



KENDALL SQUARE AT MIT

Community Meetings
October 18, 2016



AGENDA

1. Project Team
2. Project Overview
3. Retail Update
4. Construction Update
5. Q&A



PRESENTERS

Sarah Gallop – Co-Director, Office of Government & Community Relations

Michael Owu – Director, Real Estate, MITIMCo

**Nicole Bernabei – Project Manager, Campus Construction
(Graduate Residence Hall- Site 4/ Site 5 Museum)**

Kristen Keefe – Associate Director, Retail, MITIMCo

**Alison Crowley – Project Manager, Real Estate, MITIMCo
(Utilities & Infrastructure)**

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

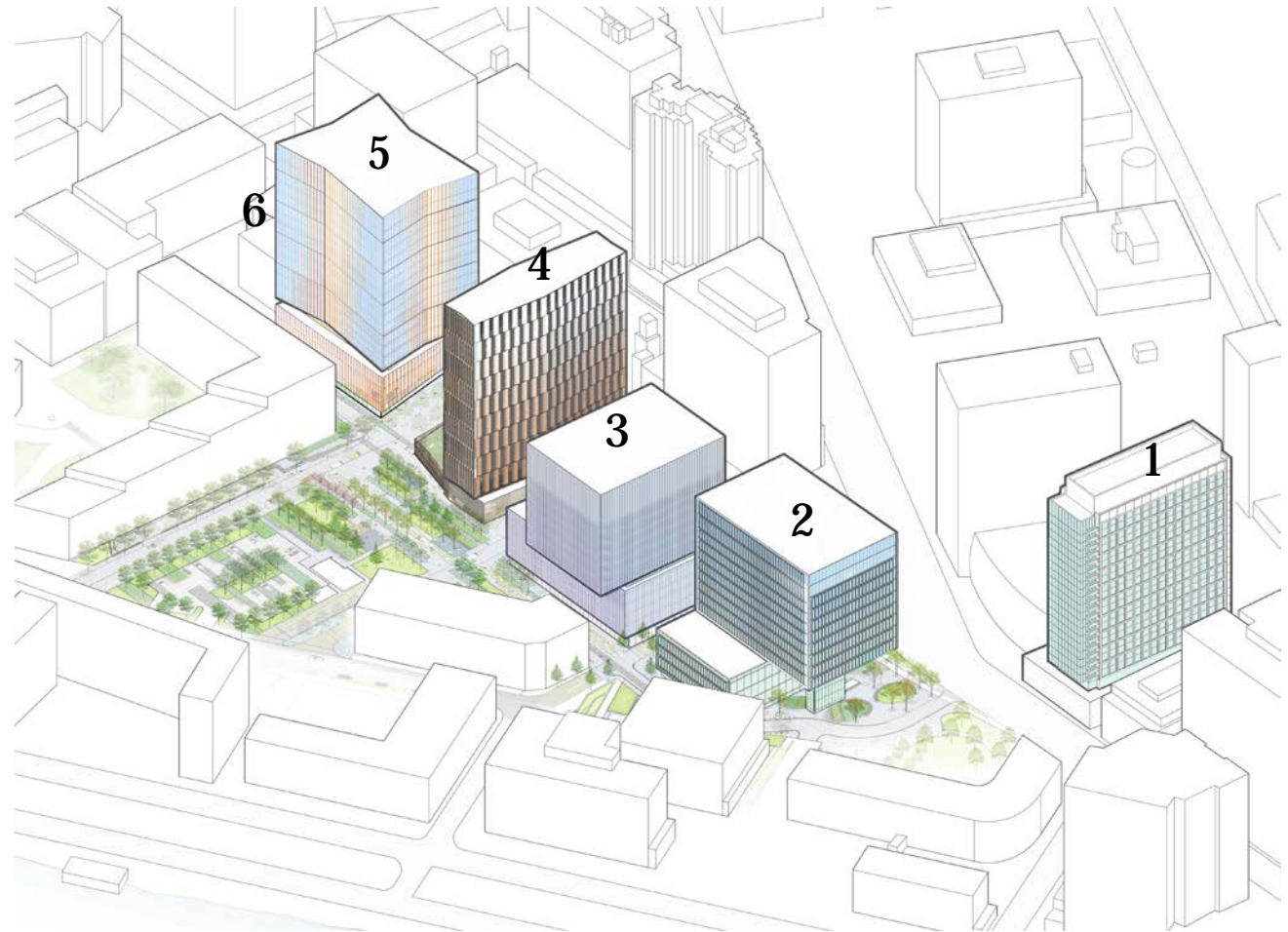
Seven public meetings:

- 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)

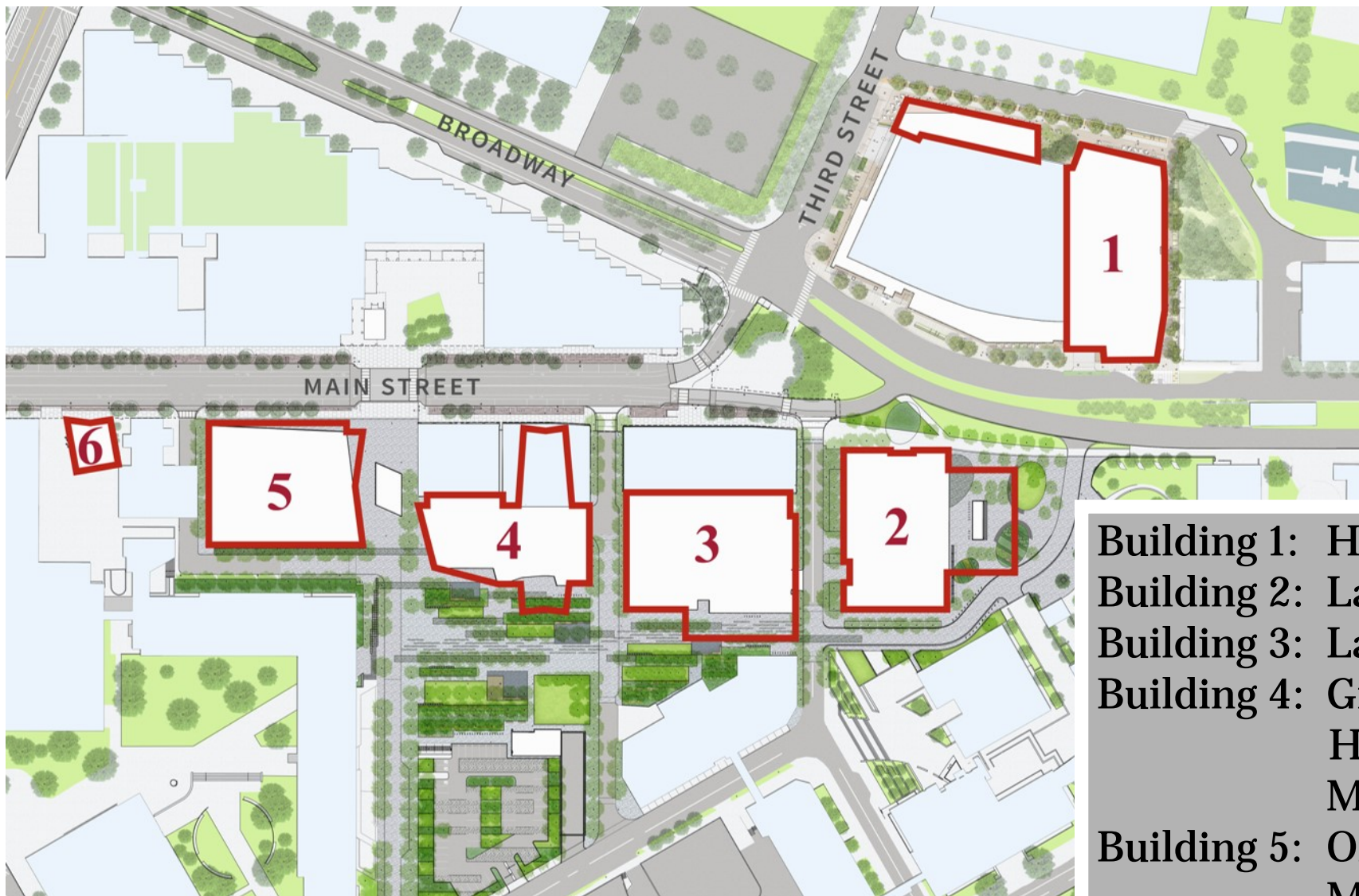
2016
PUD Final
Development
Plan Approved

KEY FEATURES

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



SITE PLAN



- Building 1:** Housing/Retail
- Building 2:** Lab/Office/Retail
- Building 3:** Lab/Office/Retail
- Building 4:** Graduate Student Housing/Childcare/MIT Innovation/MIT Forum
- Building 5:** Office/Retail/MIT Press/MIT Museum
- Building 6:** Retail/Office

BUILDING DESIGNS





ONE-YEAR LOOK-AHEAD

	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Phase 1: Utilities	Construction Begins – Utility installations through 2017											
Phase 2: SoMa Garage						Construction Begins – Excavation through 2017						

Phase 1: Replacement/removal of utilities in Amherst, Carleton, Hayward, and Wadsworth Streets

Phase 2: Excavation for below-grade parking garage

Phase 3: Renovation of E38 (292 Main St) and E39 (290 Main St)

Phase 4: Ongoing garage and building construction for new graduate residence, housing building, and office and R&D buildings





THROUGH THE GATEWAY



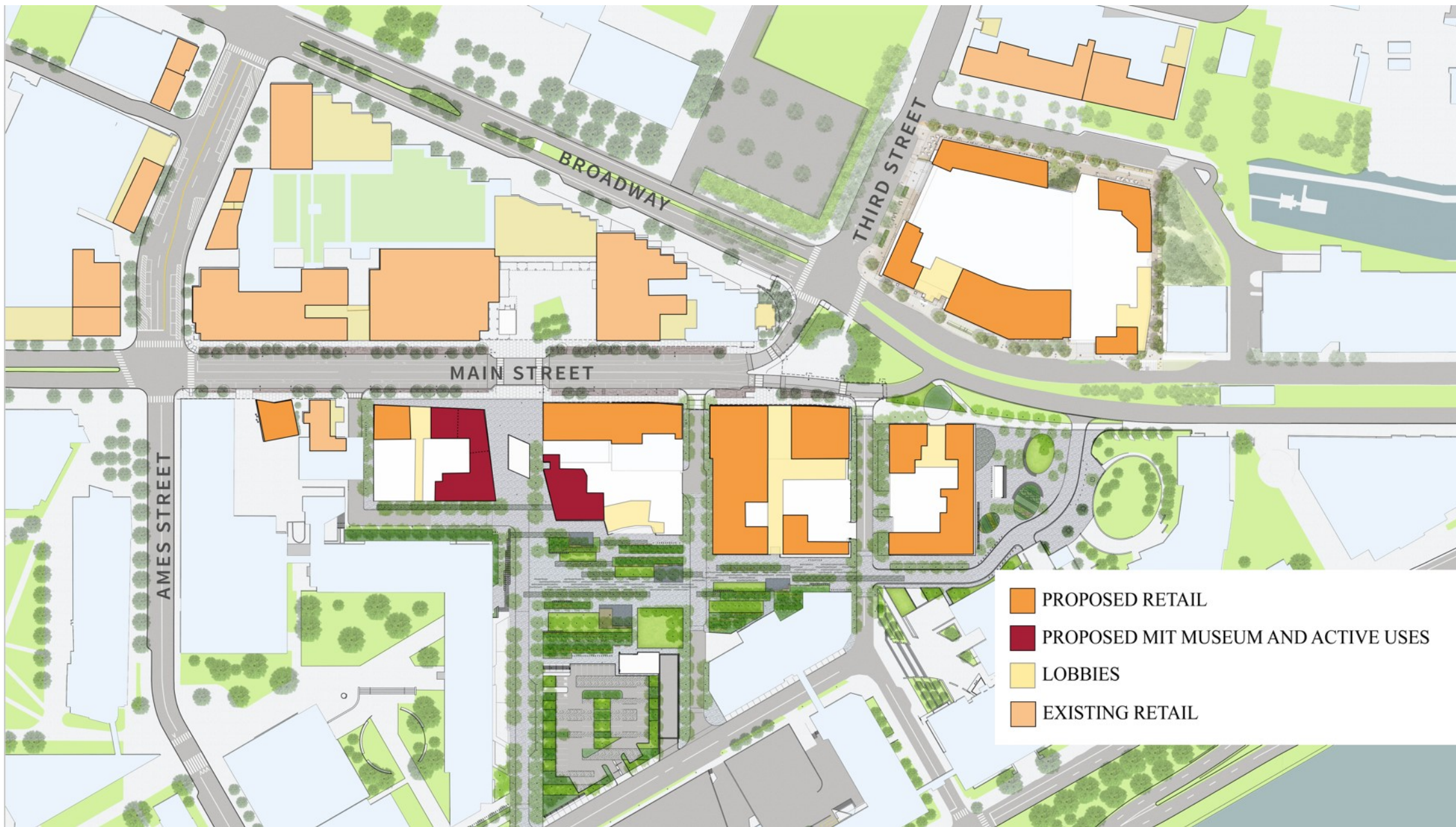
NEW OPEN SPACE



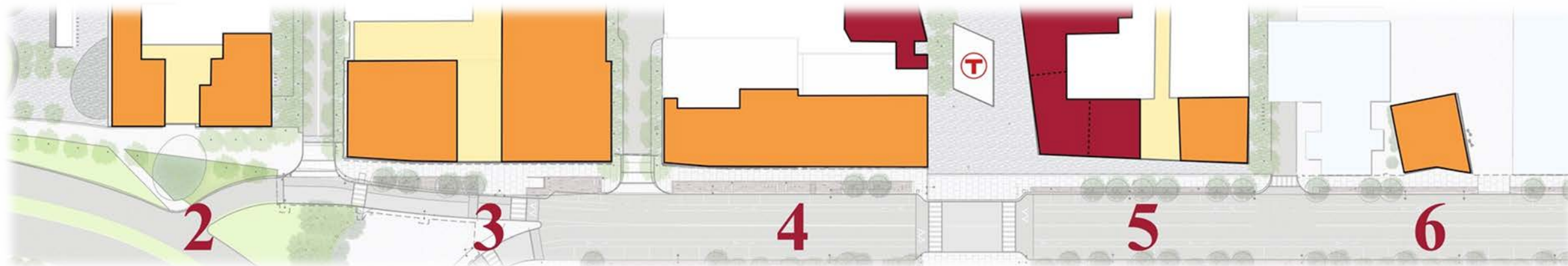
EXISTING RETAIL



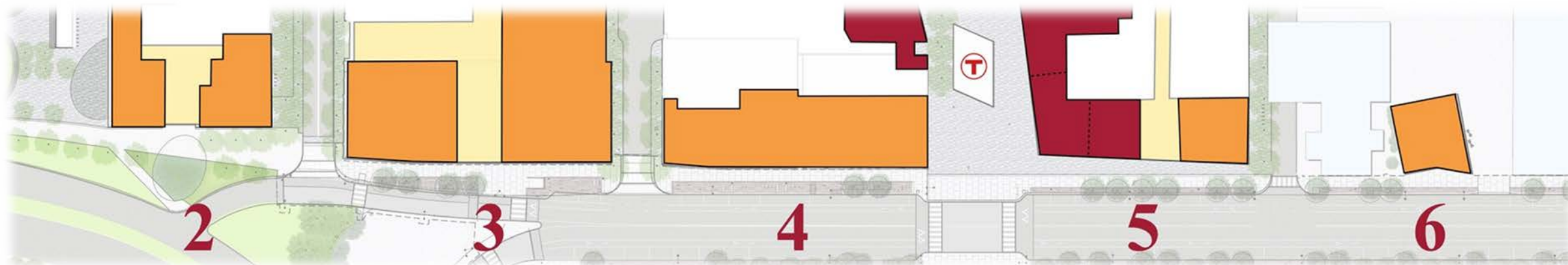
PROPOSED RETAIL



RETAIL AT E38 AND E39 – BUILDING 4



RETAIL AT E48 - BUILDING 3



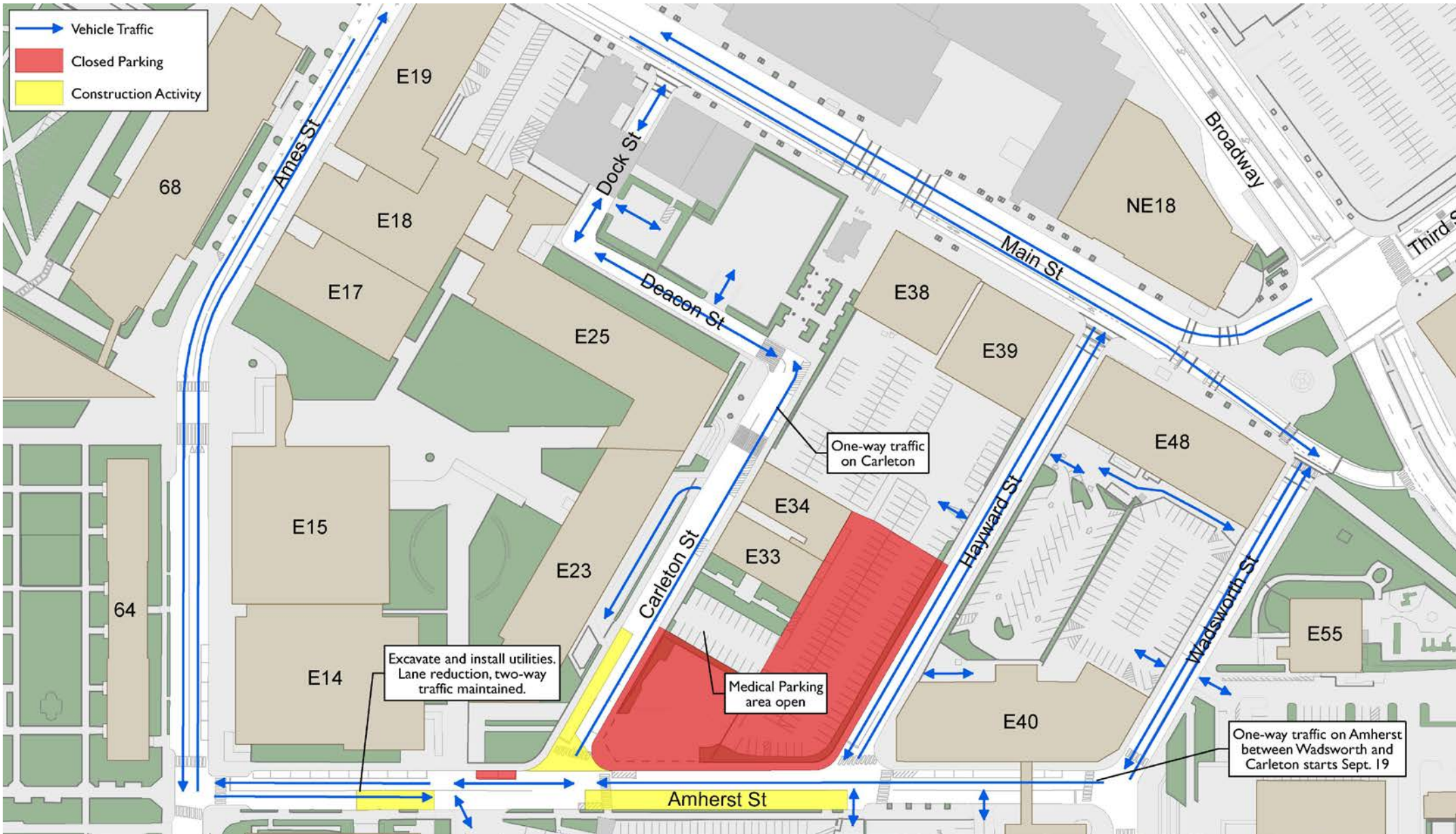
FUTURE RETAIL ACTIVITY



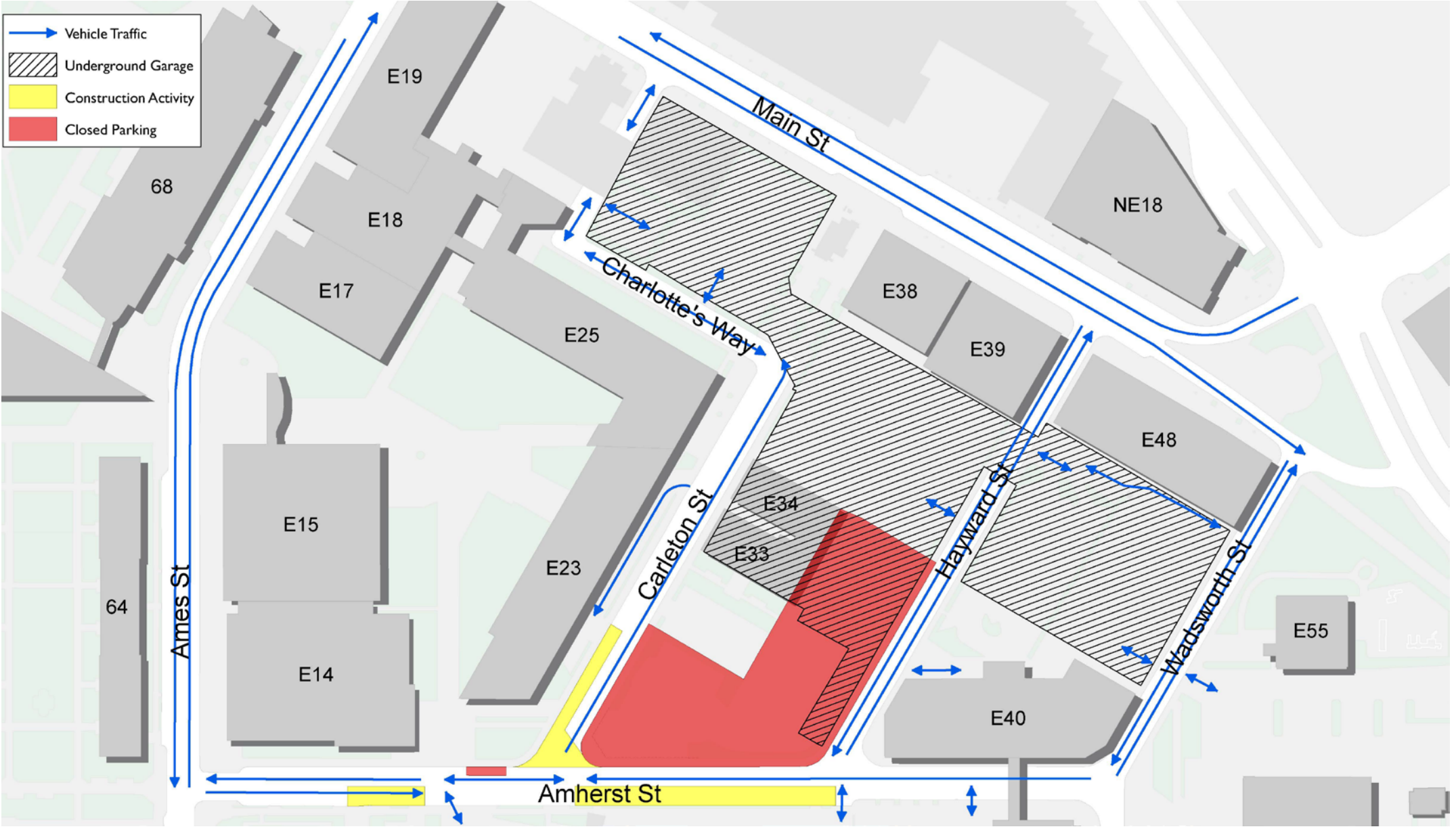
CONSTRUCTION DETAILS

- Hours of work:** 7am – 6pm weekdays;
9am – 6pm on Saturdays as needed
- Duration:** Street work complete mid-late 2017
Ongoing garage & building construction
- Impact:** Single-lane closures on Carleton,
Amherst, and Wadsworth Streets
during utility work with one-way traffic;
full closure of Hayward Street during
utility work; re-routed pedestrian pathways
and some removal of street parking and bike
parking; phased parking lot closures

UTILITIES CONSTRUCTION: OCT- NOV 2016



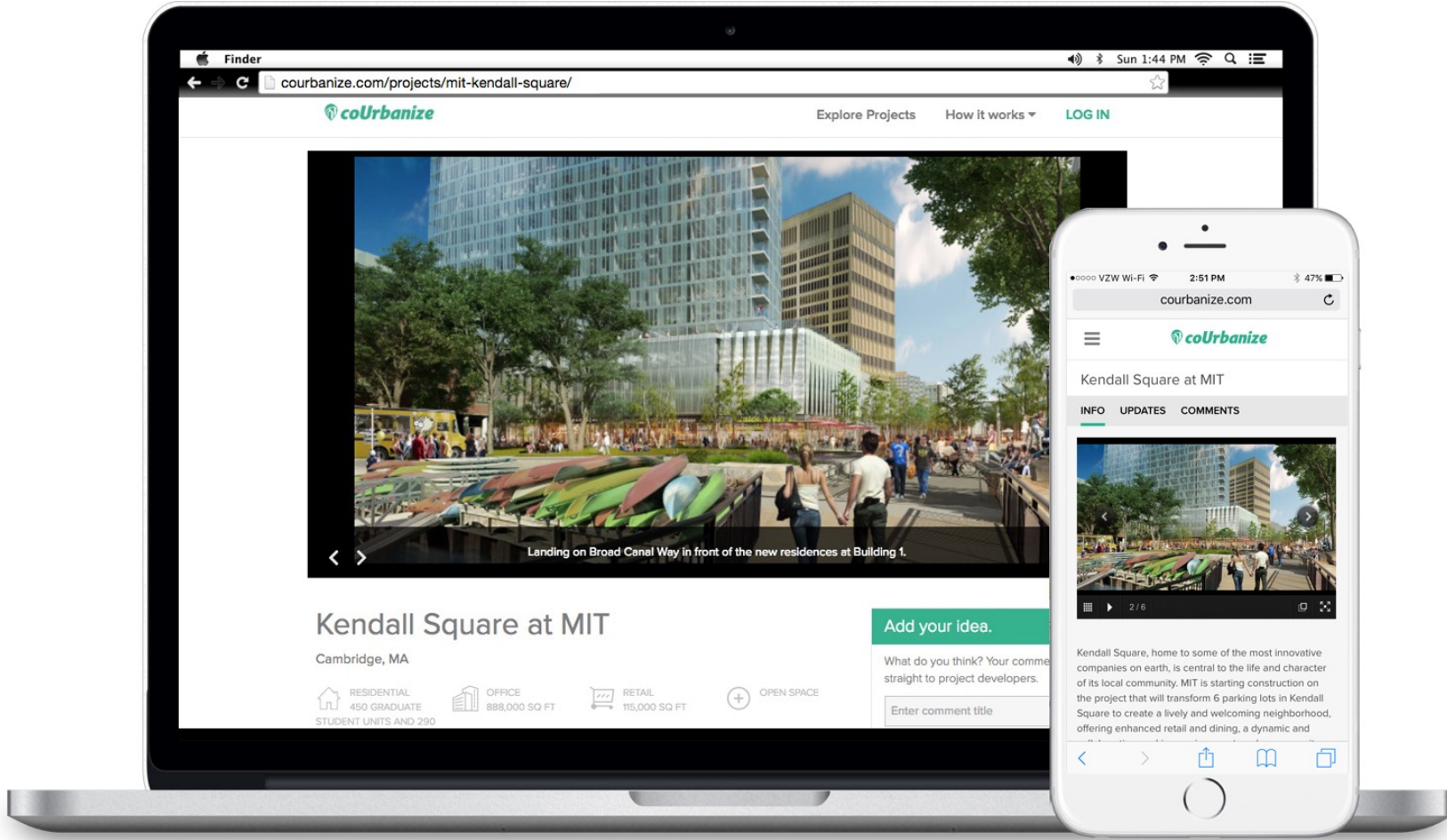
UTILITIES CONSTRUCTION: OCT- NOV 2016



AMHERST STREET UTILITIES



NEXT STEPS



<http://courb.co/ksqmit>
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