

# VOLPE MIT

## 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

# Volpe Site



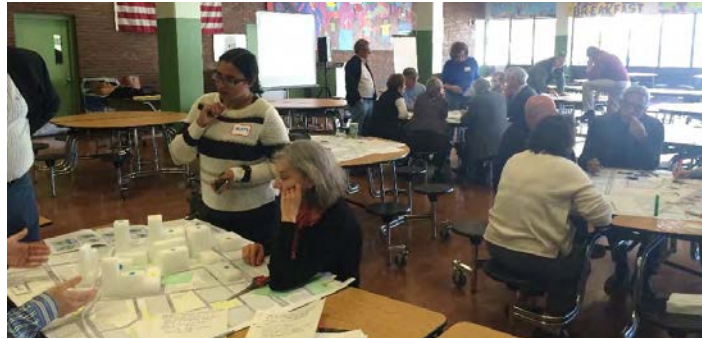
# Federal Volpe Process

- 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

2012

2013

2014

2015

2016

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*

K2 Final  
Report  
published

PUD-KS

*Planning Board  
hearings*

Connect Kendall

*Open Space  
Competition*

PUD-KS Petition

*Petition filed by  
Planning Board*

*City Council  
Ordinance*

*Committee  
hearings*

Volpe Working  
Group

*Members  
appointed*

*Meetings begin*

# 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



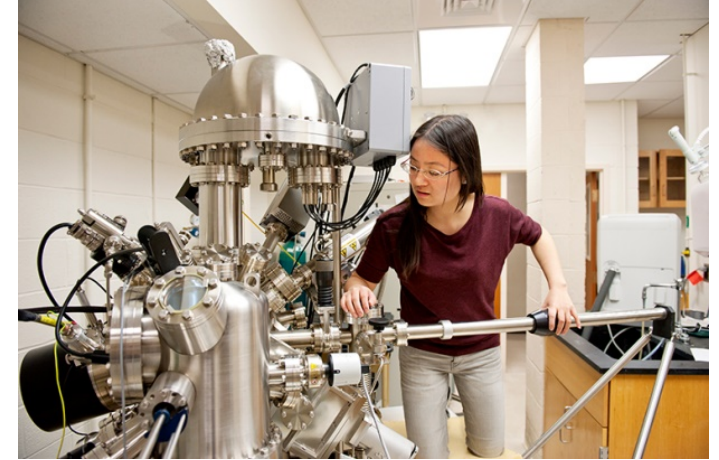
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# Volpe and the Kendall Sq Innovation Ecosystem

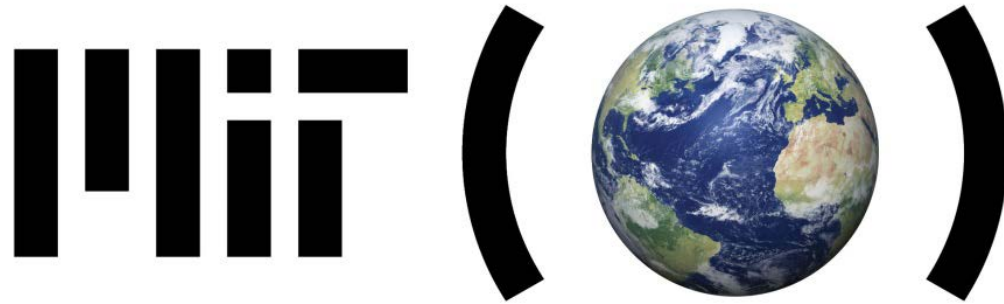
# MIT and the Innovation Ecosystem

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

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Discovery Science

Health of the Planet

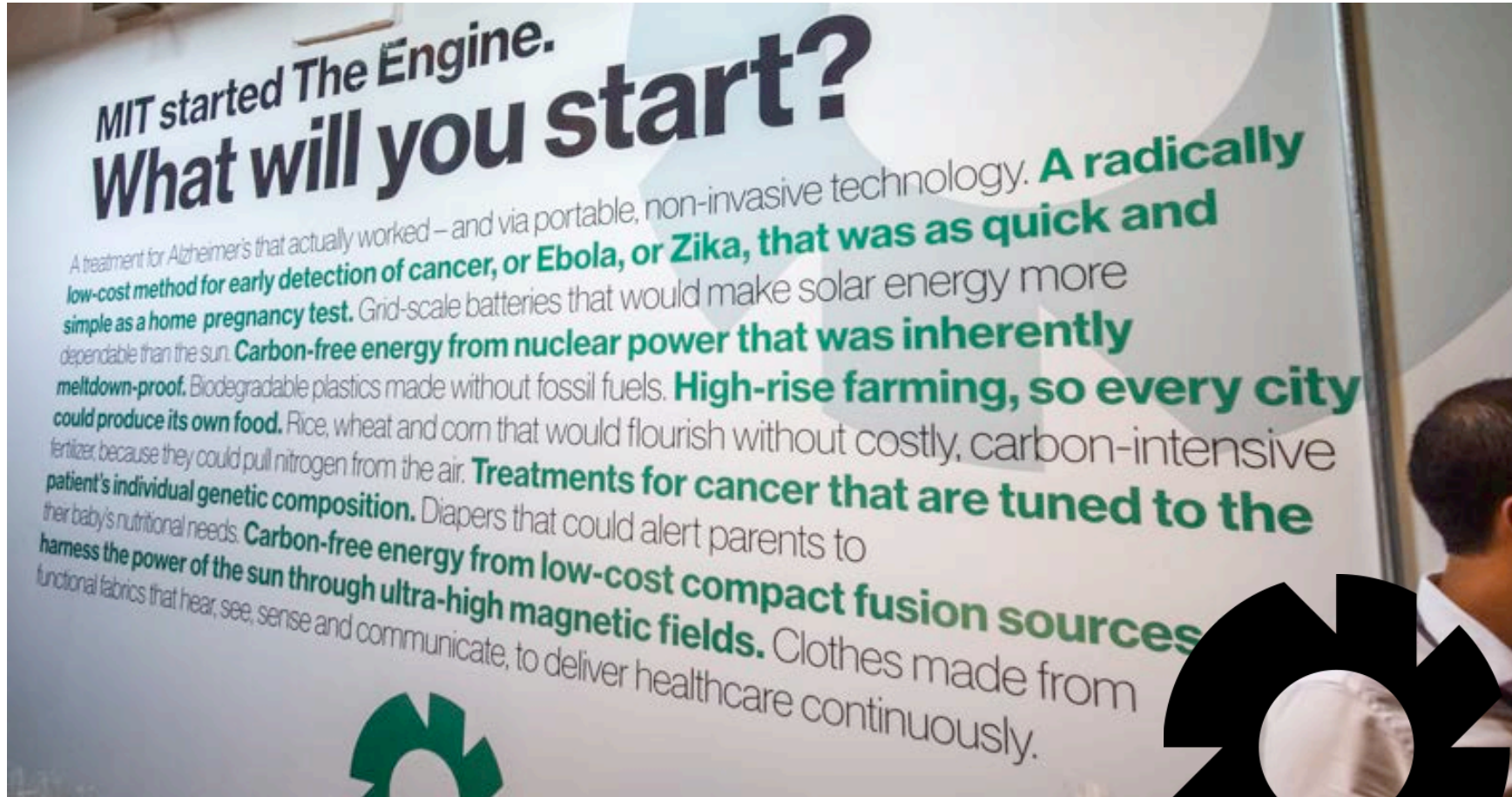
Human Health

Innovation & Entrepreneurship

Teaching, Learning, & Living

The MIT Core

# The Engine



# 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



The image features two green geometric shapes on a white background. The shape on the left is a parallelogram with a slanted right edge, containing the text 'Kendall Square Initiative Update'. The shape on the right is a trapezoid with a slanted left edge, positioned to the right of the first shape.

# Kendall Square Initiative Update

# Kendall Square Initiative Update

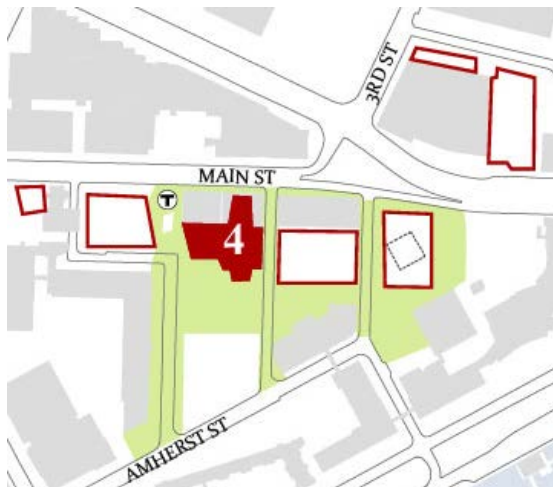


transforming  
six parking  
lots, an  
investment in  
Kendall's  
future  
with extensive  
community  
input

# 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



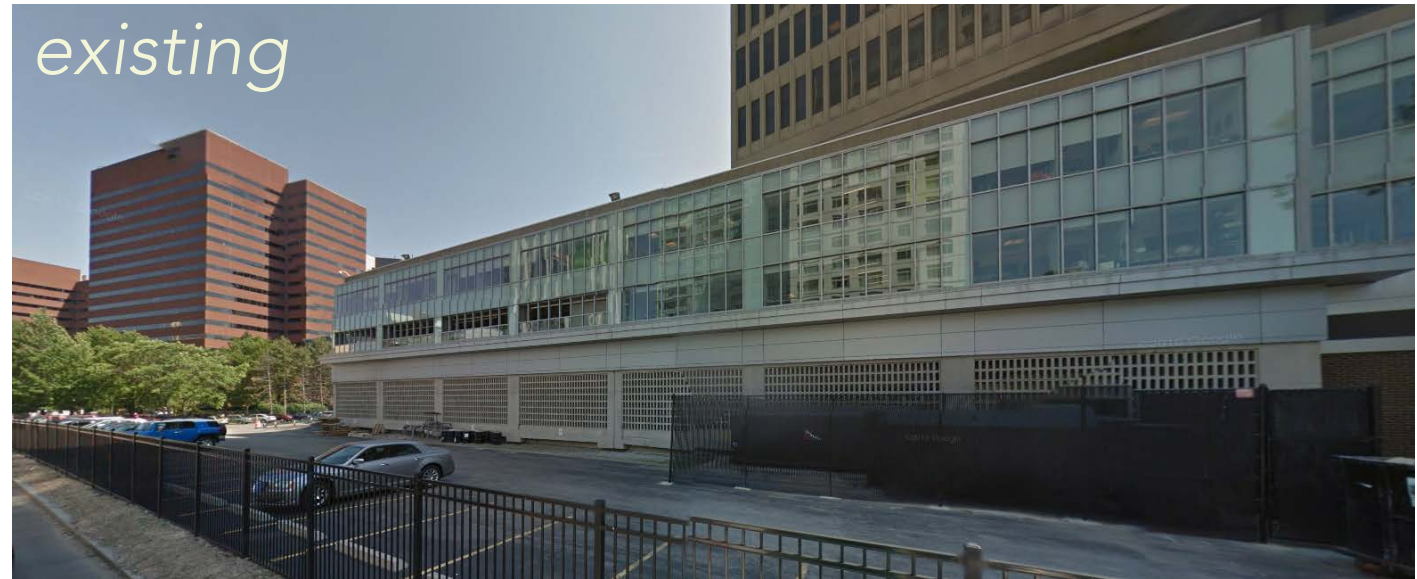
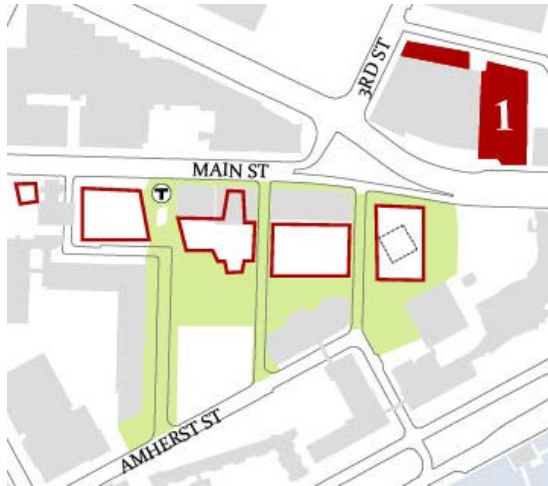
- Working closely with the city to improve transportation services



# 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



# 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 trapezoid appearing to be behind the parallelogram's right edge.

# 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)

# Existing Conditions – Limited Access

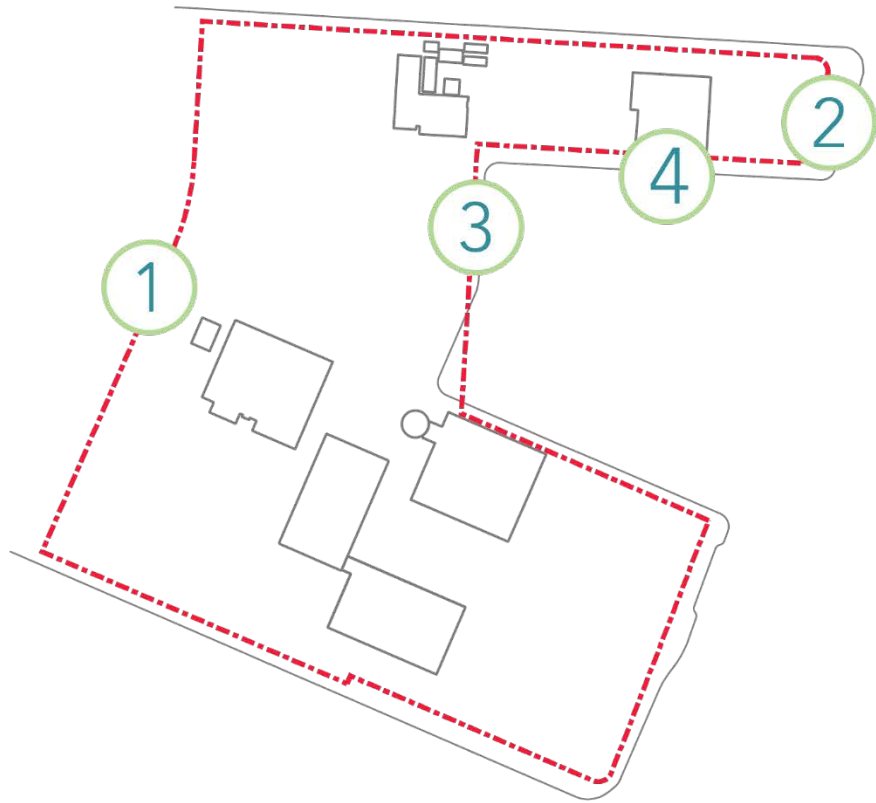


the current condition has many barriers, limited access from neighborhood to Kendall Square

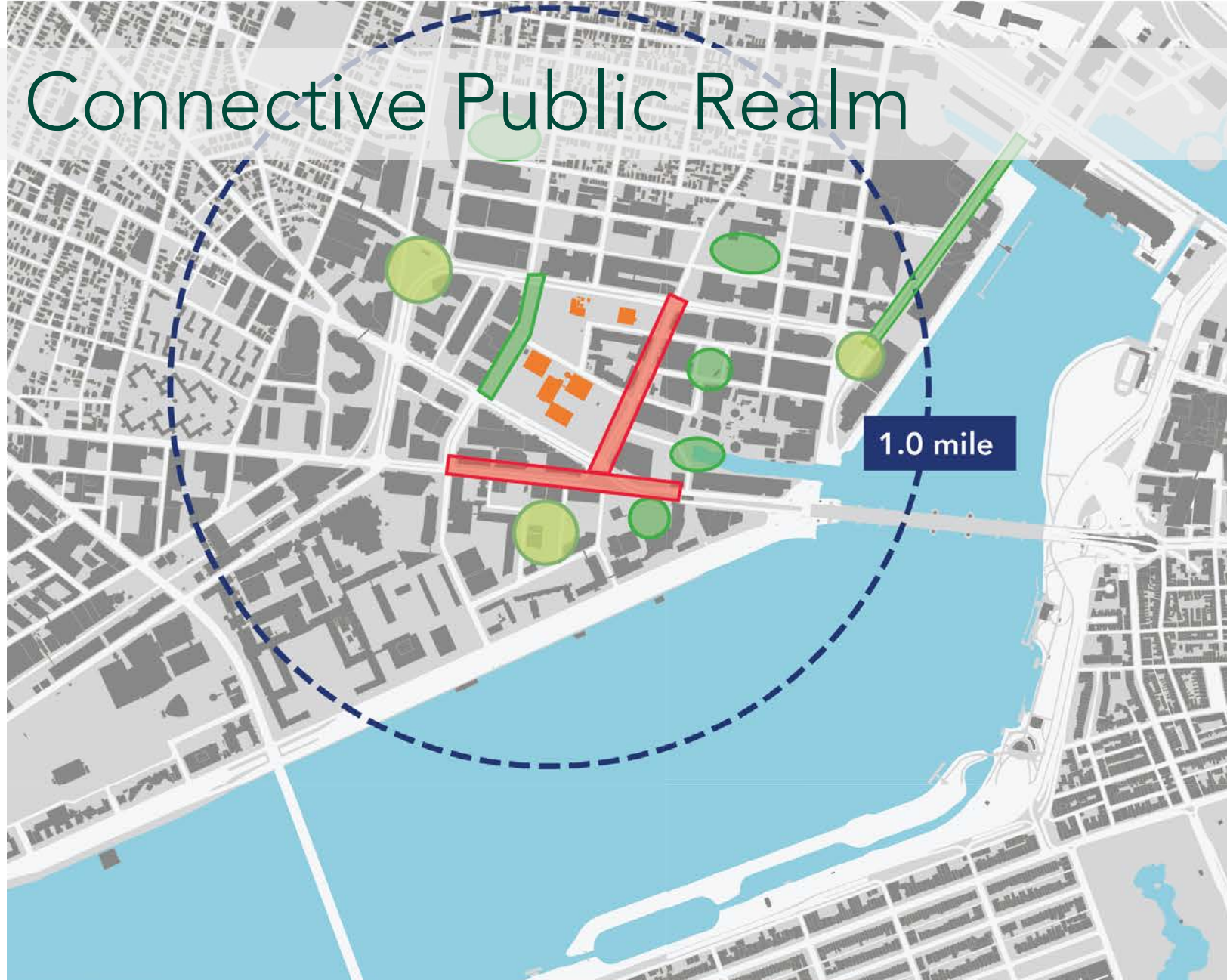
- FENCE
- ..... BOLLARDS
- - - - - JERSEY BARRIERS



# Existing Conditions



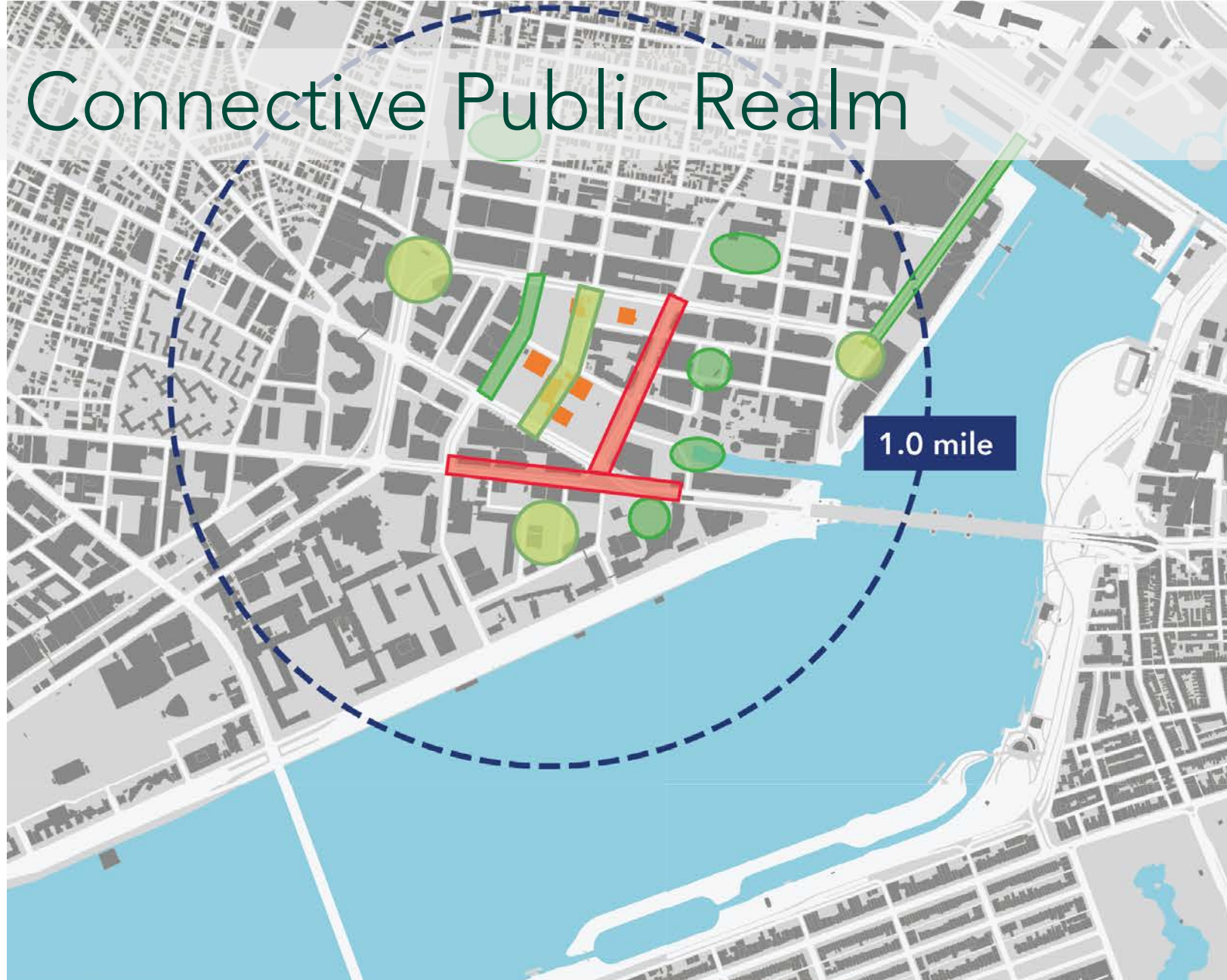
# Connective Public Realm





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

-  EXISTING OPEN SPACE
-  FUTURE PARK SPACE
-  ACTIVE STREETScape

# Community Connectivity

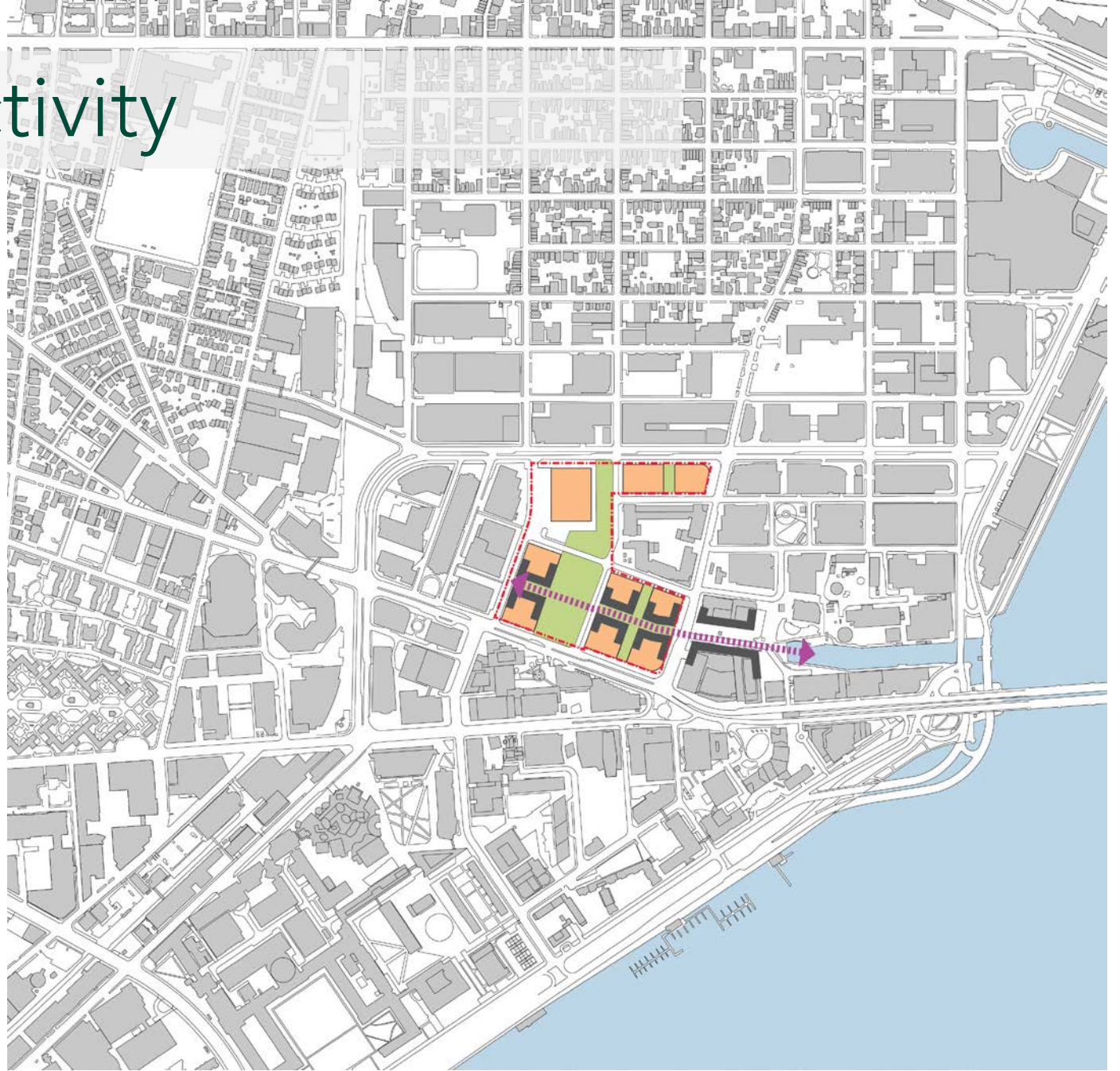
once in a lifetime  
opportunity to  
bring community  
together

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



# Community Connectivity

east-west  
connections to the  
canal



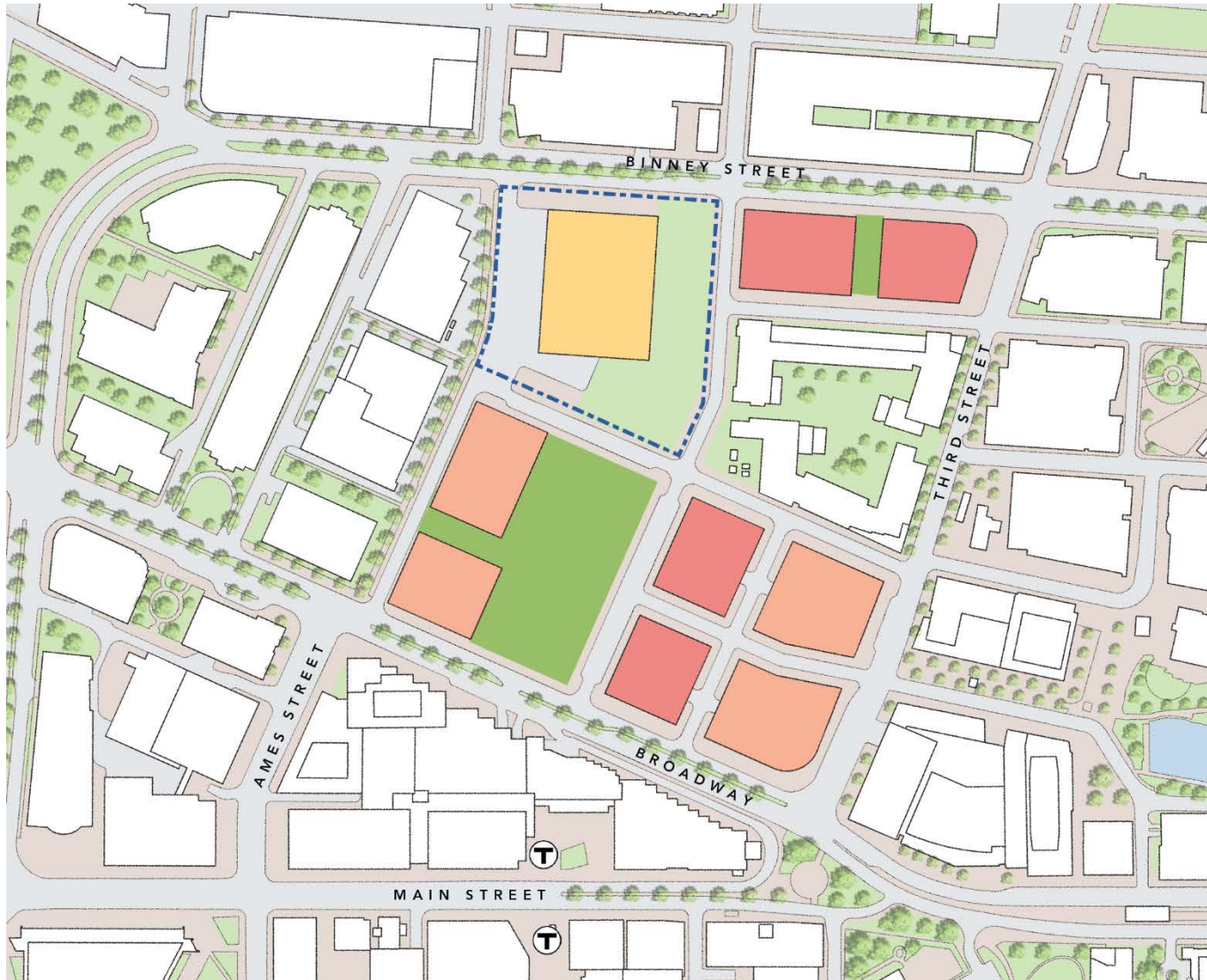
# Conceptual Site Plan and Open Space



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

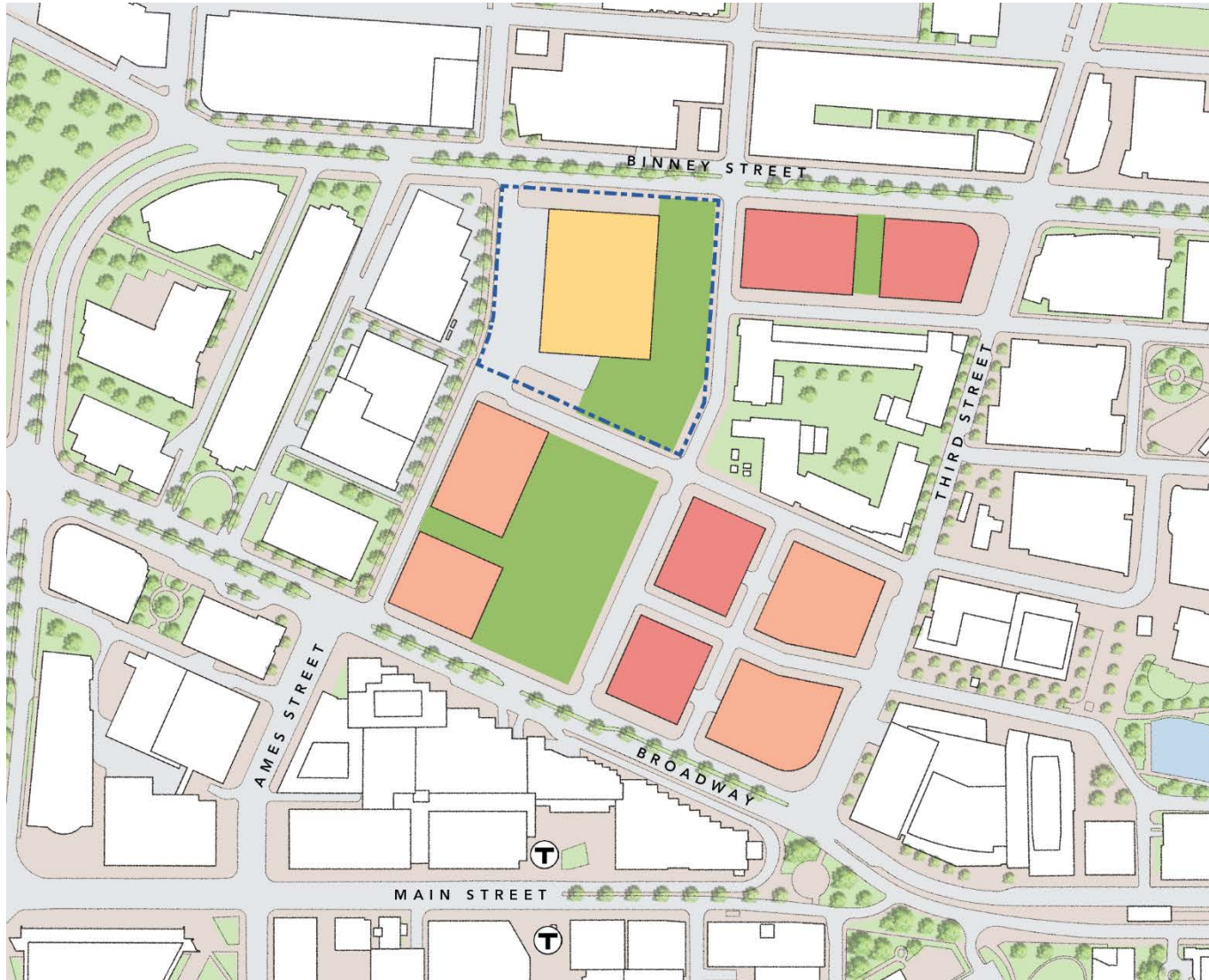


open space centers  
on the connection  
to the community

accommodates 8  
non-Volpe building  
footprints

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

# Conceptual Site Plan and Open Space



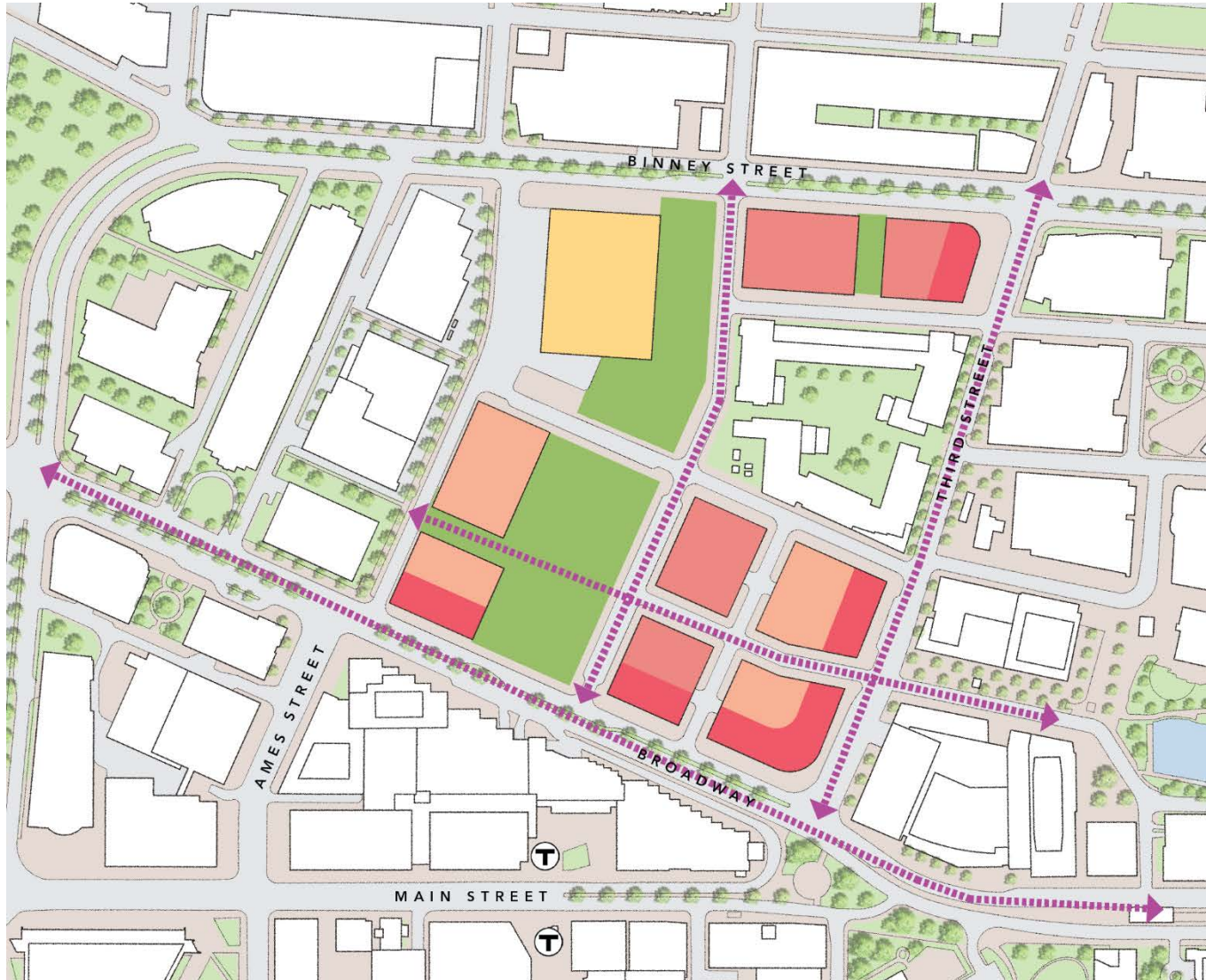
plan connects open space with Volpe site

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

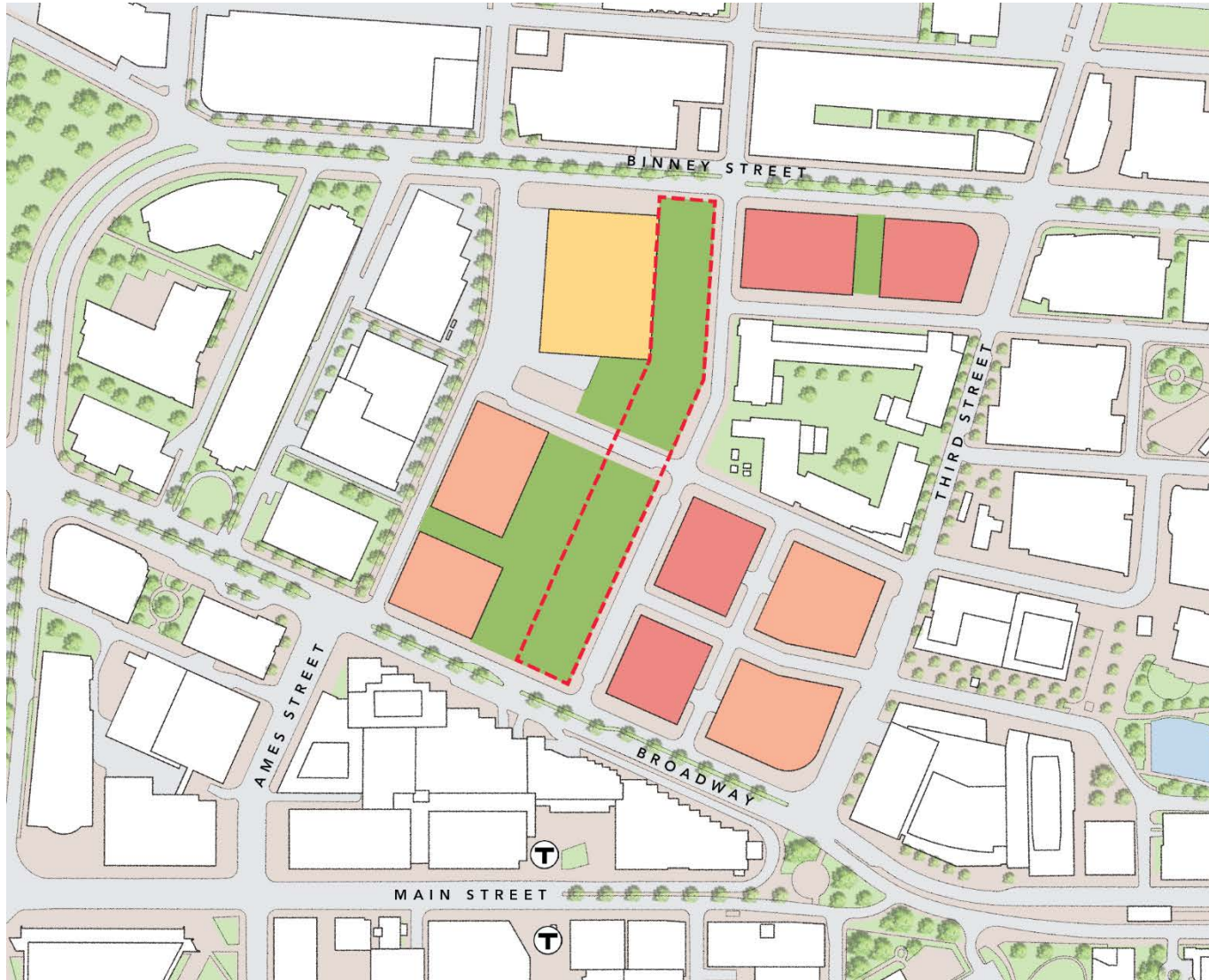


new buildings will activate 3rd Street and Broadway

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

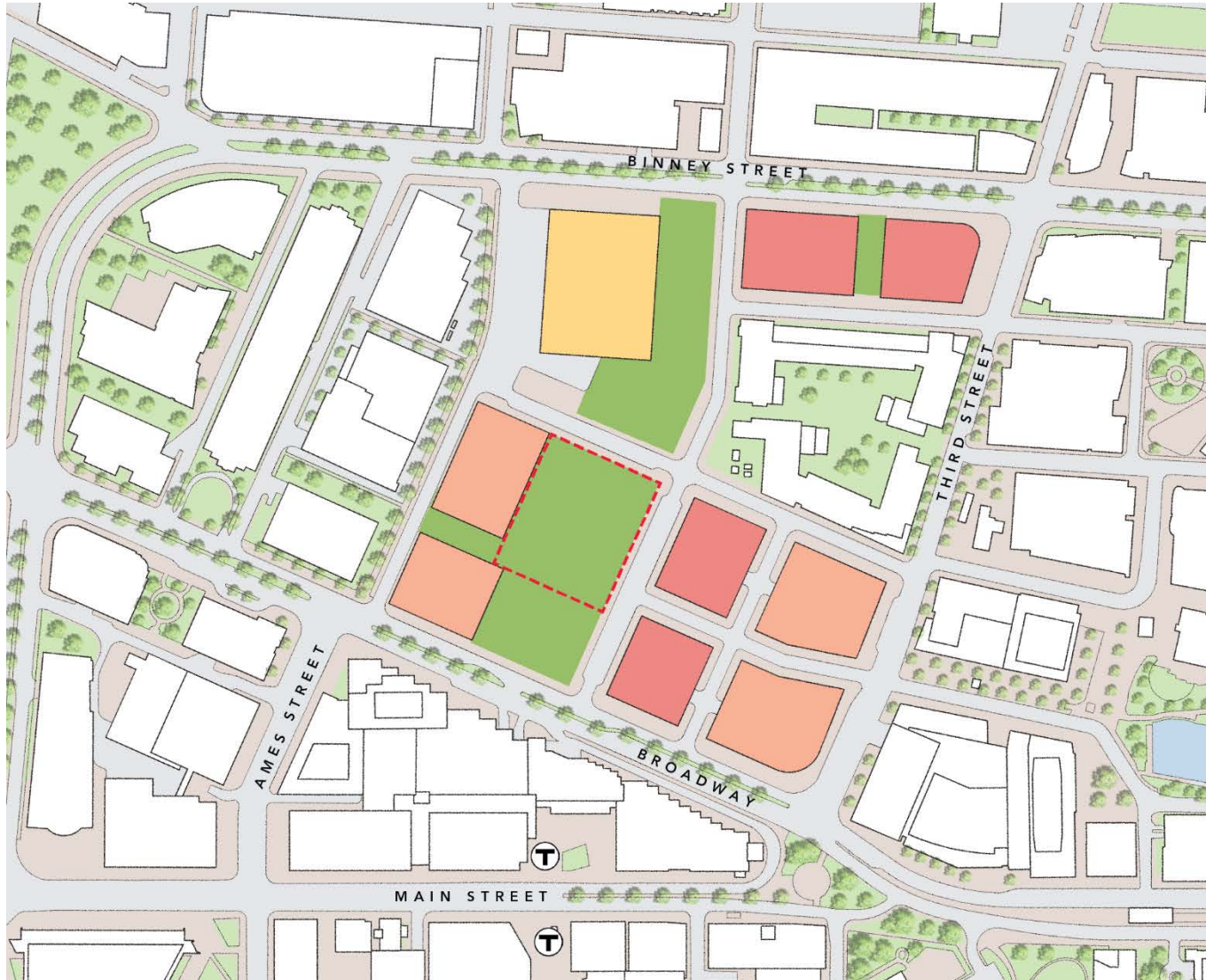


opportunity to  
connect to the GSA  
open space

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

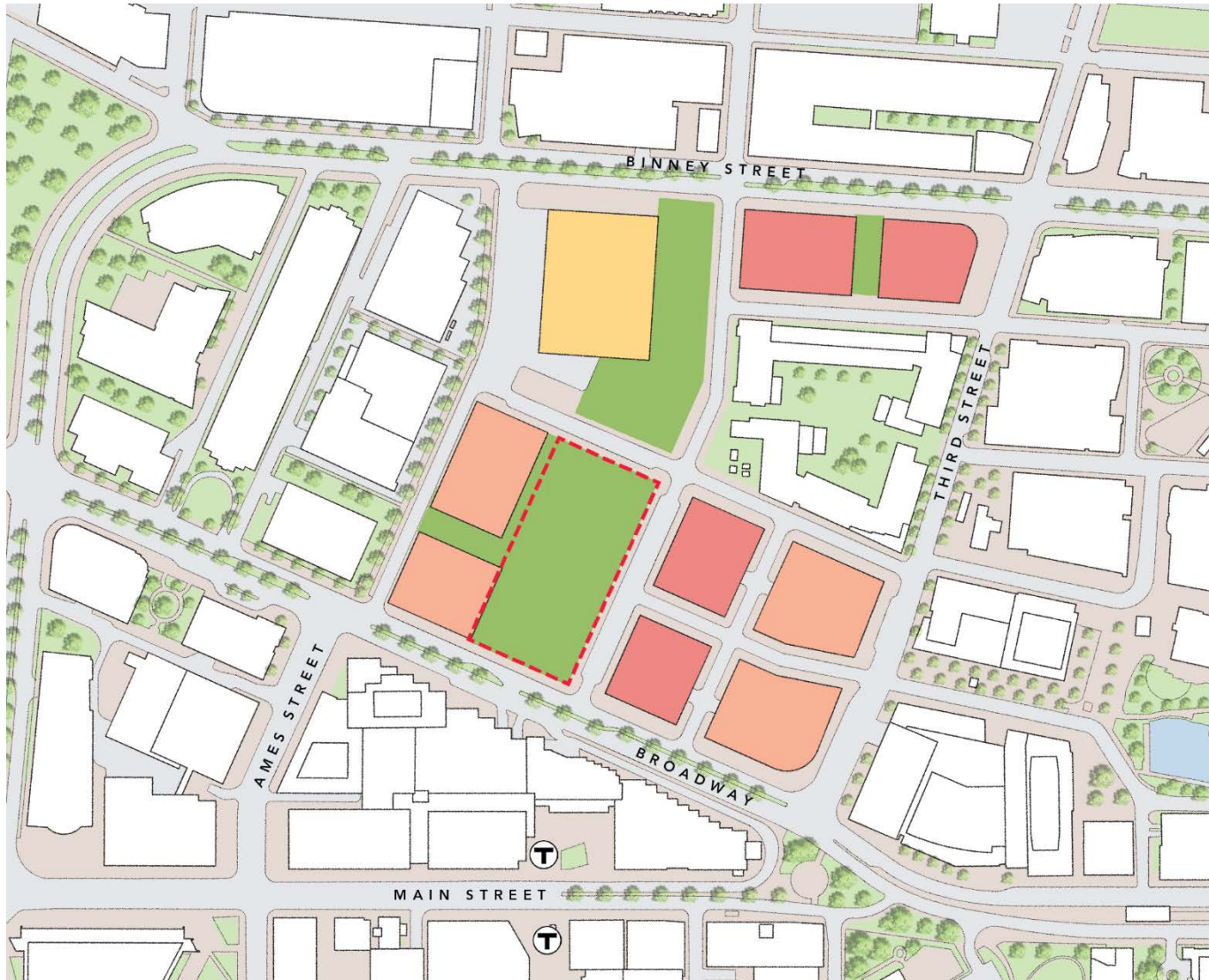
# Conceptual Site Plan and Open Space

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)

# Open Space Inspiration/Community Process



# Open Space Inspiration/Community Process



# Open Space Inspiration/Community Process





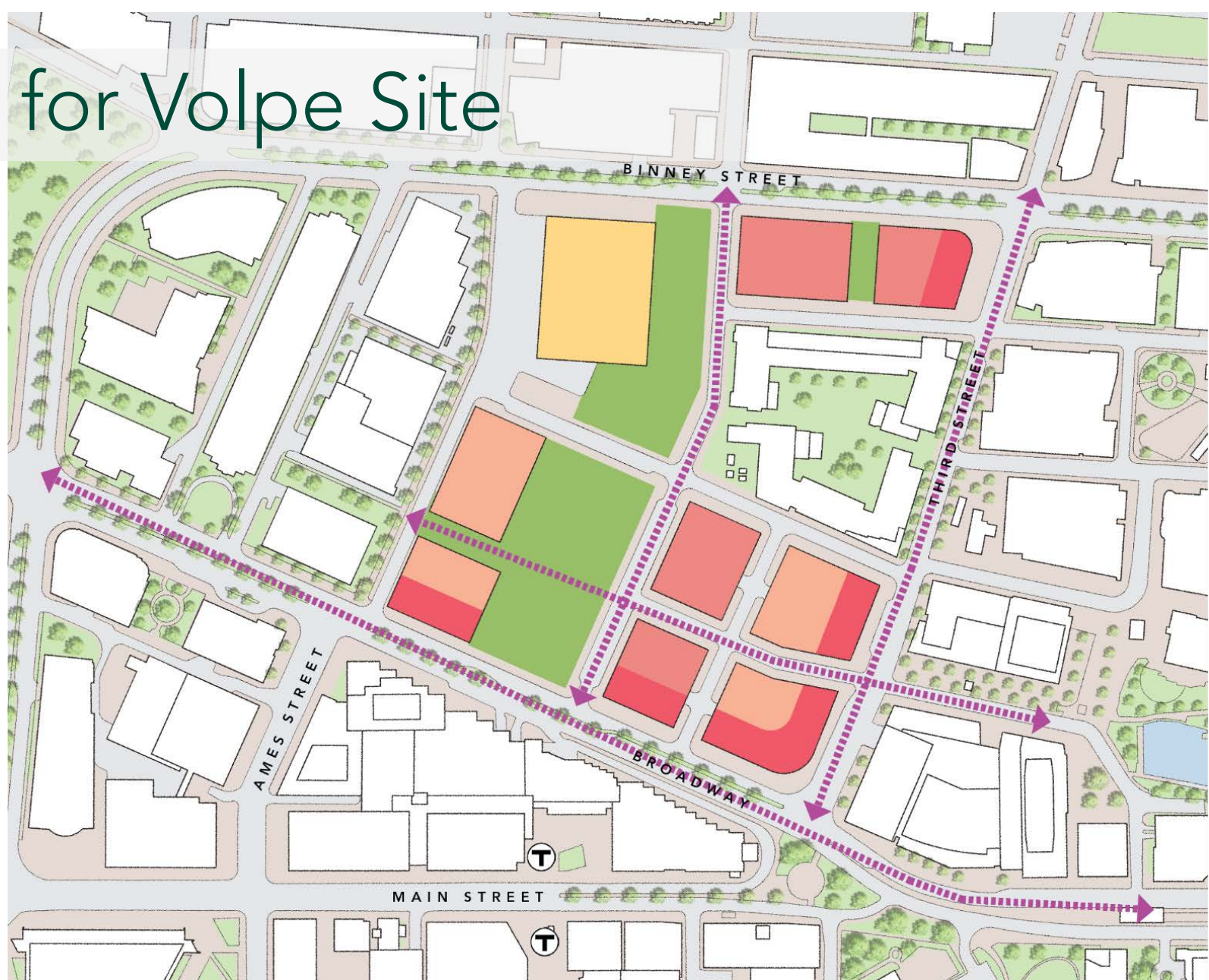
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# Volpe General Design Thinking

# 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**

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ranging from  
135-500+ feet

## **Publicly Beneficial Open Space**

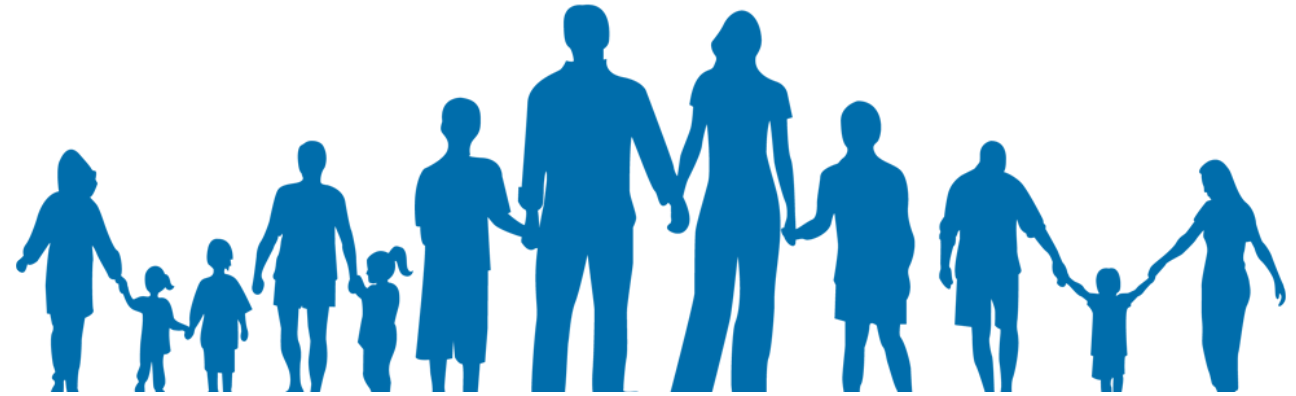
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Over 3 acres,  
including 2+ acres of  
contiguous space  
(30% of MIT land)

# 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



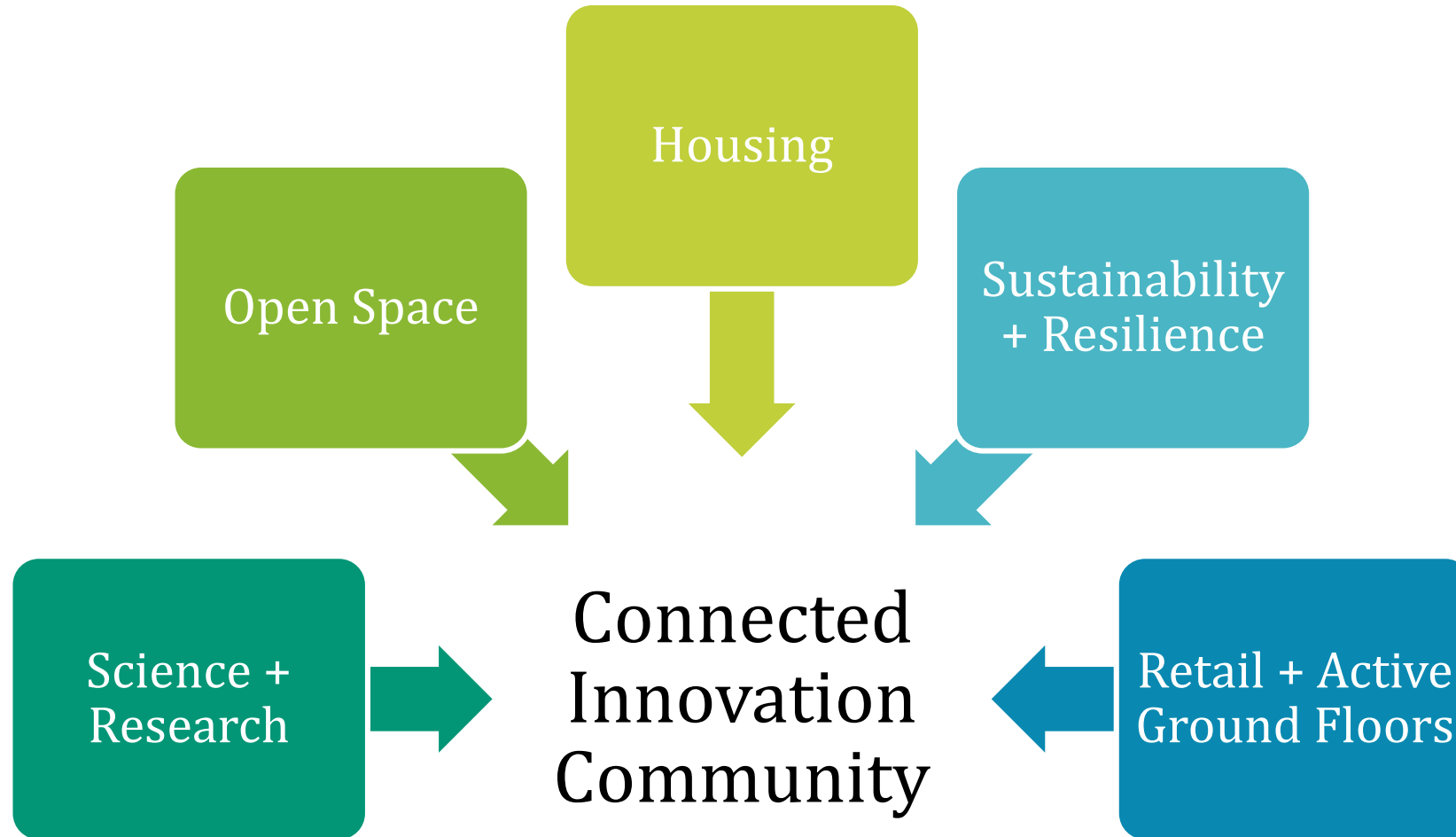
*MIT is making a better world through education, research, and innovation. We support research that is developing breakthrough science, medicine, and technologies.*

## 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](mailto:volpemit@mit.edu)

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