Community Meetings
2/16/2017
Agenda

1. Introduction, Federal Volpe Process, City Planning Process, Going Forward – Sarah Gallop

2. Volpe and the Kendall Square Innovation Ecosystem – Israel Ruiz (noon)/Karen Gleason (evening)

3. Kendall Square Initiative Update – Steve Marsh

4. Volpe Conceptual Site Plan and Open Space – David Manfredi

5. Volpe General Design Thinking – Steve Marsh

6. Q&A
Federal Volpe Process

• August 2014: Federal General Services Administration (GSA) announces authorization to begin federal solicitation process

• August 2015: MIT responded to GSA Request for Qualifications (RFQ)

• June 2016: Request for Proposal (RFP) was sent to a designated group of bidders

• September 2016: MIT submission of proposal in response to RFP

• October 2016: Government requested clarifications from bidders
Federal Volpe Process

• November 2016: MIT selected as awardee

• December 2016-January 2017: Joint selection (MIT + GSA) of Skidmore Owings & Merrill (SOM) as architect for new Volpe Center facility

• January 18, 2017: “exchange agreement” signed

• Next steps: Volpe Center facility design and construction
City Planning Process

2011
K2 Study
20 person advisory committee
Multi-disciplinary consultants – Goody Clancy
18 Community Meetings, 5 public meetings/working sessions/site tours
City Council round table

2012
K2 Final Report published

2013
PUD-KS
Planning Board hearings
Connect Kendall
Open Space Competition

2014
PUD-KS Petition
Petition filed by Planning Board
City Council Ordinance Committee hearings

2015
Volpe Working Group
Members appointed
Meetings begin

2016

VOLPE MIT
Volpe Working Group Members

**MIT Working Group**

Chair: Steve Hall (Aero/Astro)
Hashim Sarkis (Architecture and Planning)
Karen Gleason (Chemical Engineering)
Deborah Ancona (Sloan School of Management)
Krishna Rajagopal (Physics)
Jim Wescoat (Architecture)
Chris Zegras (DUSP)
Fox Harrell (CMS/W)
Loewin Cavill (undergraduate student)
Megan Larcom (graduate student)

**Cambridge Working Group**

Peter Crawley (Resident: East Cambridge)
Gerald O’Leary (Resident: East Cambridge/Kendall Square)
Esther Hanig (Resident: Port/Area 4)
Steven LaMaster (Resident: Wellington-Harrington)
Chris Barr (Business: Biogen)
Brian Dacey (Business: Kendall Square Assoc. and Cambridge Innovation Center)
Kathy Born (Cambridge Redevelopment Authority)
Hugh Russell (Planning Board)
Going Forward

• Ongoing work with city officials and planning staff
• Conversations with key stakeholders
• Engagement with two Volpe Working Groups
• Incorporate community input
• Submit rezoning petition
MIT and the Innovation Ecosystem

Capitalizing on the power of proximity and facilitating the advancement of innovation from the lab to the marketplace.

- Martin Trust Center for MIT Entrepreneurship
- MIT Deshpande Center for Technological Innovation
- MIT MakerWorks
- MIT Innovation Initiative
- The Engine
- Kendall Square Initiative
- Volpe
MIT Wants to Make a Better World

Priorities

Discovery Science
Health of the Planet
Human Health
Innovation & Entrepreneurship
Teaching, Learning, & Living
The MIT Core
The Engine

MIT started The Engine. What will you start?

A radically low-cost method for early detection of cancer, or Ebola, or Zika, that was as quick and simple as a home pregnancy test. Grid-scale batteries that would make solar energy more dependable than the sun. Carbon-free energy from nuclear power that was inherently meltdown-proof. Biodegradable plastics made without fossil fuels. High-rise farming, so every city could produce its own food. Rice, wheat and corn that would flourish without costly, carbon-intensive fertilizers because they could pull nitrogen from the air. Treatments for cancer that are tuned to the patient’s individual genetic composition. Diapers that could alert parents to their baby’s nutritional needs. Carbon-free energy from low-cost compact fusion sources. Clothes made from functional fibers that hear, see, sense and communicate, to deliver healthcare continuously.

THE ENGINE
Built by MIT
Innovation Catalysts: Kendall Square and Volpe

• Opportunity to strengthen unique mixed-use district
• Creation of vibrant connections and sense of place
• Space for housing that brings life and vitality to the area
• Industry and academia collaboration to advance science
• Solutions for global challenges
Kendall Square Initiative Update
Kendall Square Initiative Update

transforming six parking lots, an investment in Kendall’s future with extensive community input
Graduate Student Residence Hall

Kendall Update

- Graduate student housing next to the Red Line
- Replacing Eastgate and adding 250 new units
- Received design review approval
- Construction has started
Proposed New Kendall Headhouse and T Update

Kendall Update

- Working closely with the city to improve transportation services
Housing Next to One Broadway

Kendall Update

• Plans for the site were transformed by community input
• Replacing parking lot and dumpsters with new retail and housing
Housing Next to One Broadway

Kendall Update

• Approximately 300 units of housing, including approximately 60 permanently subsidized units for a variety of incomes
• We have created space for an urban grocer on the ground floor, which will be implemented in the first phase of development
• We hope to go to Planning Board for design review next month
Office and R&D Buildings

Kendall Update

• Plans to move forward on office and R&D buildings at sites 5 and 3
• Actively marketing space
• Construction of underground utilities and garage has started
what you see in Kendall Square is the building of a mixed-use community with active open space.
Volpe Conceptual Site
Plan and Open Space
Volpe Facility Site

existing conditions and building footprints

the new Volpe facility will be located in the northwest corner of the site
Existing Conditions – Limited Access

The current condition has many barriers, limited access from neighborhood to Kendall Square.
Existing Conditions

1. Area 1
2. Area 2
3. Area 3
4. Area 4

[Images of various areas and conditions are shown.]
Connective Public Realm

the site is at the center of the Kendall innovation cluster

EXISTING OPEN SPACE
FUTURE PARK SPACE
ACTIVE STREETSCAPE
Connective Public Realm

opportunity to remove barriers and create connections to the neighborhood
Community Connectivity

once in a lifetime opportunity to bring community together

north-south connections from the neighborhood, to the T, and to the river
Community Connectivity

east-west connections to the canal
Conceptual Site Plan and Open Space

only viable location for new Volpe facility site is NW corner
Conceptual Site Plan and Open Space

open space centers on the connection to the community
accommodates 8 non-Volpe building footprints
Conceptual Site Plan and Open Space

plan connects open space with Volpe site

opportunity to collaborate with the GSA to achieve maximum public benefit
Conceptual Site Plan and Open Space

new buildings will activate 3rd Street and Broadway

new connection to the center of the neighborhood via 5th Street
Conceptual Site Plan and Open Space

opportunity to connect to the GSA open space
Conceptual Site Plan and Open Space

large contiguous publicly accessible open space
Comparison to Sennott Park on Broadway
Sennott Park Overlay

space could accommodate a variety of activities
Open Space Inspiration/Community Process
Open Space Inspiration/Community Process
Open Space Inspiration/Community Process
a mixed-use plan with community connections and integration will support the innovation ecosystem

we look forward to working with you as we continue to shape these plans
## Proposed Program/Balance of Uses

<table>
<thead>
<tr>
<th>Housing (40%)</th>
<th>Commercial (60%)</th>
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<tbody>
<tr>
<td><strong>Market Rate</strong></td>
<td><strong>Office/R&amp;D</strong></td>
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<tr>
<td>approximately 1,120+ units</td>
<td>approximately 1.7 million SF</td>
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<tr>
<td><strong>Affordable</strong></td>
<td><strong>permanently subsidized units</strong></td>
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<tr>
<td>approximately 280+</td>
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- Approximately 1,120+ units
- Approximately 280+ permanently subsidized units (based on 20% affordable)
- Approximately 1.7 million SF
Proposed Program/Balance of Uses

**Heights**
ranging from 135-500+ feet

**Publicly Beneficial Open Space**
Over 3 acres, including 2+ acres of contiguous space (30% of MIT land)
Five Key Elements

Housing

Providing housing for households with a variety of sizes and incomes.

Sustainability + Resilience

Sustainability and implementing sustainable technologies and practices will continue to be a priority for MIT projects.
Five Key Elements

Retail + Active Ground Floors

*We will create public spaces that reflect the local community’s vision, where everyone can come together, interact, learn, and play.*
Five Key Elements

Science and Research

MIT is making a better world through education, research, and innovation. We support research that is developing breakthrough science, medicine, and technologies.

Publicly Accessible Open Space

Connecting the neighborhood through publicly beneficial open space.
Key Elements to Mixed Use Success

- Connected
- Innovation
- Community
- Science + Research
- Sustainability + Resilience
- Open Space
- Retail + Active Ground Floors
- Housing
Q&A

contact us: volpemit@mit.edu

regular updates and presentations will be available on our website: https://volpe.mit.edu/