Agenda

1. Introduction
   - Michael Owu
2. Path to Volpe
   - Sarah Gallop
3. Zoning and Commitments
   - Anthony Galluccio
4. Volpe Context
   - Michael Owu
5. Site Organization and Massing
   - David Manfredi
6. Open Space
   - Gary Hilderbrand
7. Activation
   - Kristen Keefe
8. Requests for Community Input
   - Roosevelt Smith
9. Q&A
MIT Volpe Redevelopment Project Team
- The MIT community held fundraisers and provided donations to help Cambridge neighbors.
- MIT departments, labs, and centers donated PPE to local first responders.
MIT in the Community
Job training should be provided to ensure that Cambridge residents can benefit from, and be a part of, the innovation economy in Kendall Square.

The Job Connector by MIT is a free workforce development hub for Cambridge residents. Connect with us to explore opportunities for job readiness, skill training, internships, apprenticeships, and to get a read on the changing career landscape in Cambridge.
Path to Volpe:
MIT’s Kendall Square Planning

- **2008**
  Exploratory and brainstorming meetings with City Councillors, City staff, Planning Board, Historical Commission and community members

- **2010 - 2012**
  Multiple community meetings and open houses
  MIT Faculty Taskforce on Community Engagement
  Graduate Student Housing Working Group report

- **2013**
  K2 Final Report published
  Kendall Square PUD-5 Zoning passed

- **2016**
  PUD-5 Final Development Plan approved
Path to Volpe: Volpe Zoning

- **2014**
  PUD-KS Proposal developed with discussions at Planning Board

- **2015**
  PUD-KS Petition Filed
  Planning Board Public Hearings
  Volpe Site Community Outreach
  PUD-KS Refiled
  Petition Hearings

- **2016**
  The City appoints the Volpe Working Group to develop planning and urban design principles

- **2017**
  PUD-7 Zoning Amendment passed
Planning Path to Volpe: MIT’s Kendall Square Project
2017 Community Center Program

Recreational Lap Pool  Flex Fitness Space  Job Connector  Flexible Court
Values for a Connected Innovation Community

- Retail + Active Ground Floors
- Sustainability + Resilience
- Racial Equity + Inclusion
- Science + Research
- Open Space
- Housing

MIT
Volpe Zoning: Height

Baseline maximum building height: 250 ft

North of Munroe: 170 - 250 ft
- Maximum height for non-residential buildings is 170 ft

South of Potter: 250 - 500 ft
- Floor plates must be less than 15,000 sf on buildings above 250 ft
- Floor plates above 250 ft cannot occupy more than 10% of land area
- Only residential can go above 300 ft
- One residential building may be above 350 ft, but less than 500 ft
• **Maximum GFA** is 3,250,000 sf, includes 400,000 sf for new GSA building.

• **Gross Floor Area exemptions:**
  - Active space up to a max of 5% of the GFA
  - 50% of innovation space to a max of 5% of non-residential GFA
  - Private decks and balconies up to 8% of Building GFA
  - Community center if it is free standing

• **40%** of permitted GFA shall be devoted to **residential** use.

• A minimum of 20% subject to Inclusionary Housing requirements (approximately 280 affordable units out of a total of 1,400 units).

**Residential Phasing**

• Non-residential development must not exceed 60% of permitted GFA until substantial construction activity of a significant portion of the required residential GFA has commenced.

• Full completion of all non-residential GFA shall not be allowed before substantial construction has commenced on all residential buildings.
Volpe Commitment Letter: Housing

**Student Housing**
950 new graduate student beds

**Middle Income Housing**
20 middle income units (80% -120% AMI)

**Innovation Housing**
5% of dwelling unit net floor area
• Minimum of 25% of total land area will be Publicly Beneficial Open Space.
• Must include at least 2 acres of Open Space that is permanently guaranteed for public use.
• Requires a 10 ft buffer along Loughrey Walkway.
• Freestanding community center counts as Publicly Beneficial Open Space.
- At least 65% of interior ground floors that are within a minimum depth of 20 ft from a Principal Front Wall Plane directly fronting Broadway or Third Street shall be Active Space.

- At least 25% of required Active Space shall be devoted to Independent Retail Operators (do not own and operate more than 10 retail locations in Massachusetts), each occupying no more than 3,000 sf.
Community Benefits

- Approximately **1,400** units of housing, including approximately **280 affordable units** and **20** middle income units
- **950 new beds** for graduate students
- **$25.5 million** for design and construction of an on-site **community center** and endowment to support operations and ensure ongoing affordability
- Over 2 acres of permanently guaranteed **public open space**
- Active ground floors with retail including **independent and small retail**
- **Job Connector** open at 792 Main Street in **The Port** neighborhood, including **$1.5 million** operations fund
- Approximately **$36 million** to the Affordable Housing Trust for commercial linkage payment ($20.10 psf)
- **$8.5 million** for **transit improvements** to reduce vehicular traffic
- **$8.5 million** to community fund to be distributed to Cambridge **non-profits**
- Convey rights and contribute **$8.5 million** for design and construction of the **Grand Junction path**
- **$1 million** for innovation **arts** program to recognize innovation and entrepreneurship in Kendall Square
- Approximately **$23 million annually** in taxes when built-out on a currently tax-exempt site
New DOT Federal Facility

- **October 2018**
  Commenced utility site work

- **September 2019**
  Commenced construction of new building

- **December 2023**
  Target completion of new building
Four Options from PUD Zoning

EXAMPLE 1

EXAMPLE 2

EXAMPLE 3

EXAMPLE 4 *
The Volpe Site should be a welcoming and lively mixed-use district, and a place of innovation, possibility, and creation.
Physical Changes

- 5th Street to connect Binney to Broadway while prohibiting traffic on 5th through neighborhoods to the north
- Extend Broad Canal Way to link Loughrey Walkway and Kittie Knox Bike Path to the Broad Canal and Charles River
- Proposed signalized intersection at Potter and Third

Interconnectivity - Bike Lanes, Pedestrian Crossings

- **PRIMARY VEHICLE ACCESS ROUTES**
- **SECONDARY VEHICLE ACCESS**
- **SHARED ACCESS**
- **PEDESTRIAN AND/OR BIKE ONLY**
Tree Mitigation Strategy

- Integration/preservation of street and open space trees
- Tree removals will be offset by significant quantities of new trees planted on the Volpe property
- 82 net new trees
- Future canopy will be diverse and resilient with long-term benefits in terms of carbon sequestration, stormwater management and air quality
- Additional mitigation will be achieved through off-site tree planting and/or payment into a tree fund
Leadership in Sustainability

Integrated Pathways

- Efficiency, electrification, and path to net zero carbon
- Exemplary on-site water treatment and resiliency approach
- Design for the future of transportation
- A sustainable community
Volpe Leadership in Sustainability

**Zero Emissions Residential Buildings**
Largest *all electric residential* development in the region with *zero on-site emissions* from fossil fuels

**100% Water Reuse**
On-site *blackwater treatment* to reuse all building water
Volpe Design Guidelines

Buildings should consist of up to four different, but integrated zones - the pedestrian frontage zone, the streetwall, the tower, and the building top.

Tower frontage should be set back 8 - 10 ft from the streetwall. Building Tops should be stepped back a minimum of 5 ft from the plane of the tower façade.

50 - 80% of tower frontage should be set back 8 - 10 ft from the streetwall.

On towers greater than 100 ft in horizontal length, create vertical zones, differentiated by changes in plane of at least 8 ft.
From 2017 to Today

EXCHANGE 4

PROPOSED PLAN
Fully-Integrated Public Realm

A range of open spaces offer places for community gathering, play, socializing, and respite, in inclusive, diverse and attractive settings.
Broad Canal Way
Plan prioritizes

- Connectivity to surrounding land uses, existing open space, streets and pathways and networks
- Location, usability, flexibility, and attractiveness of open space
- Adjacency and continuity with existing and planned active public realm
- Environmental impact, view corridors, site permeability, solar exposure of open space
- Maximum long-term tree canopy
Zoning Program

1,692,000 sf
Commercial (60% GFA)

1,128,000 sf
Residential (40% GFA)

95,000 sf
Retail, dining, entertainment, and the arts

> 2.5 acres
Open space
Thoroughly Connected Network

The Volpe Redevelopment is organized and given identity by the form and activity of its many civic open spaces — its streets, squares, and parks.
Ideas for a New 6th Street Park

- Dog Park
- Water Feature
- Hammock Grove
- Play Mounds
Ideas for a New 6th Street Park

- **Play Space**
- **Game Grove**
- **Play Lawn**
- **Basketball Court**
Activation Goals

Volpe's ground floors will be anchored by:

- Programmed and Activated Open Spaces
- Recreation, Community, Arts and Creative Enterprise Spaces
- Interesting, Accessible and Inventive Retail
All Sides Activated

Various venues for gathering, the arts, entertainment, recreation, innovation, inventive retail, creating an inclusive place that fosters community and opens social and economic opportunities.
Recreation, Community, Arts & Creative Enterprise
Programmed and Activated Spaces
Accessible, Inventive, Interesting Retail
Community Engagement Input Sessions

- Open Space Design and Programming
- Community Center Programming
- Retail Diversity
- Housing Equity
- Job Equity

Details and presentation at https://volpe.mit.edu
Please send questions and feedback to volpemit@mit.edu
Thank You. Questions?

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