

**Massachusetts Institute of Technology
East Campus Urban Design Study**

MIT and Cambridge Community Forum

**Mack Scogin Merrill Elam Architects
Michael Van Valkenburgh Associates
Greenberg Consultants
HR&A Advisors
VHB
Atelier Ten**

12 February 2014

Community Forum Schedule

November 7, 2013

MIT Community Forum

November 14, 2013

Cambridge Community Forum

December 11, 2013

MIT Community Forum

December 12, 2013

Cambridge Community Forum

February 12, 2014

MIT and Cambridge Community Forum

Principles / Strategies

- Principle 1:** As a Gateway, the East Campus project will be emblematic of MIT in the 21st Century.
- Principle 2:** The project will engage and enrich Kendall Square as the most densely populated innovation center in the world, and an important cultural, business and social partner of MIT.
- Principle 3:** Developing economically viable commercial research buildings integrated with the overall vision for the East Campus plan will be essential to the plan's success.
- Principle 4:** The utilization of landscape and architecture will provide:
- a. A unique blending of city and campus,
 - b. Increased connectivity and,
 - c. An enhanced sense of place,
 - d. A sustainable urban ecosystem
- Principle 5:** The project will embody an "MIT-ness" both in its process and product

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Scheme A

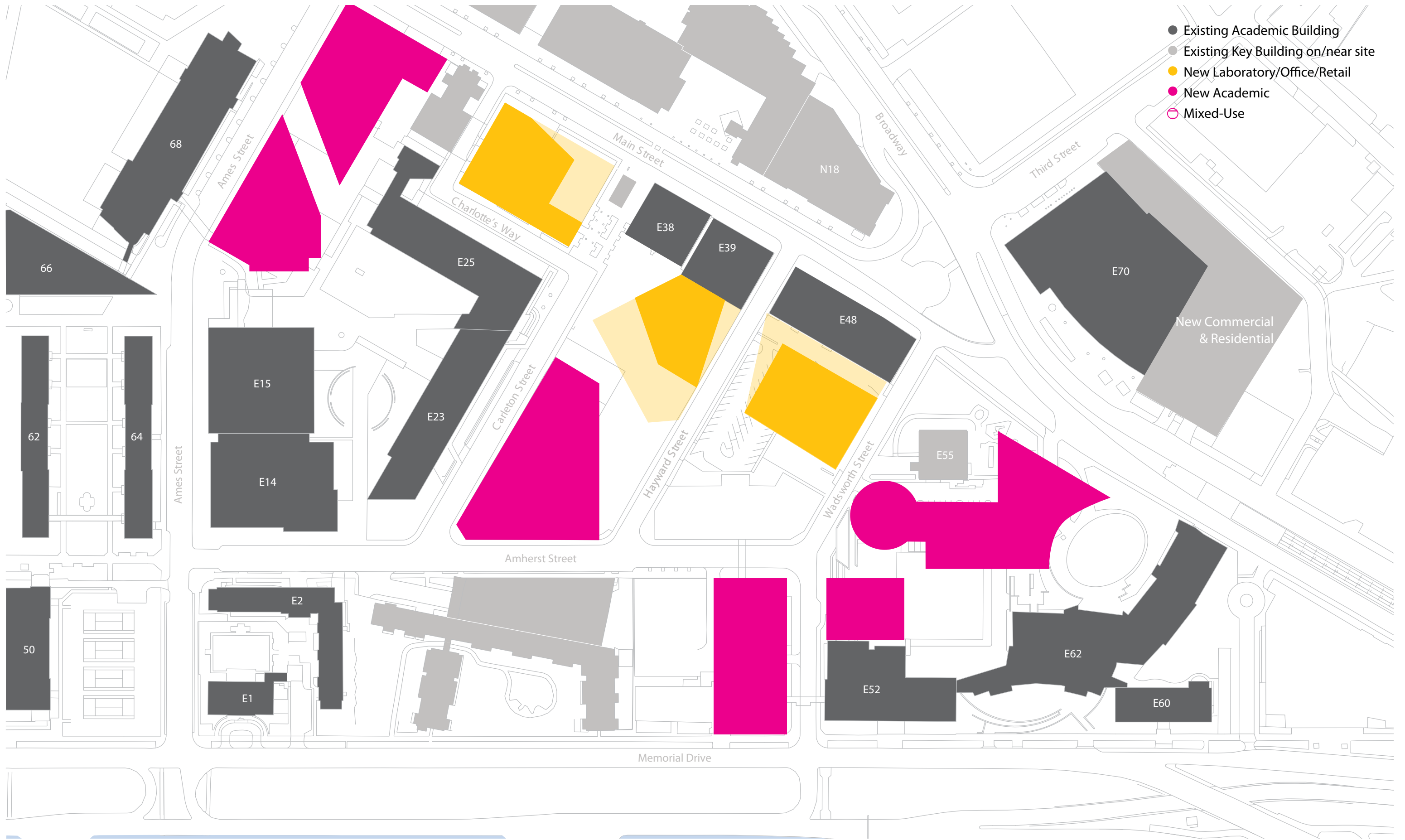


Scheme B

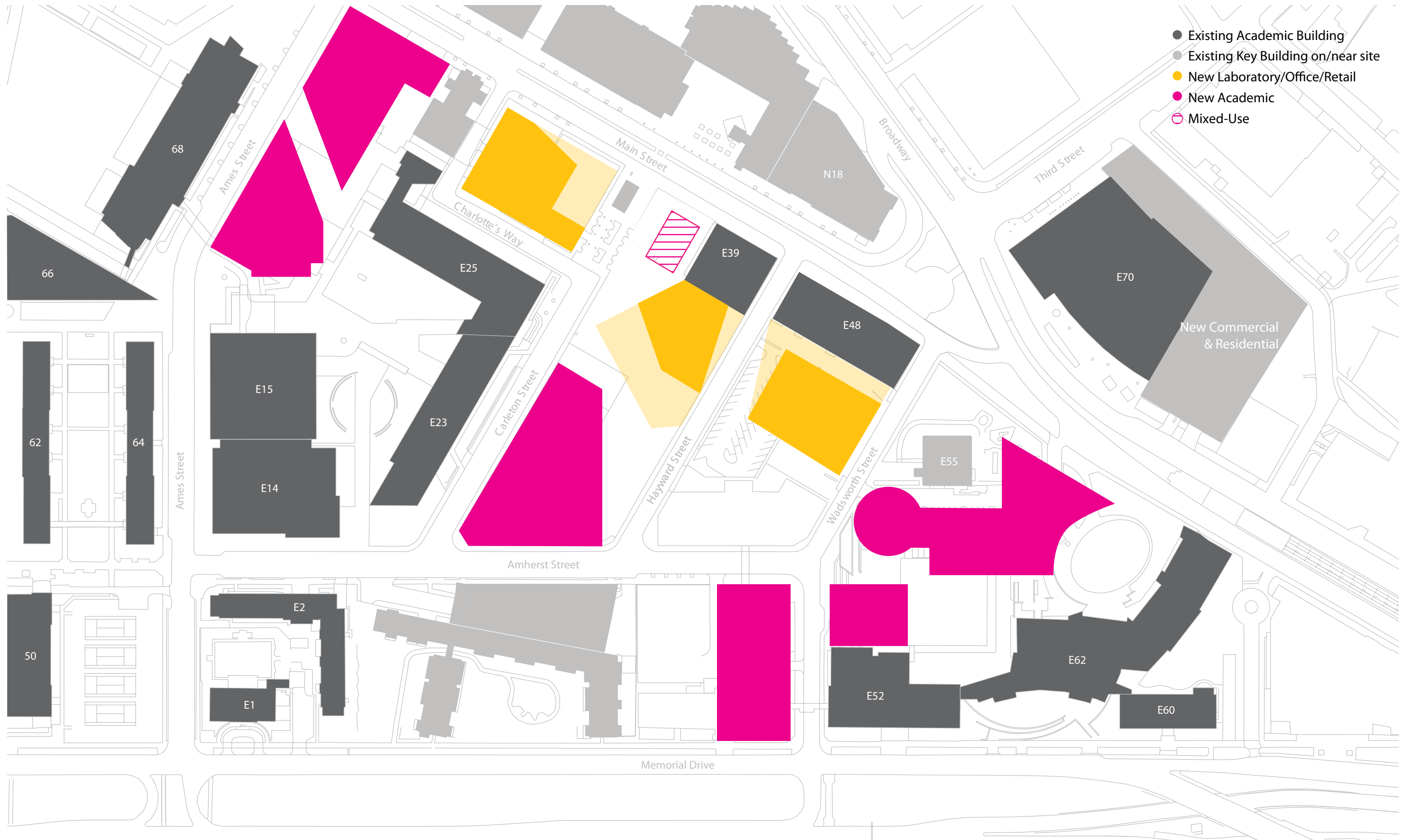


Scheme C

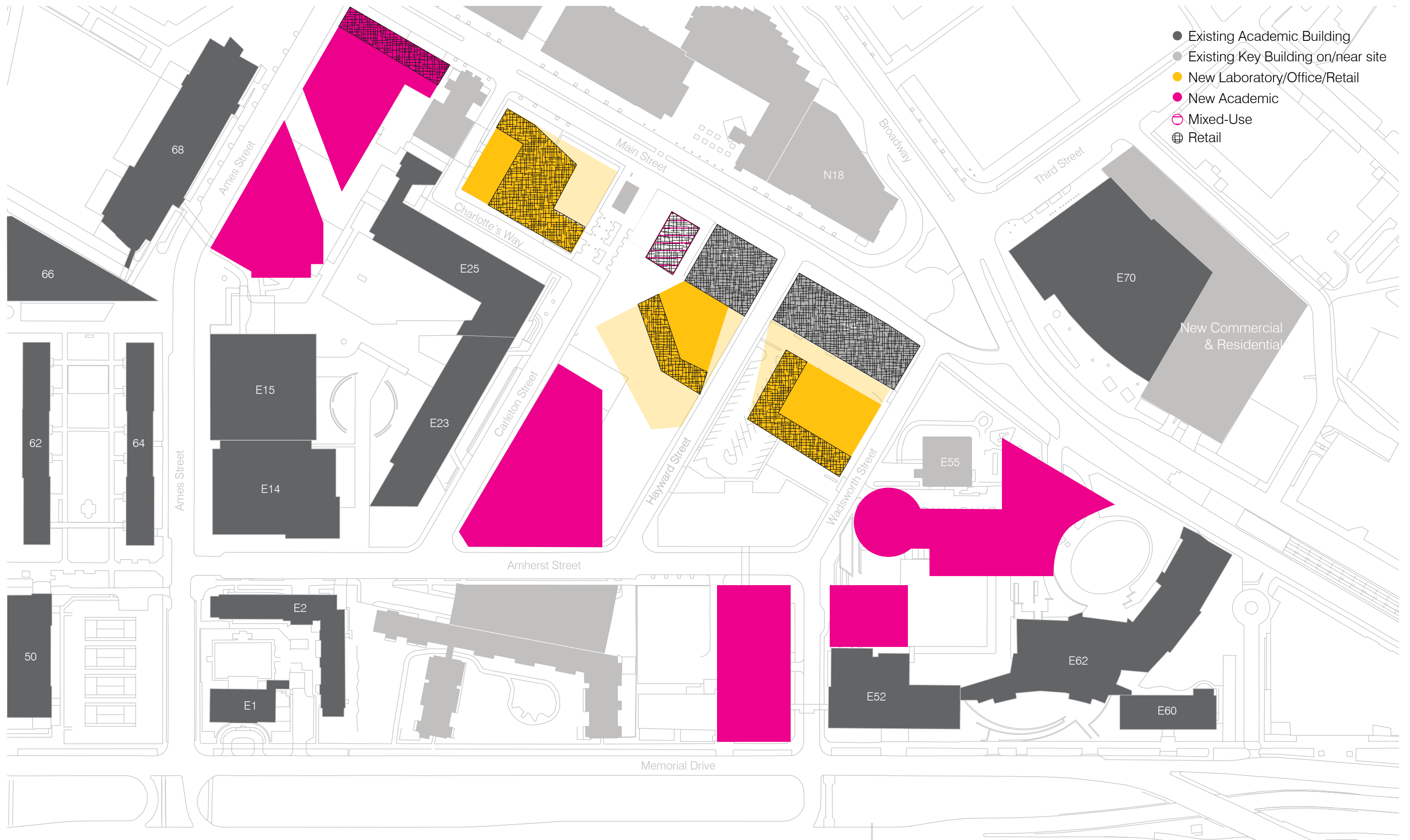




- Existing Academic Building
- Existing Key Building on/near site
- New Laboratory/Office/Retail
- New Academic
- Mixed-Use



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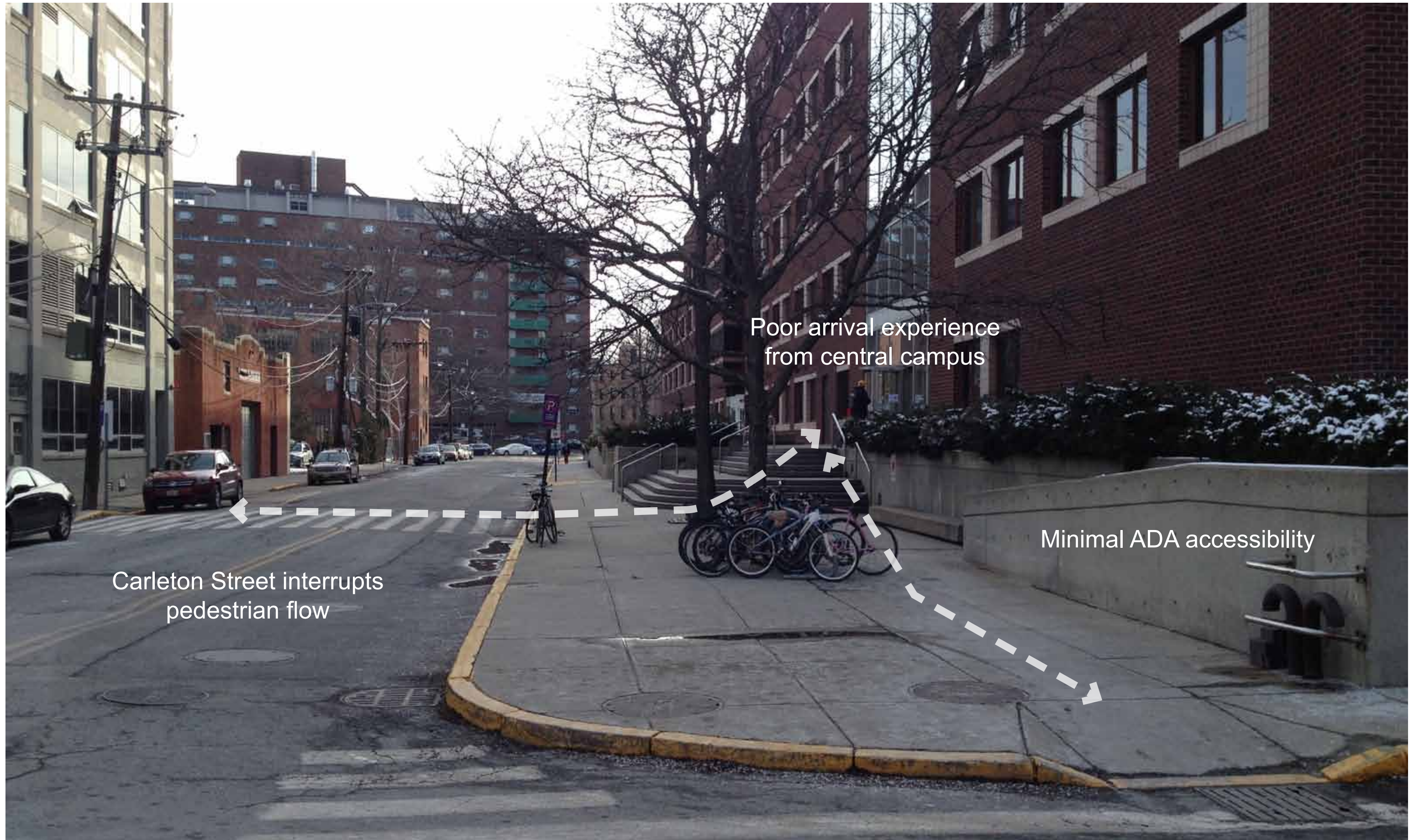


- Existing Academic Building
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- Mixed-Use
- Retail





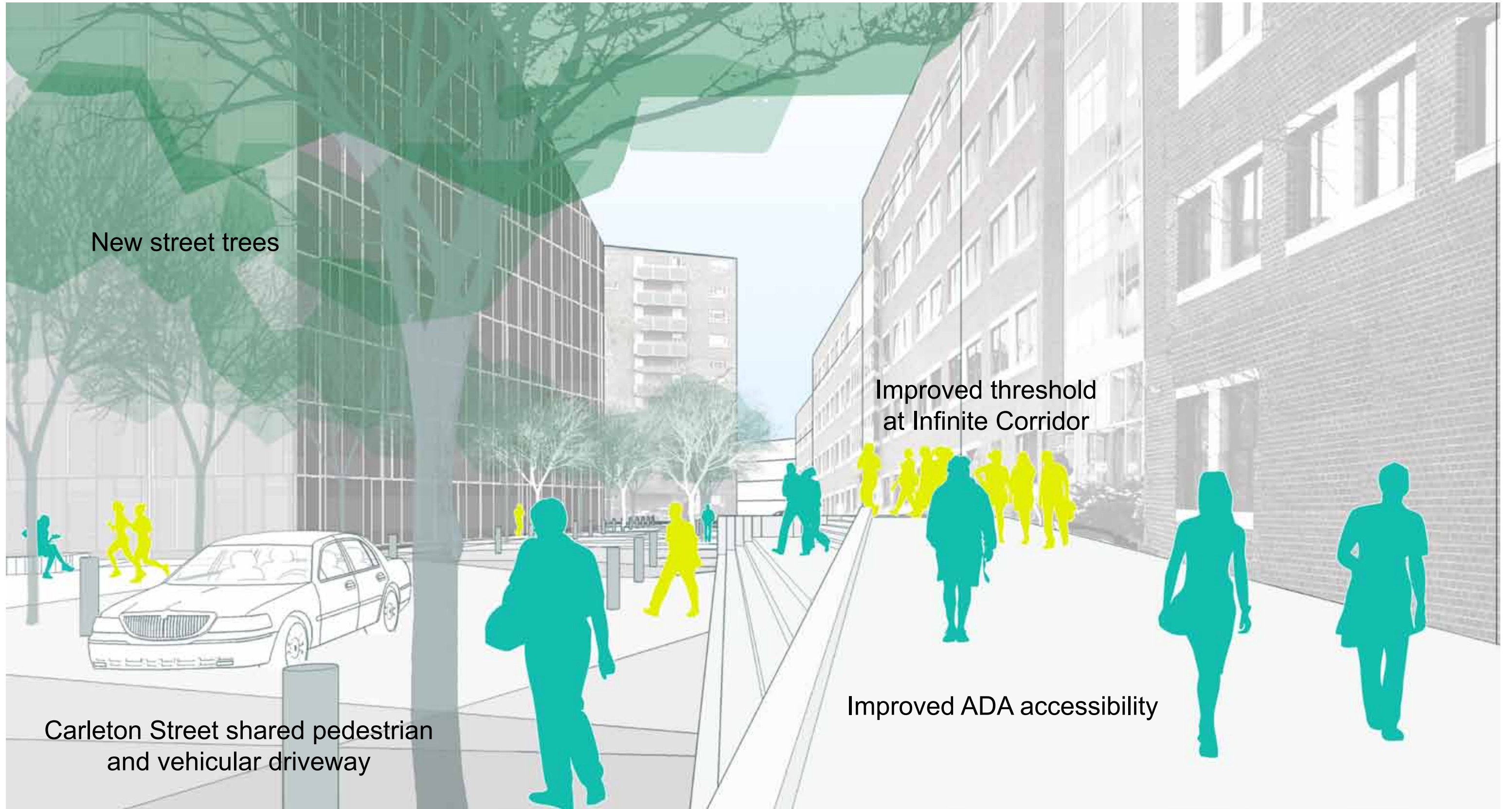




Carleton Street interrupts pedestrian flow

Poor arrival experience from central campus

Minimal ADA accessibility



New street trees

Improved threshold
at Infinite Corridor

Improved ADA accessibility

Carleton Street shared pedestrian
and vehicular driveway



Poor quality streetscape on Amherst

No visual or pedestrian connection to river

No crosswalk



New street trees

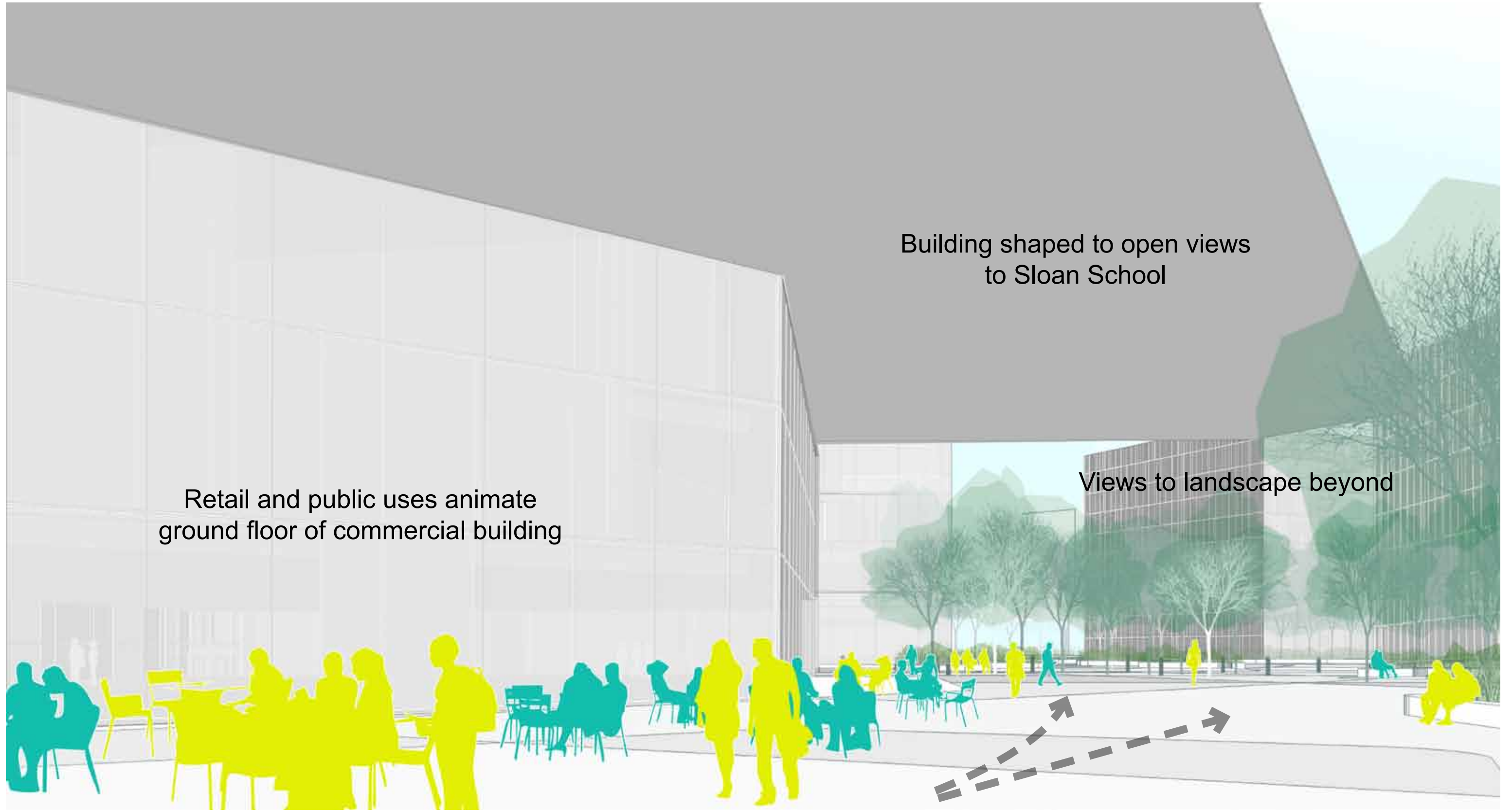
New pedestrian and visual connection to river

New crosswalk



Historic buildings present
back side to campus

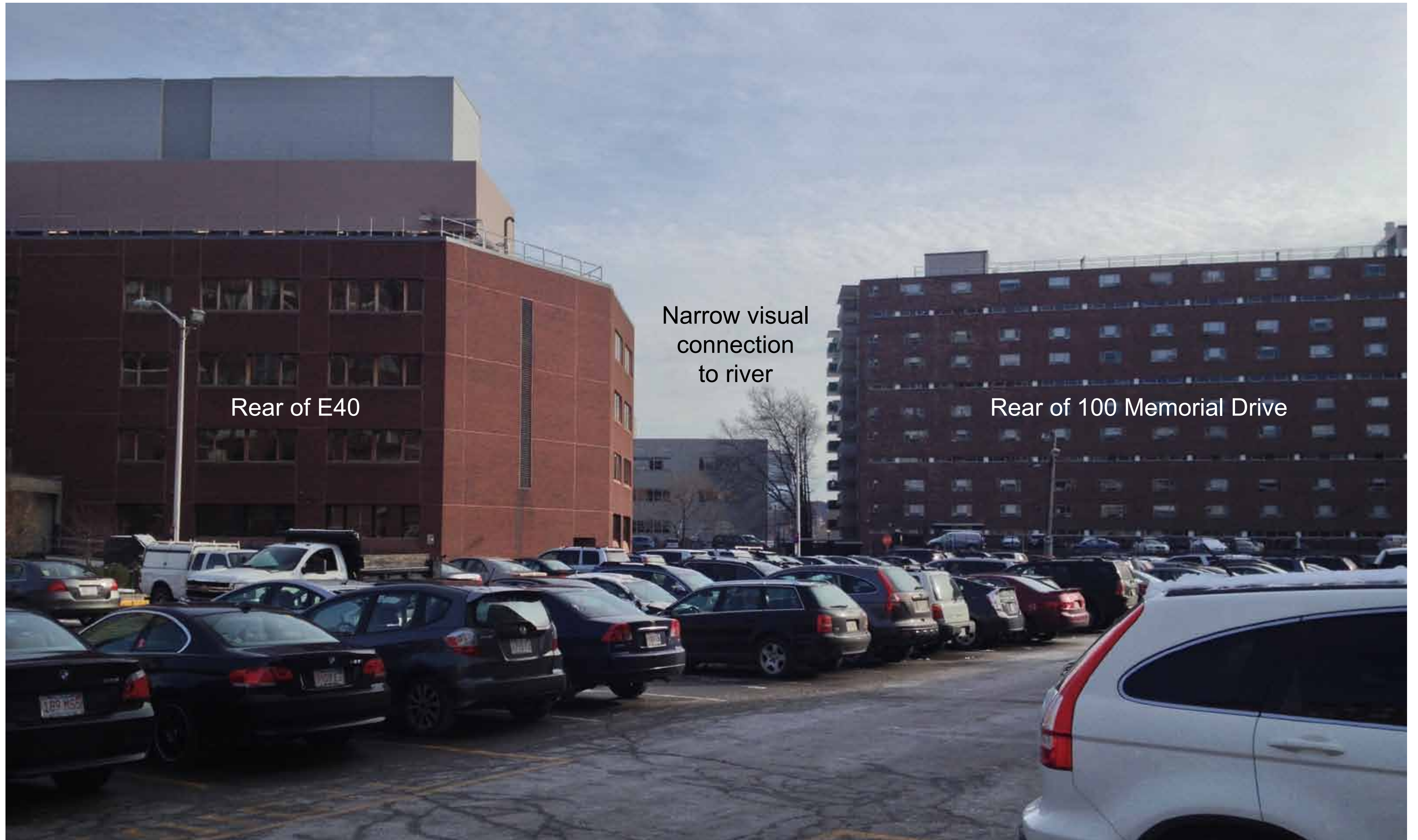
Poorly defined connection to
Sloan School



Building shaped to open views
to Sloan School

Retail and public uses animate
ground floor of commercial building

Views to landscape beyond



Rear of E40

Narrow visual
connection
to river

Rear of 100 Memorial Drive

Proposed academic building
frames landscape

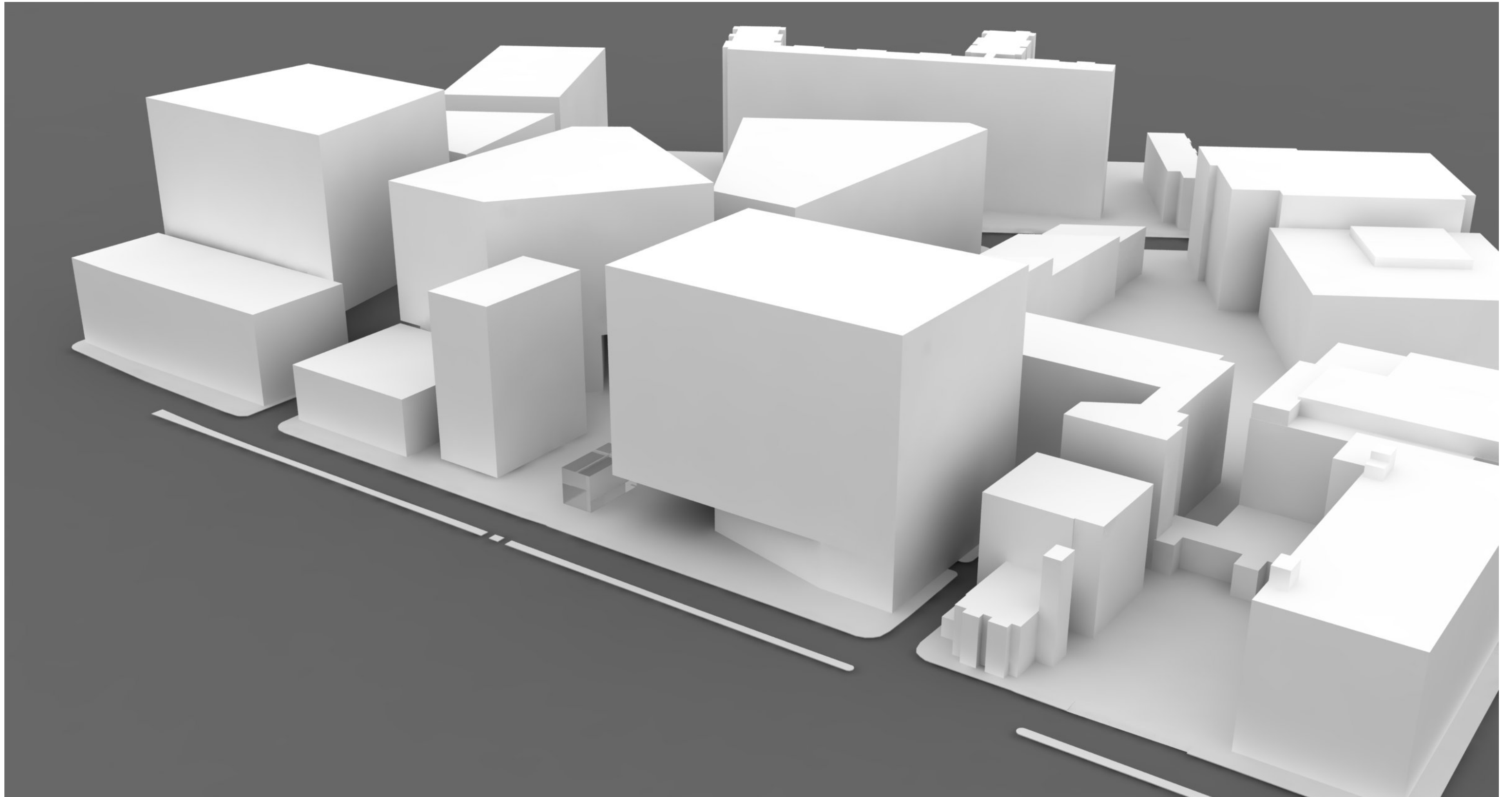
Proposed academic building
frames landscape

More generous landscape
connection
to Charles River

Deciduous trees and flowering shrubs create a
comfortable microclimate around landscape edge

Landscape plaza

Many seating and gathering spaces
embedded in landscape edge





E38 creates a barrier between Main Street and East Campus

Public plaza at north side of Main Street

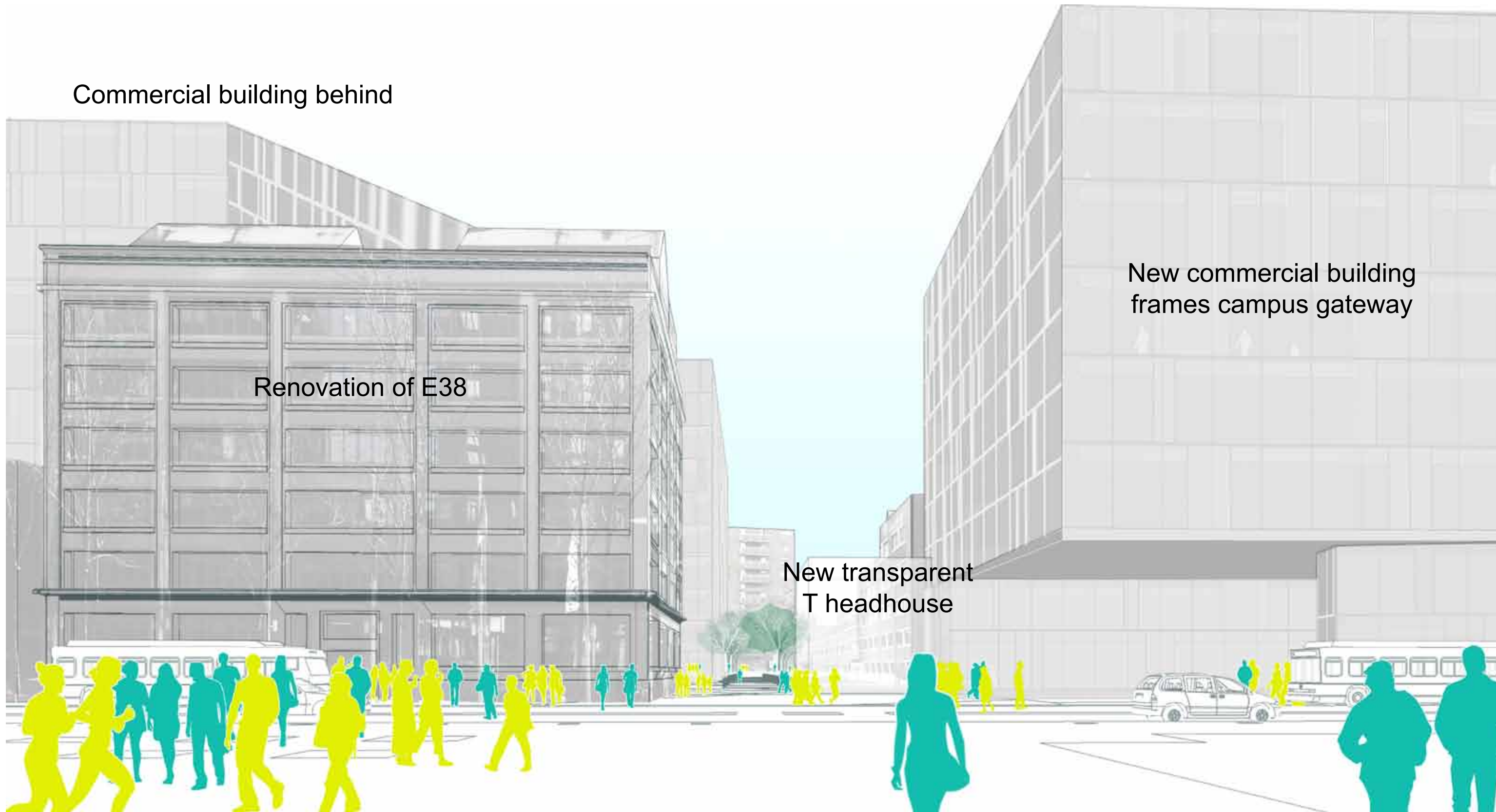
The headhouse poorly integrated with urban context

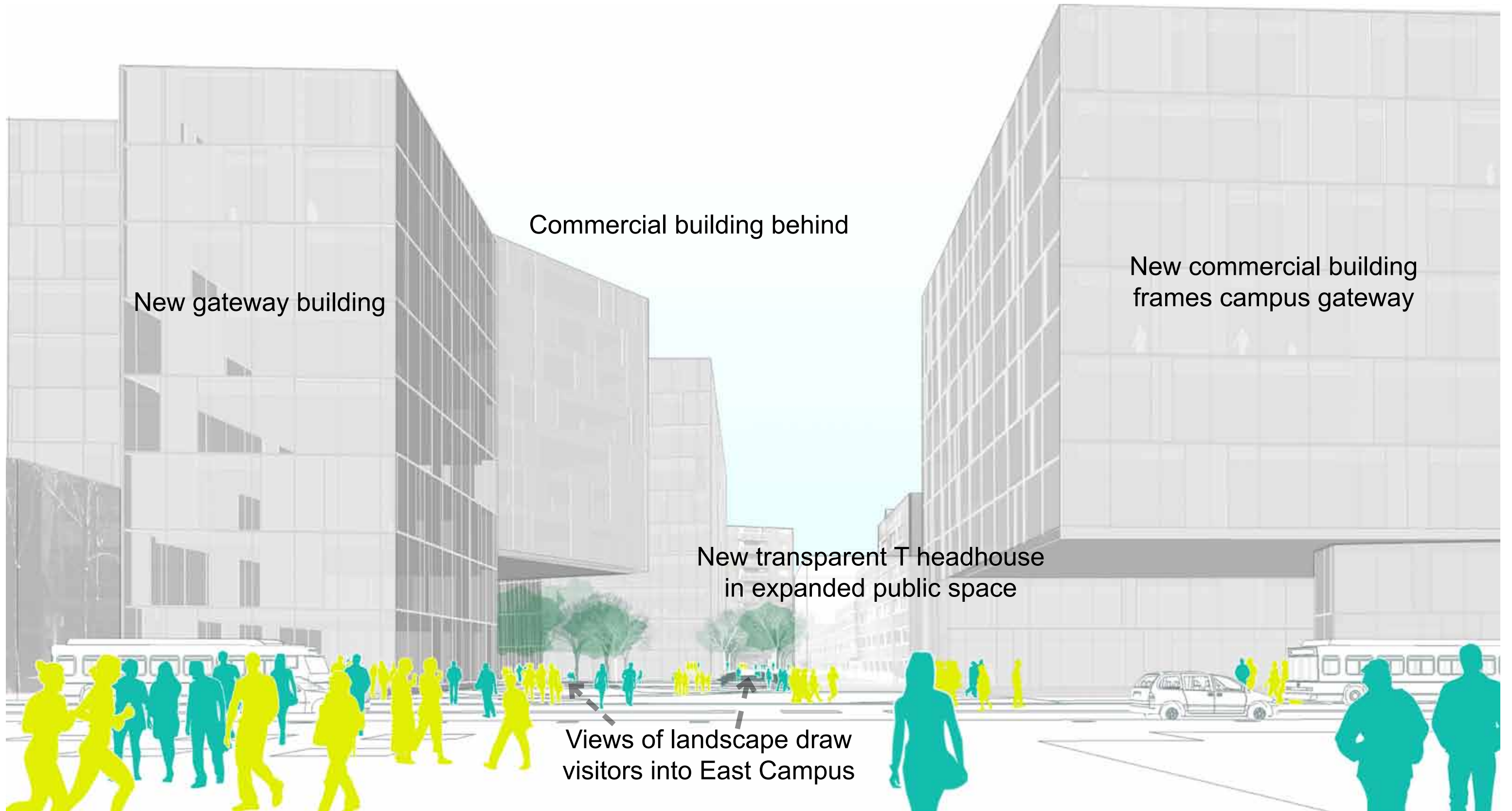
Commercial building behind

Renovation of E38

New commercial building
frames campus gateway

New transparent
T headhouse





New gateway building

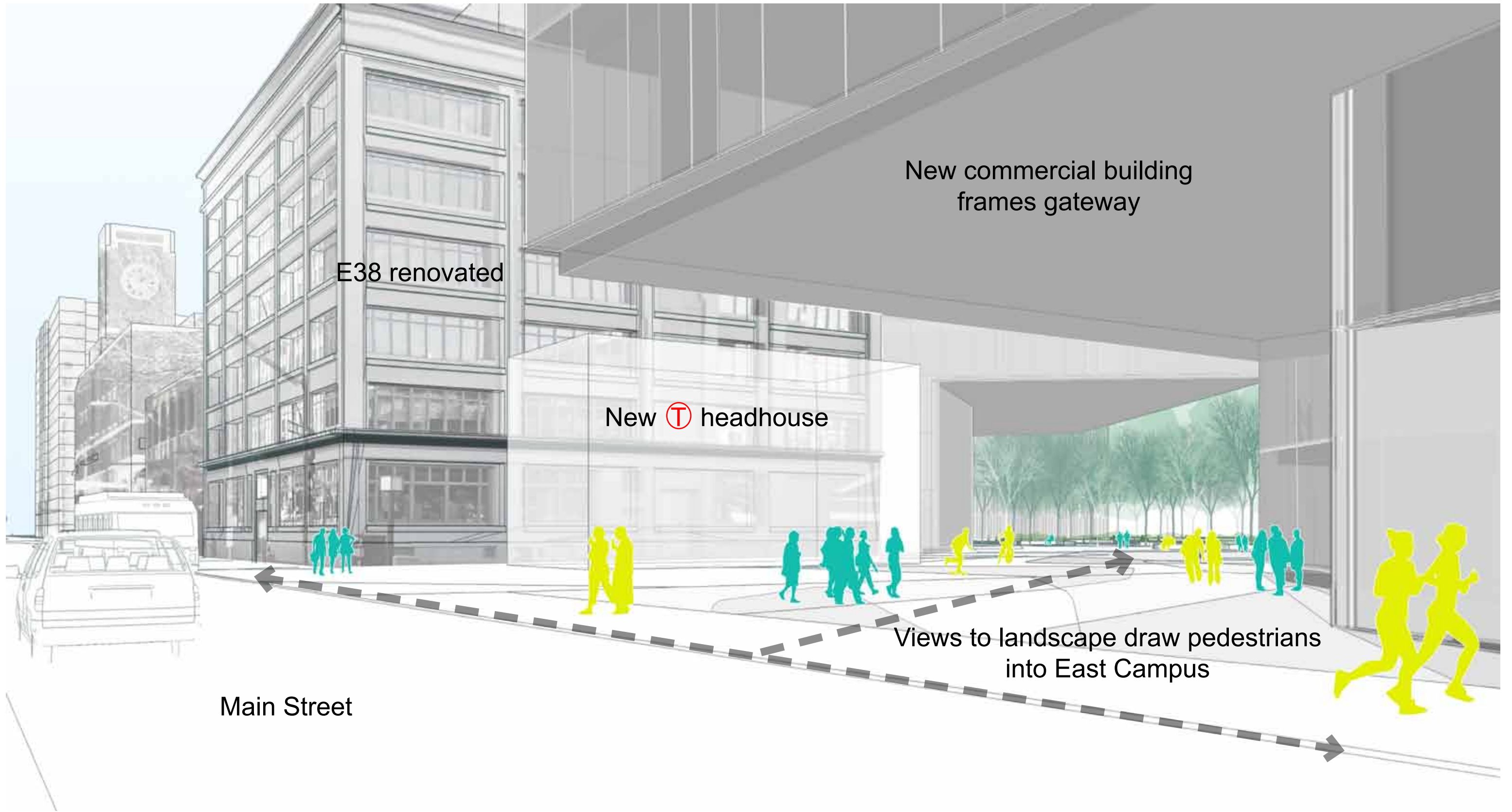
Commercial building behind

New commercial building frames campus gateway

New transparent T headhouse in expanded public space

Views of landscape draw visitors into East Campus





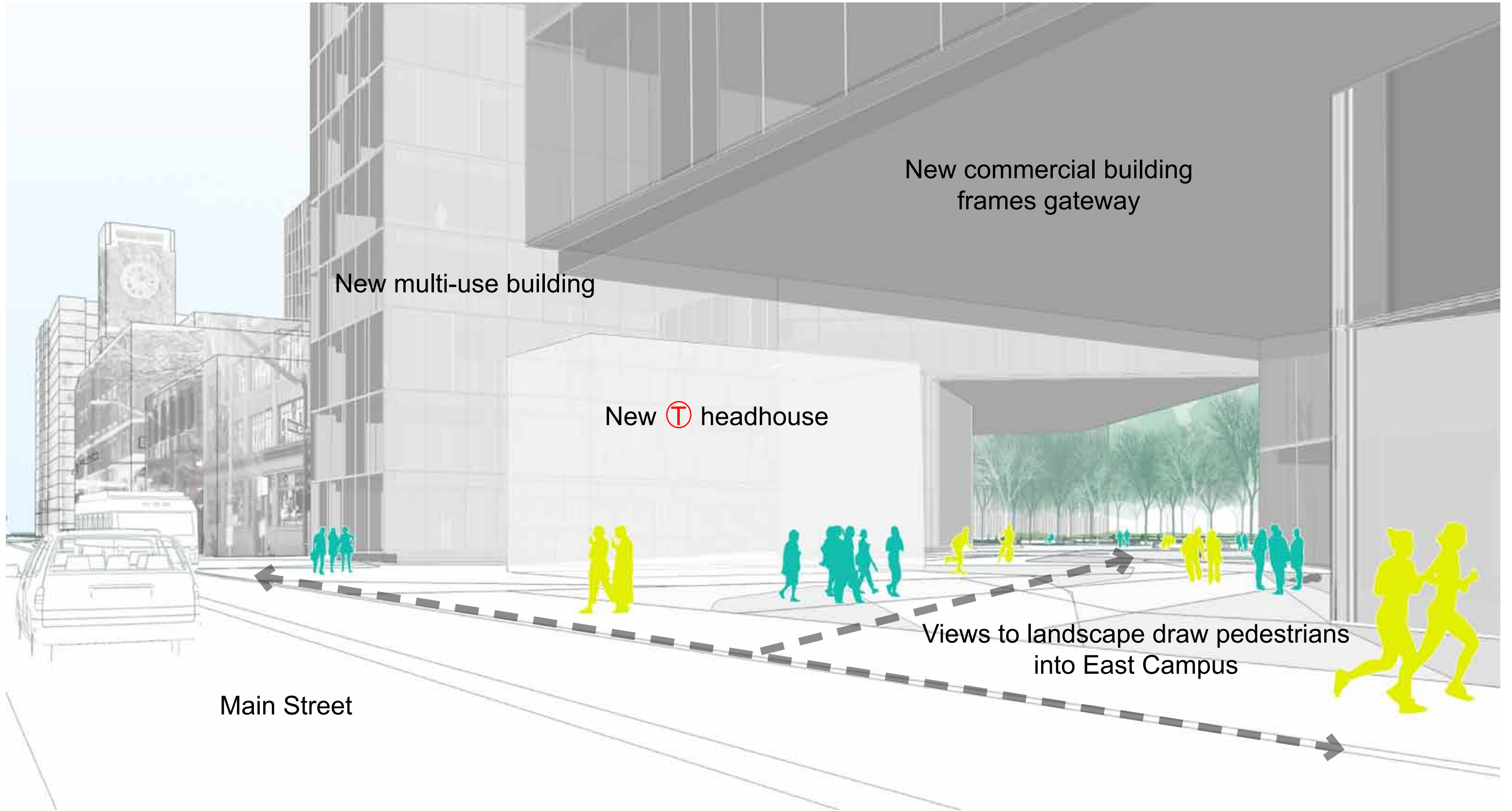
E38 renovated

New commercial building
frames gateway

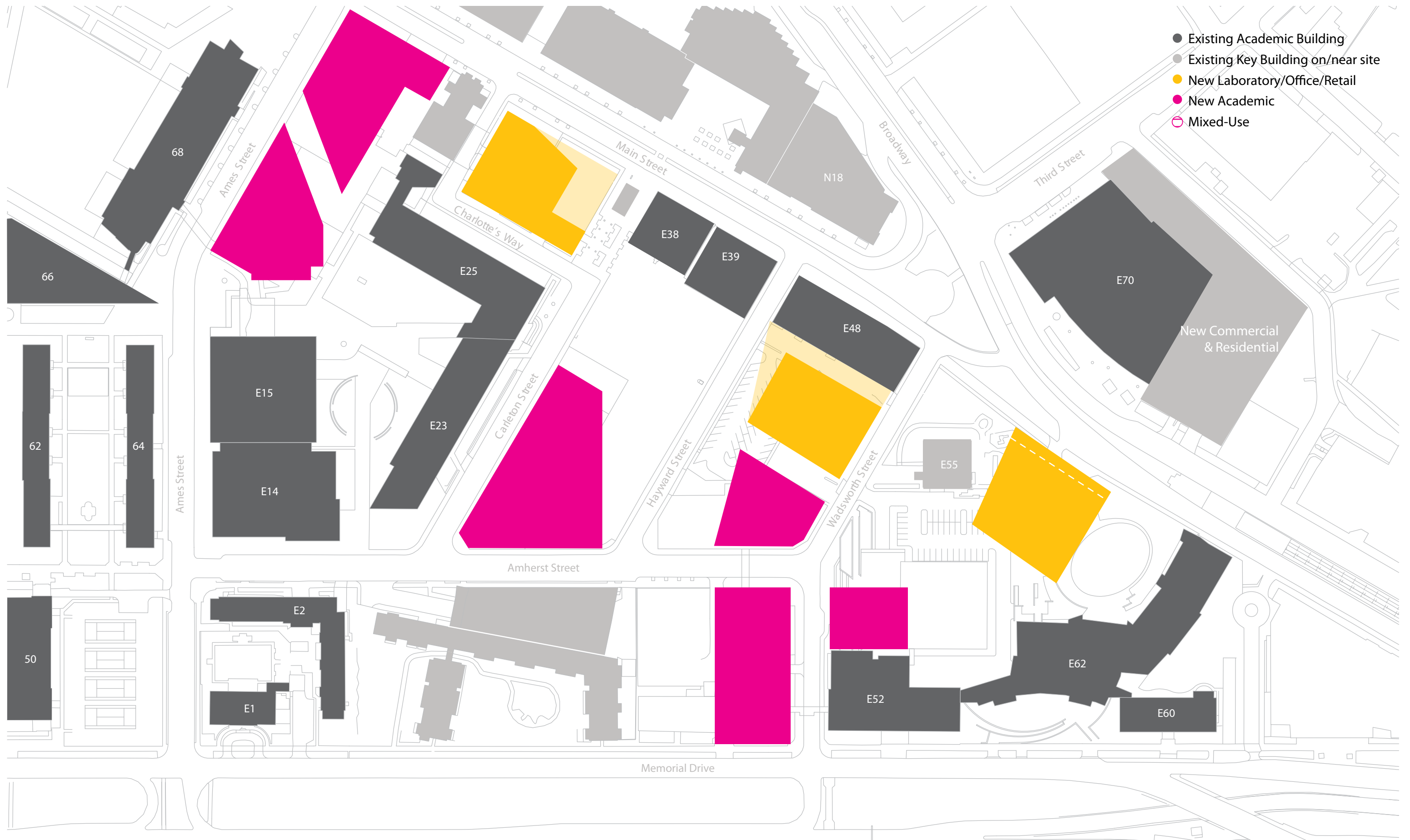
New T headhouse

Views to landscape draw pedestrians
into East Campus

Main Street







- Existing Academic Building
- Existing Key Building on/near site
- New Laboratory/Office/Retail
- New Academic
- Mixed-Use



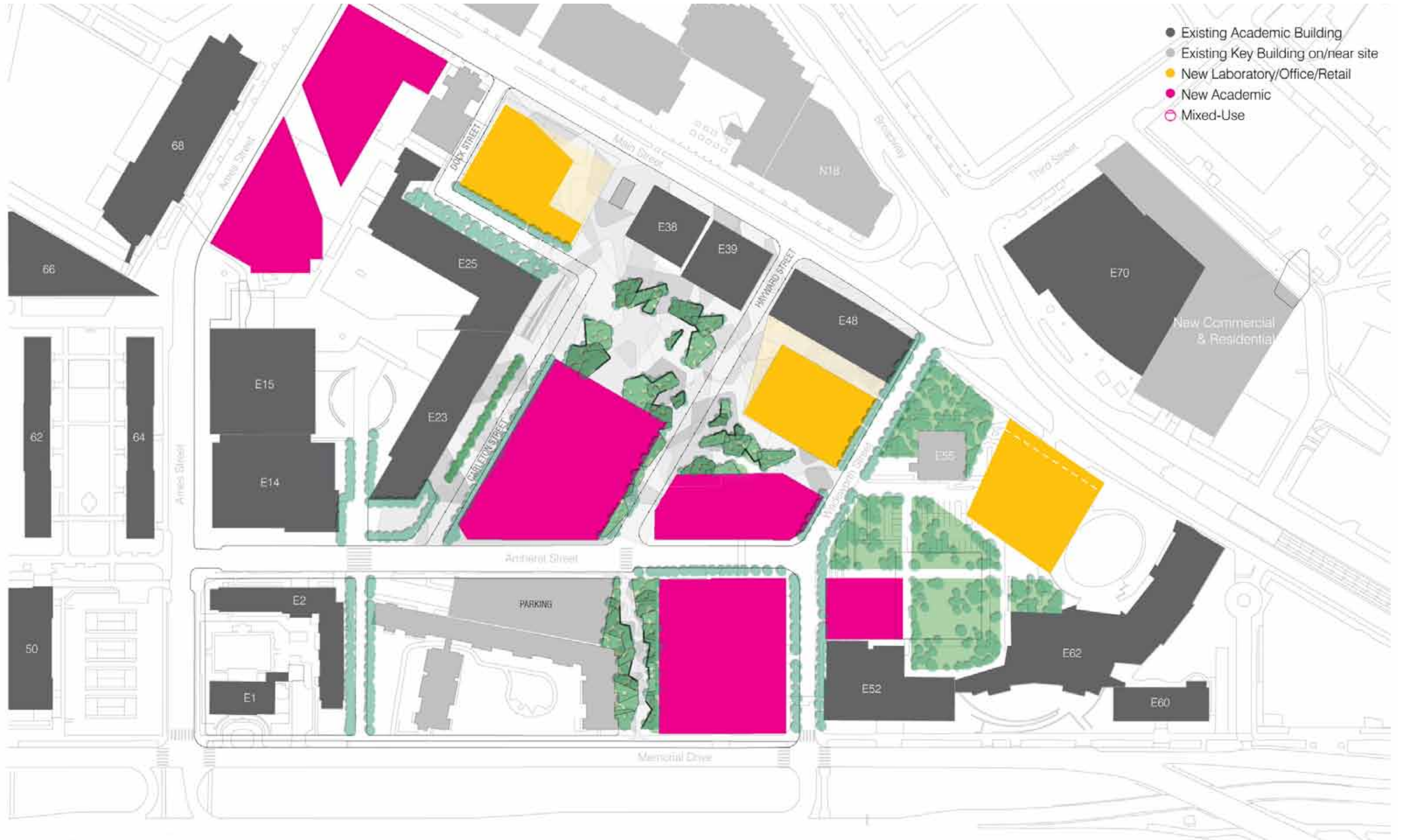
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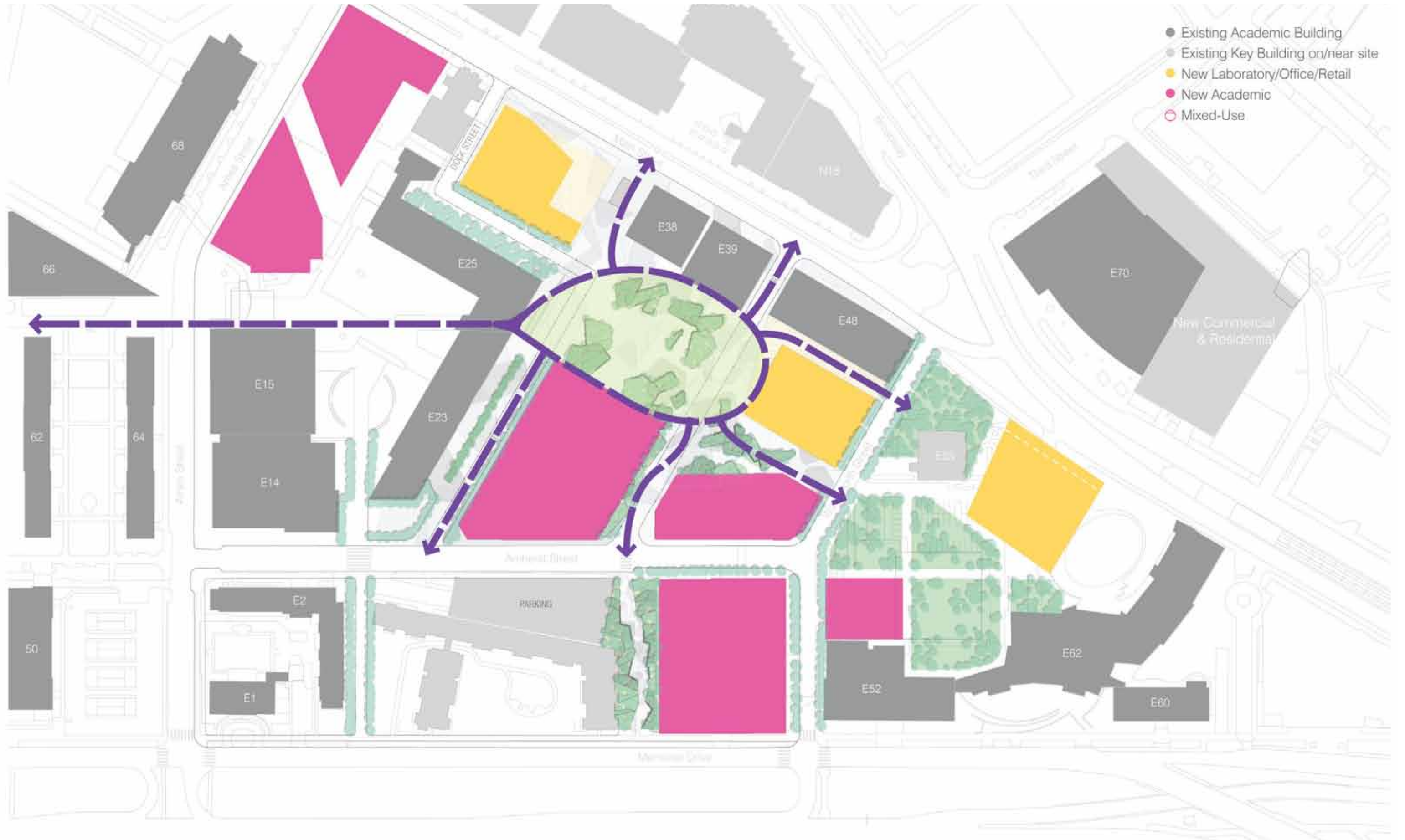
New Commercial & Residential



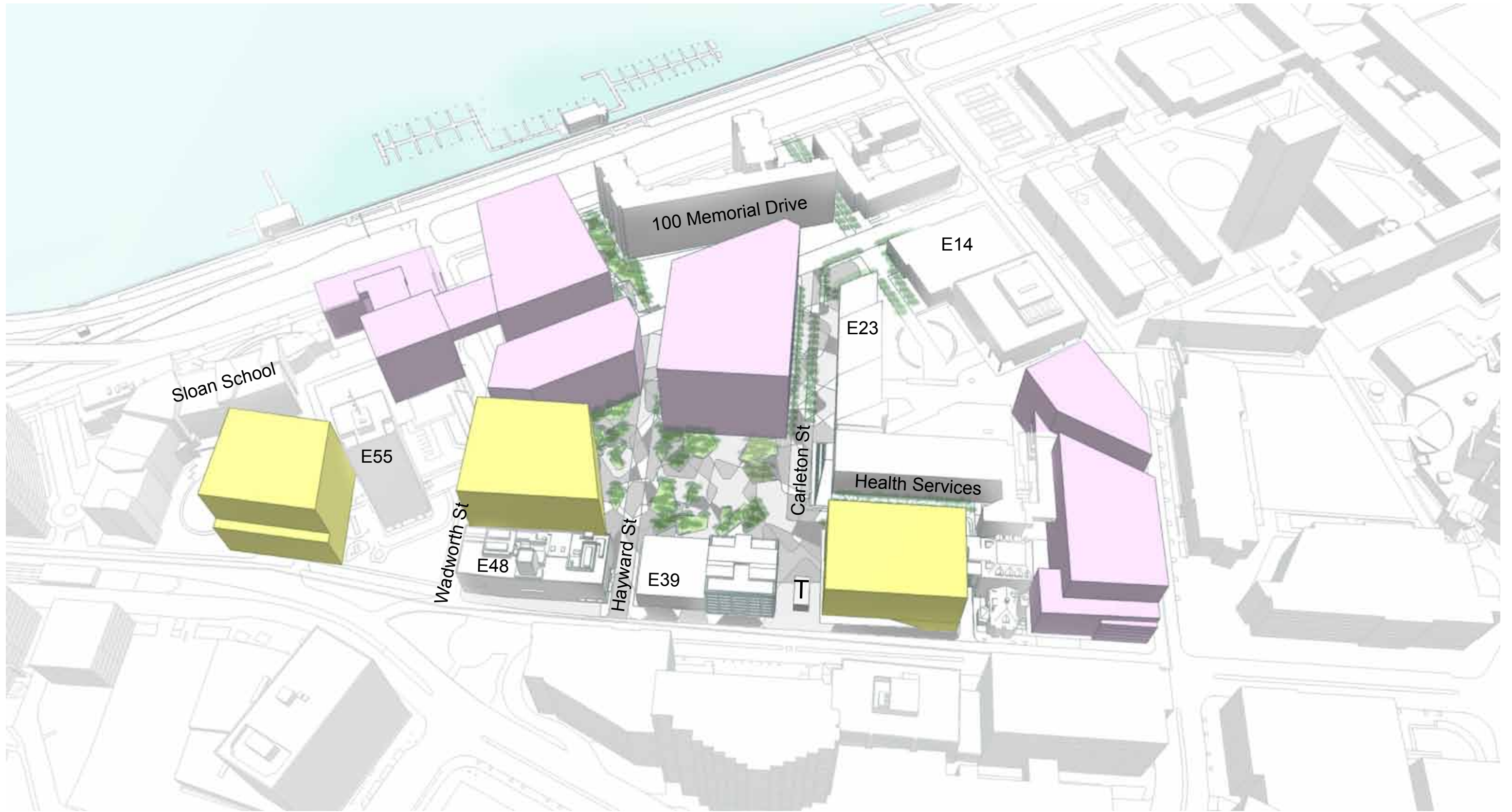
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New Commercial
& Residential





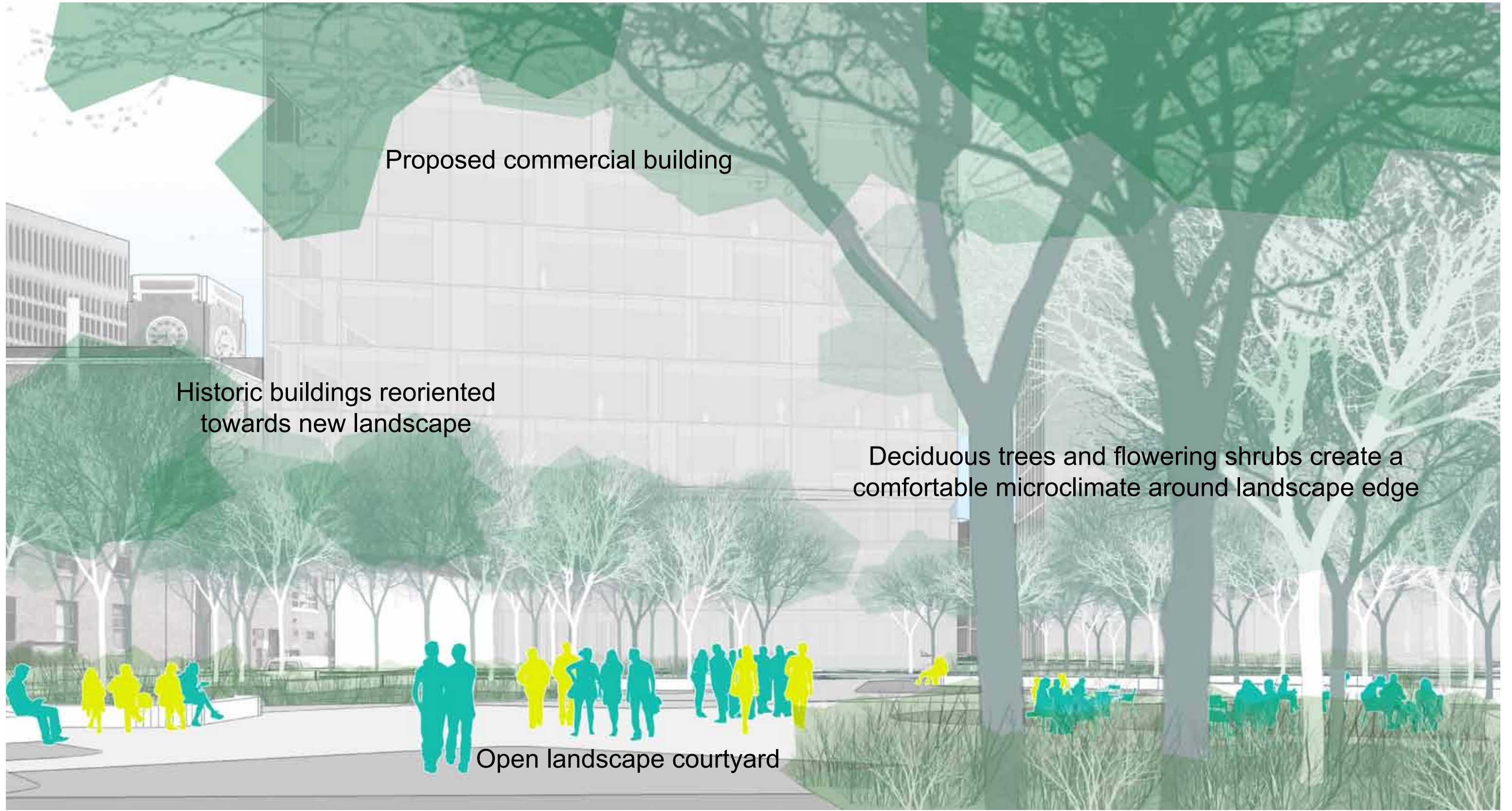


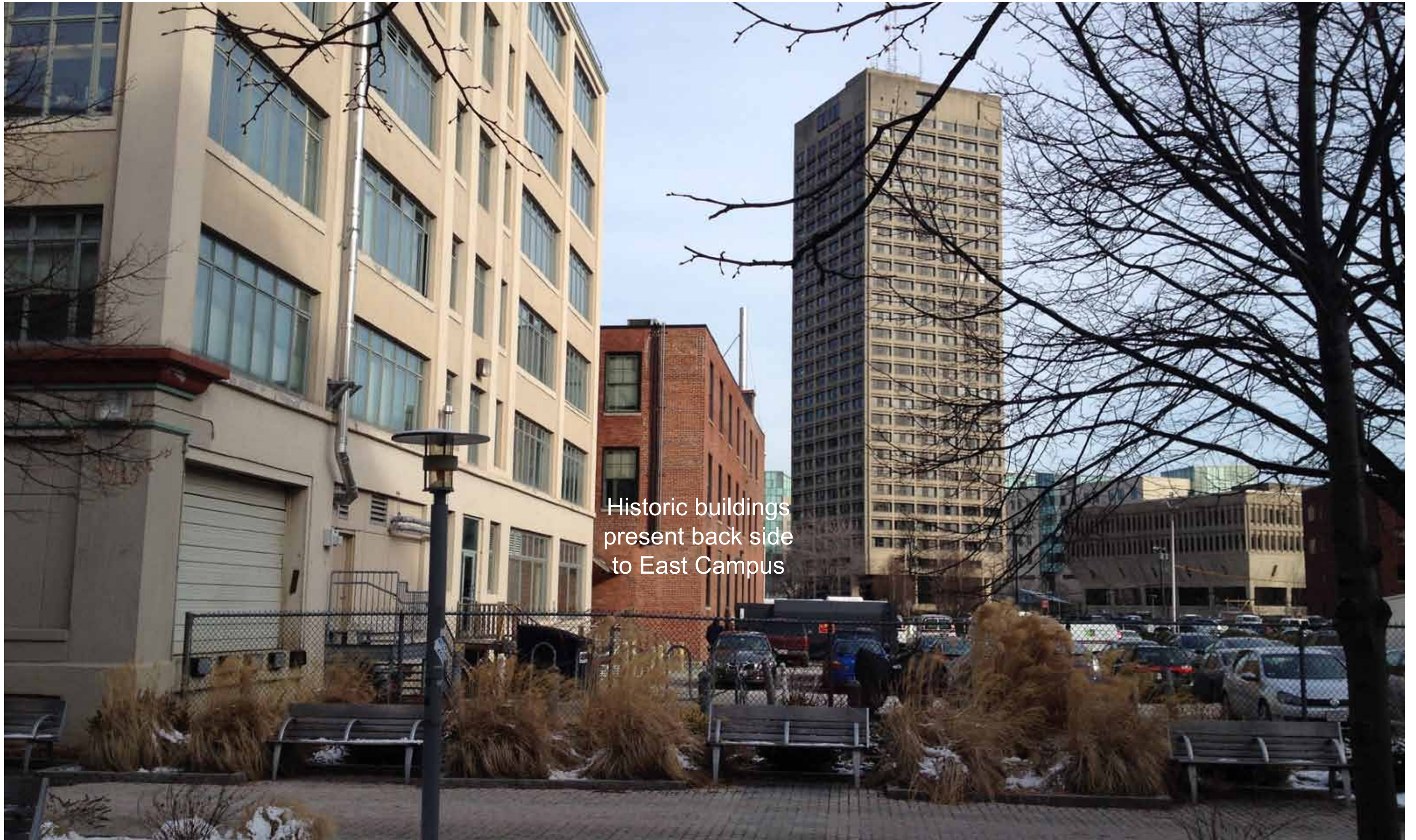




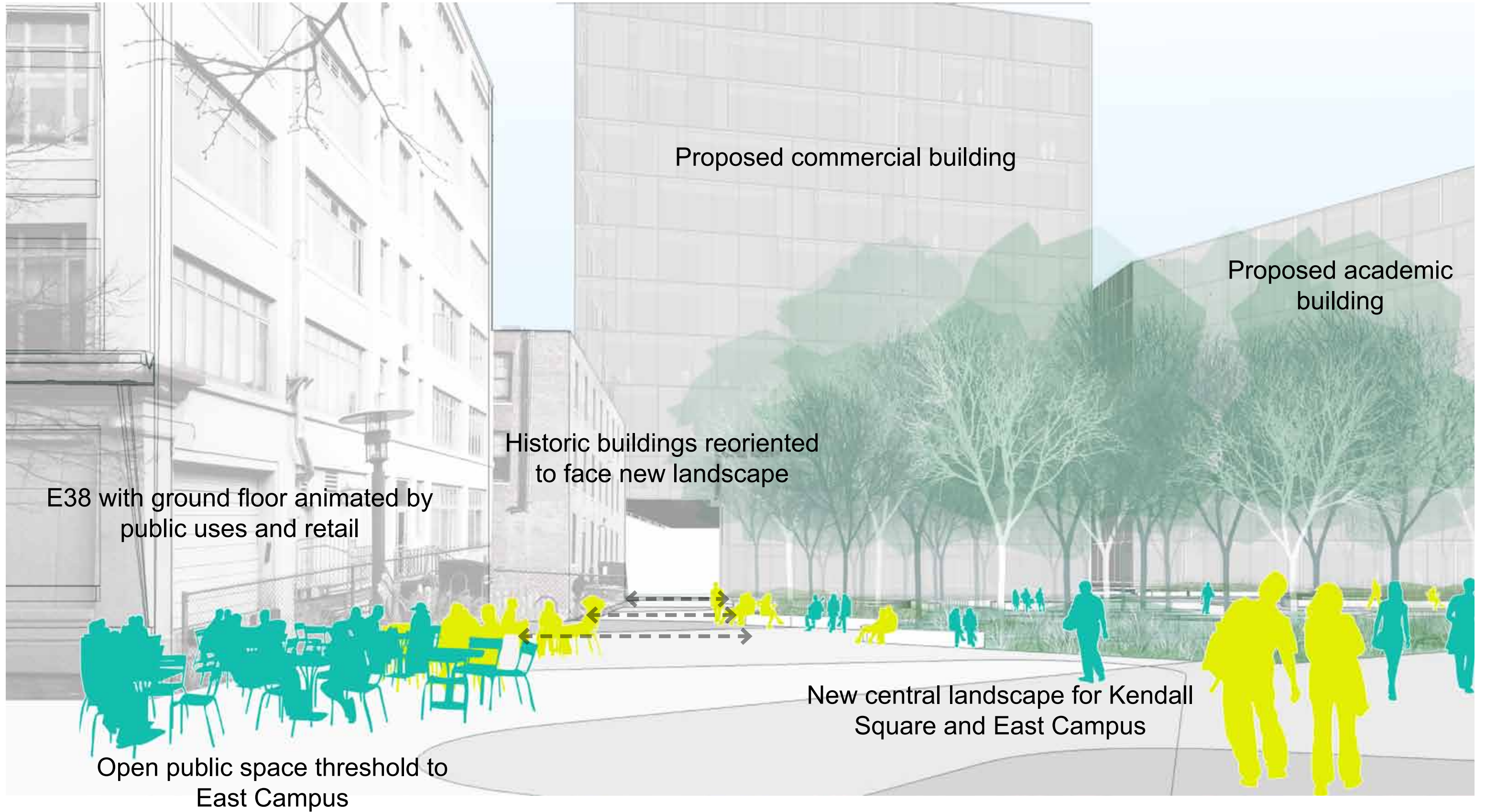
Historic buildings present
back side to campus

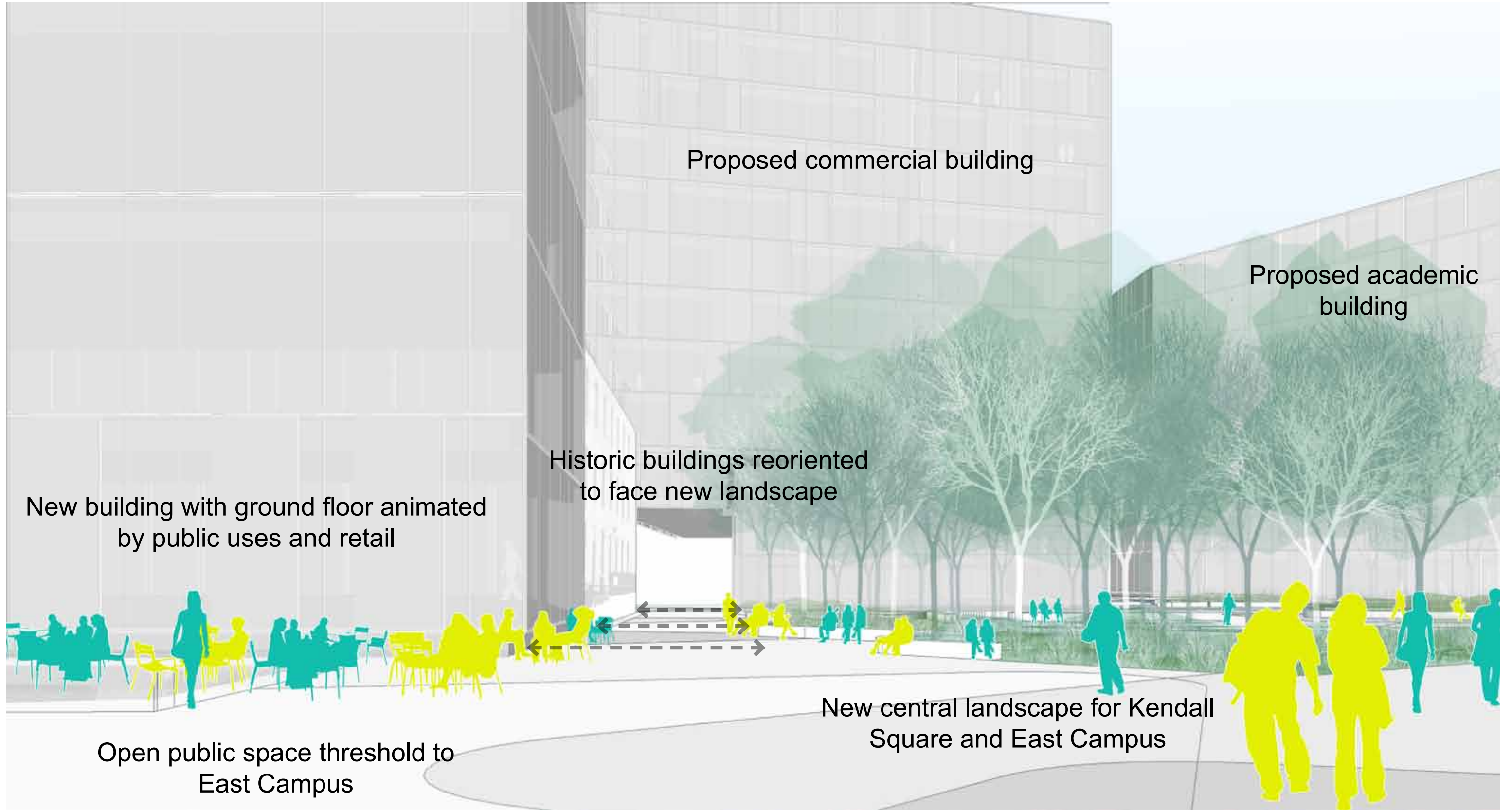
Poorly defined connection to
Sloan School





Historic buildings
present back side
to East Campus





New building with ground floor animated by public uses and retail

Proposed commercial building

Proposed academic building

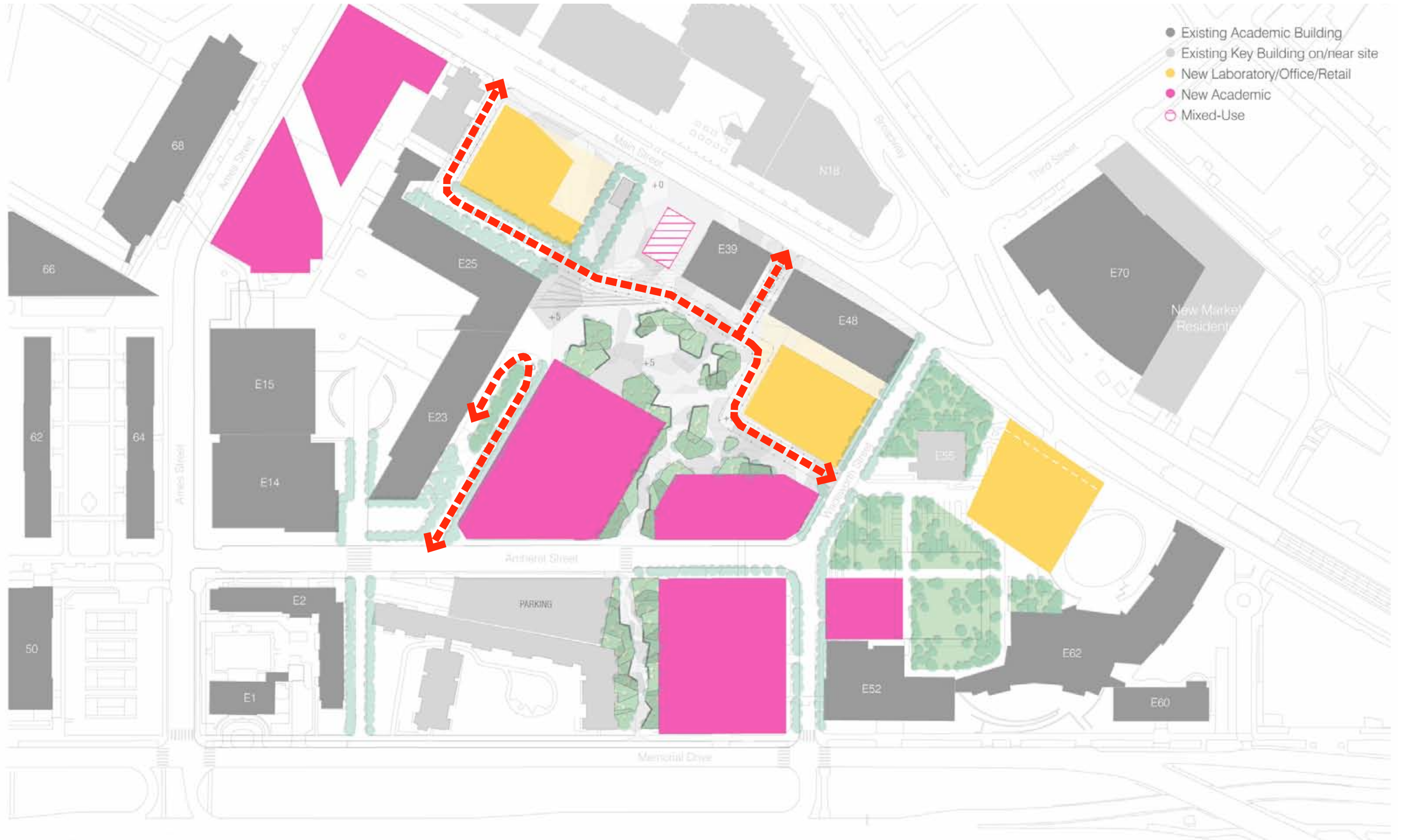
Historic buildings reoriented to face new landscape

Open public space threshold to East Campus

New central landscape for Kendall Square and East Campus



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- New Academic
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**URBAN
EDGE**

**CAMPUS
EDGE**

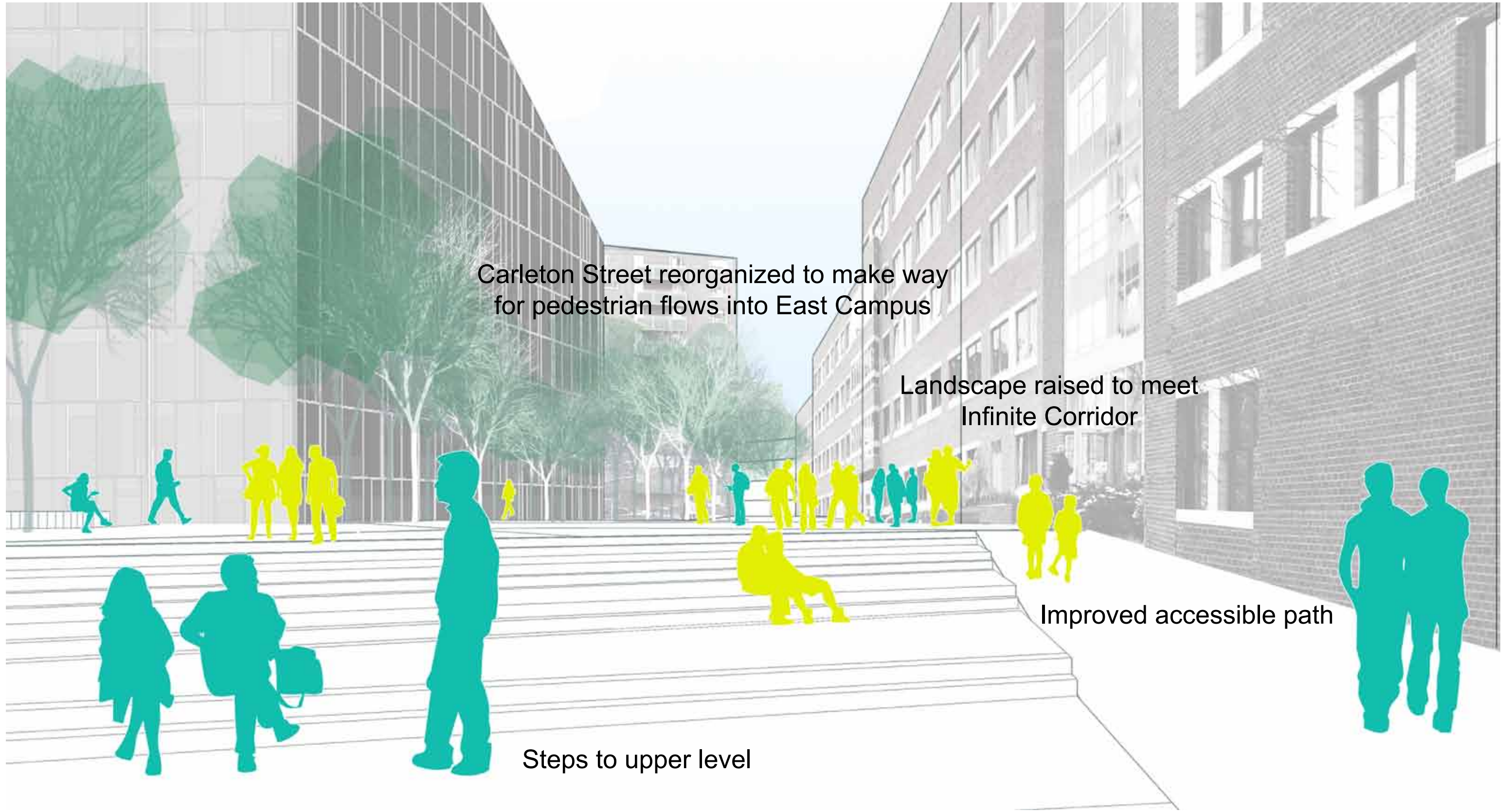
Scheme B Enhanced
Increased Porosity Between City & Campus



Carleton Street interrupts pedestrian flow

Poor arrival experience from central campus

Minimal ADA accessibility



Carleton Street reorganized to make way for pedestrian flows into East Campus

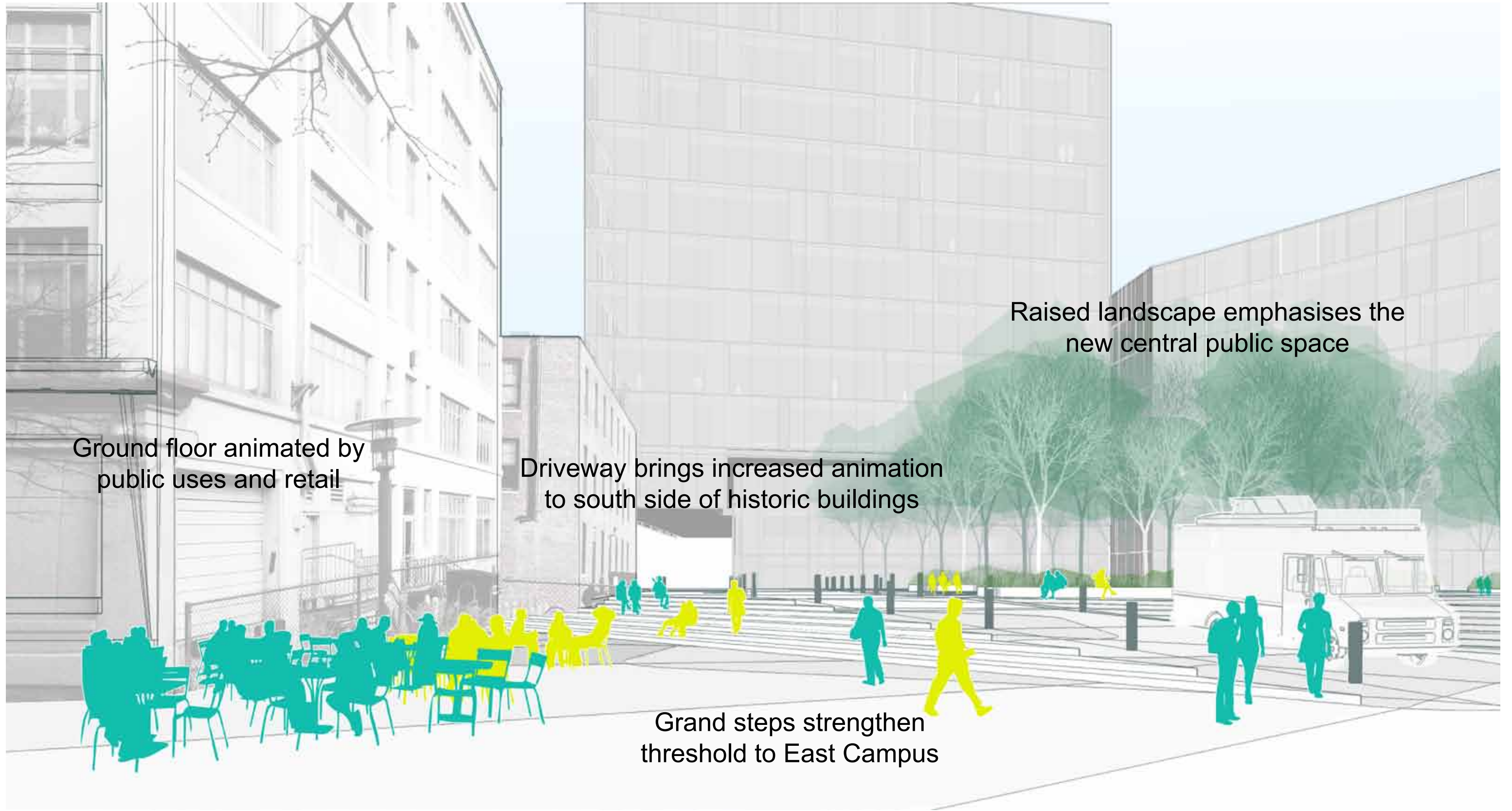
Landscape raised to meet Infinite Corridor

Improved accessible path

Steps to upper level



Historic buildings
present back side
to East Campus

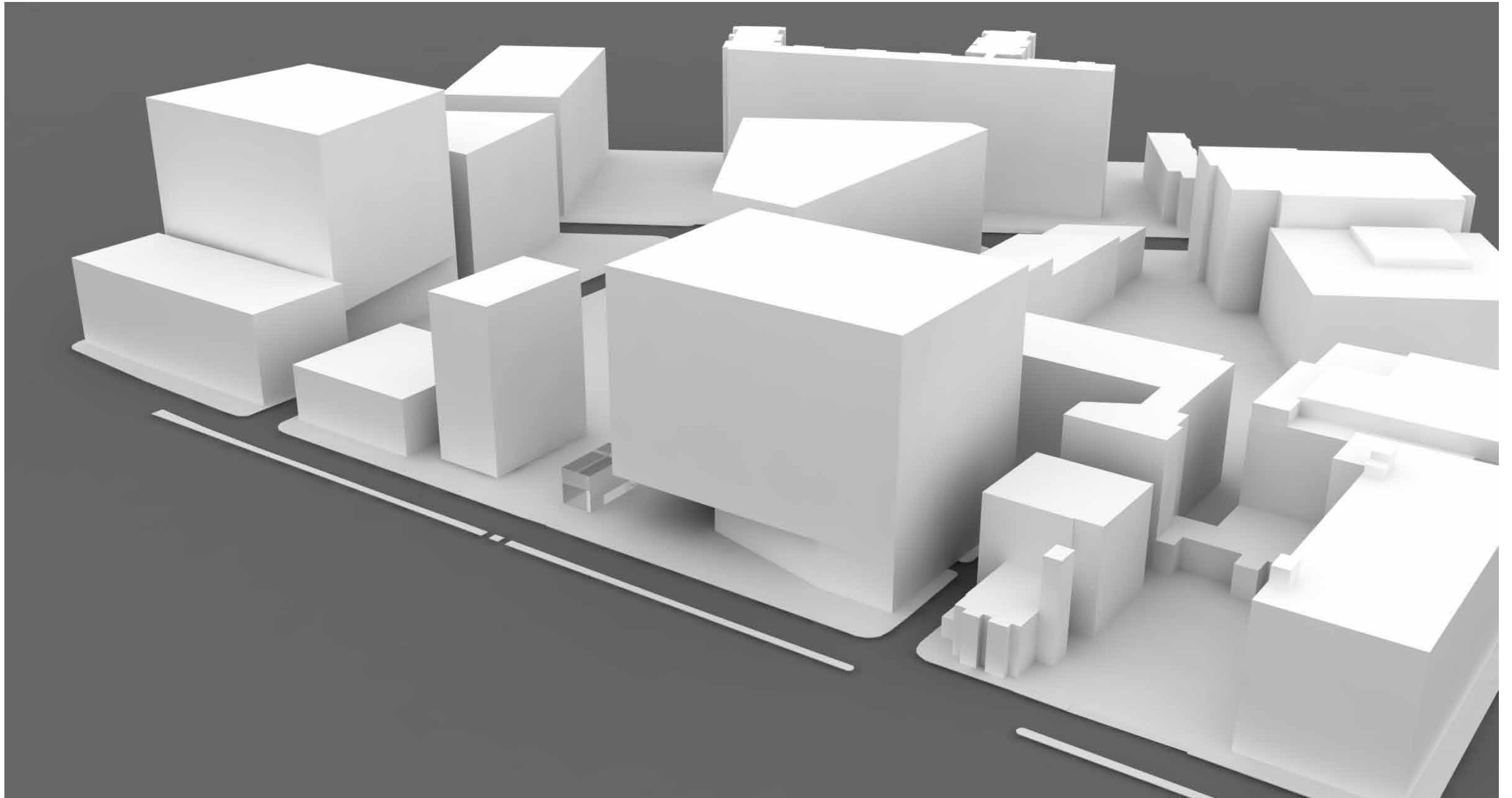


Ground floor animated by public uses and retail

Driveway brings increased animation to south side of historic buildings

Raised landscape emphasises the new central public space

Grand steps strengthen threshold to East Campus

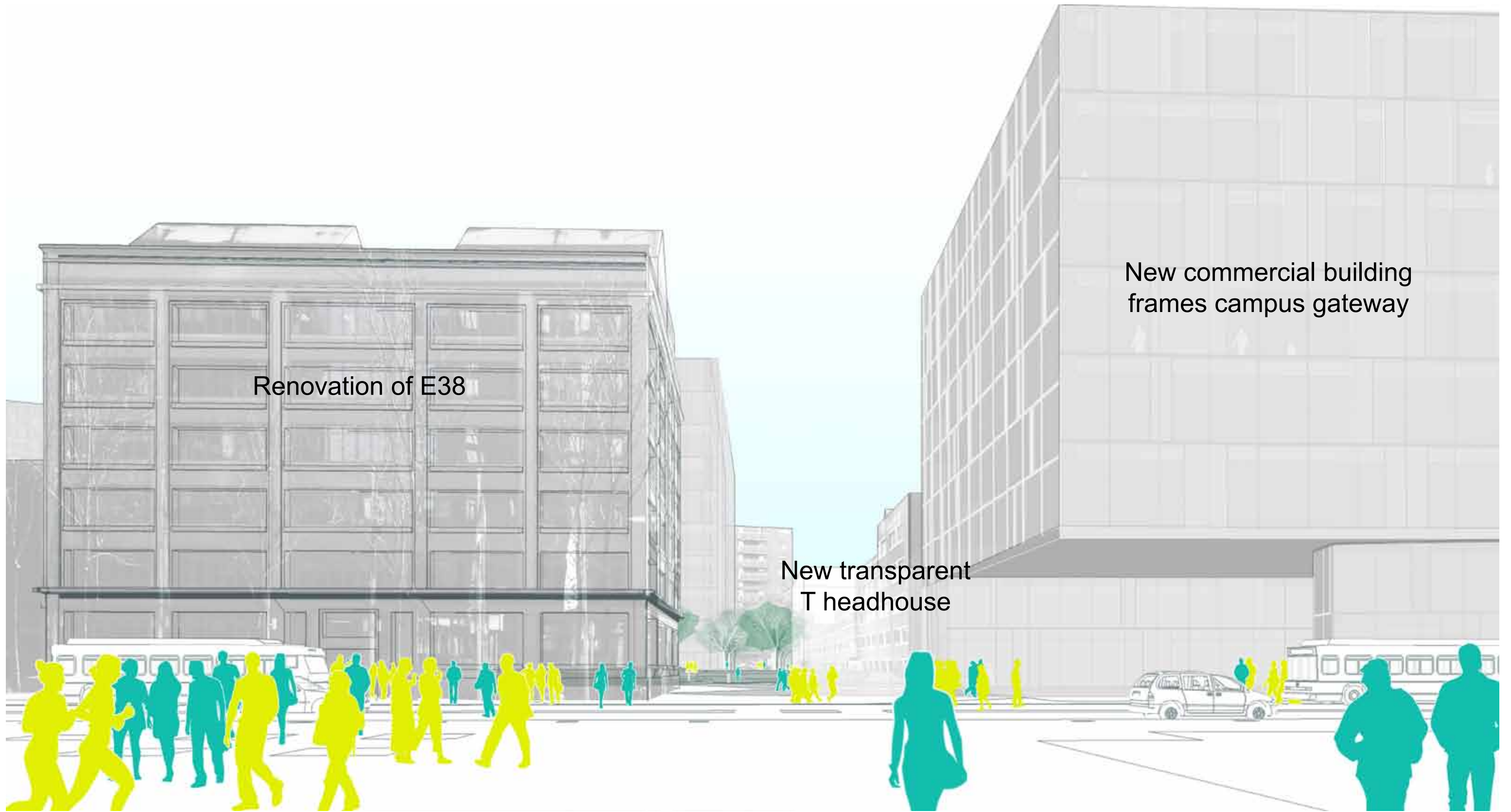




E38 creates a barrier between
Main Street and East Campus

Public plaza at north side of Main Street

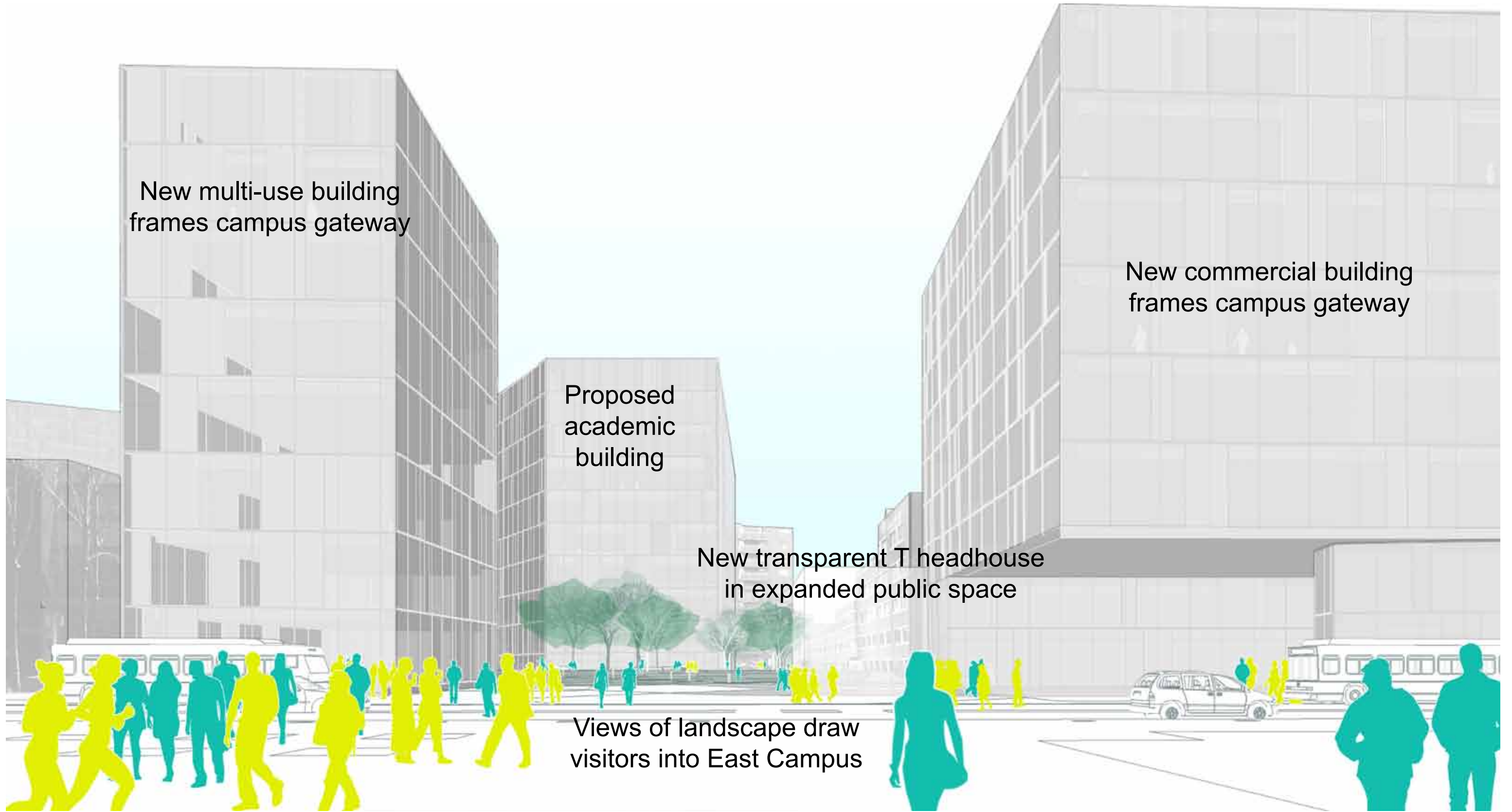
The headhouse poorly integrated
with urban context



Renovation of E38

New commercial building
frames campus gateway

New transparent
T headhouse



New multi-use building
frames campus gateway

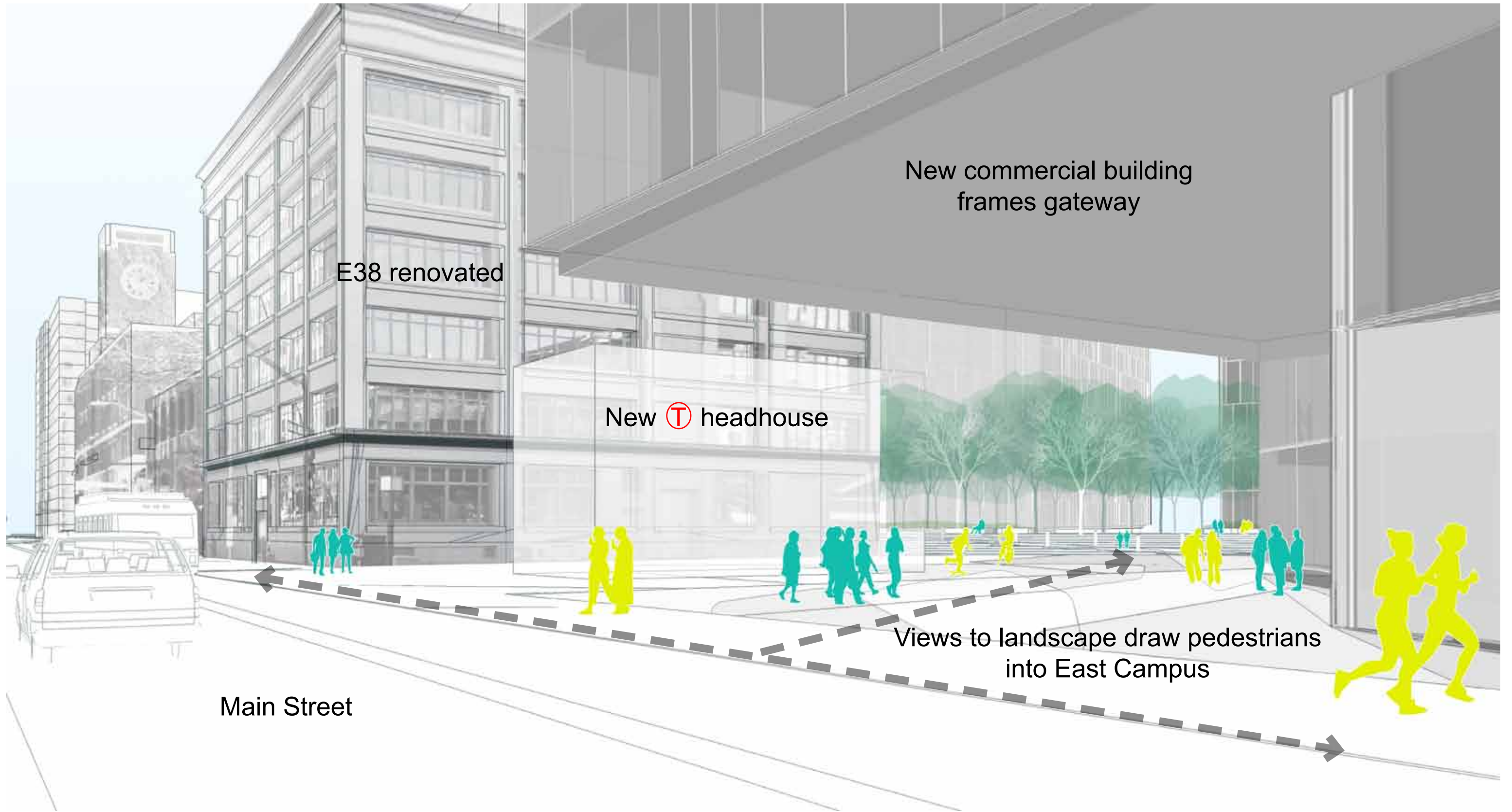
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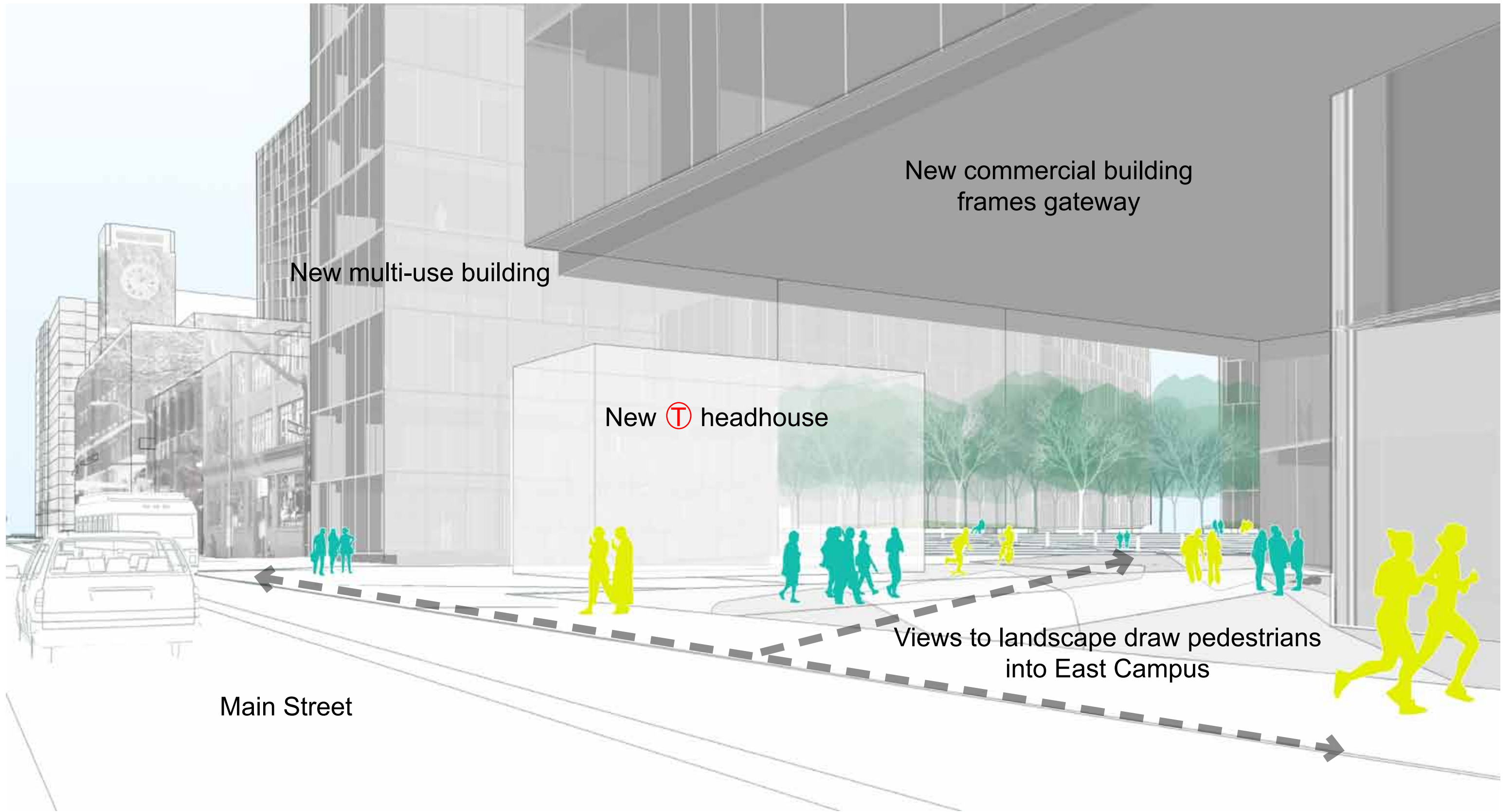
Proposed
academic
building

New transparent T headhouse
in expanded public space

Views of landscape draw
visitors into East Campus







New multi-use building

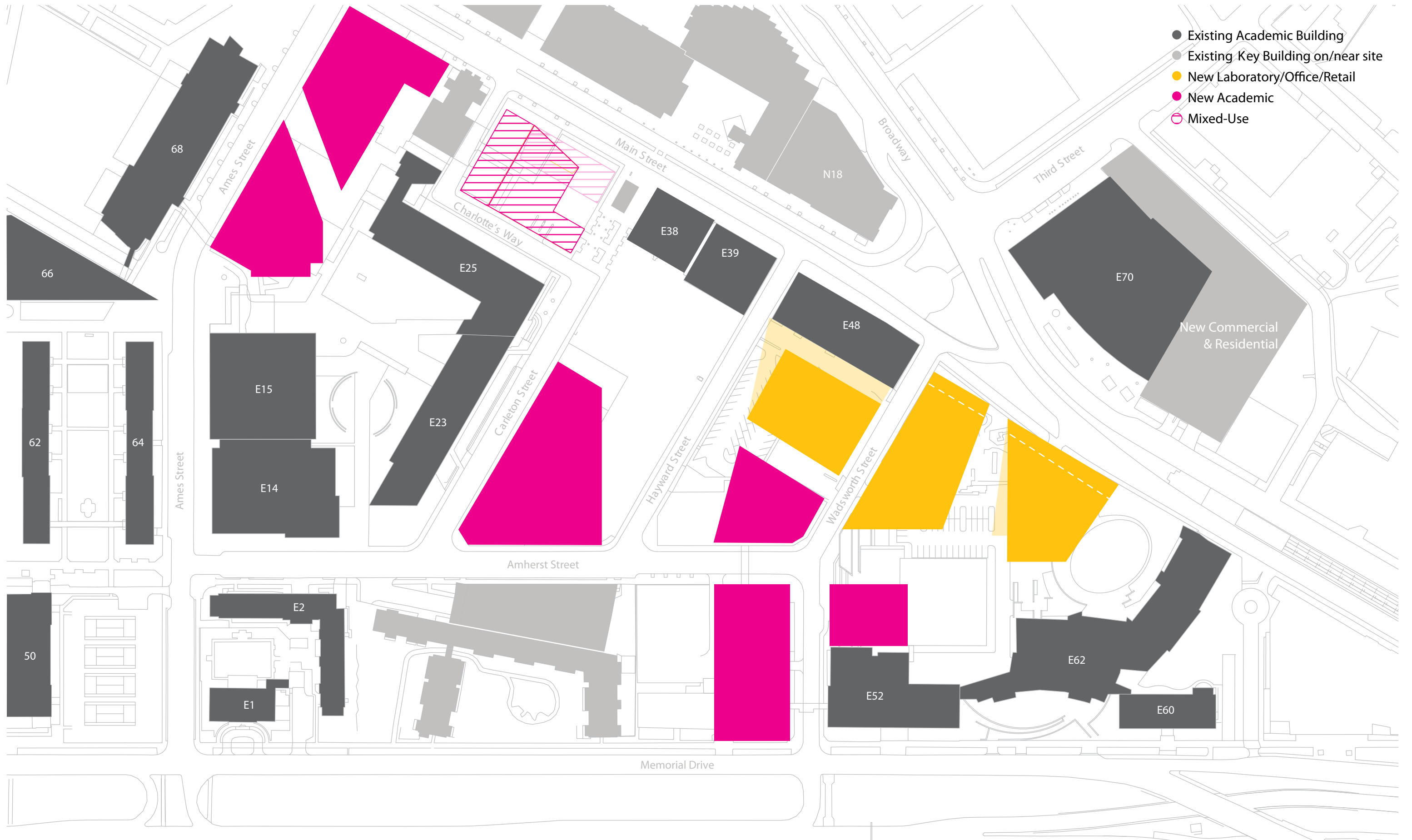
New commercial building frames gateway

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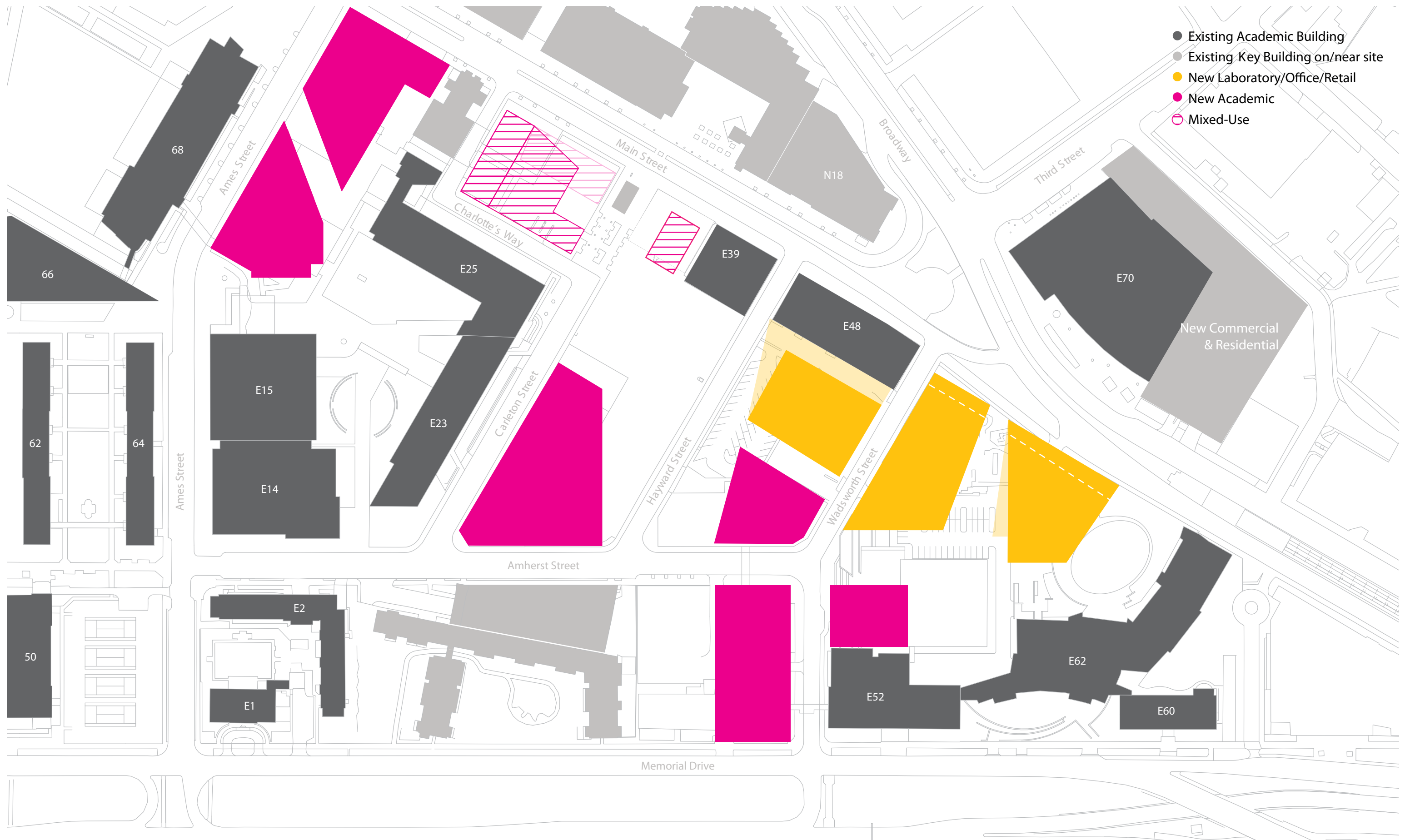
Views to landscape draw pedestrians into East Campus

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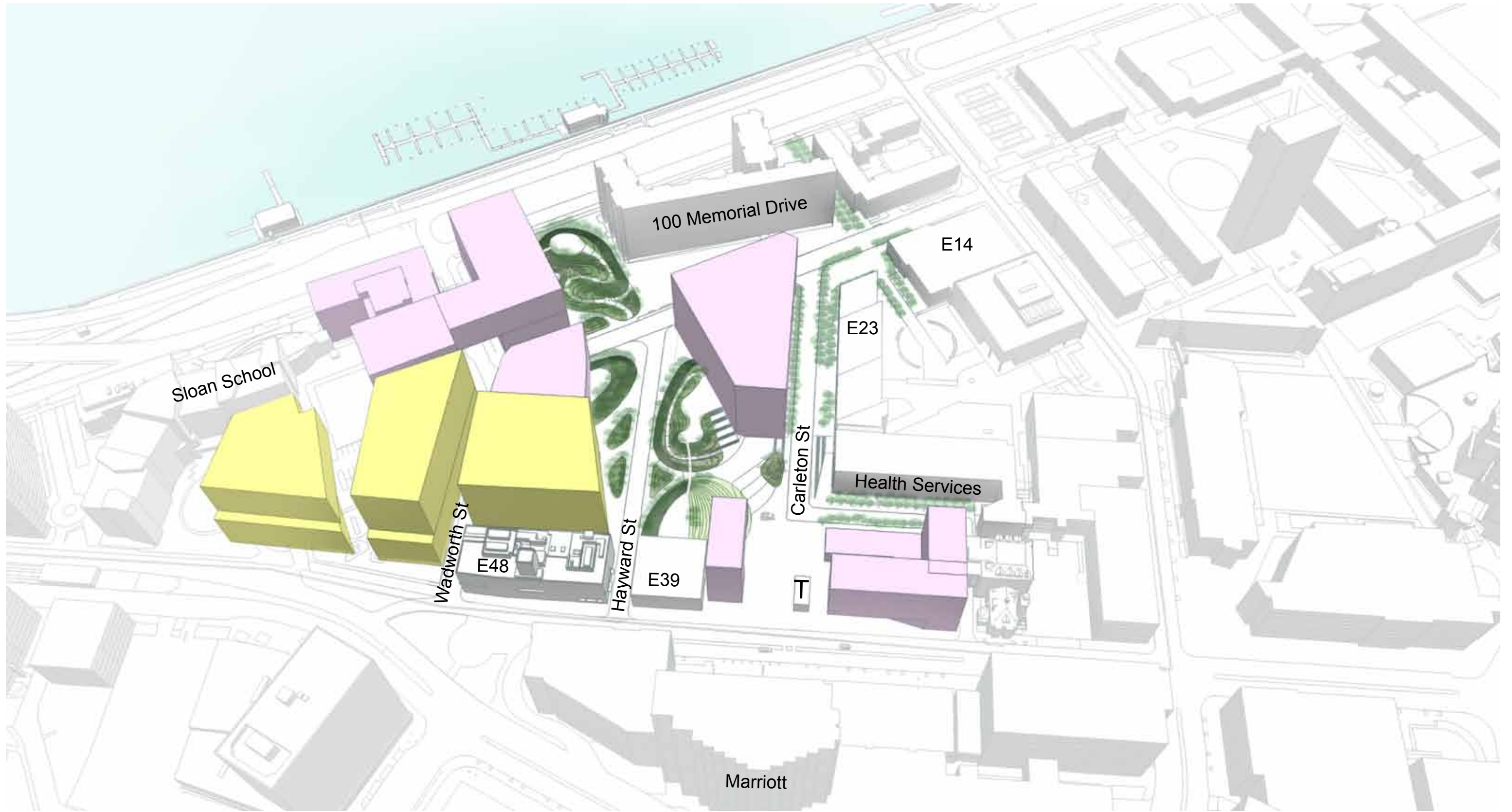


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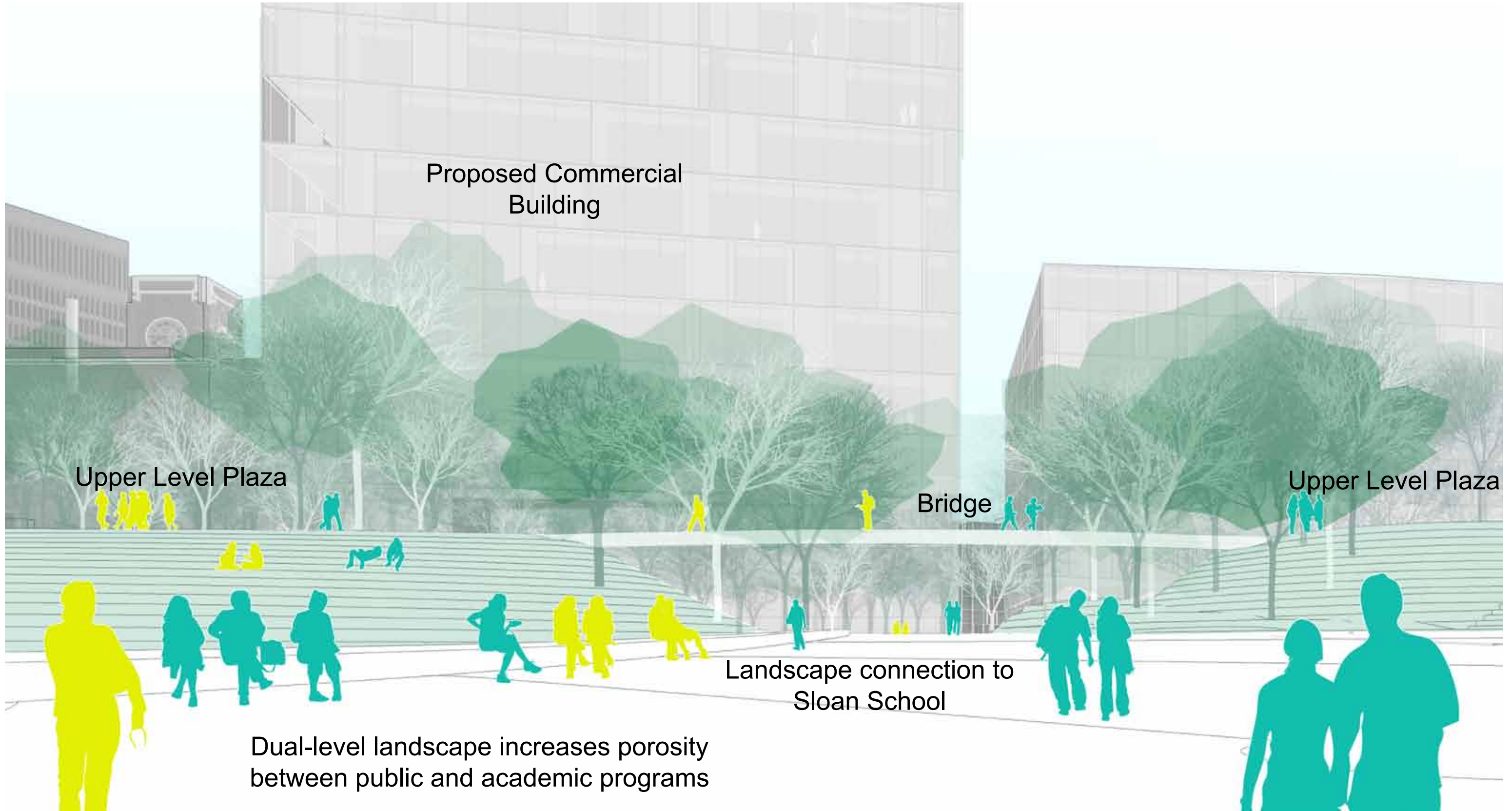
Carleton Street raised to meet Infinite Corridor

Carleton Street as shared pedestrian and vehicular driveway



Historic buildings present
back side to campus

Poorly defined connection to
Sloan School



Proposed Commercial Building

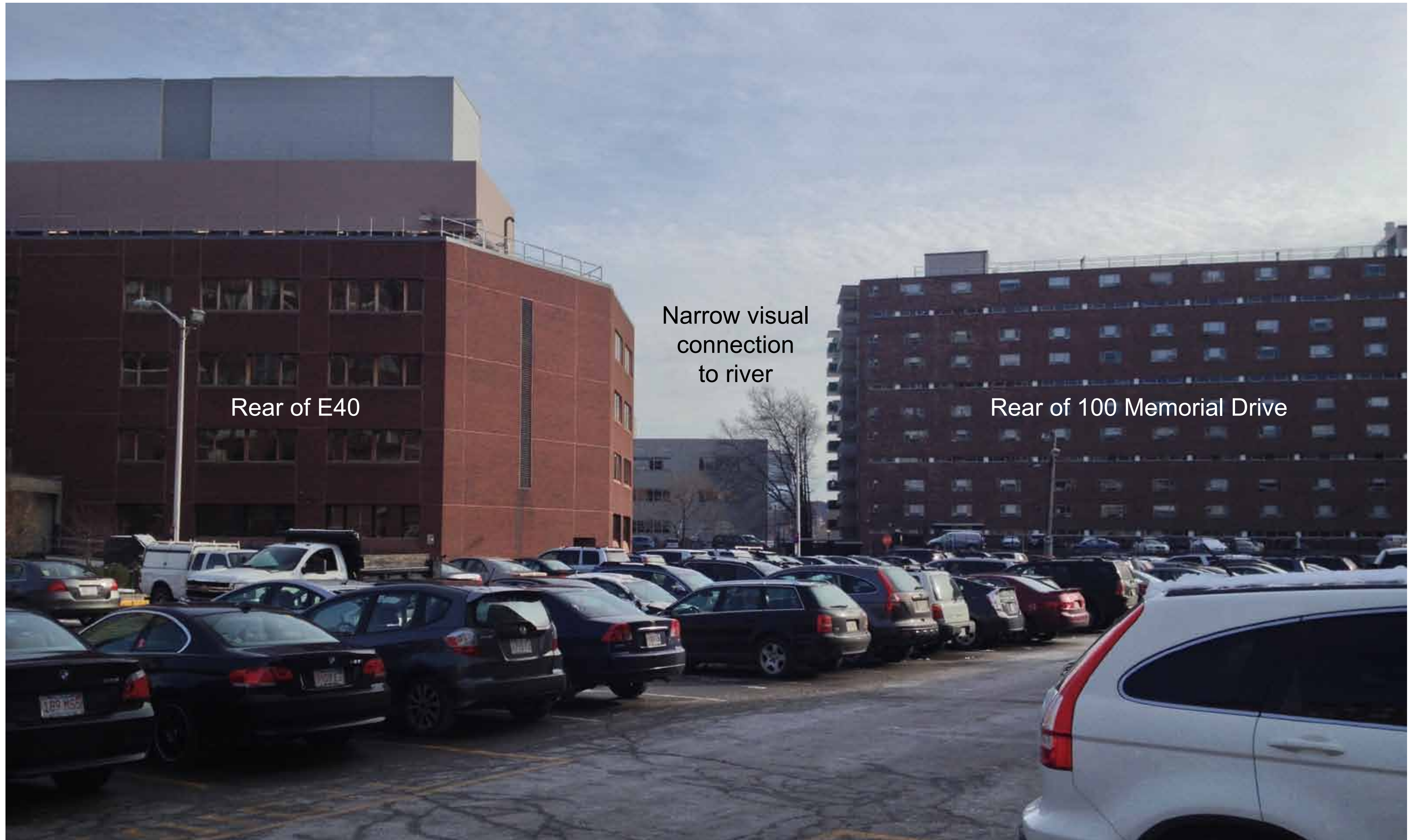
Upper Level Plaza

Upper Level Plaza

Bridge

Landscape connection to Sloan School

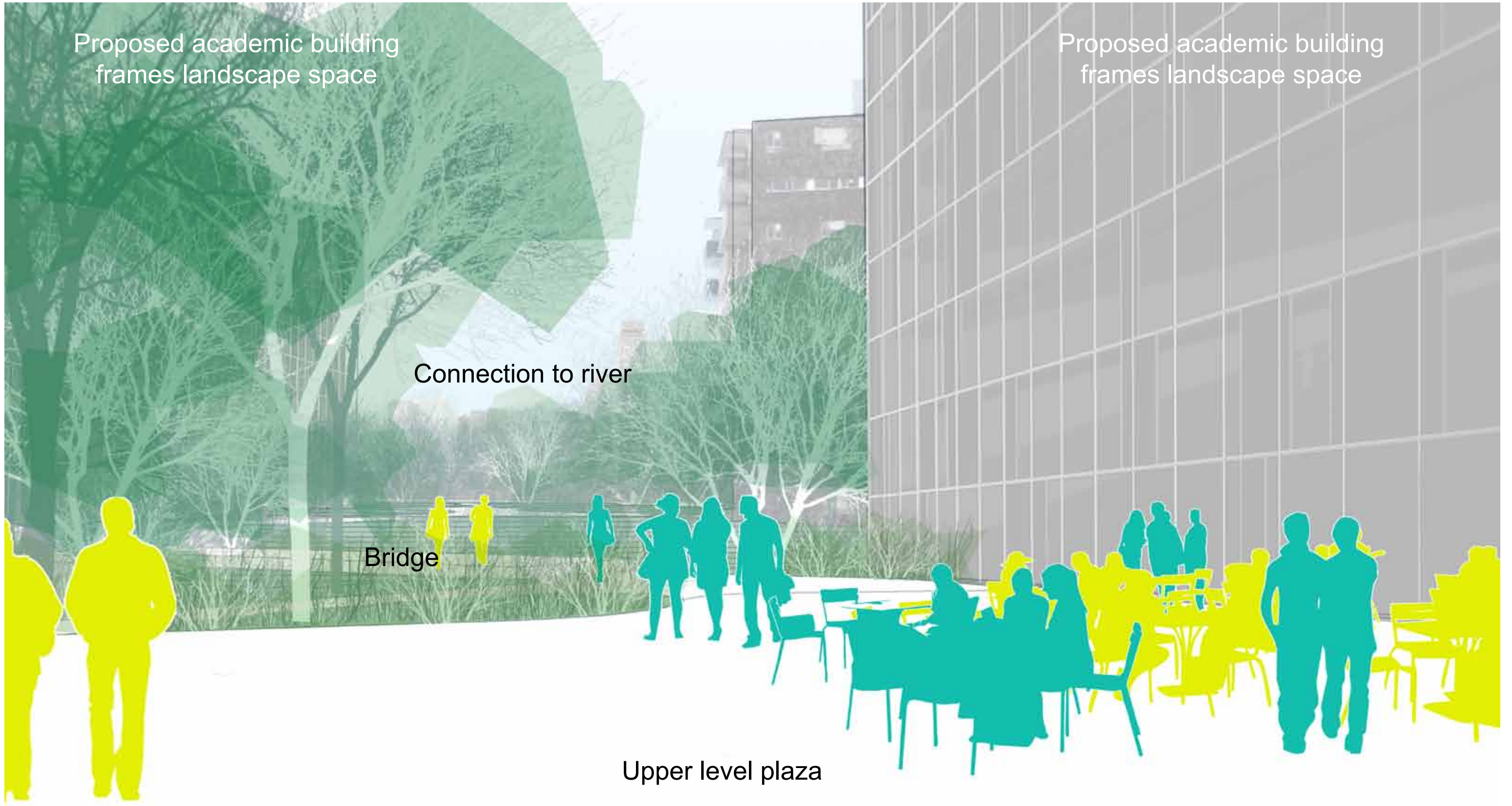
Dual-level landscape increases porosity between public and academic programs



Rear of E40

Narrow visual
connection
to river

Rear of 100 Memorial Drive



Proposed academic building
frames landscape space

Proposed academic building
frames landscape space

Connection to river

Bridge

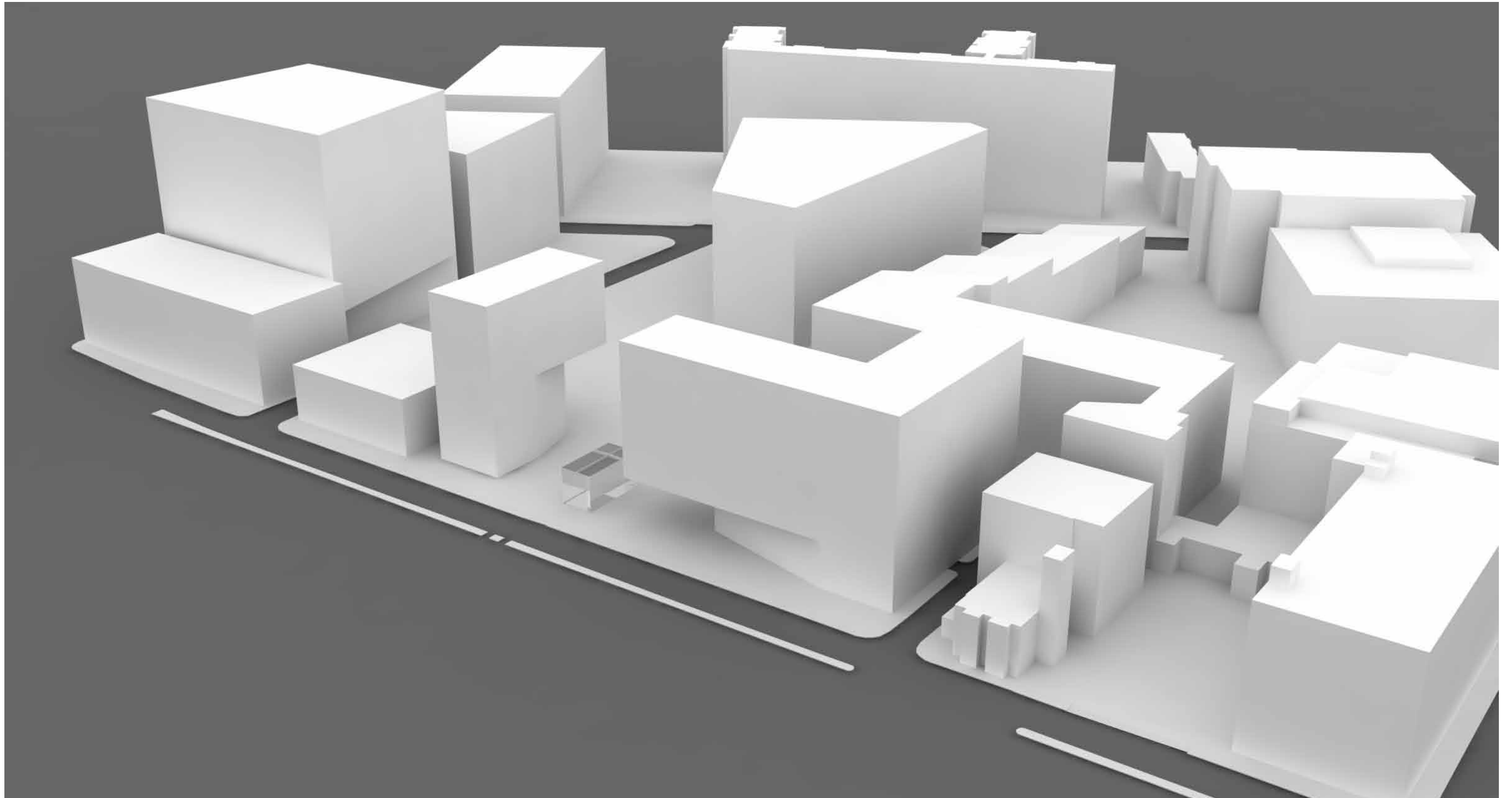
Upper level plaza



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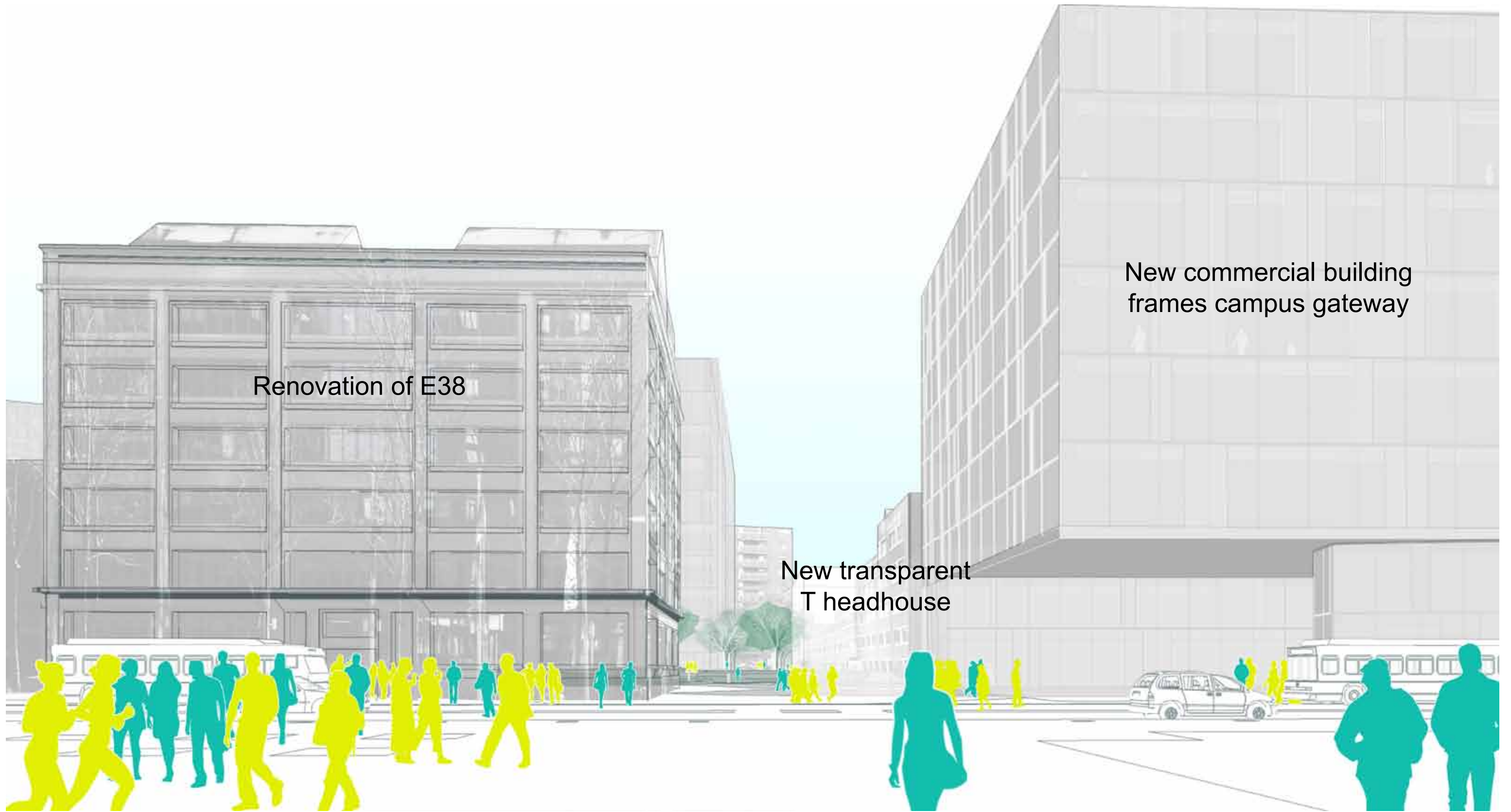




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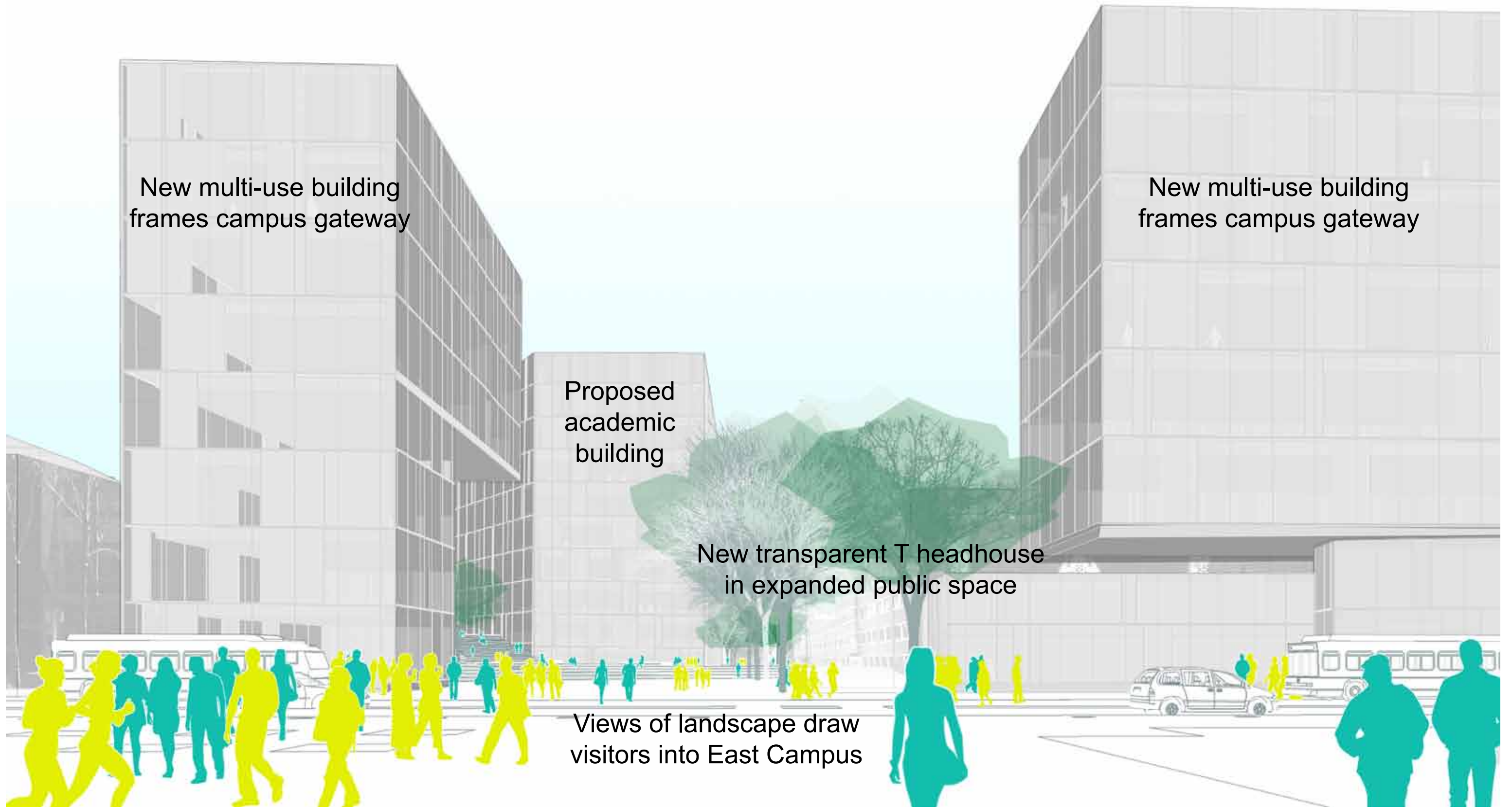
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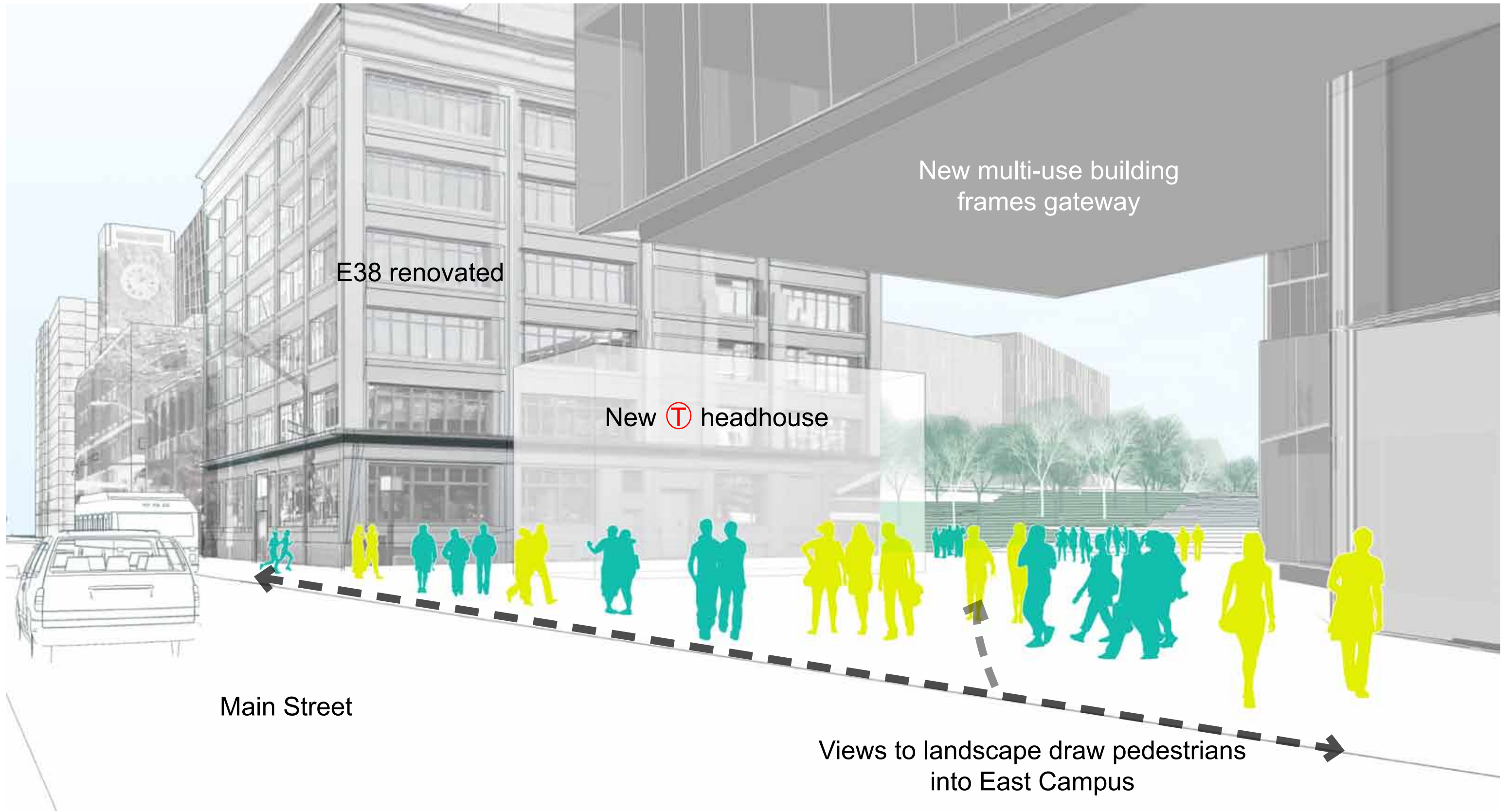
New multi-use building
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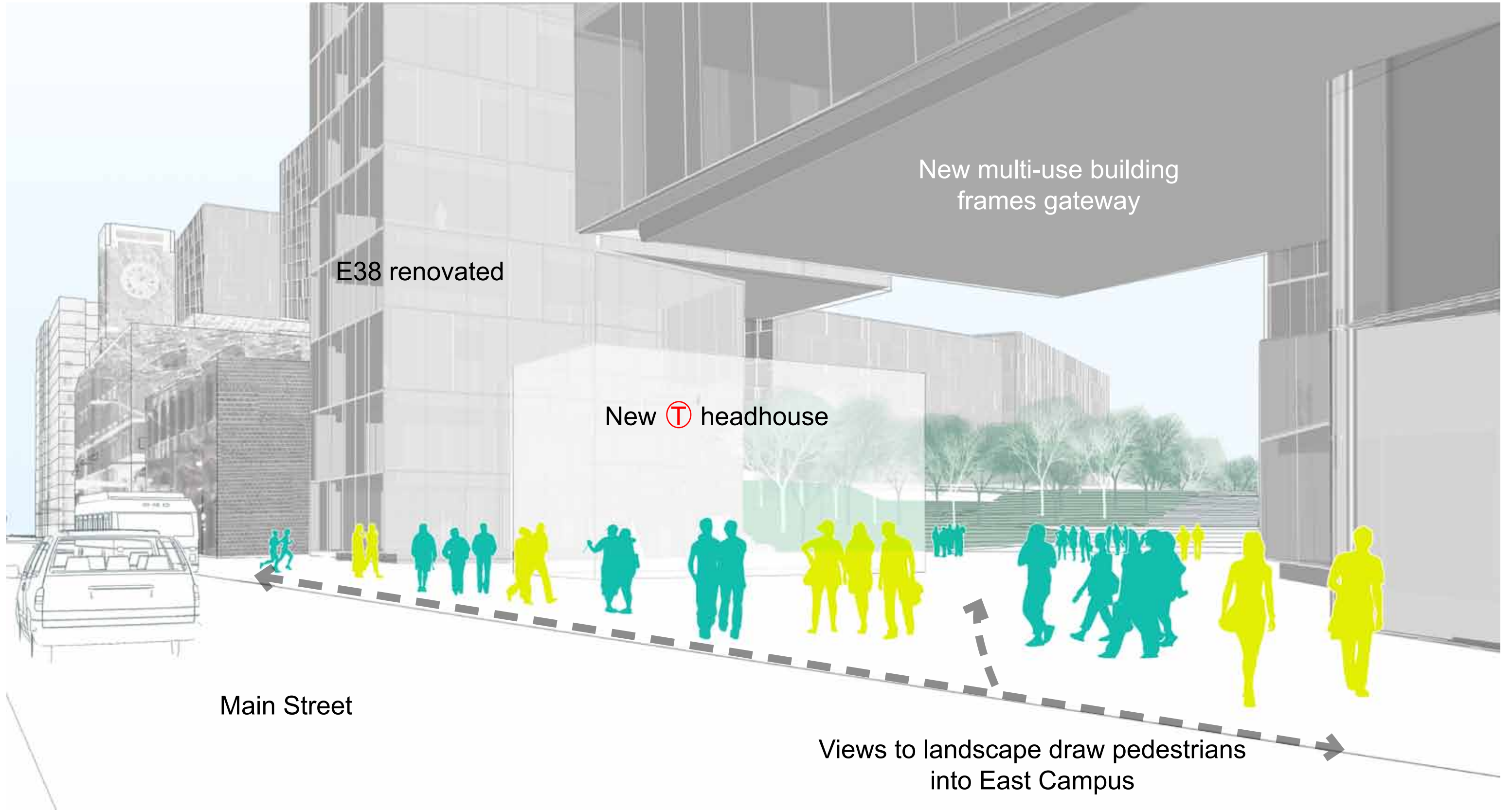
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Views of landscape draw
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E38 renovated

New multi-use building frames gateway

New T headhouse

Main Street

Views to landscape draw pedestrians into East Campus



Scheme A



Scheme B



Scheme C



Scheme A
Landscape Plan : 5 year



Scheme A
Landscape Plan : 10 year



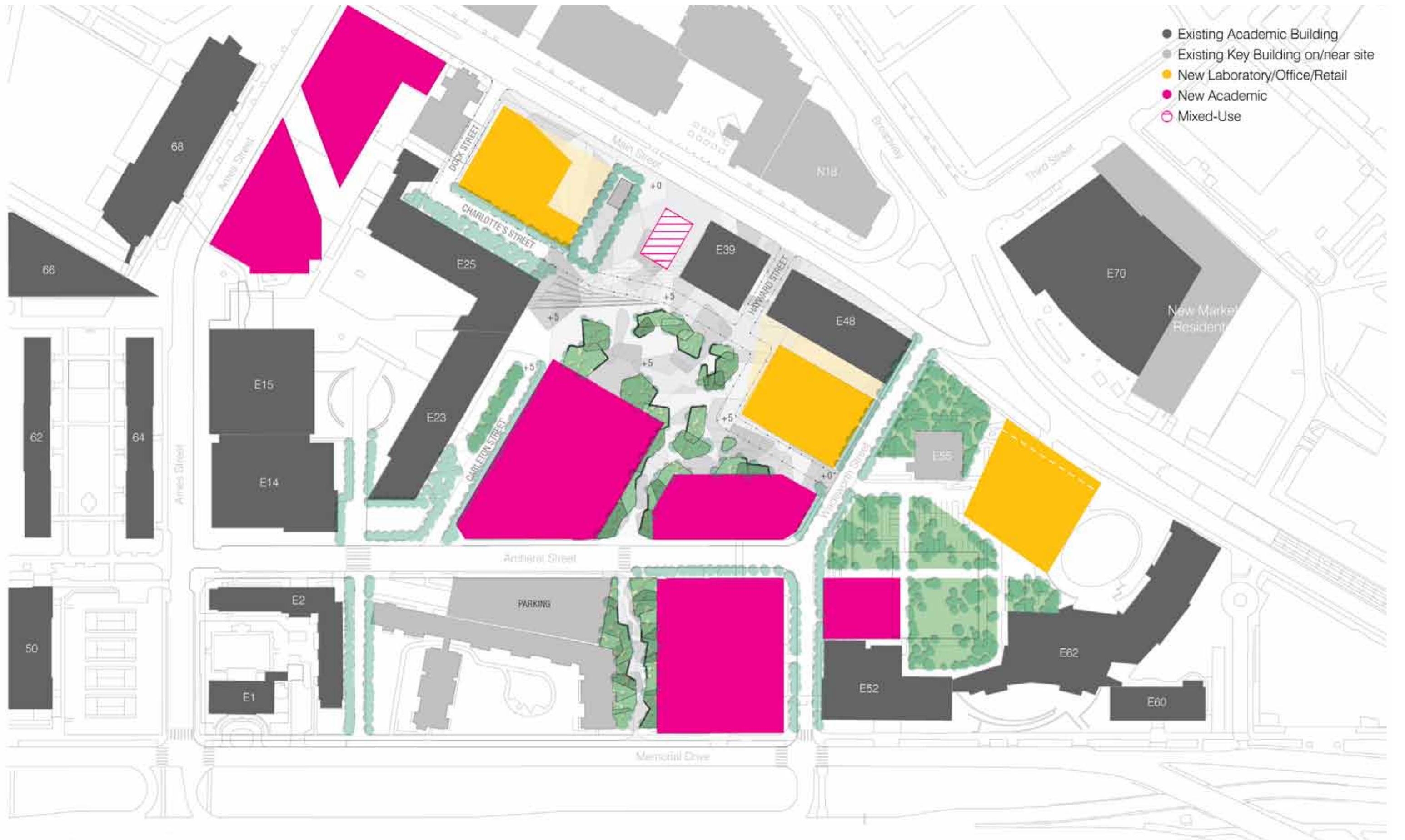
Scheme A
Landscape Plan : 20 year



Scheme B
Landscape Plan : 5 year



Scheme B
Landscape Plan : 10 year



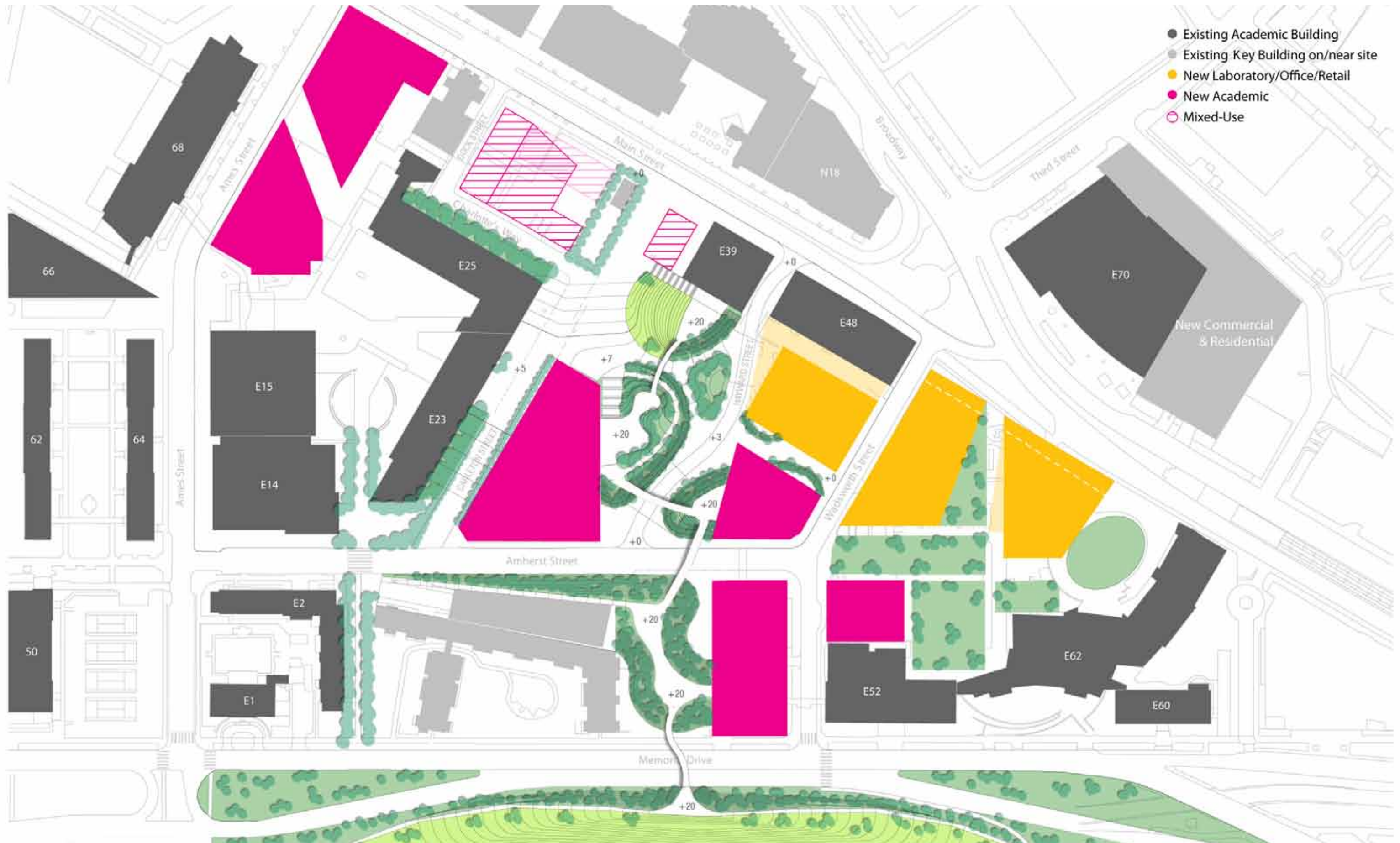
Scheme B
Landscape Plan : 20 year



Scheme C
Landscape Plan : 5 year



Scheme C
Landscape Plan : 10 year



Scheme C
Landscape Plan : 20 year