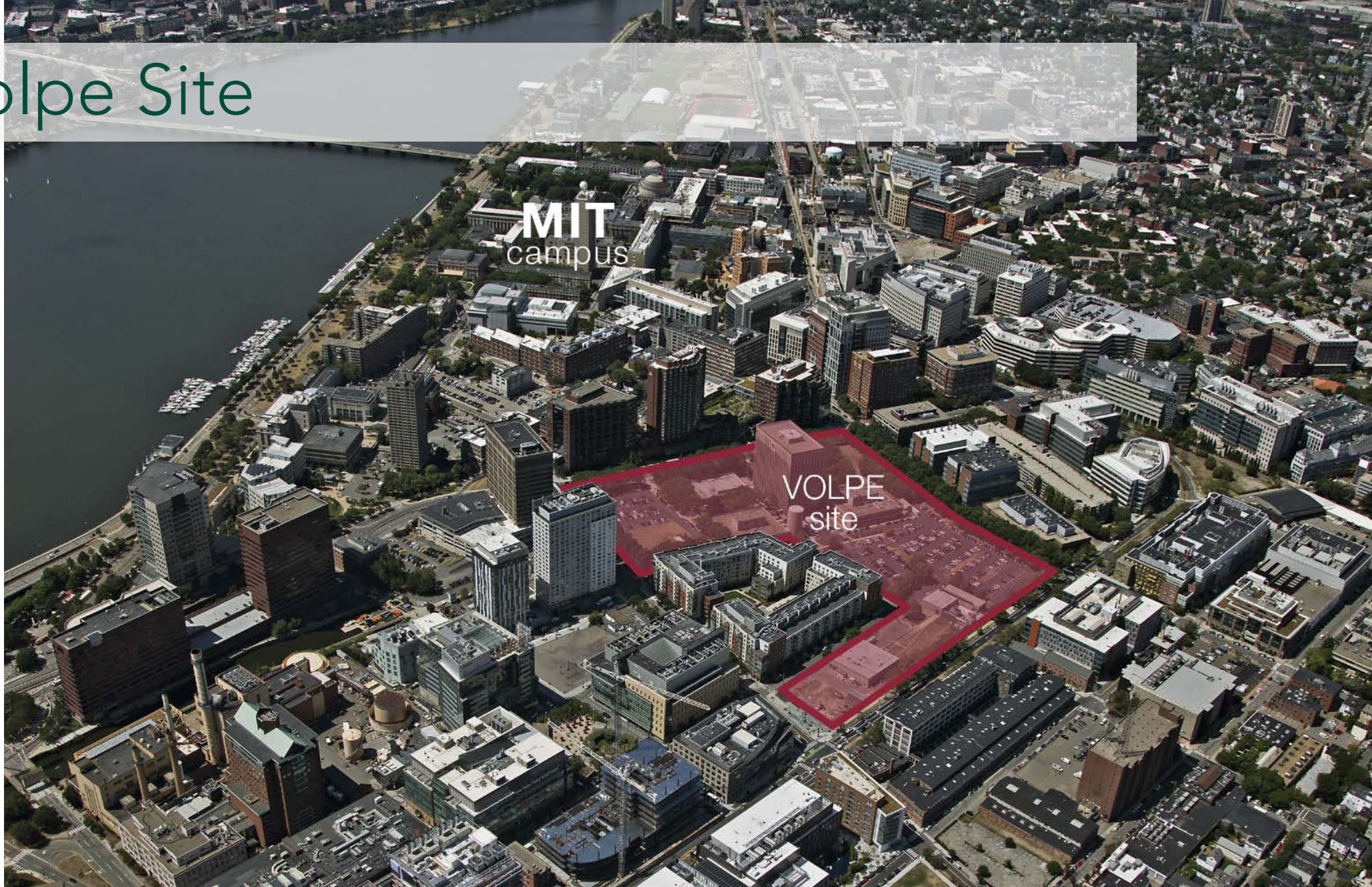


Volpe Site



Kendall Square Initiative Update

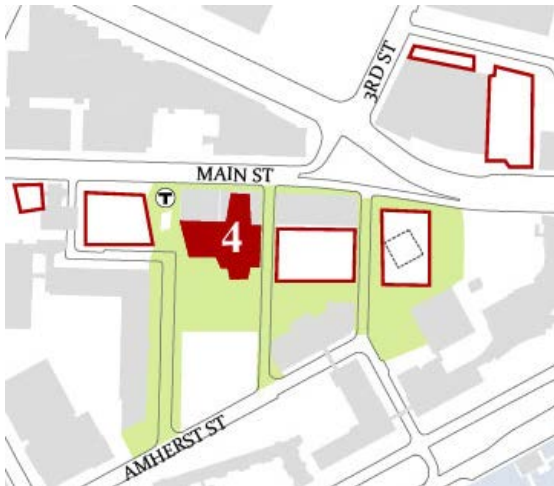


transforming
six parking
lots, an
investment in
Kendall's
future
with extensive
community
input

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



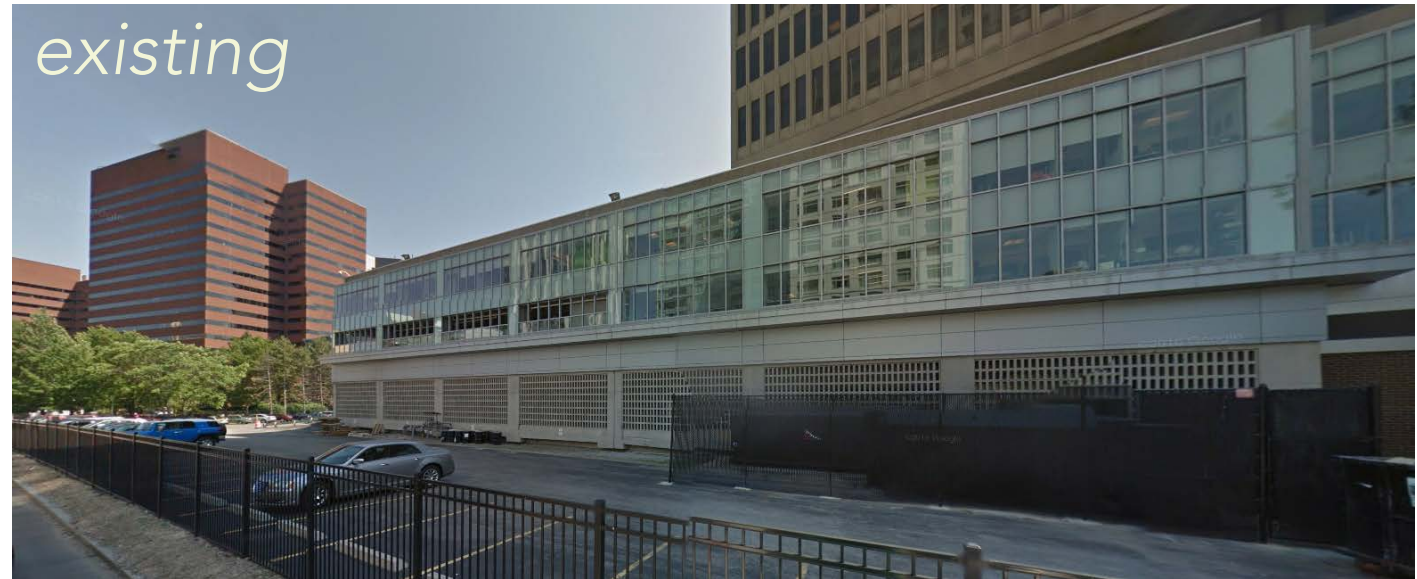
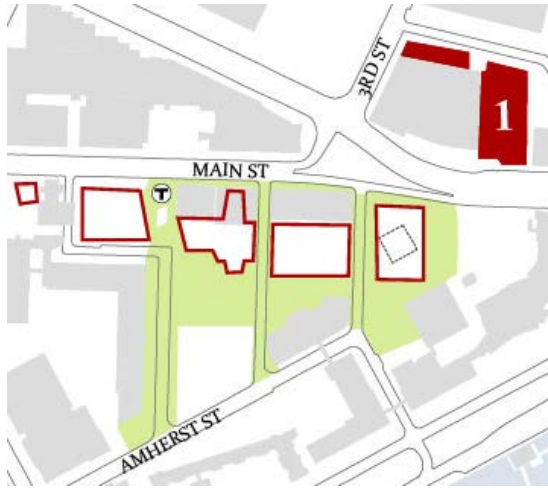
- Working closely with the city to improve transportation services



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



Accessible and Active Open Space



what you see
in Kendall
Square is the
building of a
mixed-use
community
with active
open space

The image features two large, solid green geometric shapes. The first is a parallelogram on the left, and the second is a trapezoid on the right. They are positioned horizontally and partially overlap, with the parallelogram on the left and the trapezoid on the right. The text is centered within the parallelogram.

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

- EXCHANGE PARCEL
- NEW FACILITY PARCEL
- VOLPE NATIONAL TRANSPORTATION SYSTEMS CENTER (APPROXIMATE LOCATION)

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

- NEW FACILITY PARCEL
- VOLPE NATIONAL TRANSPORTATION SYSTEMS CENTER (APPROXIMATE LOCATION)

Conceptual Site Plan and Open Space

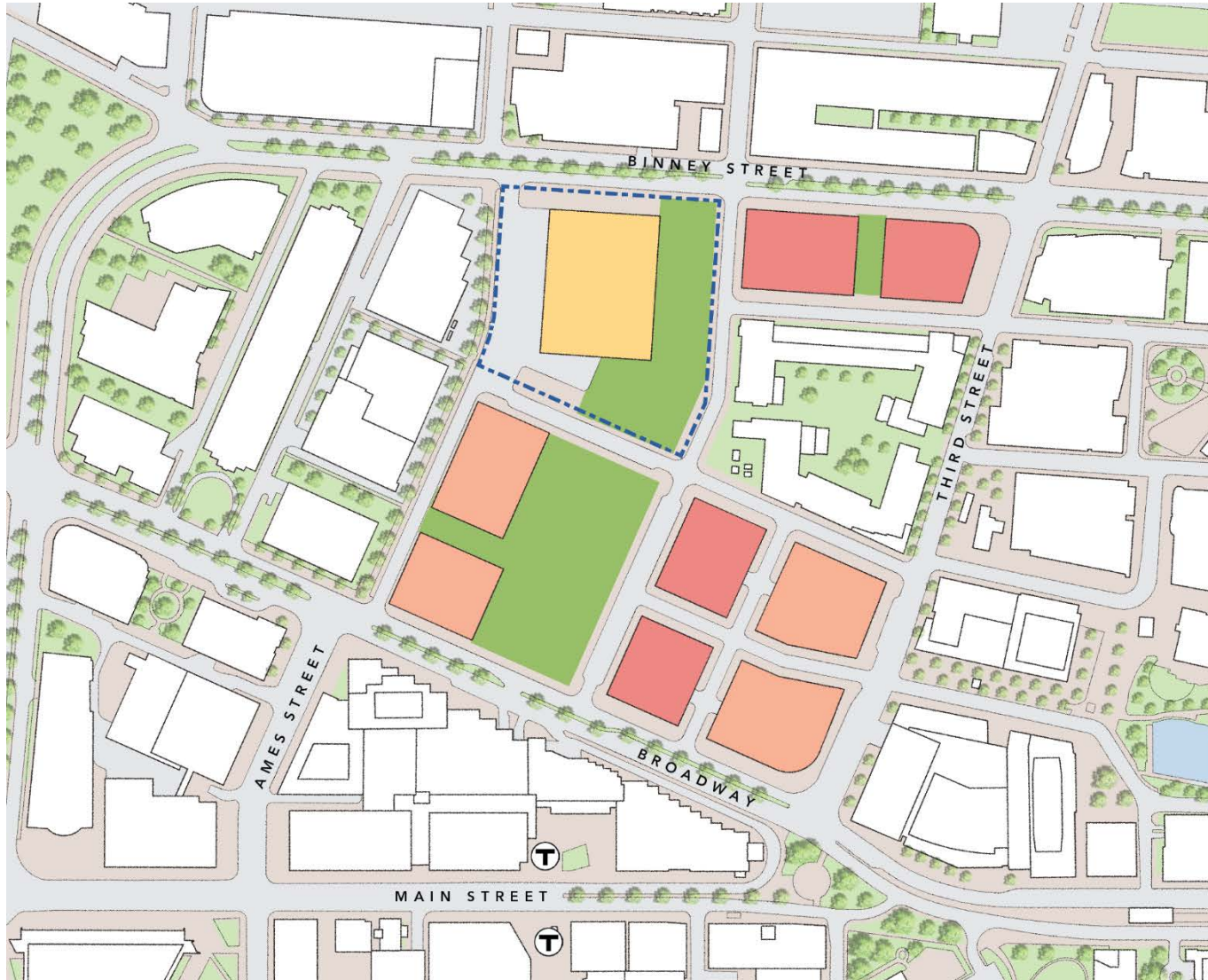


open space centers
on the connection
to the community

accommodates 8
non-Volpe building
footprints

-  RESIDENTIAL
-  COMMERCIAL
-  VOLPE NATIONAL TRANSPORTATION SYSTEMS CENTER (APPROXIMATE LOCATION)

Conceptual Site Plan and Open Space

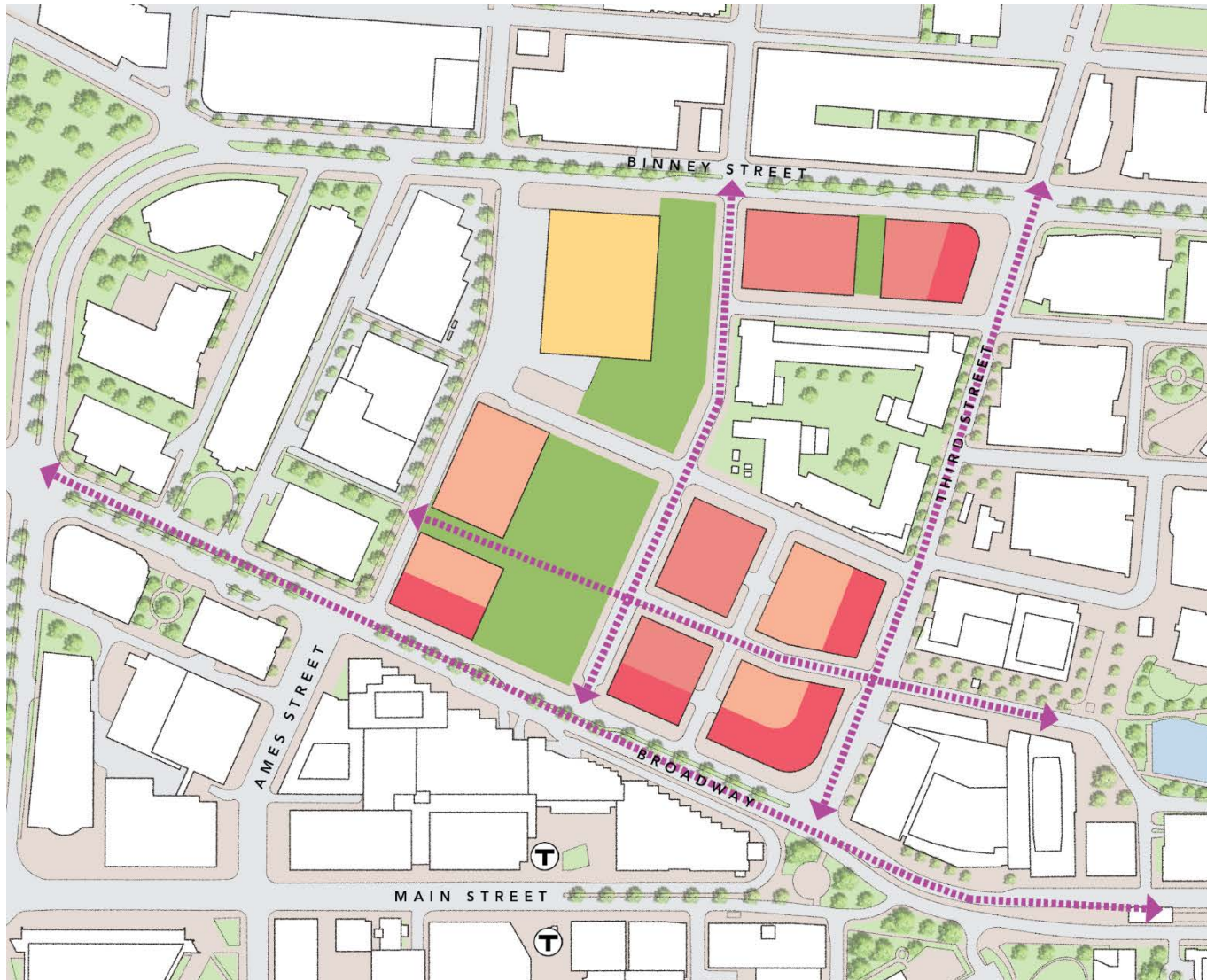


plan connects open space with Volpe site

opportunity to collaborate with the GSA to achieve maximum public benefit

-  RESIDENTIAL
-  COMMERCIAL
-  VOLPE NATIONAL TRANSPORTATION SYSTEMS CENTER (APPROXIMATE LOCATION)

Conceptual Site Plan and Open Space

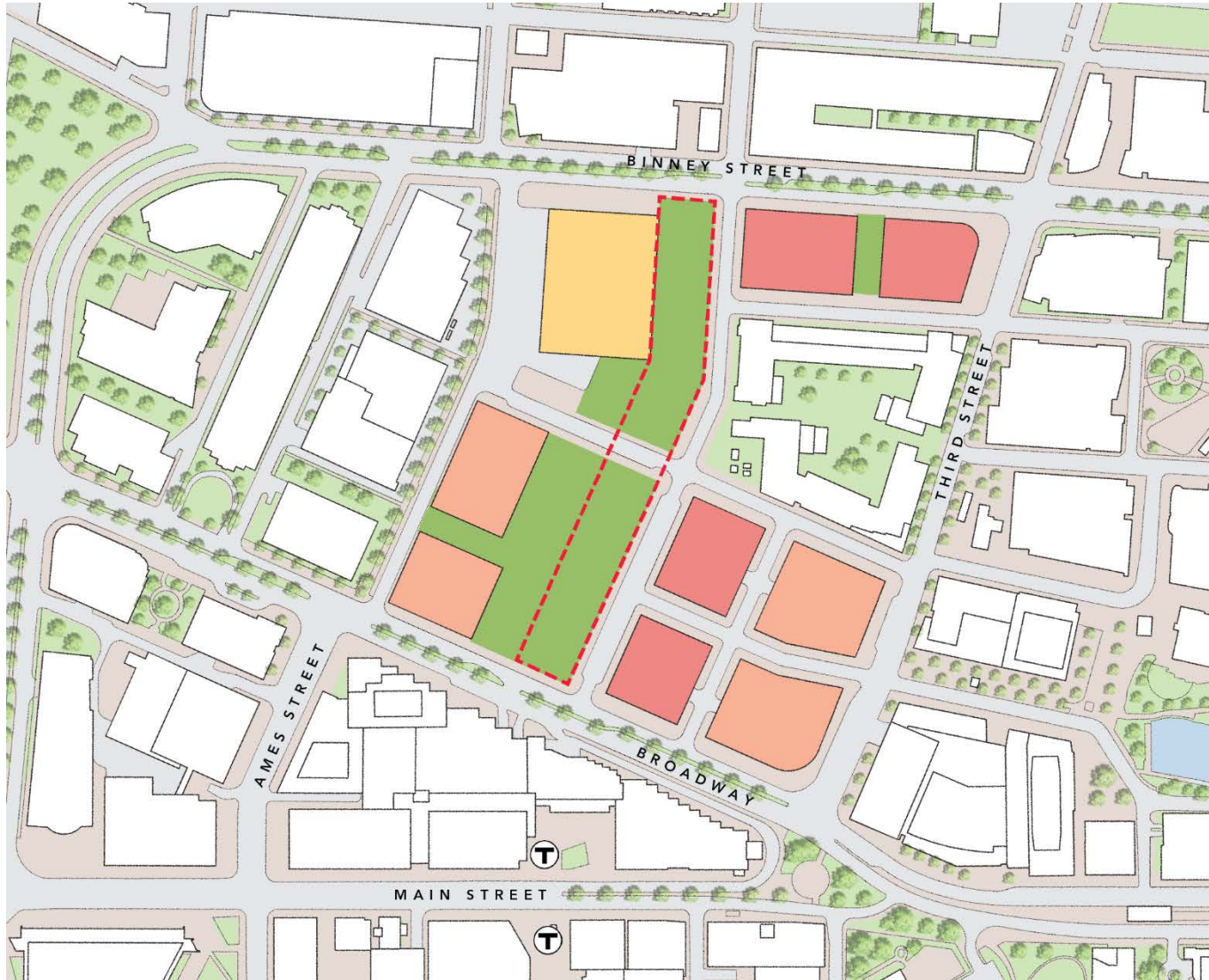


new buildings will activate 3rd Street and Broadway

new connection to the center of the neighborhood via 5th Street

- ACTIVE USES
- RESIDENTIAL
- COMMERCIAL
- VOLPE NATIONAL TRANSPORTATION SYSTEMS CENTER (APPROXIMATE LOCATION)

Conceptual Site Plan and Open Space

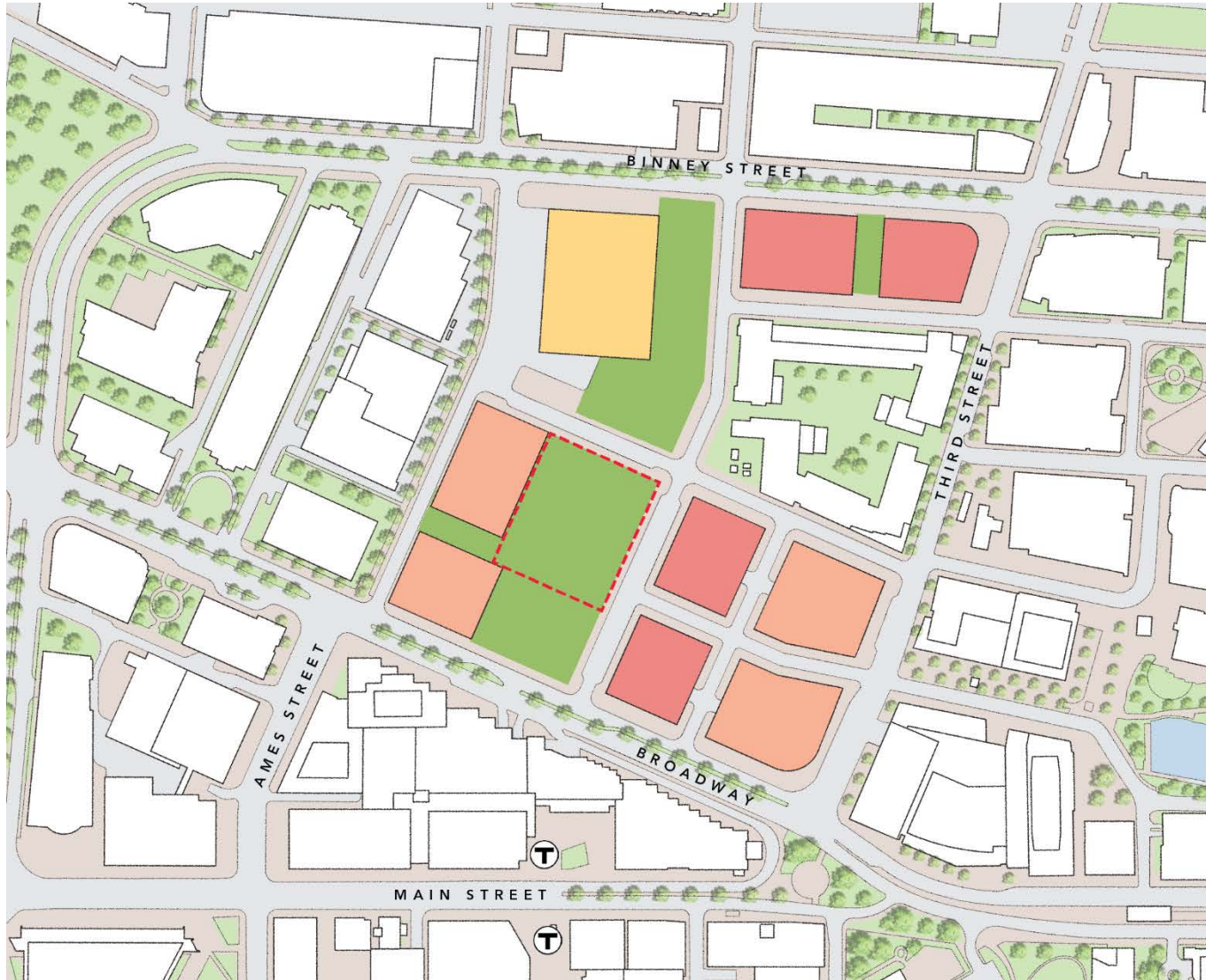


opportunity to
connect to the GSA
open space

-  RESIDENTIAL
-  COMMERCIAL
-  VOLPE NATIONAL TRANSPORTATION SYSTEMS CENTER (APPROXIMATE LOCATION)

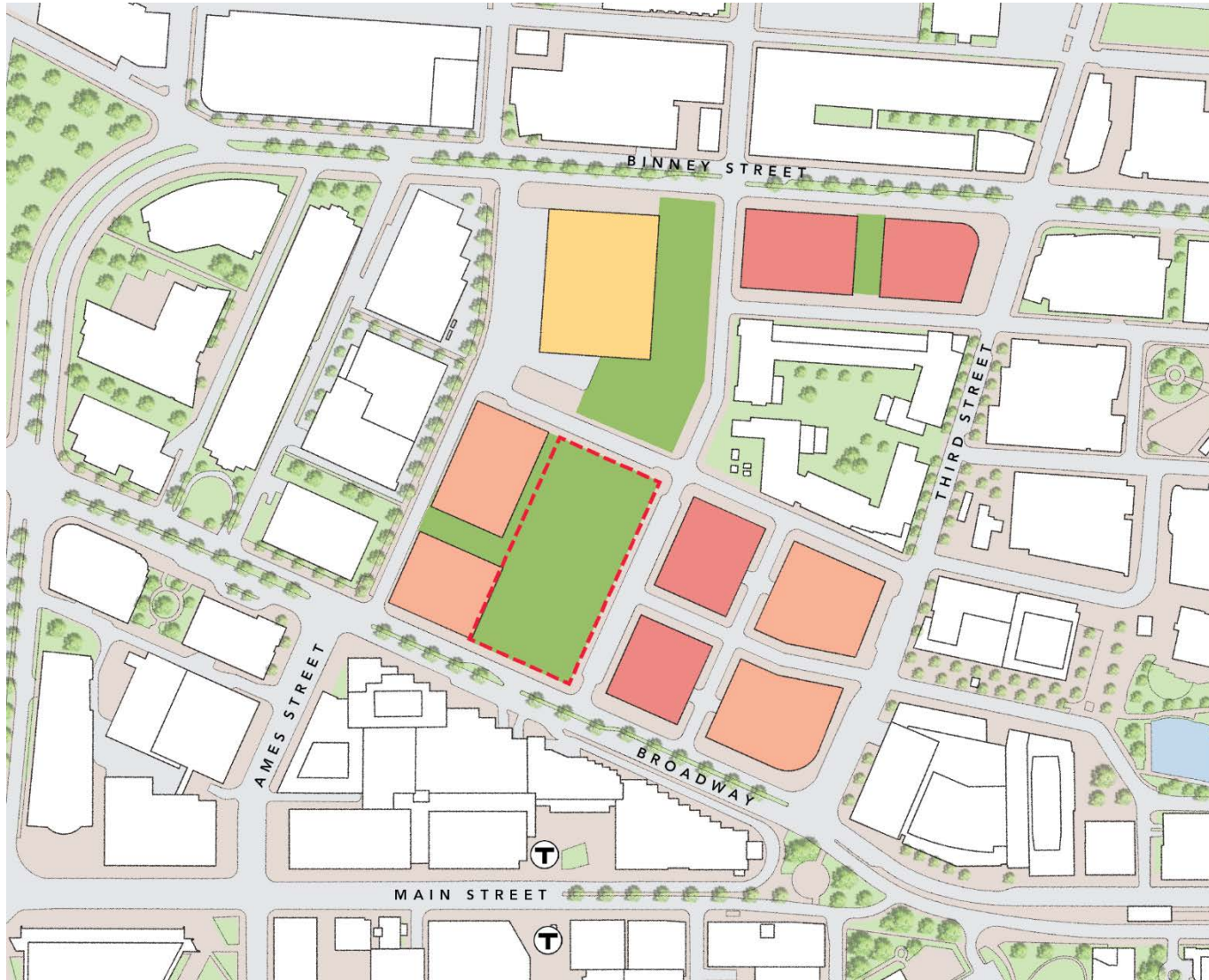
Conceptual Site Plan and Open Space

large contiguous
publicly accessible
open space



-  RESIDENTIAL
-  COMMERCIAL
-  VOLPE NATIONAL TRANSPORTATION SYSTEMS CENTER (APPROXIMATE LOCATION)

Comparison to Sennott Park on Broadway



Sennott Park Overlay



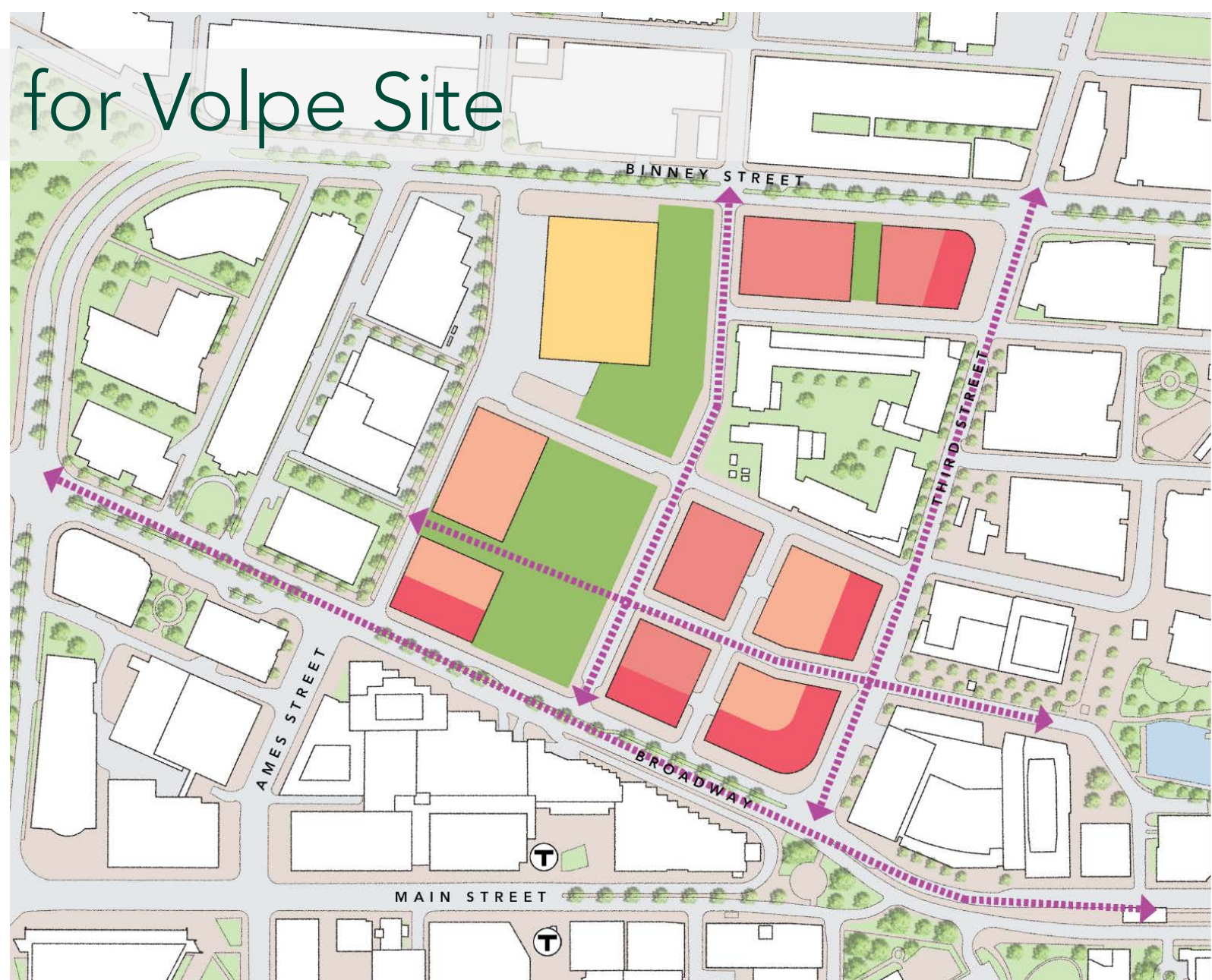
space could
accommodate a
variety of activities

-  RESIDENTIAL
-  COMMERCIAL
-  VOLPE NATIONAL TRANSPORTATION SYSTEMS CENTER (APPROXIMATE LOCATION)

Mixed Use Vision for Volpe Site

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

Housing (40%)

Market Rate

approximately
1,120+ units

Affordable

approximately
280+
permanently
subsidized units
(based on 20%
affordable)

Commercial (60%)

Office/R&D

approximately
1.7 million SF

Retail

proposed on all
important
ground floor
locations

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



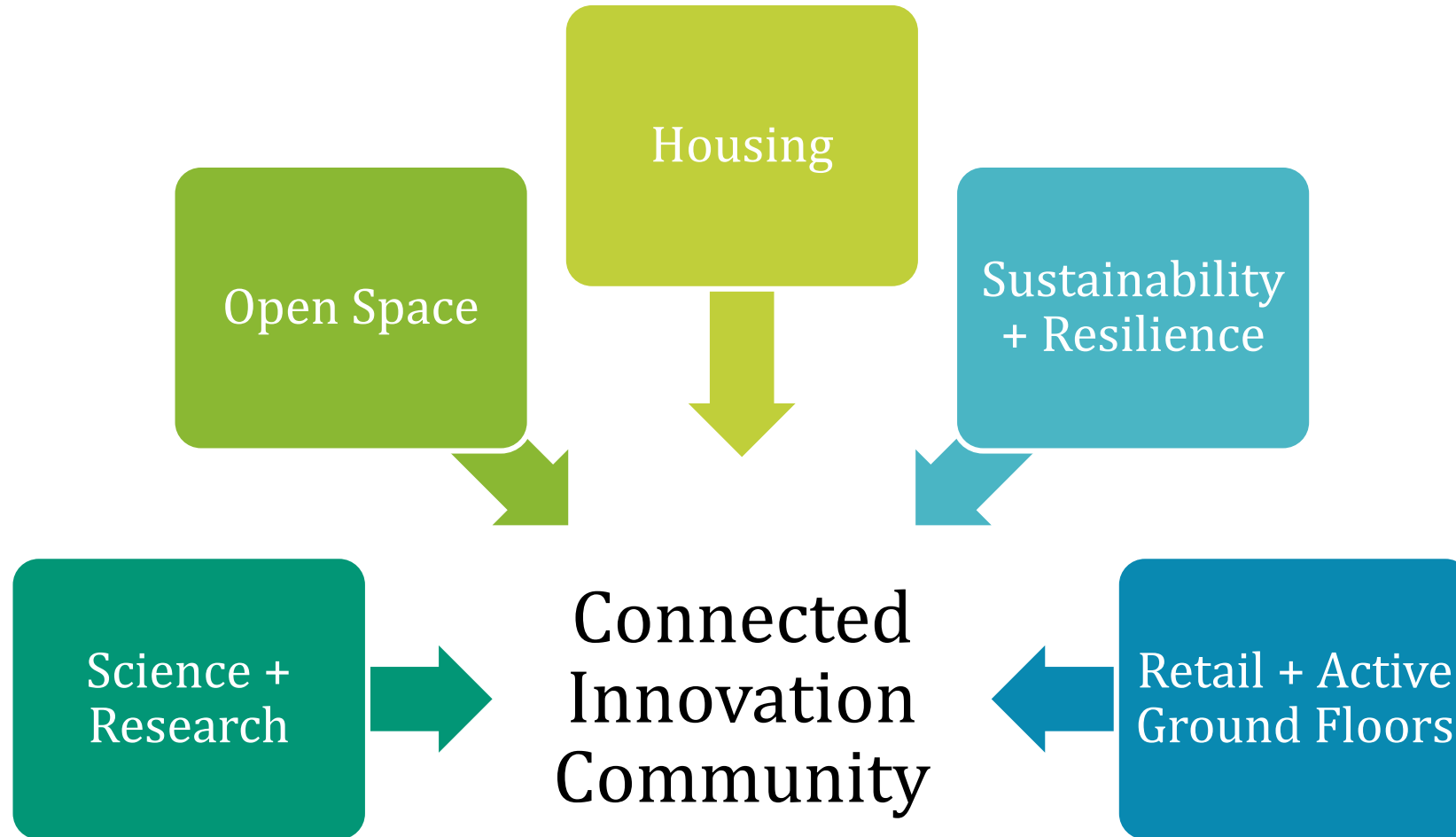
MIT is making a better world through education, research, and innovation. We support research that is developing breakthrough science, medicine, and technologies.

Publicly Accessible Open Space

Connecting the neighborhood through publicly beneficial open space.



Key Elements to Mixed Use Success



Q&A

contact us: volpemit@mit.edu

regular updates and presentations will be
available on our website:

<https://volpe.mit.edu/>