Massachusetts Institute of Technology
East Campus Urban Design Study

MIT and Cambridge Community Forum

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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
Principles

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Scheme A
Long Term Plan w/o E38
Scheme A
Landscape Long Term Plan
Existing Conditions
Aerial View
Existing Conditions
Carleton Street Threshold

Carleton Street interrupts pedestrian flow

Poor arrival experience from central campus

Minimal ADA accessibility
Carleton Street shared pedestrian and vehicular driveway

New street trees

Improved threshold at Infinite Corridor

Improved ADA accessibility
Existing Conditions

Pedestrian Connection to River

No crosswalk

No visual or pedestrian connection to river

Poor quality streetscape on Amherst
Proposal
Pedestrian Connection to River
Existing Conditions

Landscape Core

Historic buildings present back side to campus

Poorly defined connection to Sloan School
Retail and public uses animate ground floor of commercial building

Building shaped to open views to Sloan School

Views to landscape beyond
Existing Conditions
Access to River

Narrow visual connection to river
Deciduous trees and flowering shrubs create a comfortable microclimate around landscape edge.

More generous landscape connection to Charles River.

Proposed academic building frames landscape.

Landscape plaza.

Many seating and gathering spaces embedded in landscape edge.
Existing Conditions

Main Street Gateway

Public plaza at north side of Main Street

E38 creates a barrier between Main Street and East Campus

T headhouse poorly integrated with urban context
Commercial building behind

Renovation of E38

New transparent T headhouse

New commercial building frames campus gateway

Scheme A Proposal
Main Street Gateway: E38 Retained
New transparent T headhouse in expanded public space

Commercial building behind

New commercial building frames campus gateway

New gateway building

Views of landscape draw visitors into East Campus

Scheme A Proposal
Main Street Gateway: E38 Replaced
Existing Conditions
Cambridge Trust Site on Main St.
New commercial building frames gateway
E38 renovated
New T headhouse
Views to landscape draw pedestrians into East Campus
Main Street
New commercial building frames gateway

New multi-use building

New T headhouse

Views to landscape draw pedestrians into East Campus

Main Street
Scheme B
Aerial: Long Term Plan
Scheme B
Long Term Plan
Scheme B
Long Term Plan w/o E38
Scheme B
Landscape Plan
Existing Conditions
Aerial View to River
Historic buildings present back side to campus

Poorly defined connection to Sloan School
Proposed commercial building

Historic buildings reoriented towards new landscape

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

Open landscape courtyard
Historic buildings present back side to East Campus.
Open public space threshold to East Campus

E38 with ground floor animated by public uses and retail

Historic buildings reoriented to face new landscape

Proposed commercial building

Proposed academic building

New central landscape for Kendall Square and East Campus
Open public space threshold to East Campus

New building with ground floor animated by public uses and retail

Historic buildings reoriented to face new landscape

Proposed commercial building

Proposed academic building

New central landscape for Kendall Square and East Campus
Scheme B Enhanced
Increased Porosity Between City & Campus
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
Existing Conditions

Historic buildings present back side to East Campus
Scheme B Enhanced Proposal

Historic Buildings Relationship to East Campus: E38 Retained

- Grand steps strengthen threshold to East Campus
- Driveway brings increased animation to south side of historic buildings
- Raised landscape emphasises the new central public space
- Ground floor animated by public uses and retail
Existing Conditions

Public plaza at north side of Main Street

E38 creates a barrier between Main Street and East Campus

T headhouse poorly integrated with urban context
Renovation of E38

New transparent T headhouse

New commercial building frames campus gateway
New multi-use building frames campus gateway

New transparent T headhouse in expanded public space

Proposed academic building

Views of landscape draw visitors into East Campus

New commercial building frames campus gateway

Scheme B Proposal
Main Street Gateway: E38 Replaced
Scheme B Proposal E38 Retained
Cambridge Trust Site on Main St.

- New commercial building frames gateway
- E38 renovated
- New T headhouse
- Views to landscape draw pedestrians into East Campus
- Main Street
New multi-use building

New commercial building frames gateway

New T headhouse

Views to landscape draw pedestrians into East Campus

Main Street
Scheme C
Aerial: Long Term Plan
Scheme C
Landscape Plan
Scheme C
An Open Green Between Kendall and the River
Existing Conditions

Carleton Street thresholds

Carleton Street interrupts pedestrian flow

Poor arrival experience from central campus

Minimal ADA accessibility
Carleton Street as shared pedestrian and vehicular driveway

Carleton Street raised to meet Infinite Corridor
Historic buildings present back side to campus

Poorly defined connection to Sloan School
Dual-level landscape increases porosity between public and academic programs.
Existing Conditions

Access to River

Rear of E40

Narrow visual connection to river

Rear of 100 Memorial Drive
Proposed academic building frames landscape space

Connection to river

Bridge

Upper level plaza
Public plaza at north side of Main Street

E38 creates a barrier between Main Street and East Campus

T headhouse poorly integrated with urban context
Scheme B Proposal

Main Street Gateway: E38 Retained

Renovation of E38

New transparent T headhouse

New commercial building frames campus gateway
New multi-use building frames campus gateway

Proposed academic building

New transparent T headhouse in expanded public space

Views of landscape draw visitors into East Campus

Scheme C Proposal
Main Street Gateway: E38 Replaced
Existing Conditions
Cambridge Trust Site on Main St.
New multi-use building frames gateway

E38 renovated

New headhouse

Views to landscape draw pedestrians into East Campus

Main Street
New multi-use building frames gateway

E38 renovated

New T headhouse

Views to landscape draw pedestrians into East Campus

Cambridge Trust Site on Main St.

Scheme C Proposal  E38 Replaced
Scheme A  Scheme B  Scheme C
Scheme A
Landscape Plan: 10 year
Scheme A
Landscape Plan: 20 year
Scheme B
Landscape Plan: 20 year
Scheme C
Landscape Plan: 10 year