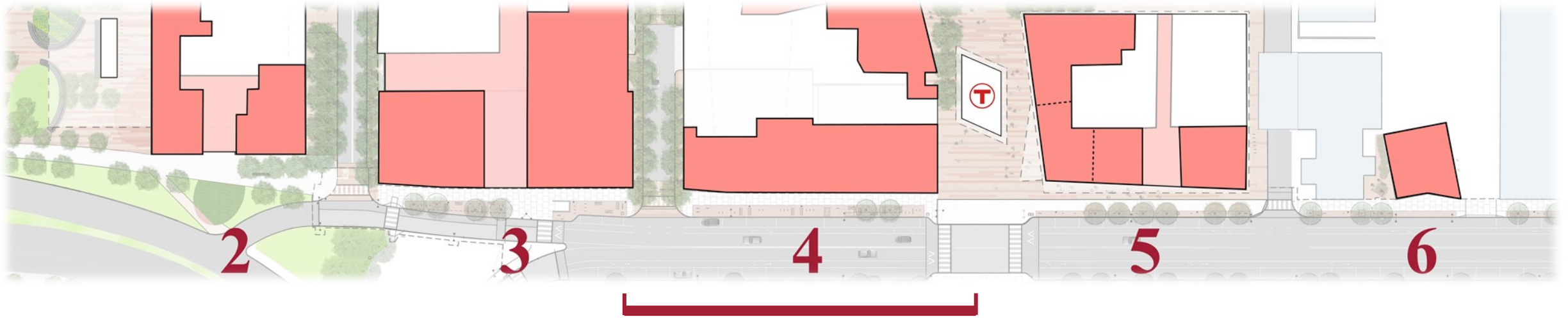
RETAIL & ACTIVE USES



BUILDING 3



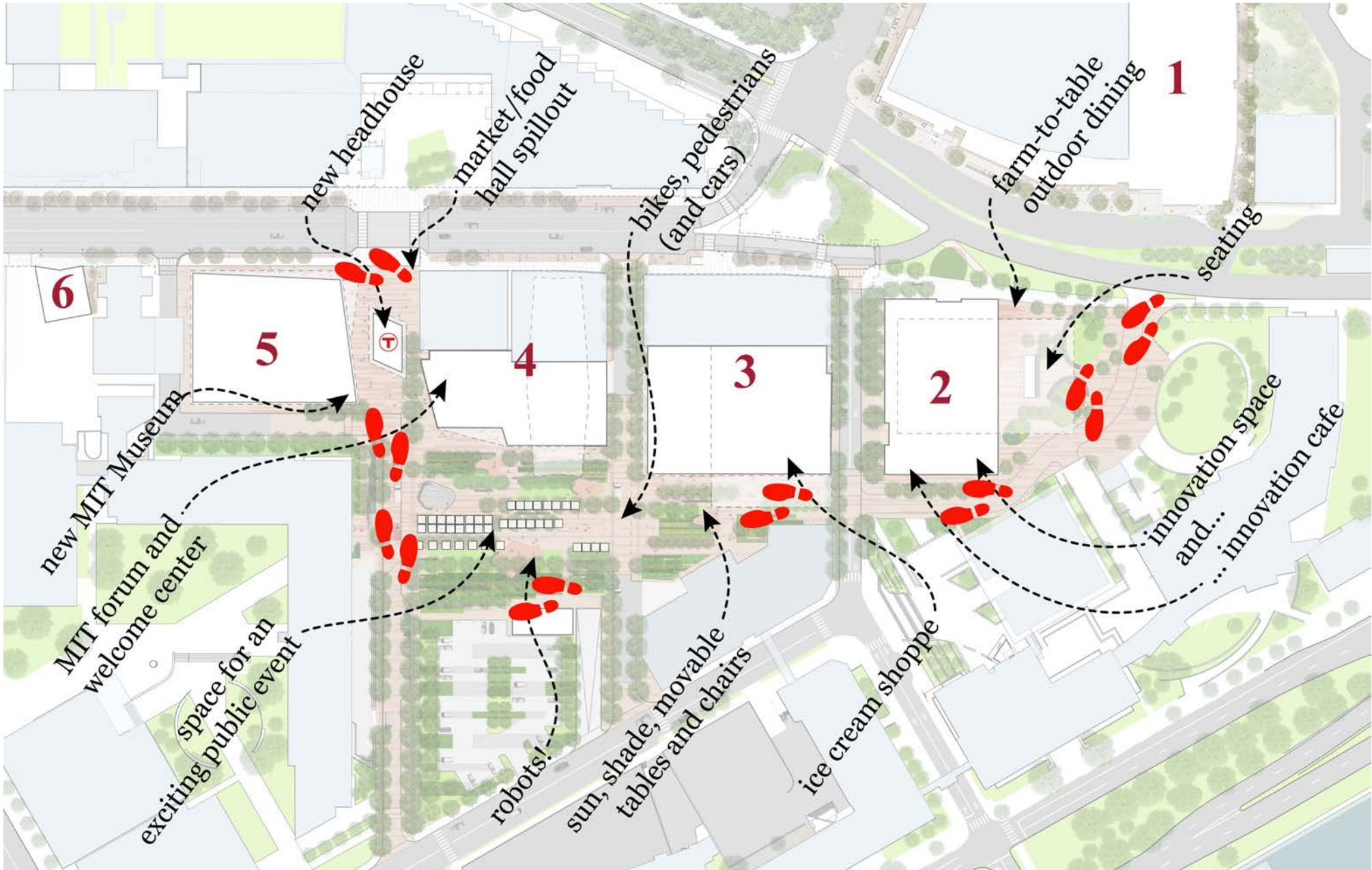
BUILDING 4



SPILL OUT & ACTIVE EDGES



OPEN SPACE AND ACTIVE USES ANIMATION



DISCUSSION/COMMENT

