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# MIT Kendall Square Initiative NoMa Project

## Graphics Materials

July 27, 2015

*Planned Unit Development Special Permit Application*

*Article 19 Project Review Special Permit Application*

Submitted by:

Massachusetts Institute of Technology (MIT)

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# MIT Kendall Square - NoMa Project

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**OWNER/ PROJECT PROPONENT**

Massachusetts Institute of Technology (MIT)

**LEGAL COUNSEL**

Goulston & Storrs      Gallucio & Watson, LLP

**PROJECT MANAGEMENT**

Leggat McCall Properties      Redgate

**BUILDING DESIGN ARCHITECTS**

Elkus Manfredi Architects

**LANDSCAPE ARCHITECTS**

Landworks Studio

**RETAIL AND PLACEMAKING**

Graffito SP

**CIVIL ENGINEERING**

VHB

**TRANSPORTATION ENGINEERING**

VHB

**PARKING CONSULTANT**

Desman Associates

**M/E/P ENGINEERING**

Vanderweil

**STRUCTURAL ENGINEERING**

McNamara Salvia, Inc.

**GEO TECHNICAL/GEO ENVIRONMENTAL**

McPhail Associates, LLC

**ENVIRONMENTAL PERMITTING CONSULTANT**

Epsilon Associates

**ACOUSTICAL ENGINEERING**

Cavanaugh Tocci

**SUSTAINABILITY CONSULTANT**

Atelier Ten

**DISTRICT ENERGY CONSULTANT**

JB&B

**WIND CONSULTANT**

RWDI Consulting Engineers

**SURVEYOR**

Feldman

**PRE CONSTRUCTION SERVICES**

JMA

**COMMUNICATIONS**

Solomon McCown & Company

# MIT Kendall Square - NoMa Project

A. Site & Building Plans

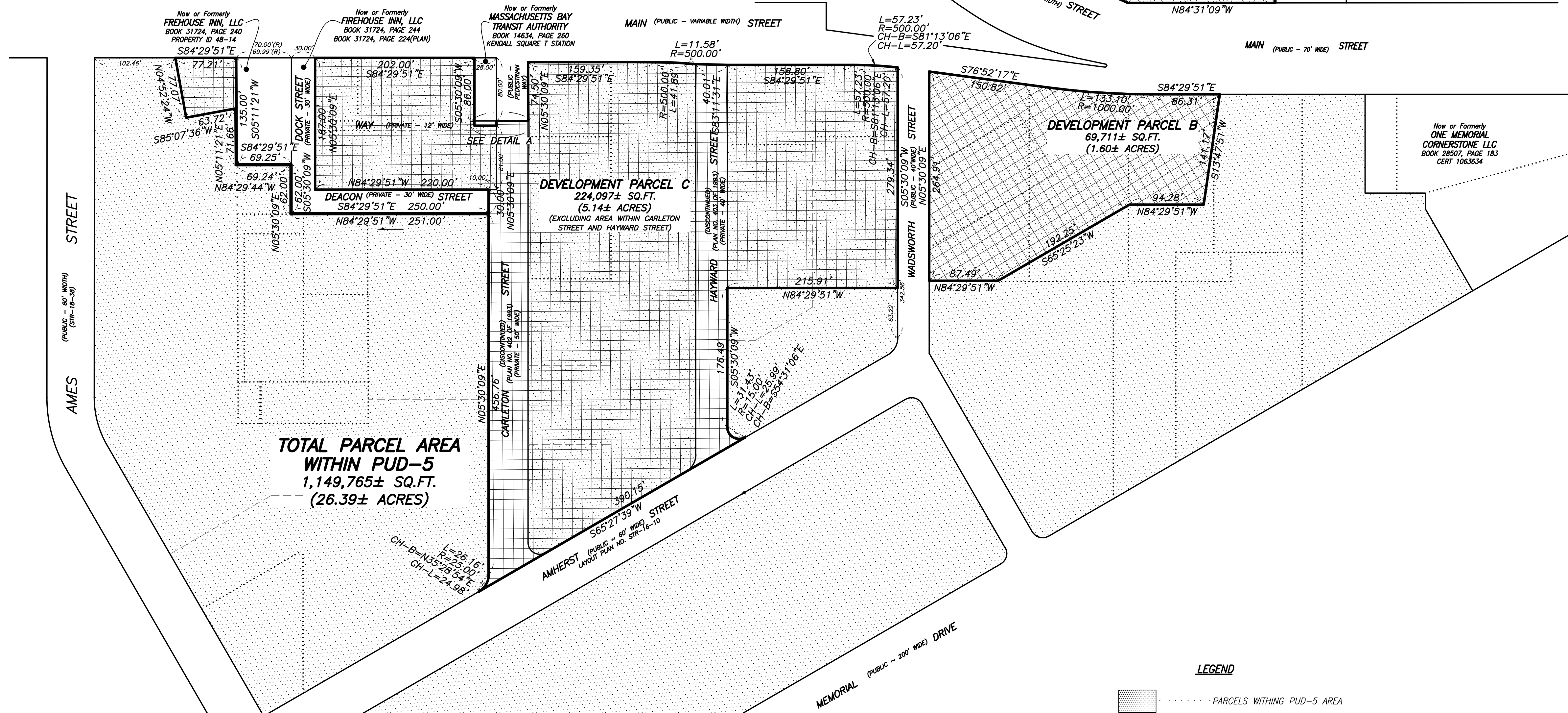
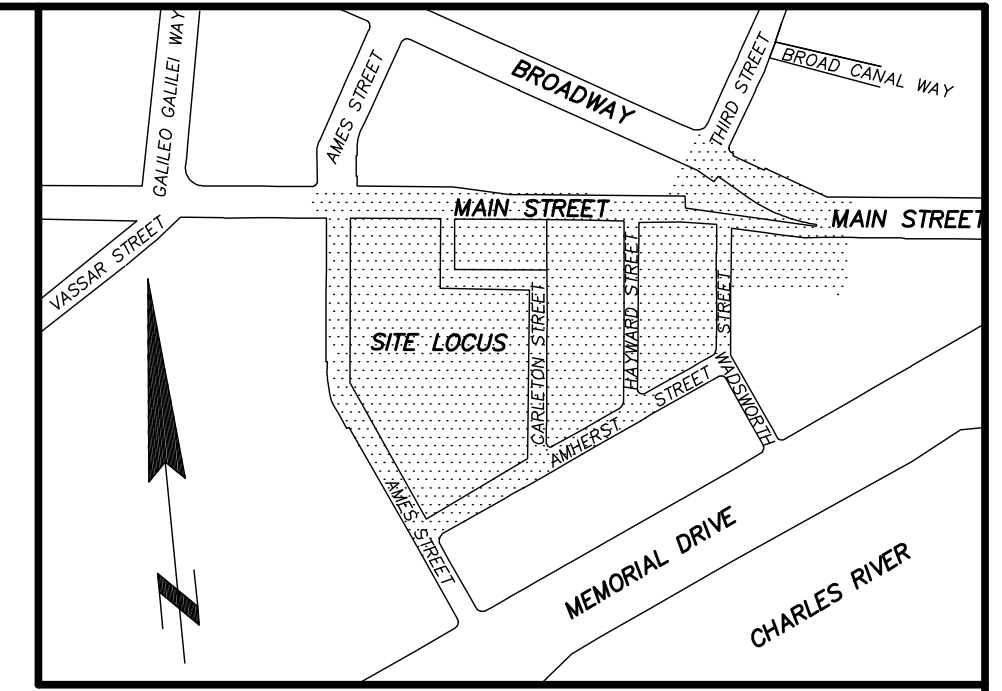
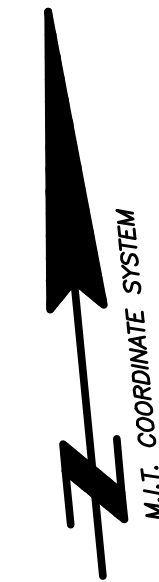
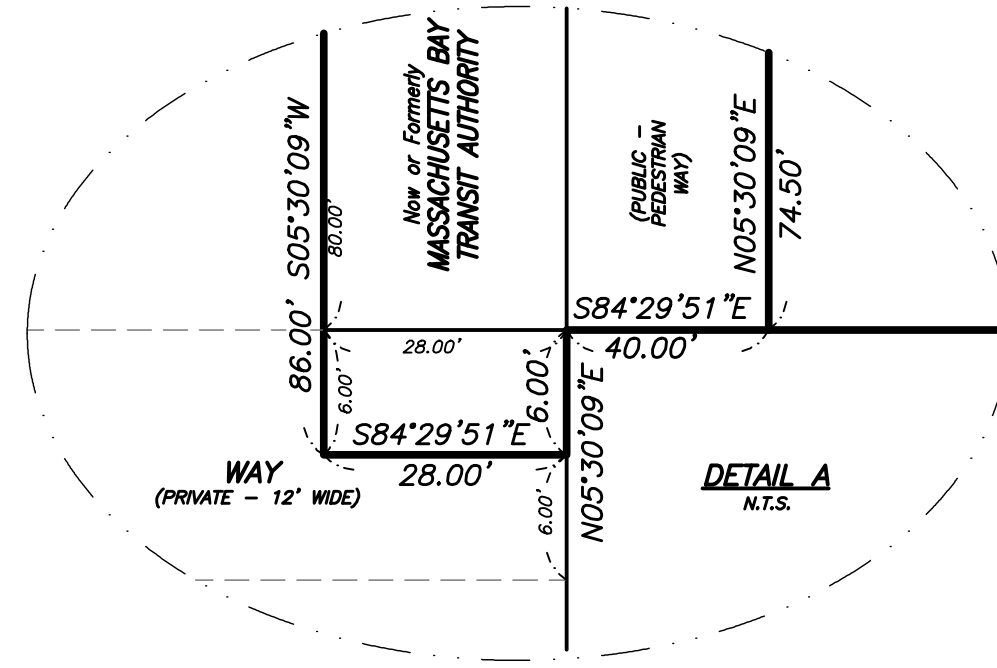
B. *NoMa Renderings*

C. *Technical Graphics*



**NOTES:**

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW DEVELOPMENT PARCELS A, B, AND C FOR MASSACHUSETTS INSTITUTE OF TECHNOLOGY KENDALL SQUARE PROJECT.
- 2) SHEET 1 OF 2 SHOWS THE DEVELOPMENT PARCELS BOUNDARY LINES AND BOUNDARY DESCRIPTIONS.
- 3) SHEET 2 OF 2 SHOWS THE EXISTING BUILDINGS AROUND THE DEVELOPMENT PARCELS.



**PLAN REFERENCES:**

- MIDDLESEX REGISTRY OF DEEDS**  
 PLAN NO. 3 OF 1966  
 PLAN NO. 966 OF 1972  
 PLAN NO. 1566 OF 1985  
 PLAN NO. 1334 OF 1986  
 PLAN NO. 1316 OF 1987  
 PLAN NO. 402 OF 1993  
 PLAN NO. 403 OF 1993  
 PLAN NO. 424 OF 1993  
 PLAN NO. 908 OF 2000  
 PLAN NO. 1774 OF 2005  
 PLAN NO. 452 OF 2010

- MASSACHUSETTS LAND COURT**  
 LCC 195A  
 LCC 195B  
 LCC 195D  
 LCC 195E  
 LCC 3249A  
 LCC 3600A  
 LCC 4412A  
 LCC 4656A  
 LCC 8156A  
 LCC 8156B  
 LCC 16570A  
 LCC 18504A  
 LCC 23568A  
 LCC 31630A  
 LCC 7614A

- CITY OF CAMBRIDGE ENGINEERING DEPARTMENT**  
 FIELD BOOK 136 PAGE 140-141  
 FIELD BOOK 156 PAGE 122  
 FIELD BOOK 168 PAGE 59

- PLAN NO. 3190  
 PLAN NO. 3214  
 PLAN NO. 3219  
 PLAN NO. 3275  
 PLAN NO. 4483  
 PLAN NO. 4488  
 PLAN NO. 4492  
 PLAN NO. 6291A  
 PLAN NO. 6291  
 PLAN NO. 6339  
 PLAN NO. 6492B  
 PLAN NO. 6972  
 PLAN NO. 9001  
 PLAN NO. CRA026  
 PLAN NO. CRA029  
 PLAN NO. N-314  
 PLAN NO. STR-16-07  
 PLAN NO. STR-16-08  
 PLAN NO. STR-16-09  
 PLAN NO. STR-16-10  
 PLAN NO. STR-17-22  
 PLAN NO. STR-17-28  
 PLAN NO. STR-18-38  
 PLAN NO. STR-18-30

**LEGEND**

- PARCELS WITHING PUD-5 AREA
- DEVELOPMENT PARCEL A AREA
- DEVELOPMENT PARCEL B AREA
- DEVELOPMENT PARCEL C AREA
- CH-BRG ..... CHORD BEARING
- CH-L ..... CHORD LENGTH
- R ..... RADIUS
- SQ. FT. .... SQUARE FEET
- ..... LINE OF EXISTING REGISTERED PARCELS
- ..... LINE OF EXISTING RECORDED PARCELS

**DEVELOPMENT PARCEL PLAN**  
 MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
 KENDALL SQUARE PROJECT  
**CAMBRIDGE, MASS.**

FELDMAN LAND SURVEYORS      JULY 20, 2015  
 112 SHAWMUT AVENUE      PHONE: (617)357-9740  
 BOSTON, MASS. 02118      www.feldmansurveyors.com

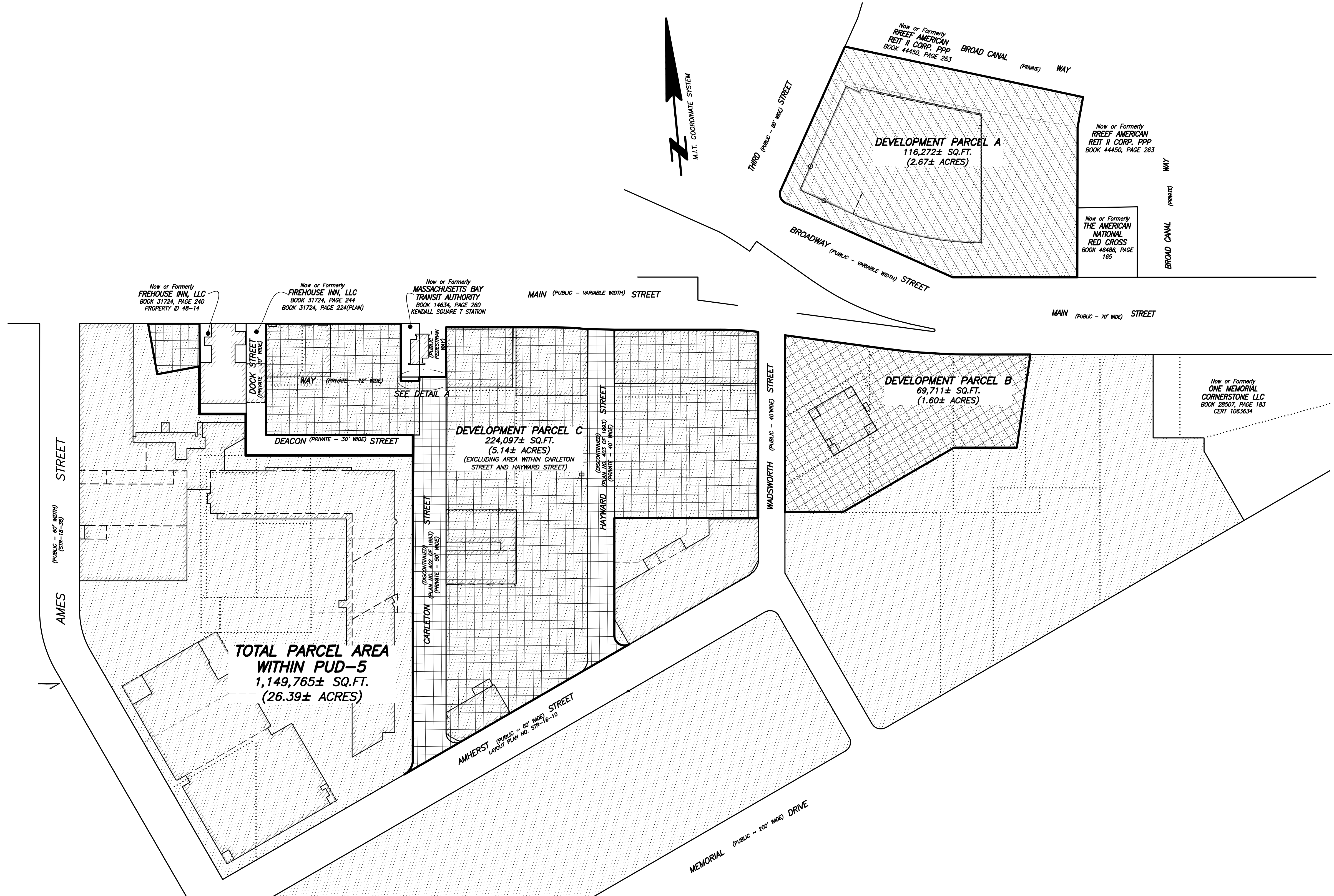
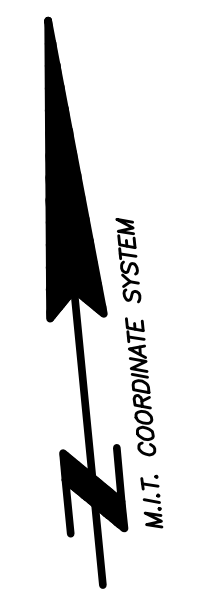
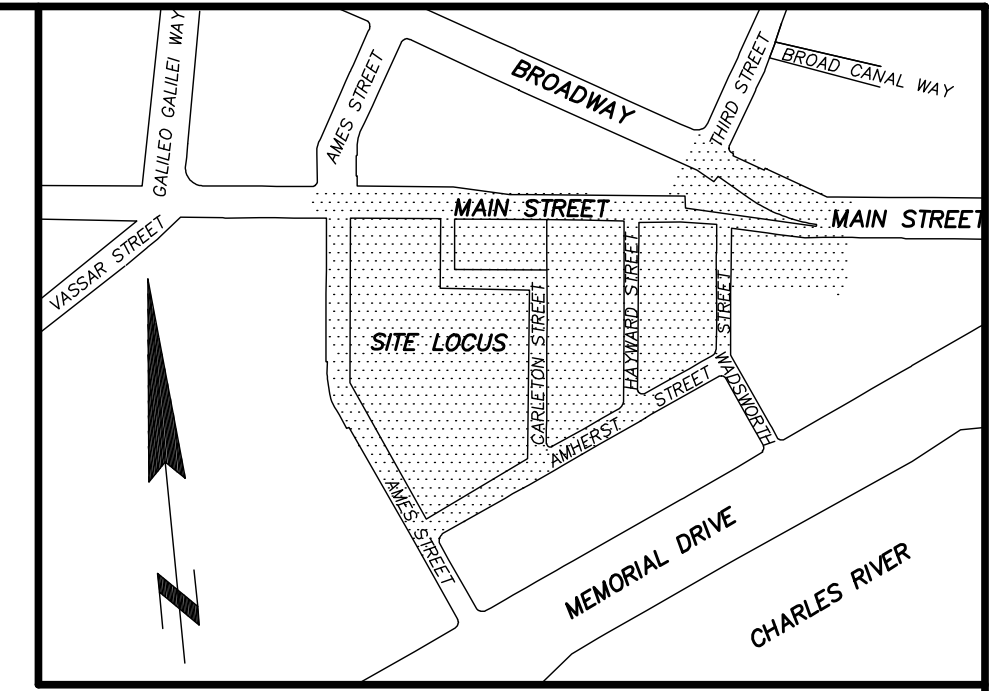
**FELDMAN**  
 LAND SURVEYORS

80      0      40      80      160      320  
 SCALE: 1"=80'

RESEARCH DJR	FIELD CHIEF JF	PROJ MGR DJR	APPROVED	SHEET NO. 1 OF 2
CALC JBD	CADD JBD	FIELD CHECKED	CRD FILE 14526	JOB NO. 14526W

FILENAME: S:\PROJECTS\14500s\14526\DWG\14526W-PDA.dwg





- LEGEND**
- PARCELS WITHING PUD-5 AREA
  - DEVELOPMENT PARCEL A AREA
  - DEVELOPMENT PARCEL B AREA
  - DEVELOPMENT PARCEL C AREA
  - CH-BRG ..... CHORD BEARING
  - CH-L ..... CHORD LENGTH
  - R= ..... RADIUS
  - SQ. FT. ..... SQUARE FEET
  - ..... LINE OF EXISTING REGISTERED PARCELS
  - ..... LINE OF EXISTING RECORDED PARCELS

**TOTAL PARCEL AREA  
WITHIN PUD-5**  
1,149,765± SQ.FT.  
(26.39± ACRES)

**DEVELOPMENT PARCEL PLAN**  
**MASSACHUSETTS INSTITUTE OF TECHNOLOGY**  
**KENDALL SQUARE PROJECT**  
**CAMBRIDGE, MASS.**

FELDMAN LAND SURVEYORS      JULY 20, 2015  
 112 SHAWMUT AVENUE      PHONE: (617)357-9740  
 BOSTON, MASS. 02118      www.feldmansurveyors.com

**FELDMAN**  
 LAND SURVEYORS

80      0      40      80      160      320  
 SCALE: 1"=80'

RESEARCH DJR	FIELD CHIEF JF	PRQJ MGR DJR	APPROVED	SHEET NO. 2 OF 2
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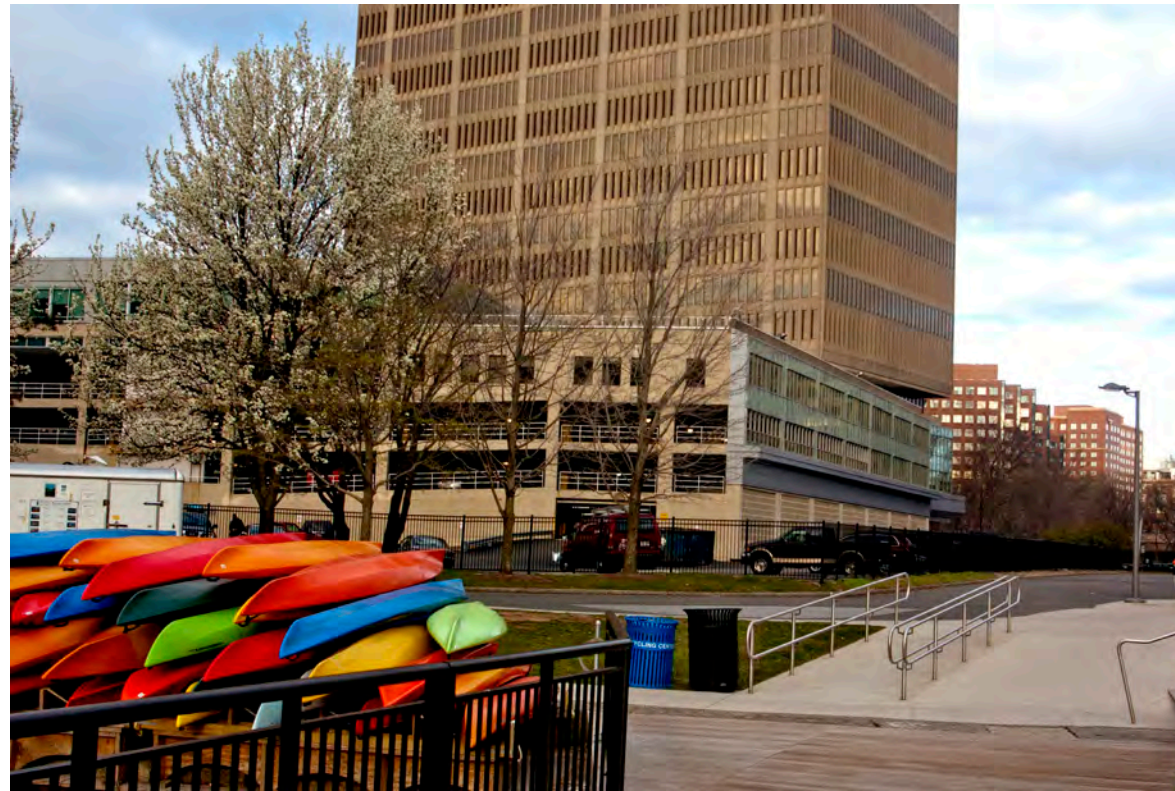
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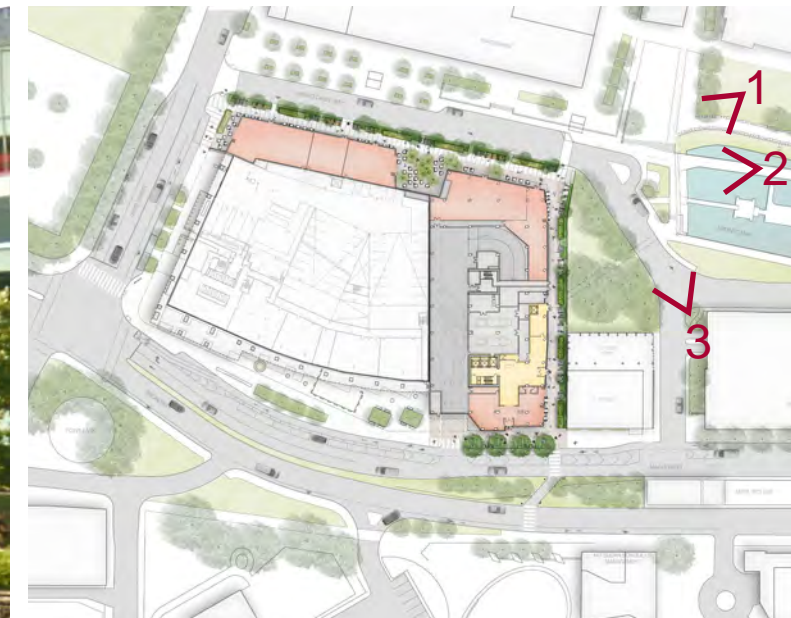
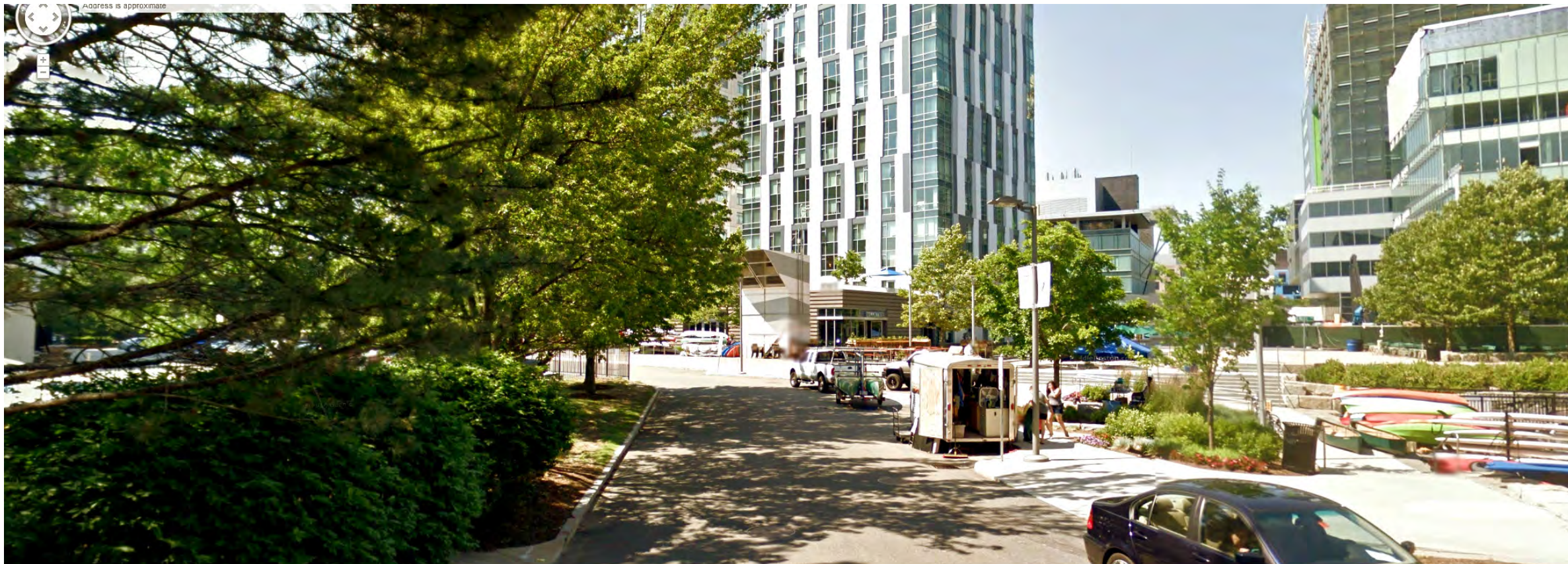
1



2



3



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Figure A - 3

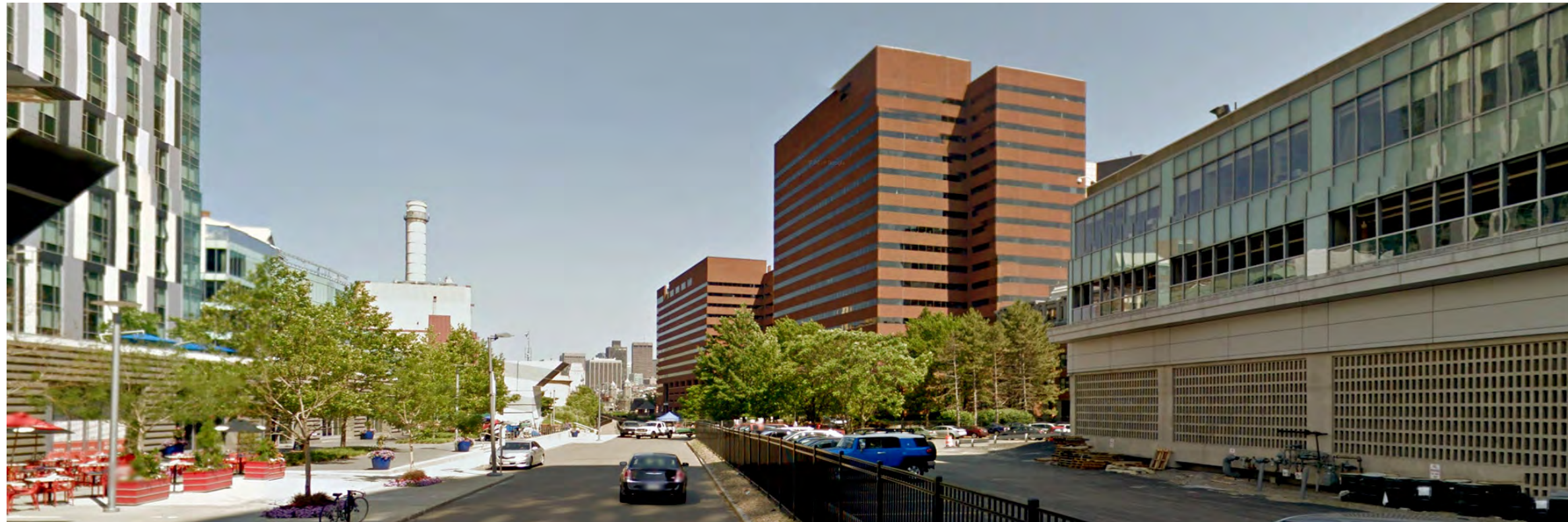


EXISTING CONDITIONS

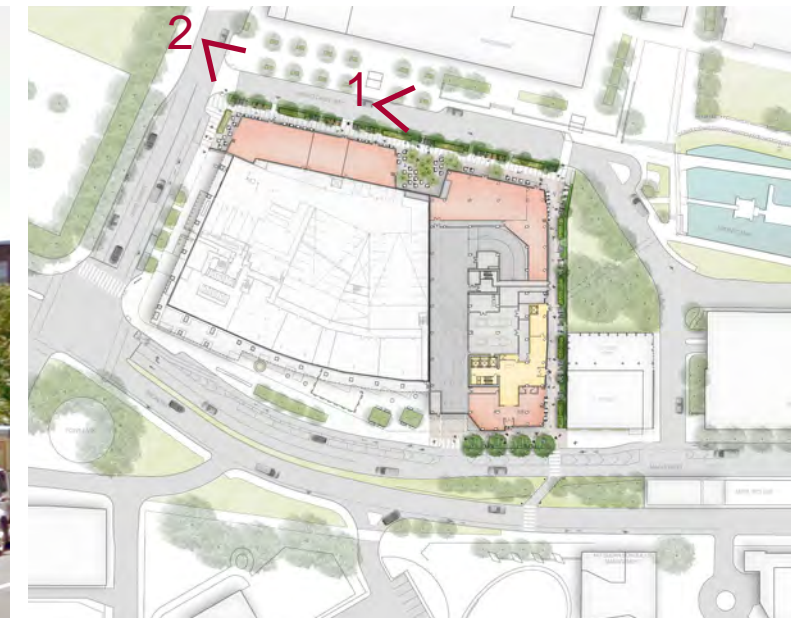
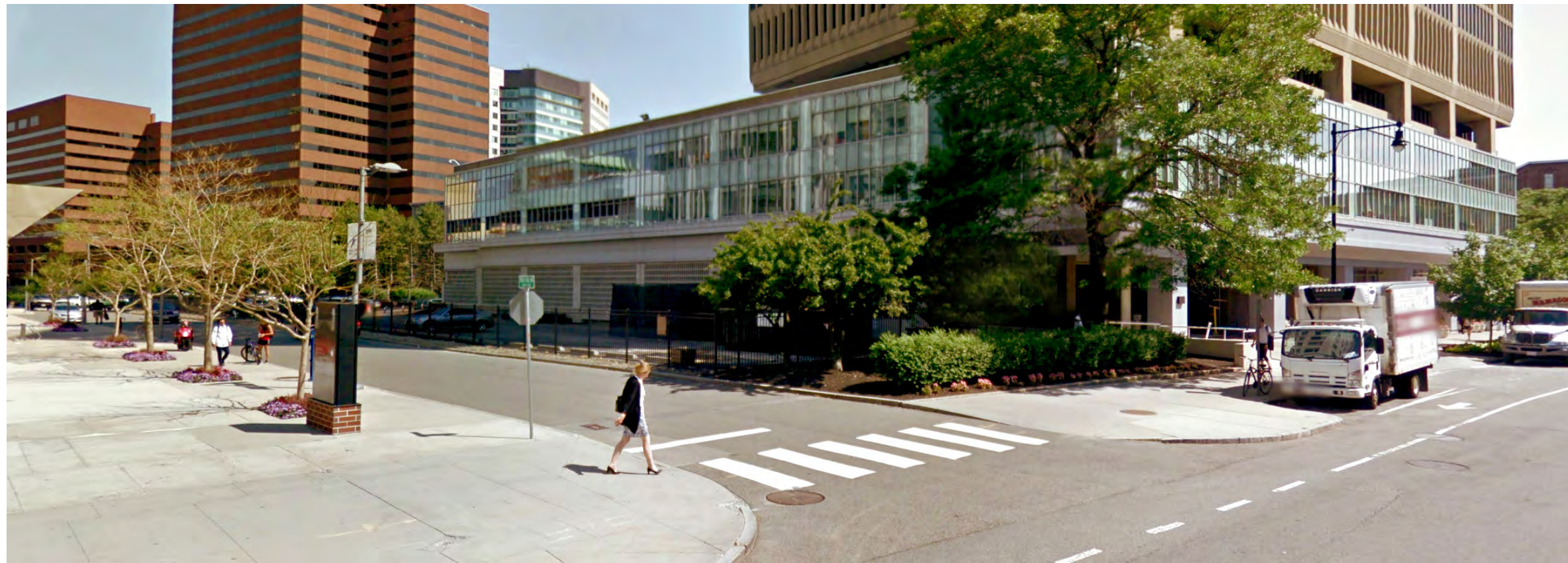
MIT KENDALL SQUARE  
NoMa PROJECT



1



2



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Figure A - 4



EXISTING CONDITIONS

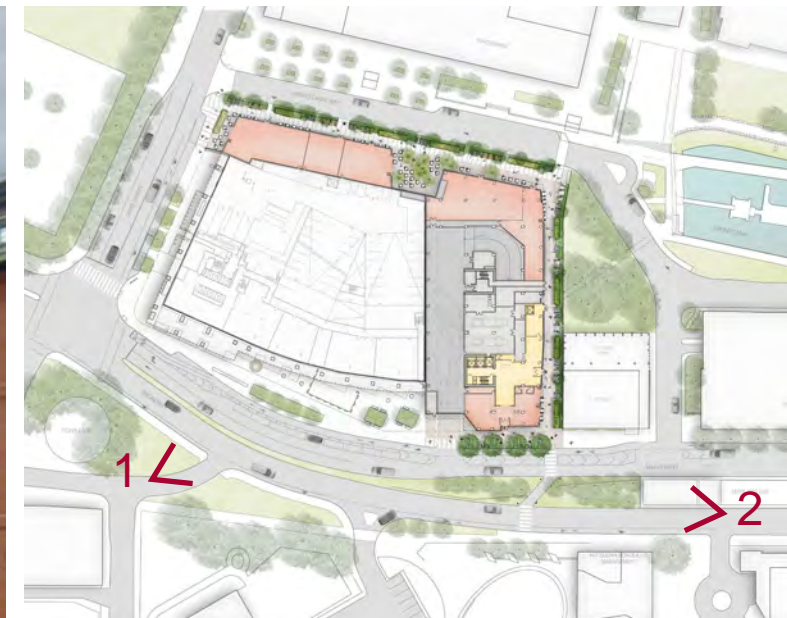
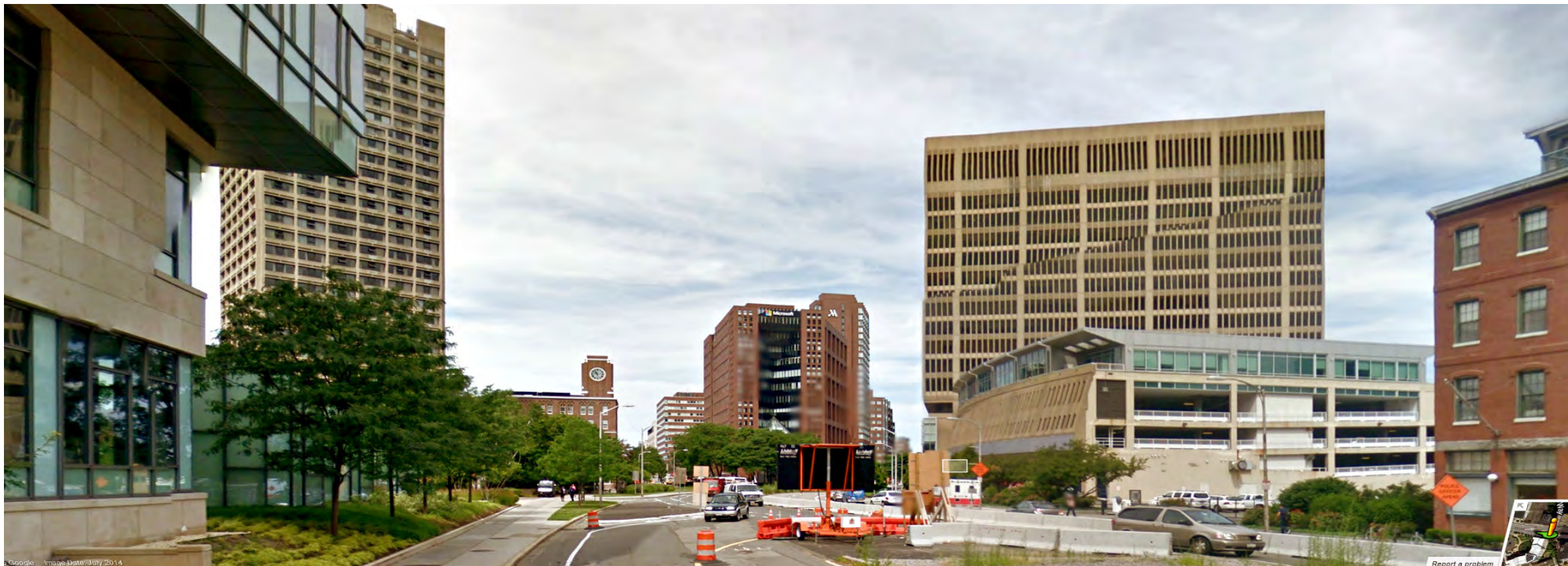
MIT KENDALL SQUARE  
NoMa PROJECT



1



2



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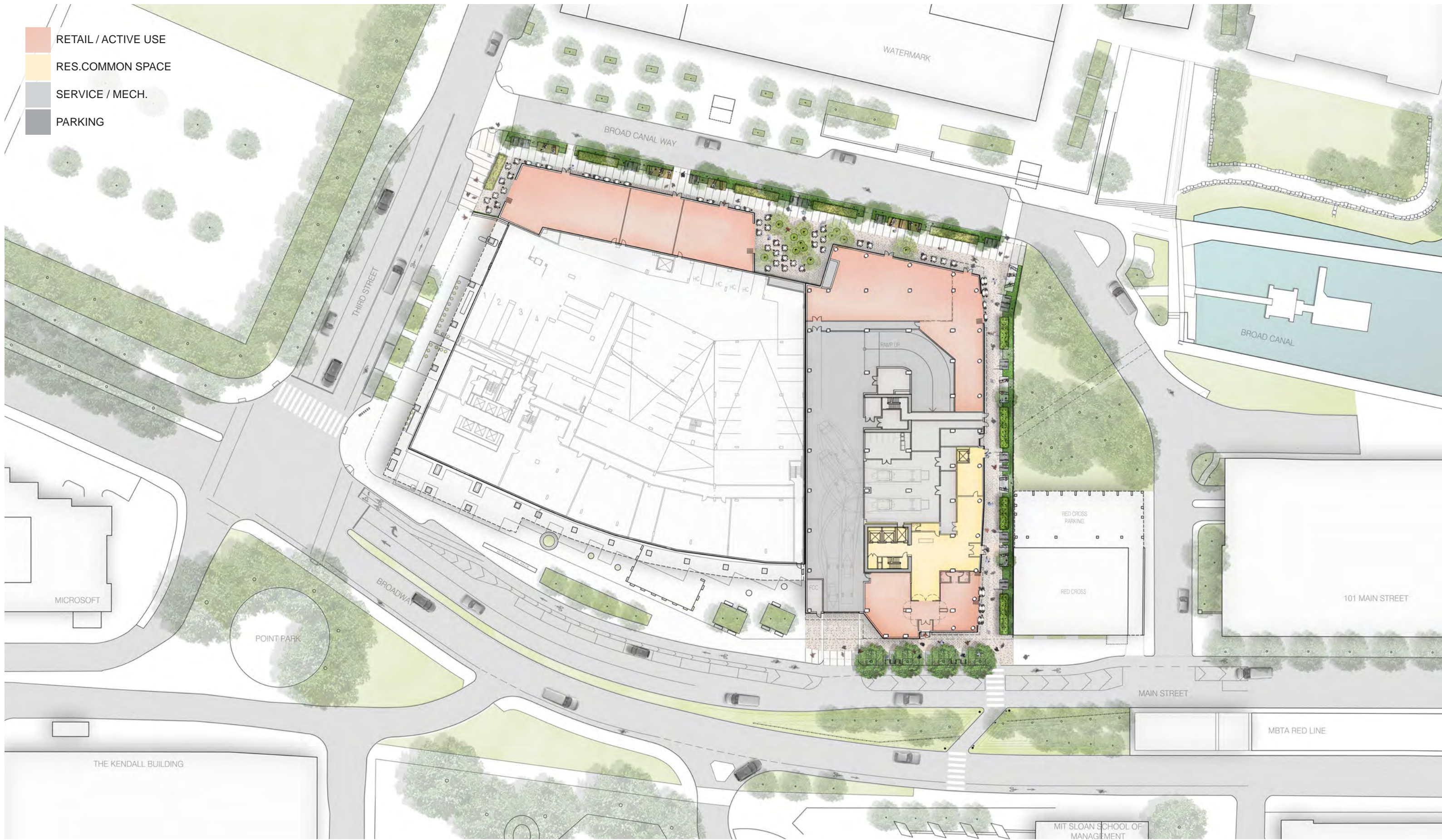
Figure A - 5



EXISTING CONDITIONS

MIT KENDALL SQUARE  
NoMa PROJECT

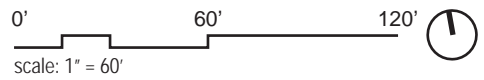




- RETAIL / ACTIVE USE
- RES.COMMON SPACE
- SERVICE / MECH.
- PARKING

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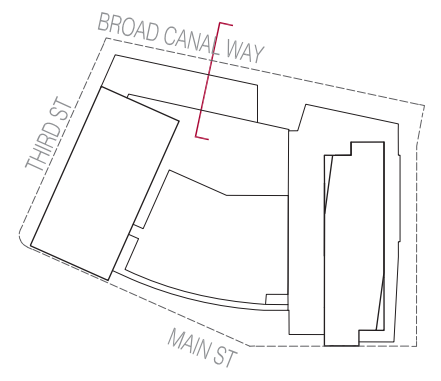
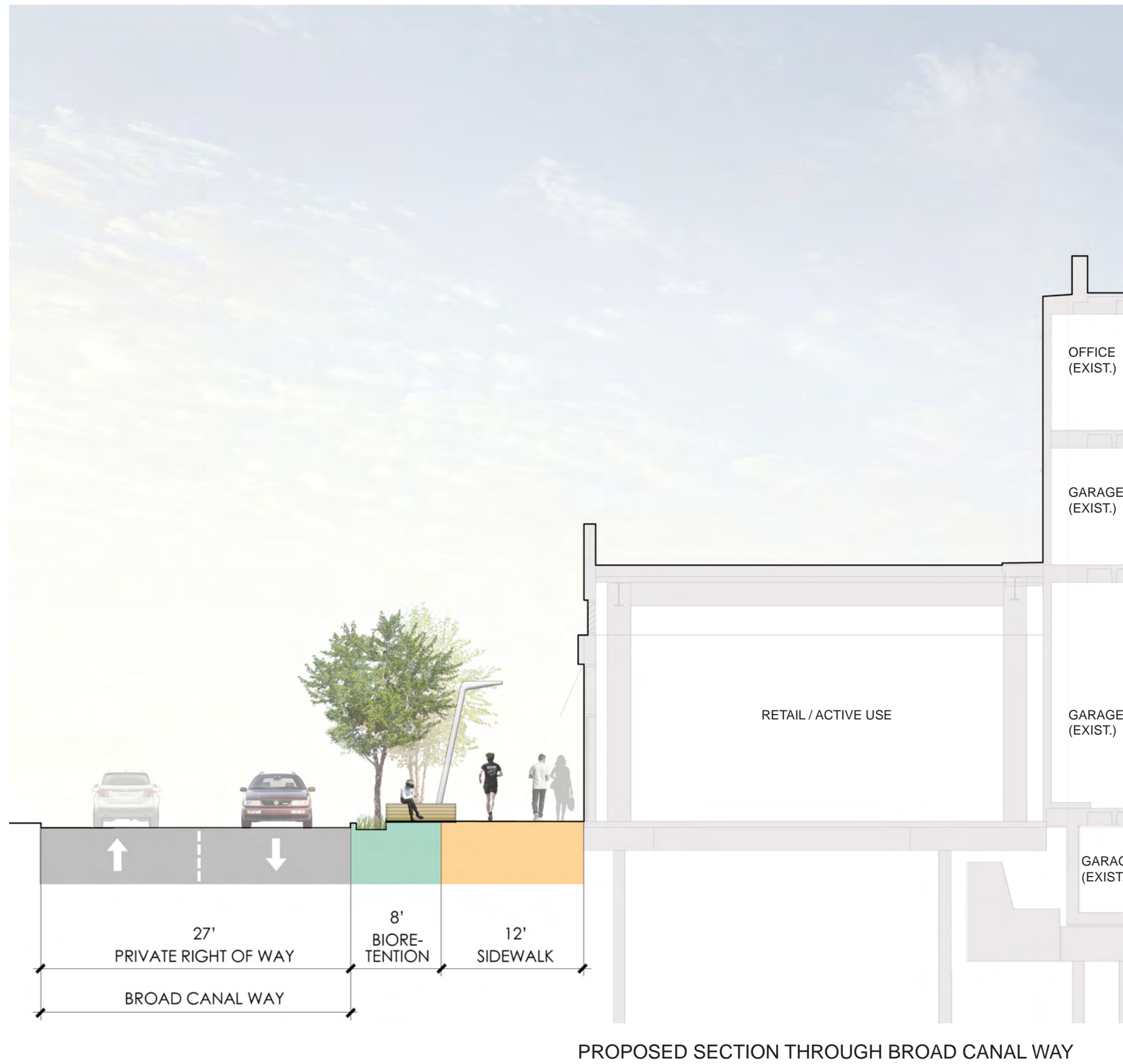
Figure A - 6



**LANDSCAPE PLAN**

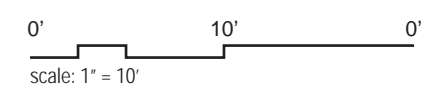
**MIT KENDALL SQUARE  
NoMa PROJECT**





PROPOSED SECTION THROUGH BROAD CANAL WAY

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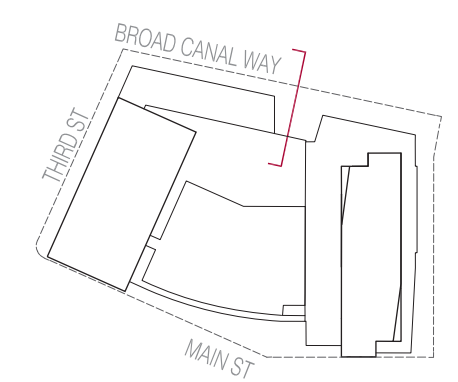
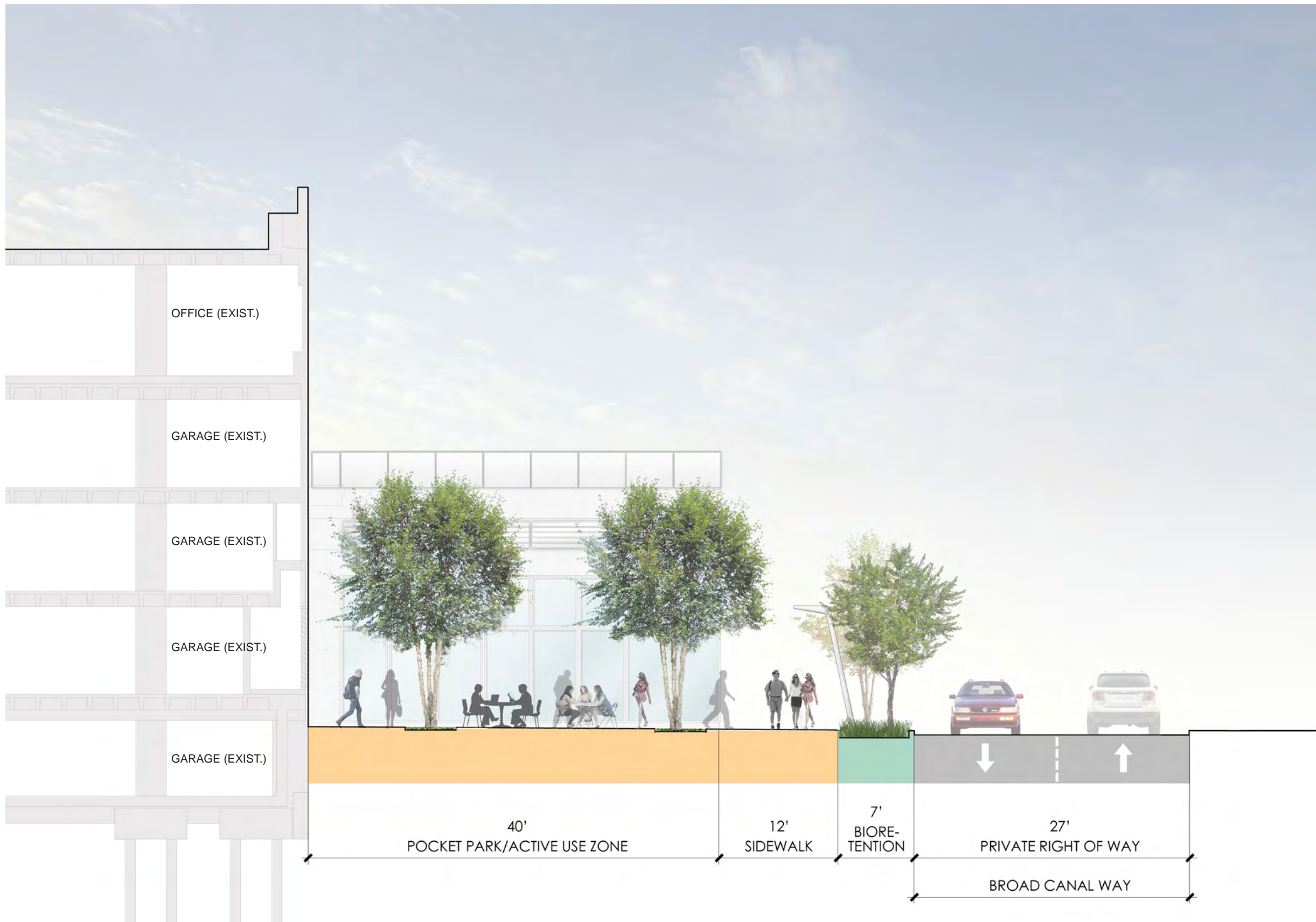


LANDSCAPE SECTIONS

Figure A - 7

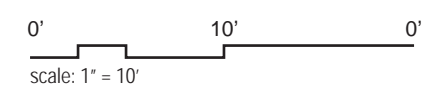
MIT KENDALL SQUARE  
NoMa PROJECT





PROPOSED SECTION THROUGH POCKET PARK AT BROAD CANAL WAY

July 27, 2015

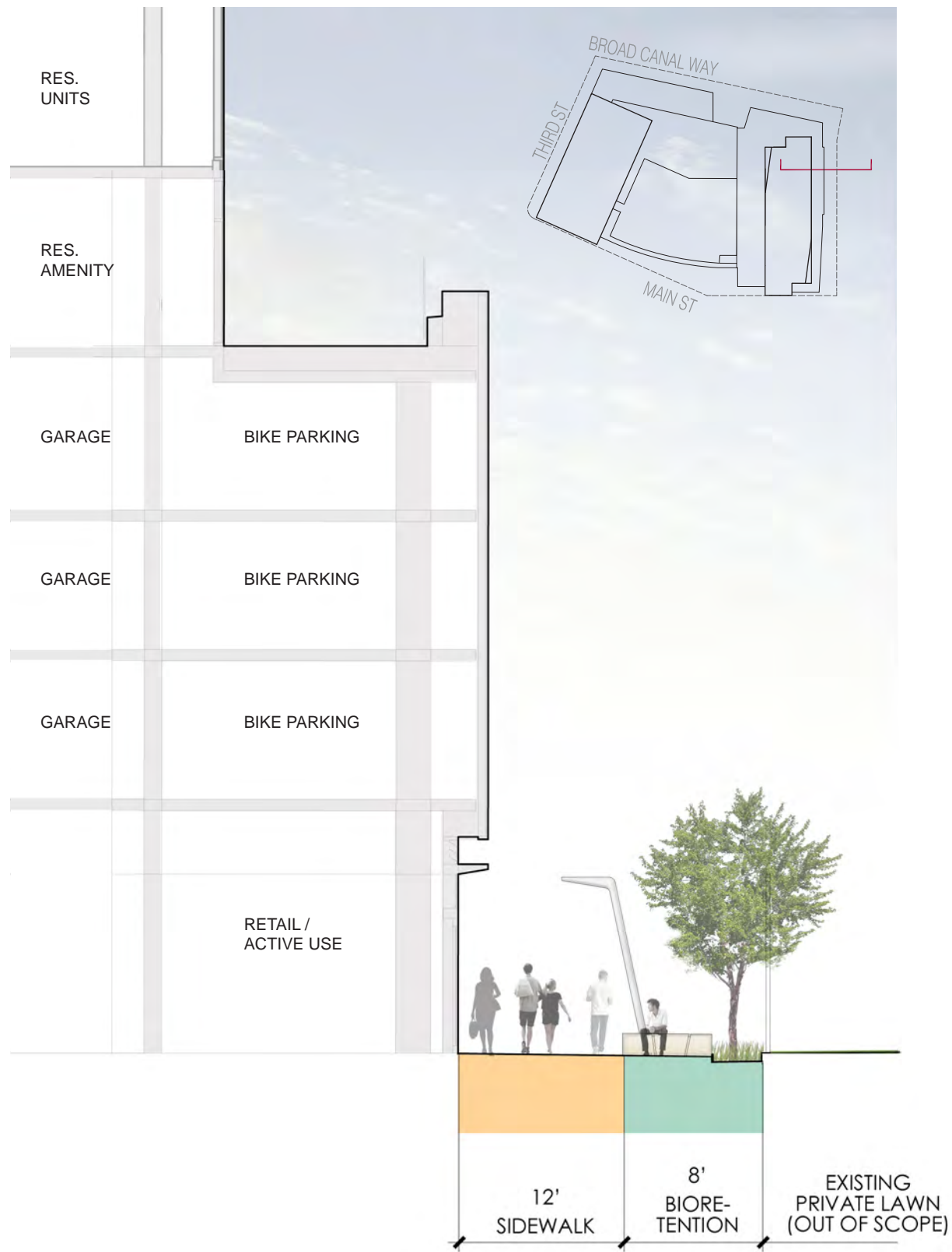


LANDSCAPE SECTIONS

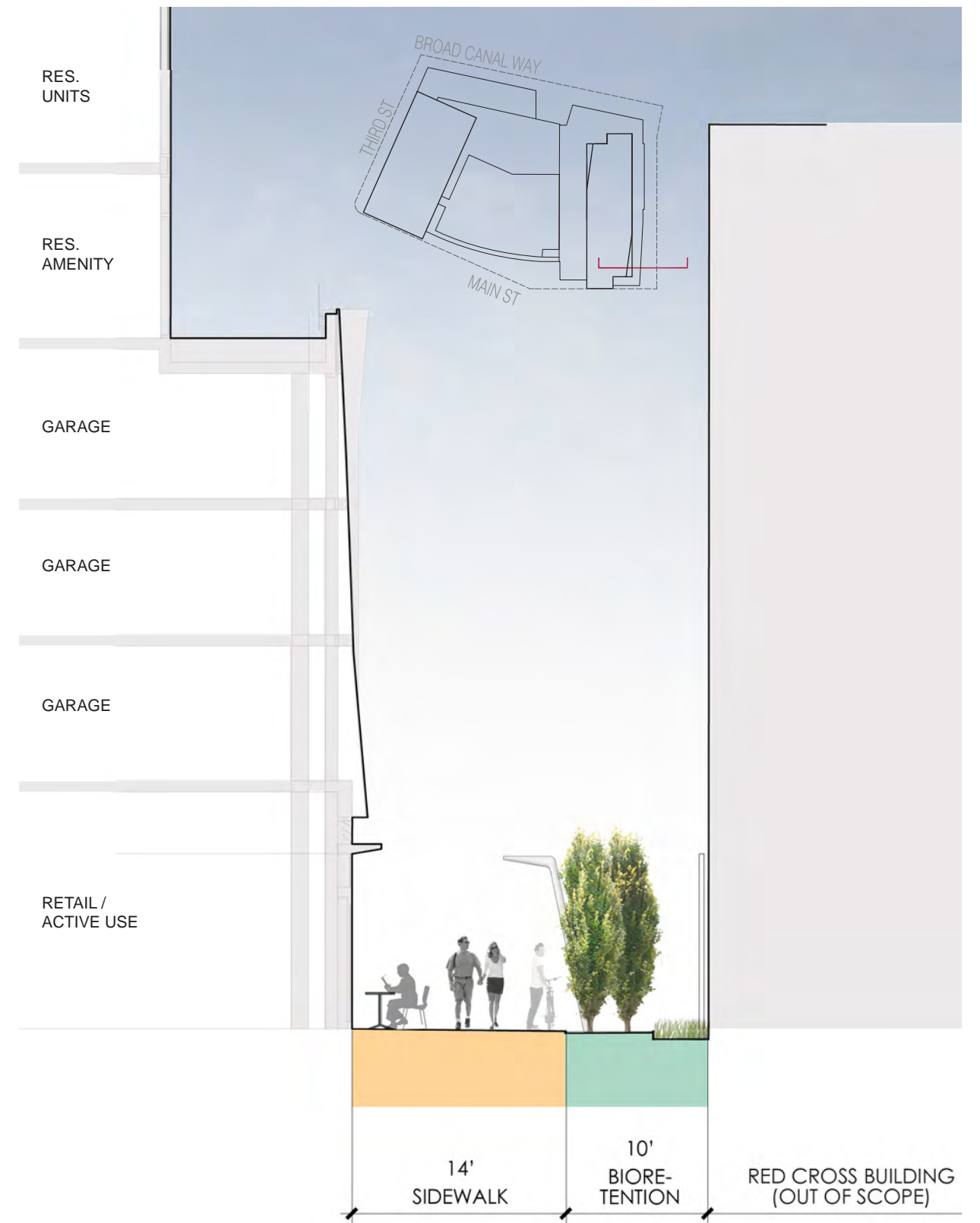
Figure A - 8

MIT KENDALL SQUARE  
NoMa PROJECT



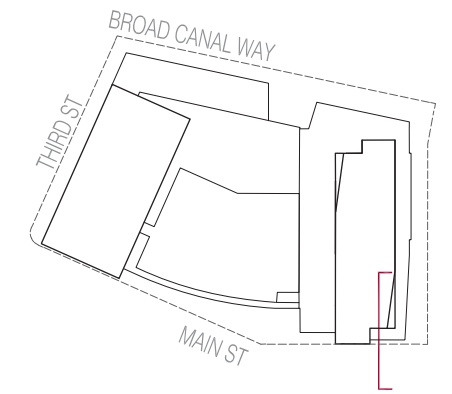
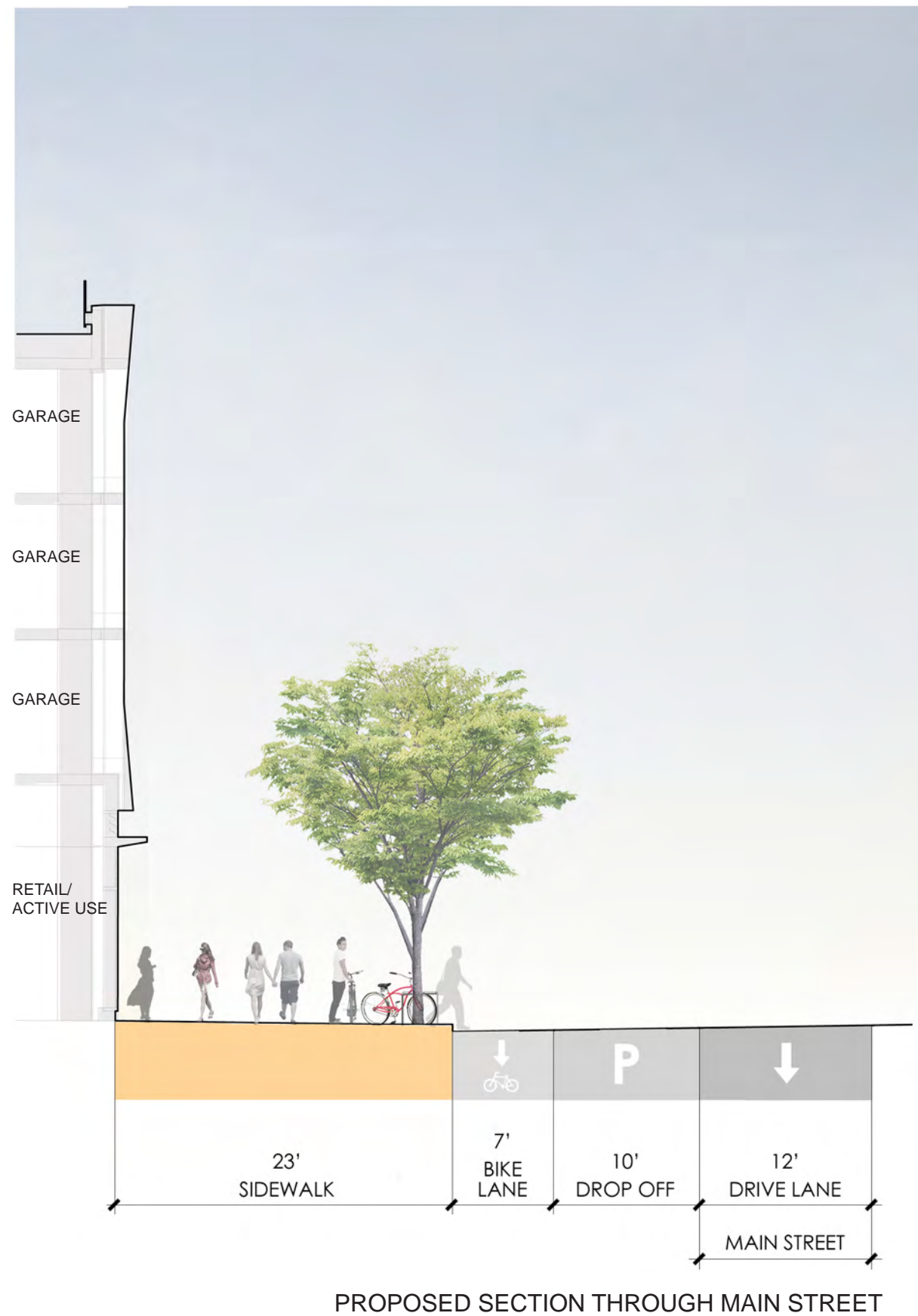


PROPOSED SECTION (I) THROUGH PEDESTRIAN CONNECTOR



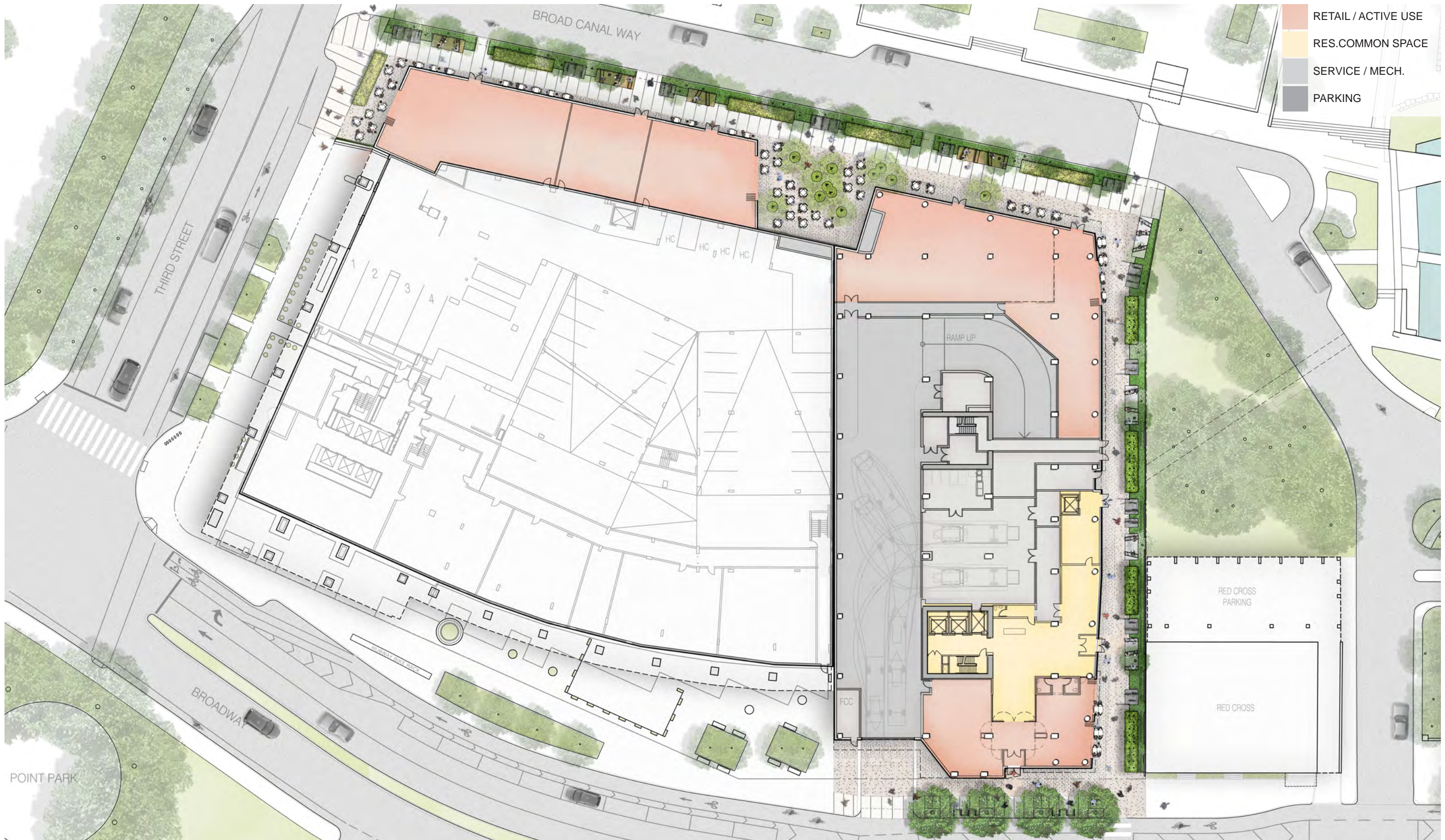
PROPOSED SECTION (II) THROUGH PEDESTRIAN CONNECTOR





PROPOSED SECTION THROUGH MAIN STREET

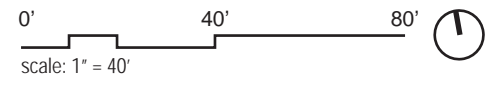




- RETAIL / ACTIVE USE
- RES.COMMON SPACE
- SERVICE / MECH.
- PARKING

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Figure A - 11

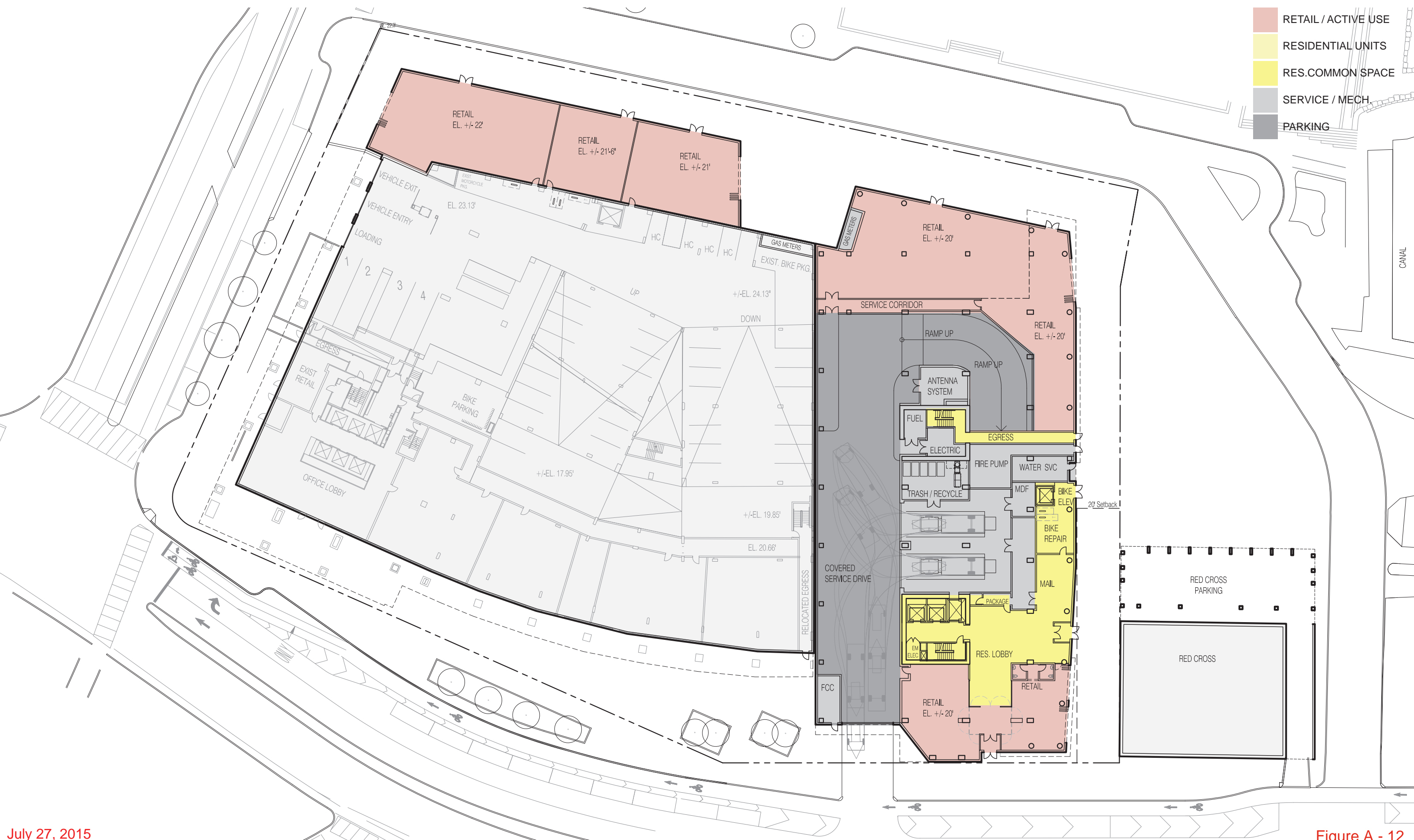


**SITE PLAN**

**MIT KENDALL SQUARE  
NoMa PROJECT**

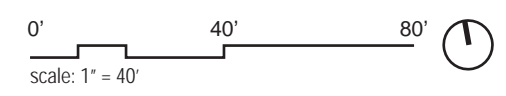


- RETAIL / ACTIVE USE
- RESIDENTIAL UNITS
- RES.COMMON SPACE
- SERVICE / MECH
- PARKING



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Figure A - 12



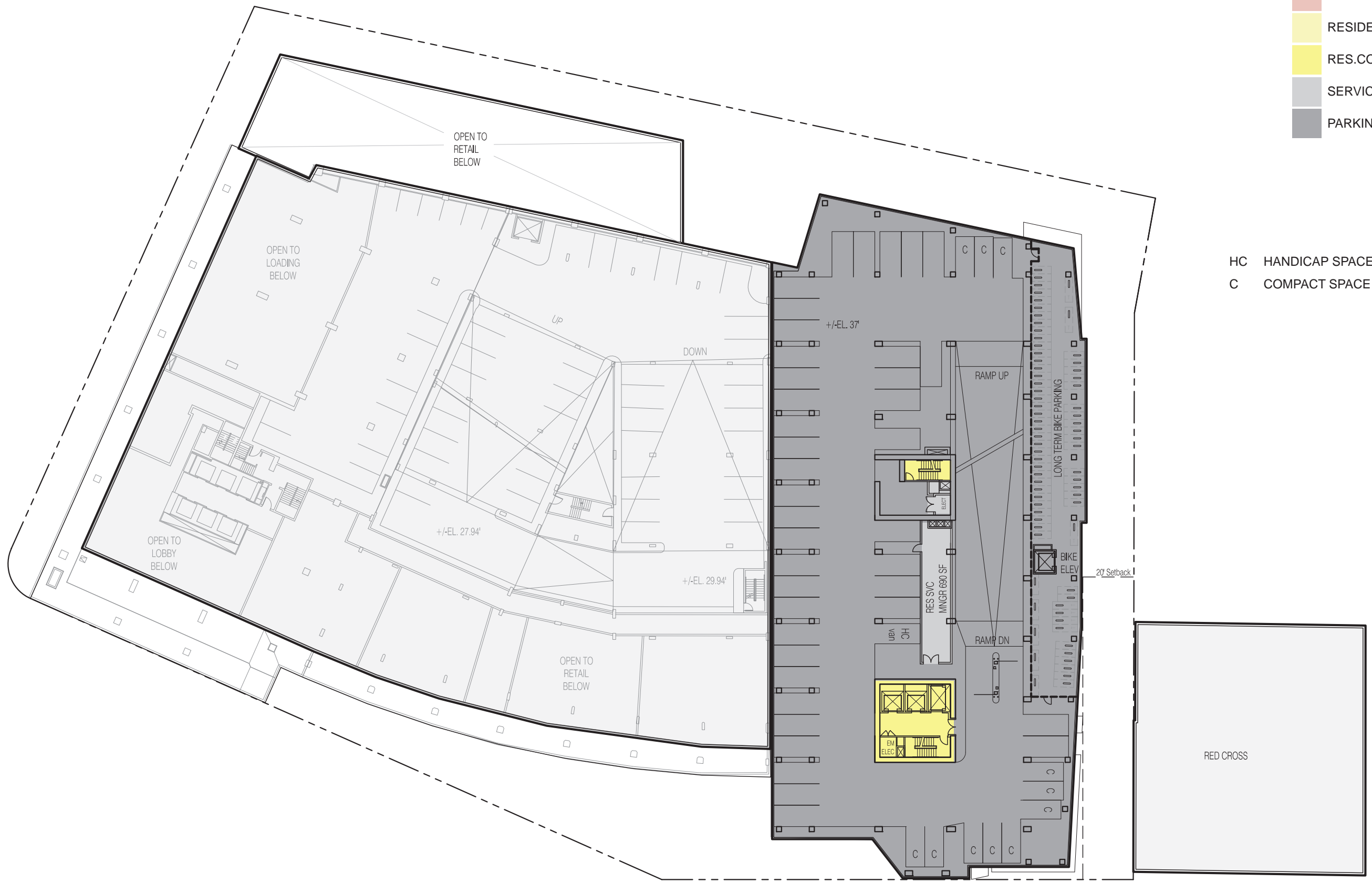
**GROUND FLOOR PLAN**

**MIT KENDALL SQUARE  
NoMa PROJECT**

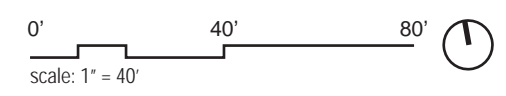


- RETAIL / ACTIVE USE
- RESIDENTIAL UNITS
- RES.COMMON SPACE
- SERVICE / MECH.
- PARKING

- HC HANDICAP SPACE
- C COMPACT SPACE



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### FLOOR 2 PLAN

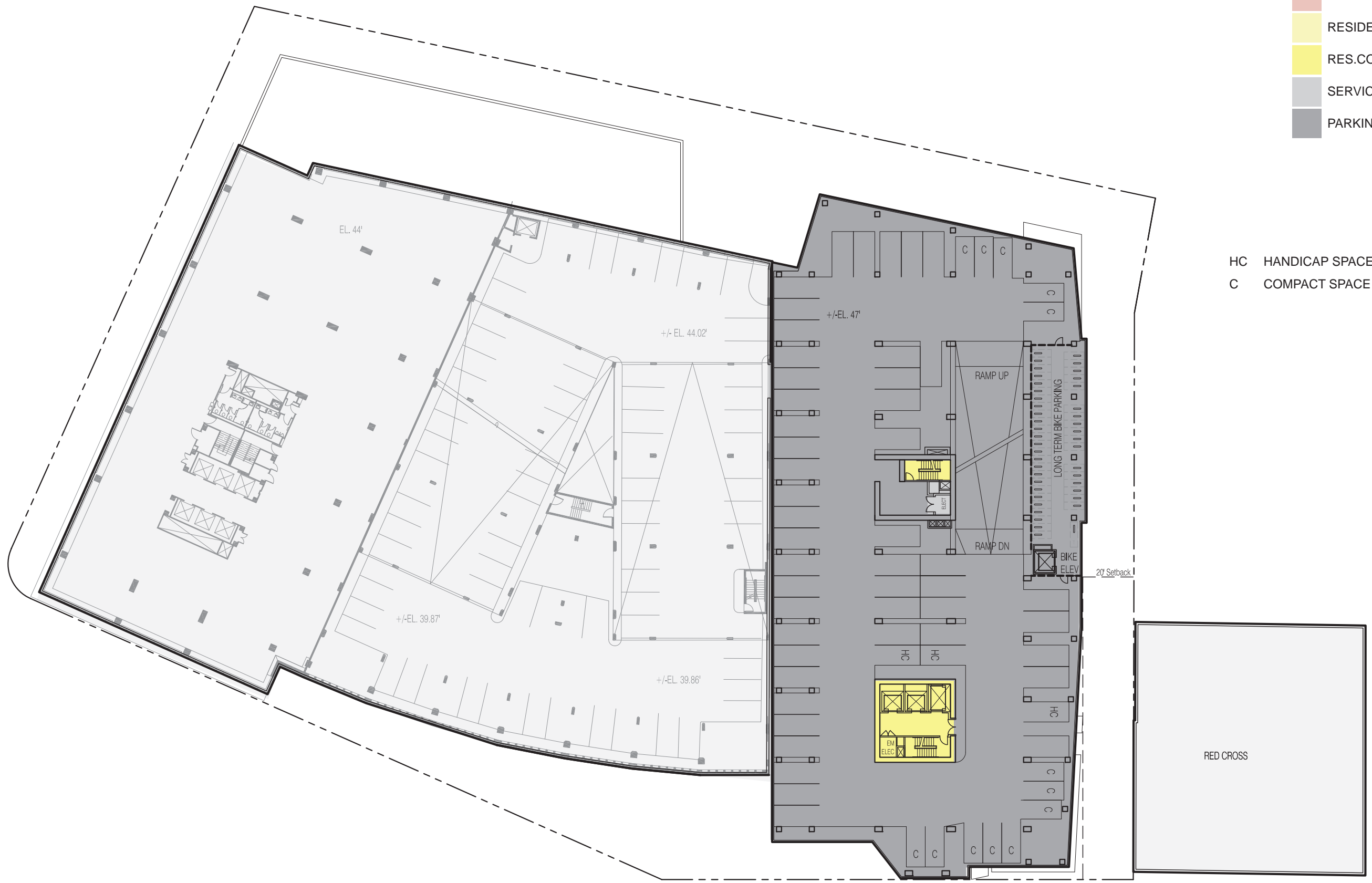
Figure A - 13

MIT KENDALL SQUARE  
NoMa PROJECT



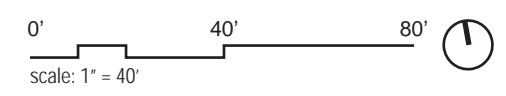
- RETAIL / ACTIVE USE
- RESIDENTIAL UNITS
- RES.COMMON SPACE
- SERVICE / MECH.
- PARKING

- HC HANDICAP SPACE
- C COMPACT SPACE



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Figure A - 14



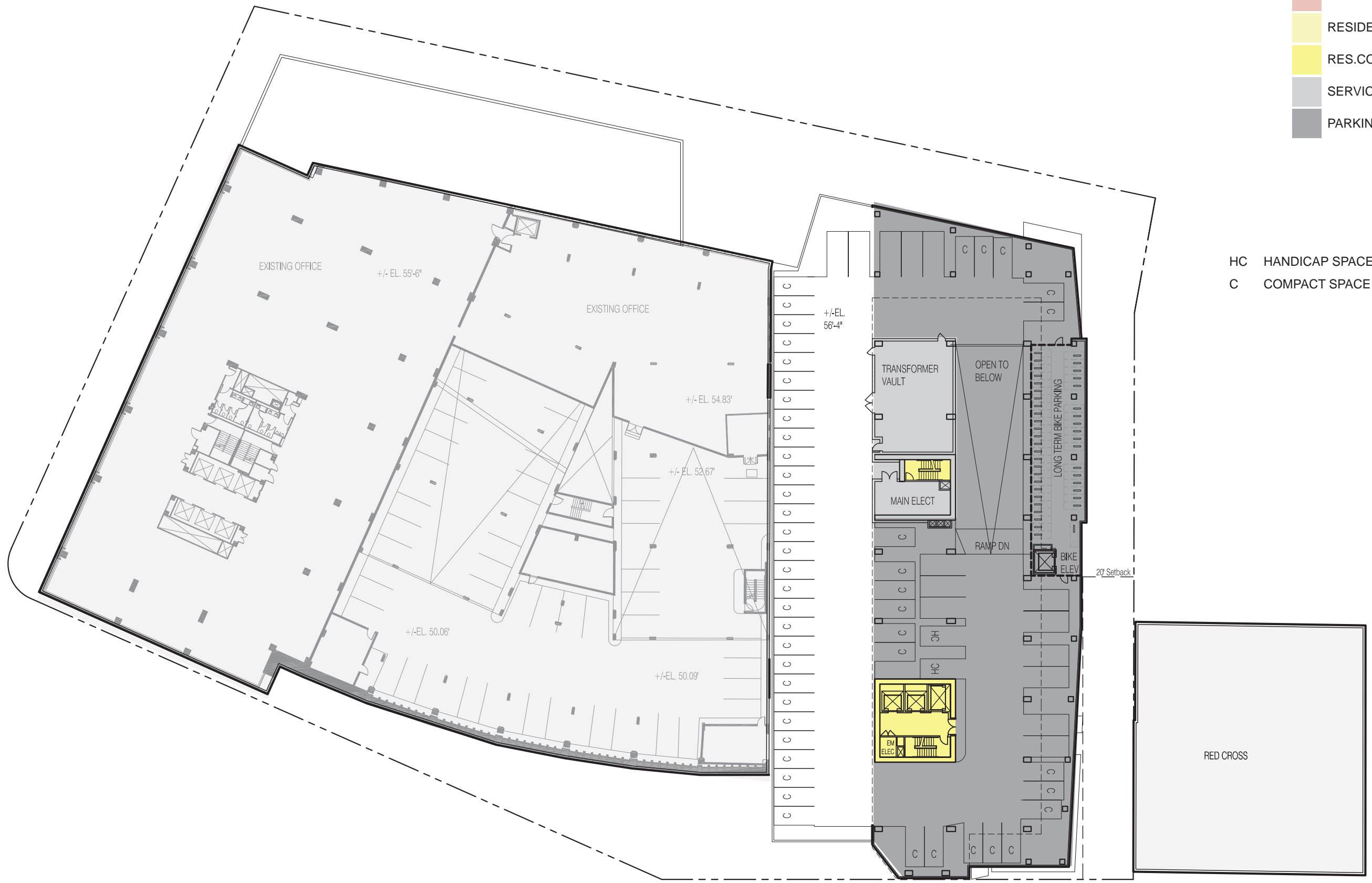
**FLOOR 3 PLAN**

**MIT KENDALL SQUARE  
NoMa PROJECT**

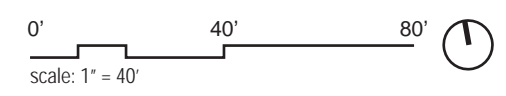


- RETAIL / ACTIVE USE
- RESIDENTIAL UNITS
- RES.COMMON SPACE
- SERVICE / MECH.
- PARKING

- HC HANDICAP SPACE
- C COMPACT SPACE



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### FLOOR 4 PLAN

Figure A - 15

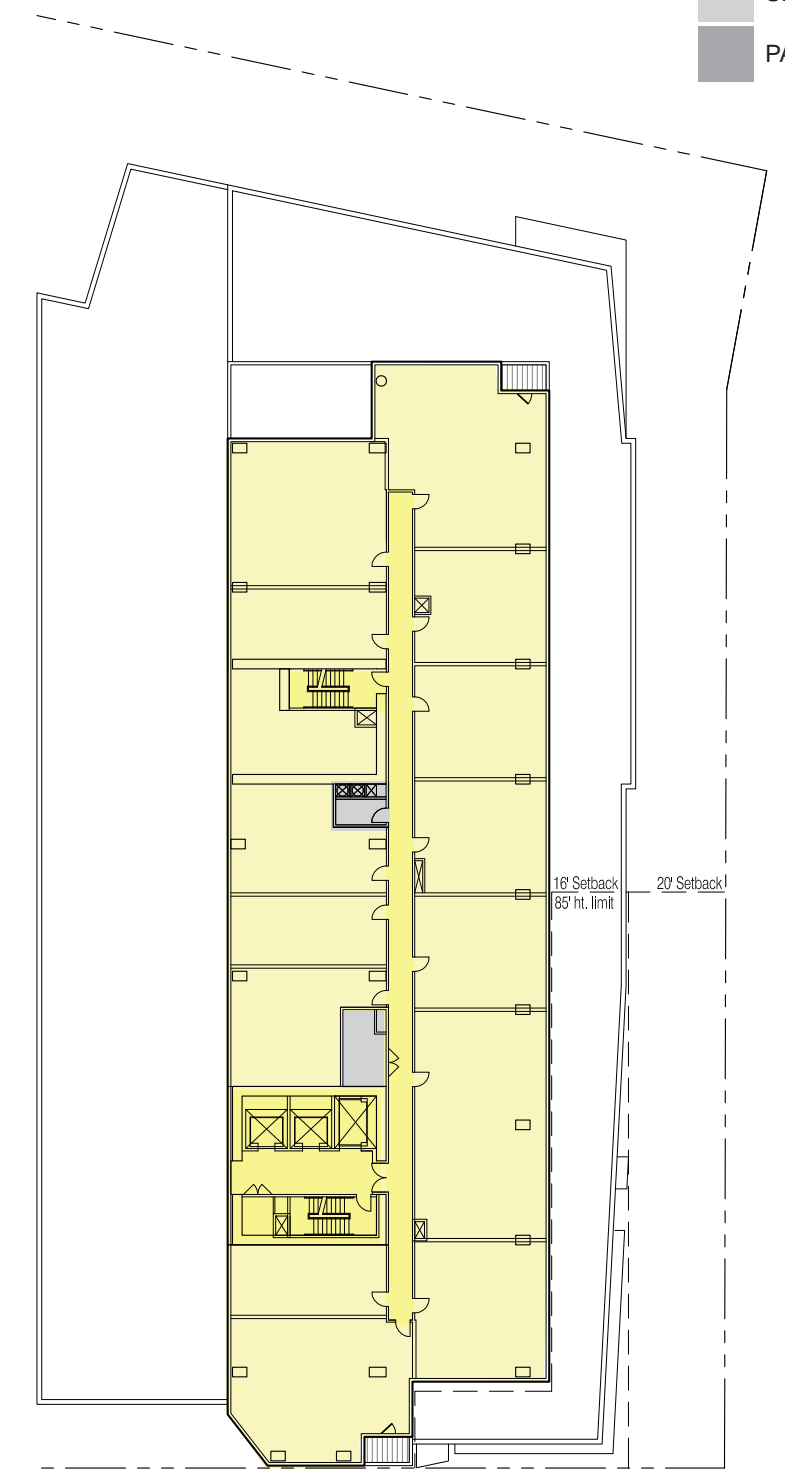
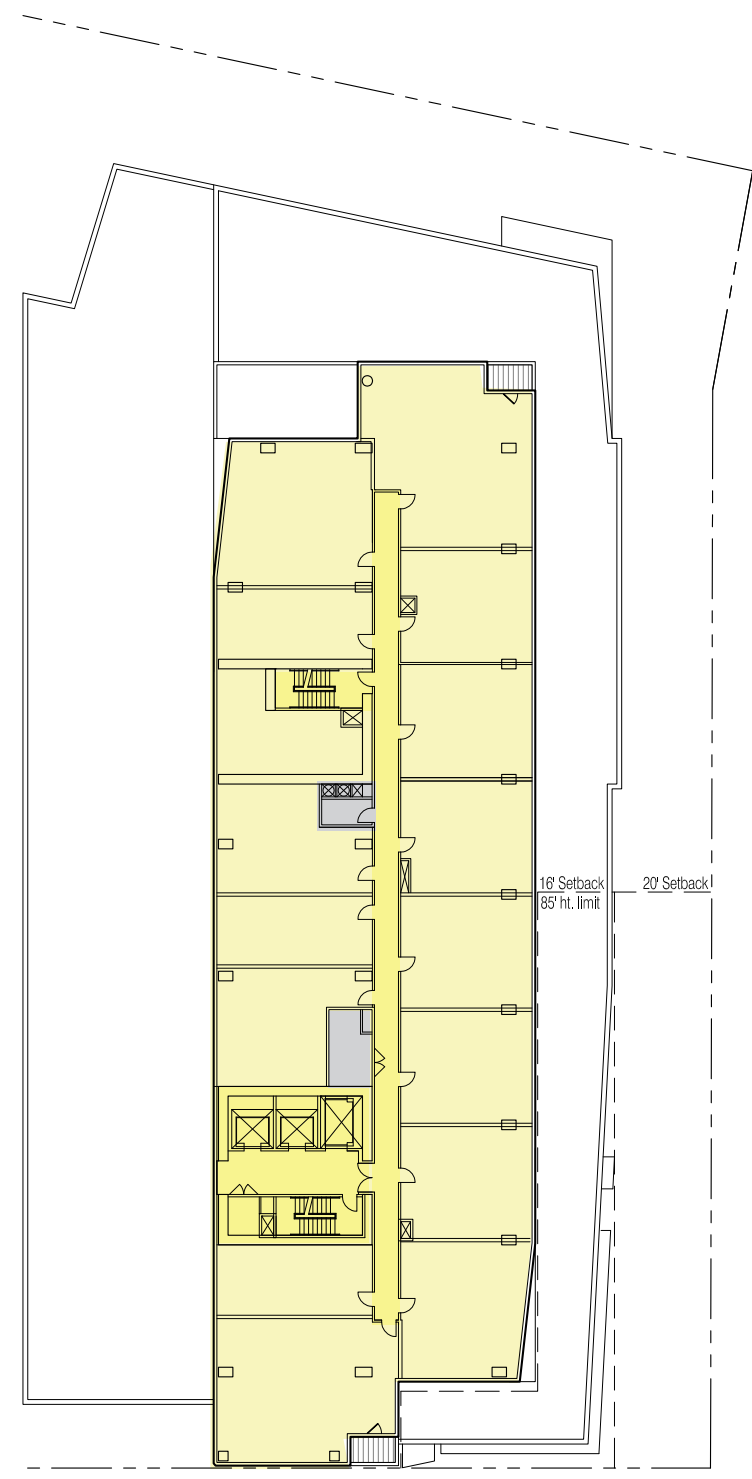
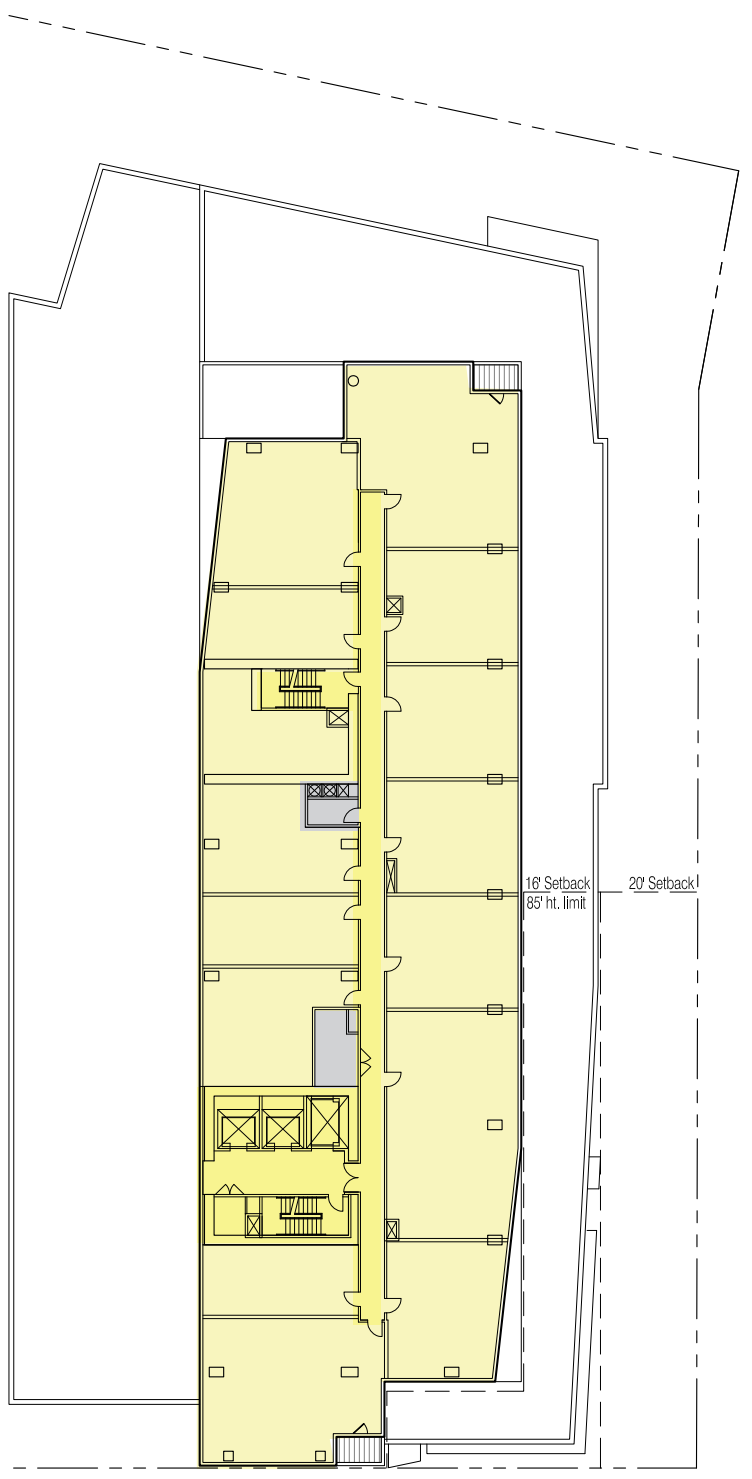
MIT KENDALL SQUARE  
NoMa PROJECT



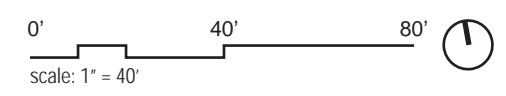




- RETAIL / ACTIVE USE
- RESIDENTIAL UNITS
- RES.COMMON SPACE
- SERVICE / MECH.
- PARKING



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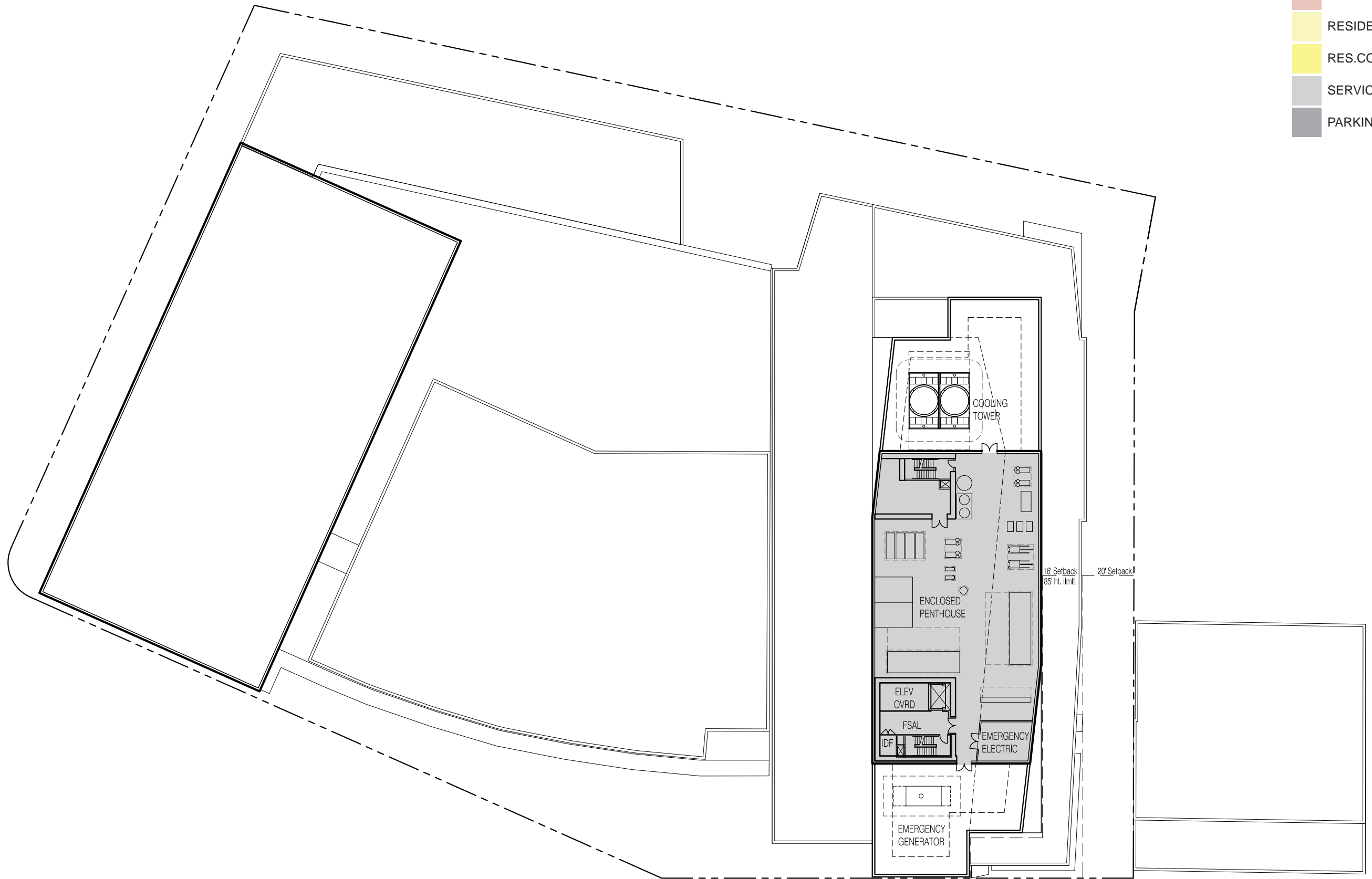
**TYPICAL RESIDENTIAL PLANS**

Figure A - 17

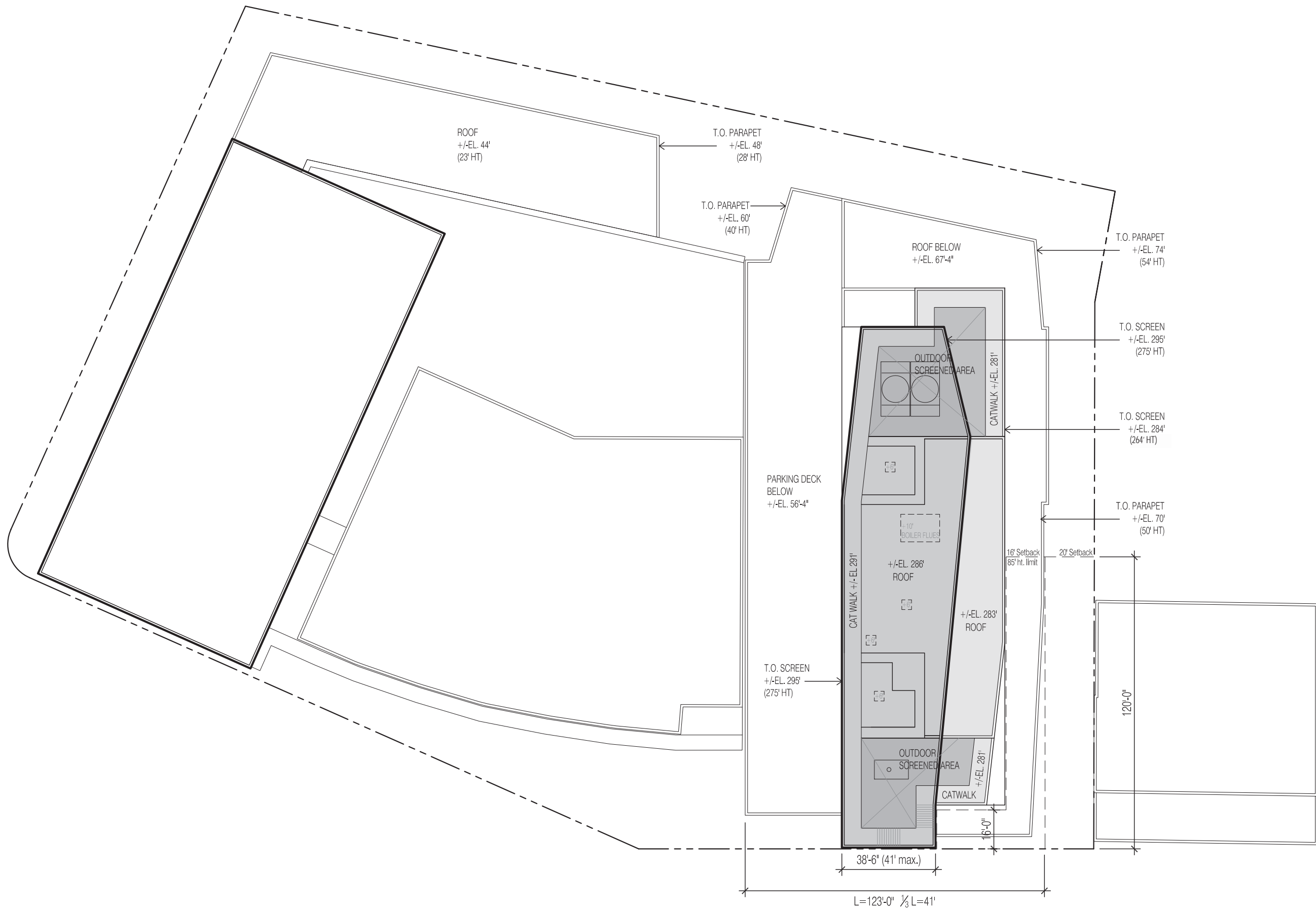
MIT KENDALL SQUARE  
NoMa PROJECT



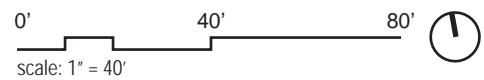
- RETAIL / ACTIVE USE
- RESIDENTIAL UNITS
- RES.COMMON SPACE
- SERVICE / MECH.
- PARKING







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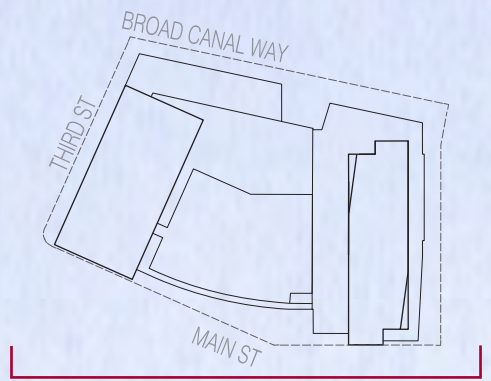


**ROOF PLAN**

Figure A - 19

MIT KENDALL SQUARE  
NoMa PROJECT





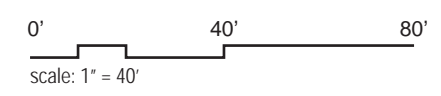
THIRD STREET

BROAD CANAL WAY

© ELKUS MANFREDI ARCHITECTS

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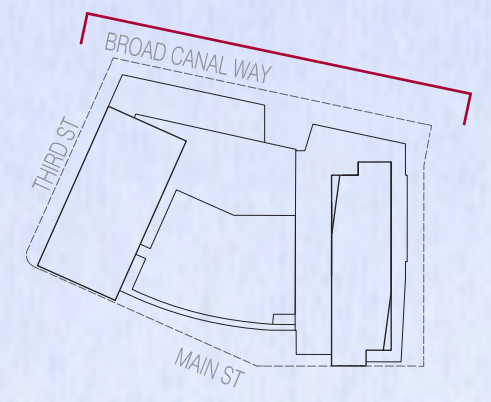
Figure A - 20



**SOUTH ELEVATION - MAIN STREET**

**MIT KENDALL SQUARE  
NoMa PROJECT**





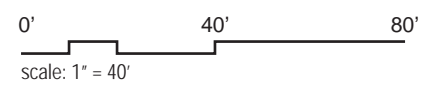
BROAD CANAL WAY

THIRD STREET

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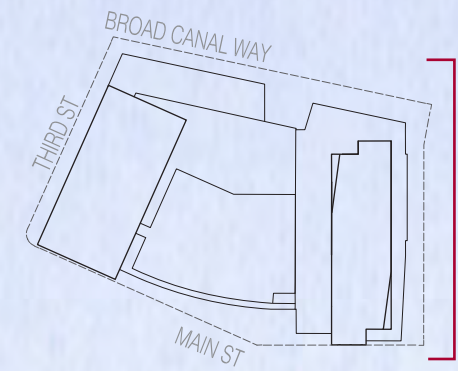
Figure A - 21



**NORTH ELEVATION - BROAD CANAL WAY**

**MIT KENDALL SQUARE  
NoMa PROJECT**





MAIN STREET

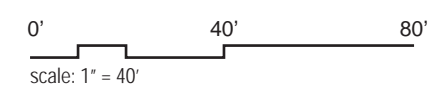
BROAD CANAL WAY

KENDALL STREET

© ELKUS MANFREDI ARCHITECTS

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Figure A - 22



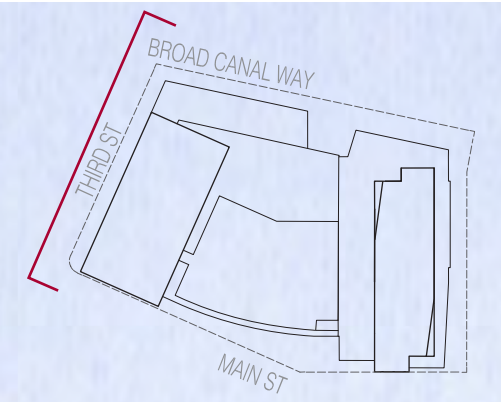
EAST ELEVATION

MIT KENDALL SQUARE  
NoMa PROJECT









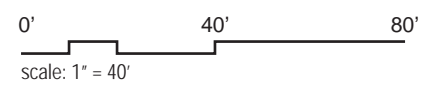
BROAD CANAL WAY

MAIN STREET

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Figure A - 24



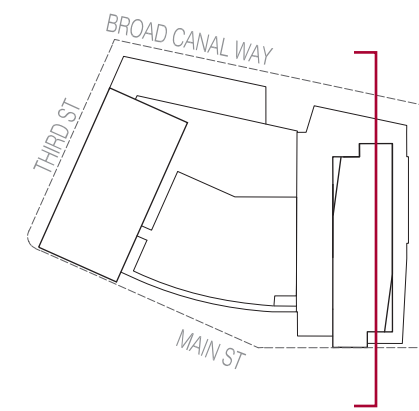
WEST ELEVATION

MIT KENDALL SQUARE  
NoMa PROJECT







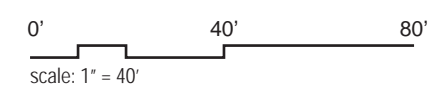


- RETAIL / ACTIVE USE
- RESIDENTIAL UNITS
- RES.COMMON SPACE
- SERVICE / MECH.
- PARKING



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Figure A - 26



**SECTION NORTH/SOUTH**

MIT KENDALL SQUARE  
NoMa PROJECT





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Figure A - 27



MAIN STREET LOOKING WEST  
EXISTING AND PROPOSED

MIT KENDALL SQUARE  
NoMa PROJECT





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Figure A - 28



**MAIN STREET LOOKING SOUTH EAST  
EXISTING AND PROPOSED**

**MIT KENDALL SQUARE  
NoMa PROJECT**





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**BROAD CANAL WAY LOOKING WEST  
EXISTING AND PROPOSED**

Figure A - 29

**MIT KENDALL SQUARE  
NoMa PROJECT**



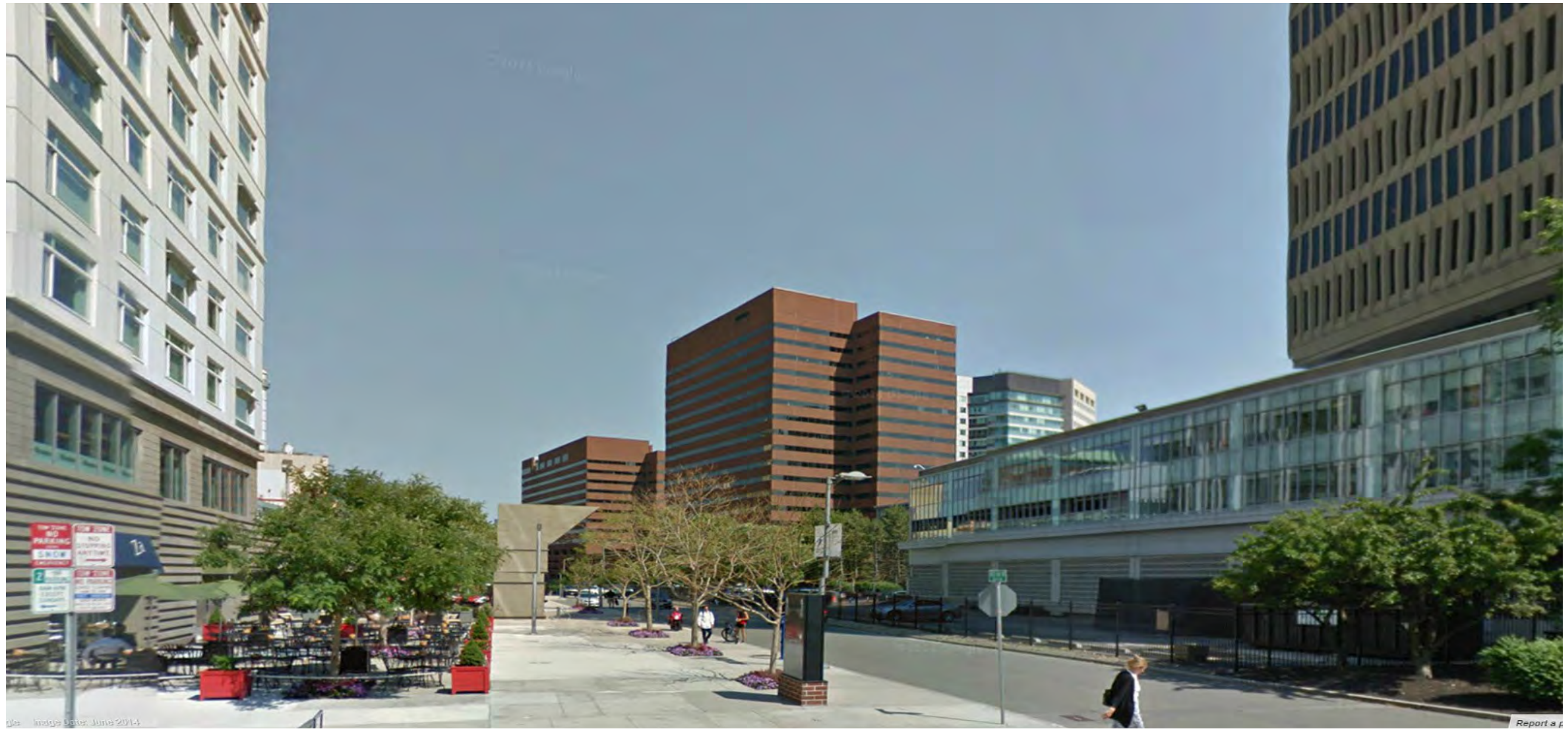


Image Date: June 2014

Report a

July 27, 2015

Figure A - 30



**THIRD STREET / BROAD CANAL WAY  
LOOKING EAST - EXISTING**

**MIT KENDALL SQUARE  
NoMa PROJECT**





July 27, 2015

Figure A - 31



**THIRD STREET / BROAD CANAL WAY  
LOOKING EAST - PROPOSED**

**MIT KENDALL SQUARE  
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