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City of Cambridge  
Community Development Department  
344 Broadway  
Cambridge, MA 02139

Attention: Ms. Swaathi Joseph

SUBJECT: 200 Main Street Planning Board Design Review resubmission

Dear Ms. Joseph,

At our December 7<sup>th</sup>, 2021 Planning Board Design Review, the Board's feedback was extremely positive and we share in their enthusiasm for the Site 2 design. The evolution of the design since December, as described below and depicted in the accompanying presentation, is in direct response to Planning Board's comments and represents meaningful enhancement to a successful design.



Planning Board praised the design and noted the completed building would be an admirable addition to Kendall Square and a welcoming presence for people entering Cambridge from across the Longfellow Bridge. Certain Planning Board members expressed an interest in adding "whimsy", such as light, to the egress stair. In response, we engaged lighting consultant Fisher Marantz Stone (FMS) to explore augmenting the design. FMS created the Tribute in Light art installation at Ground Zero created in remembrance of the September 11 attacks.

Our overall design approach is to provide a landmark structure, dynamic in its massing, legible in its construction technology and simple, clear, and rational in its detailing. The addition of lighting design tells a story of energy, innovation and creativity that pulses through the building without being arbitrary or commercial.

In addition to engaging FMS, we revisited the glazing approach for the egress stair and now propose a curtainwall that is a custom glass system with solid stainless steel vertical mullions and low-iron insulating glass. This system is detailed with minimal sight lines, no horizontal mullions at glass panel joints, and minimal corner connections to provide maximum transparency. We appreciate the Planning Board's direction to revisit the stair and anticipate the lighting strategy, the legibility of the structure, the elegance of the curtain wall and detailing of all components will be well received.

The Planning Board also expressed interest in creating opportunities for unstructured play for children within the landscaped area. The Kendall Square Initiative Open Space was designed holistically with consideration for an array of uses in the various spaces. The largest contiguous



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portion of the 2-acre open space is the focus of children’s play. It is located in a space that is protected from vehicular traffic and adjacent to the graduate family housing building. The space has been incredibly successful, including an array of programmed family and children’s activities – as well as informal and spontaneous use of the space by many including the families and children residing at the graduate family housing. With this in mind, we have modified the Site 2 open space design to include additional canopy trees and a broad lawn encircled by urban gardens, enhancing opportunities for children to play and engage with the site’s diverse landscape. The open space at Site 2 will be a place for children of all ages to run around and play or hang out with friends – or perhaps to stop on the way to the Kendall Open Space or Broad Canal.

We look forward to sharing these exciting updates at our next Planning Board hearing and to bringing our vision to life in the heart of Kendall Square.

Sincerely,

DocuSigned by:  
*Maureen McCaffrey*  
5C41107A164044D...



Maureen A. McCaffrey

cc. Suzannah Bigolin  
Erik Thorkildsen

# MIT Kendall Square SoMa Site 2

CITY OF CAMBRIDGE PLANNING BOARD UPDATE

MAY 5, 2022



ELKUS MANFREDI ARCHITECTS

HARGREAVES JONES

FISHER MARANTZ STONE

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## **1. What We Heard**

Planning Board Comments

## **2. Parcel Boundary Plan**

## **3. Landscape Design Response**

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# What We Heard

## **General**

- Very positive response to the overall design
- Continues the extraordinary transformation of Kendall Square into a vibrant neighborhood
- Bold, dynamic building massing with sophisticated detailing

## **Parcel Boundary Plan**

- Confirm modifications do not impact adjacent parcels

## **Landscape Design**

- Consider ways to soften the landscape and make a place for children to run and play

## **Architectural Design**

- Consider a way to incorporate playfulness in the freestanding stair, perhaps with lighting

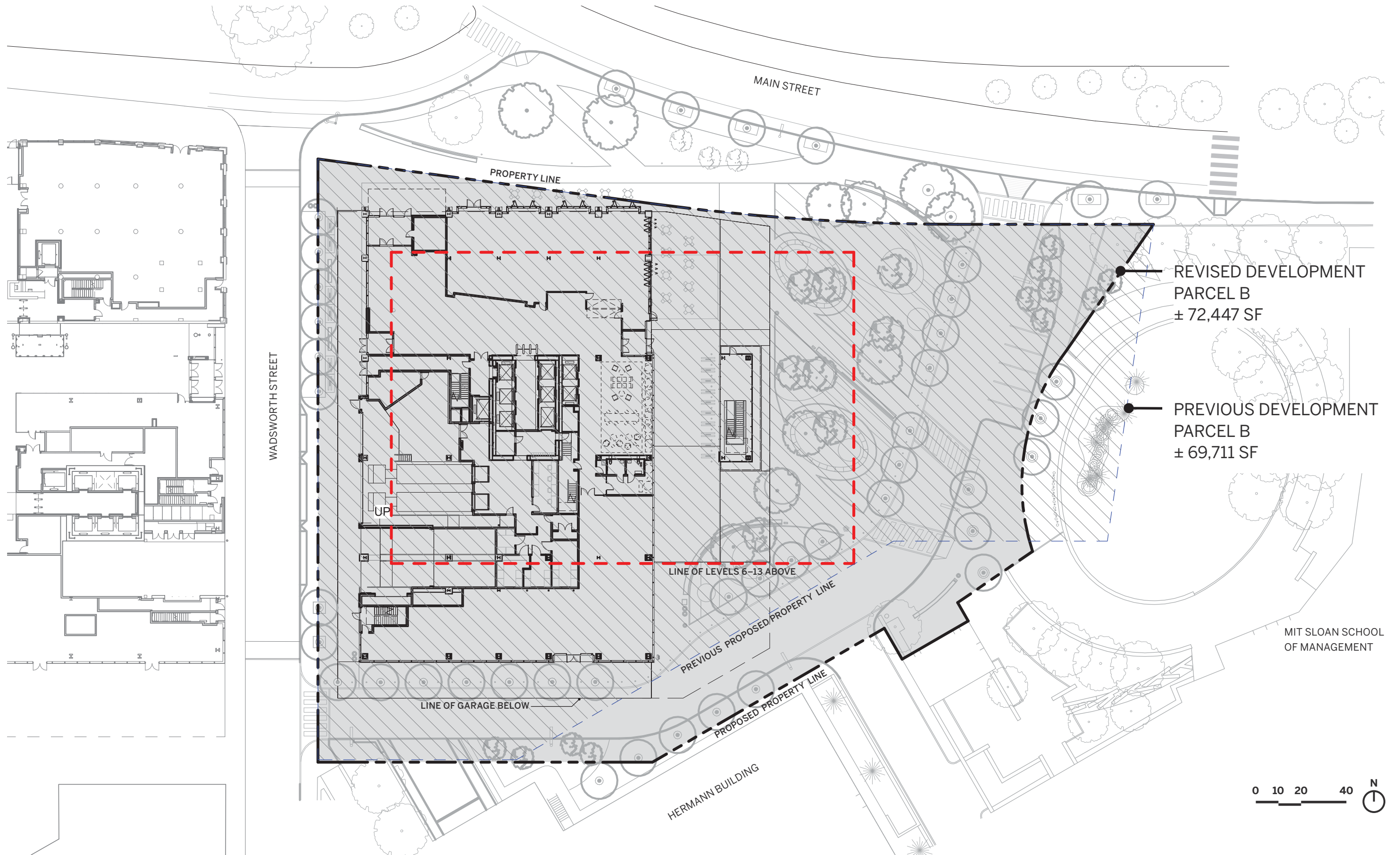
# How We Responded

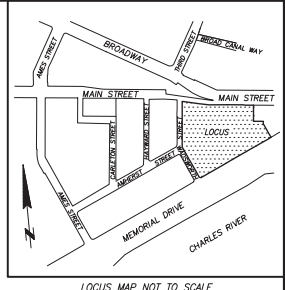
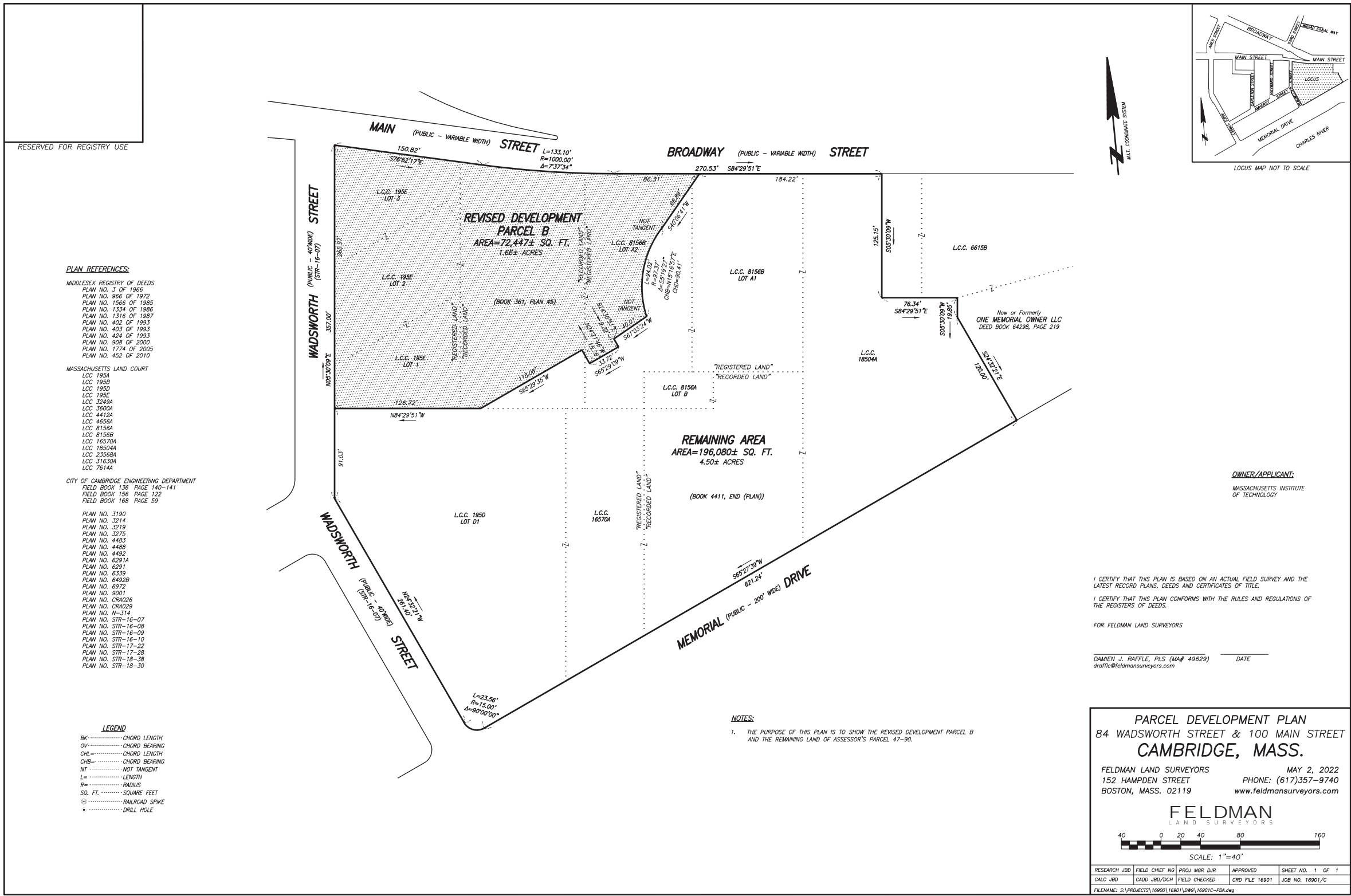
## Landscape Design

- Additional canopy trees added to soften landscape
- Broad open lawn encircled by urban gardens provides a place for children to run and play

## Architectural Design

- Engaged with Charles Stone from Fisher Marantz Stone to tell a story of innovation with light
- Lighting is used to celebrate the structure and dematerialize the enclosure
- Maintained clarity of the essential components: structure, stair, and envelope
- Enhanced the stair enclosure with low-iron glass, stainless steel vertical framing, and structural silicone horizontals





**PLAN REFERENCES:**

- MIDDLESEX REGISTRY OF DEEDS
  - PLAN NO. 3 OF 1966
  - PLAN NO. 966 OF 1972
  - PLAN NO. 1568 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
  - L.C.C. 1954
  - L.C.C. 1959
  - L.C.C. 1950
  - L.C.C. 1956
  - L.C.C. 3248A
  - L.C.C. 3630A
  - L.C.C. 4412A
  - L.C.C. 4656A
  - L.C.C. 8156A
  - L.C.C. 8156B
  - L.C.C. 16570A
  - L.C.C. 18504A
  - L.C.C. 23568A
  - L.C.C. 31630A
  - L.C.C. 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. 4453
- 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**

- BK.....CHORD LENGTH
- OV.....CHORD BEARING
- CHL.....CHORD LENGTH
- CHB.....CHORD BEARING
- NT.....NOT TANGENT
- L=.....LENGTH
- R=.....RADIUS
- SQ. FT. ....SQUARE FEET
- ⊙.....RAILROAD SPIKE
- .....DRILL HOLE

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW THE REVISED DEVELOPMENT PARCEL B AND THE REMAINING LAND OF ASSESSOR'S PARCEL 47-90.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.  
 I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR FELDMAN LAND SURVEYORS

DAMIEN J. RAFFLE, PLS (MA# 49629) DATE  
 draffle@feldmansurveyors.com

**OWNER/APPLICANT:**  
 MASSACHUSETTS INSTITUTE OF TECHNOLOGY

**PARCEL DEVELOPMENT PLAN**  
 84 WADSWORTH STREET & 100 MAIN STREET  
 CAMBRIDGE, MASS.

FELDMAN LAND SURVEYORS MAY 2, 2022  
 152 HAMPDEN STREET PHONE: (617)357-9740  
 BOSTON, MASS. 02119 www.feldmansurveyors.com

**FELDMAN**  
 LAND SURVEYORS

SCALE: 1"=40'

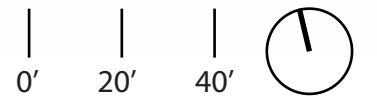
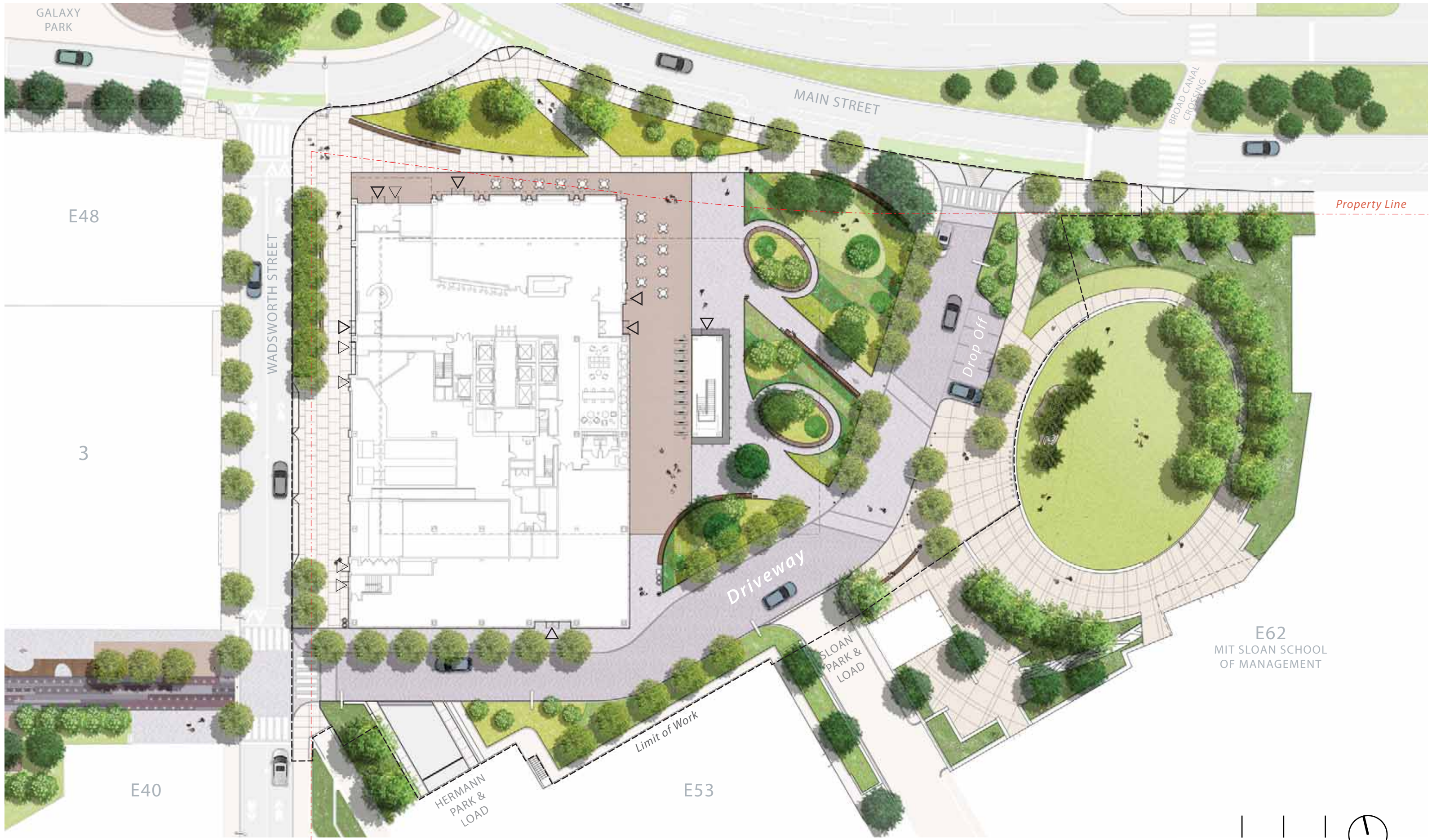
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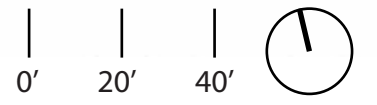
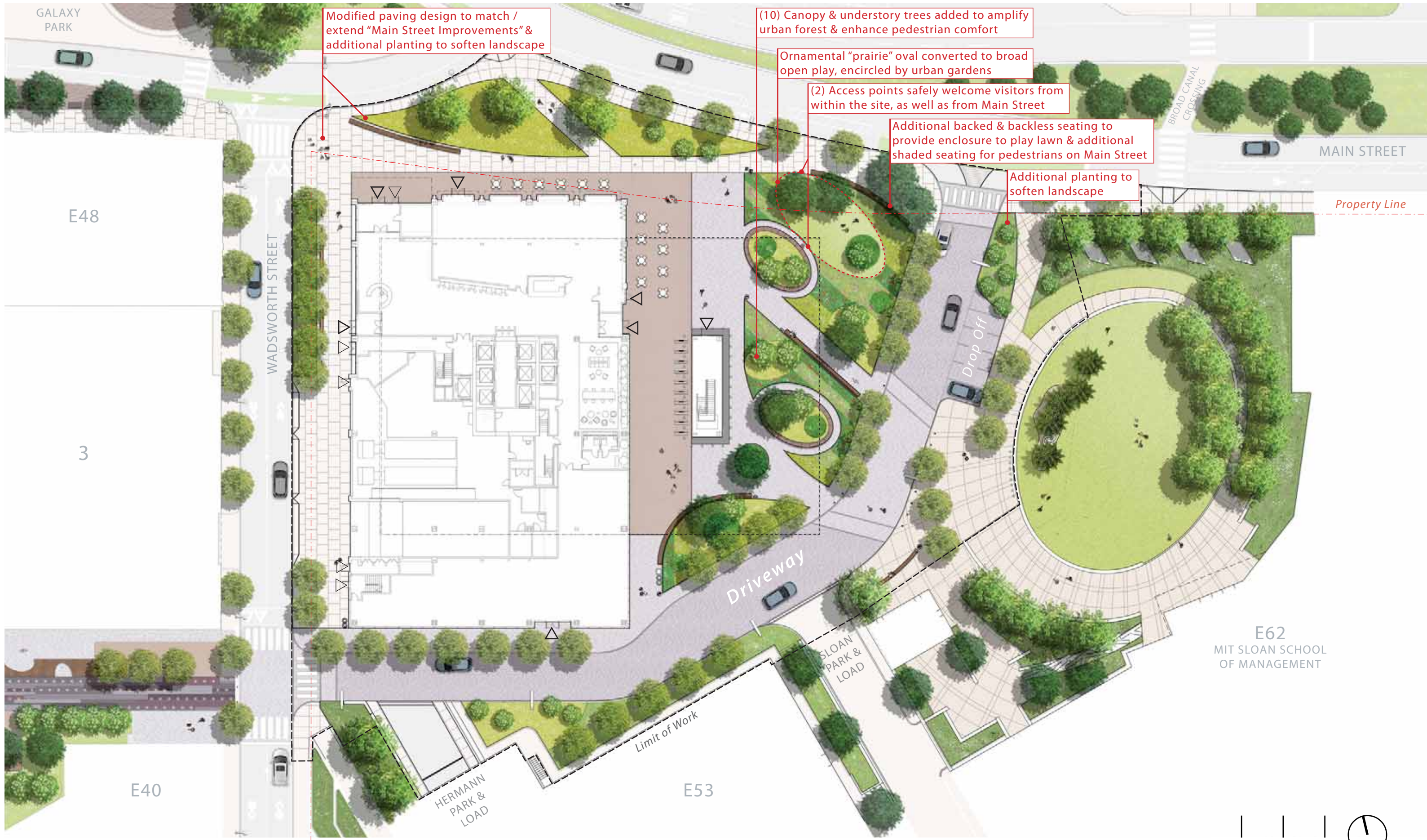
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The subdivision of the revised Development Parcel B from the underlying MIT-owned parcels (the "Subdivision"), which Subdivision is depicted on this plan, will not create any zoning nonconformities as it relates to the existing MIT institutional improvements on the balance of the underlying lots (i.e., the "Sloan/Hermann Parcels"). Specifically, following the subdivision, the Sloan/Hermann Parcels will contain 196,080 square feet of lot area and contain a GFA of approximately 481,989, thereby resulting in an FAR of 2.46, which is below the maximum FAR in the Residence C-3B Zoning District of 3.0 for non-residential uses. In addition, the Sloan/Hermann Parcels will remain a corner lot with frontage on Main Street, Wadsworth Street and Memorial Drive. As a result, the Sloan/Hermann Parcels will need to continue to comply with front yard and side yard requirements. The front yard along each of the streets will be 10 feet and the Subdivision will not impact the front yard setbacks or implicate any new front yard setbacks. No side yard setback is required in the Residence C-3B District and, as a result, the zero lot line condition created at the common boundary between Development Parcel B and the Sloan/Hermann Parcels is permitted as-of-right. As the use of the Sloan/Hermann Parcels is institutional and, therefore, non-residential, no open space requirements are imposed on the Sloan/Hermann Parcels even though the Sloan/Hermann Parcels will contain Open Space. Additionally, as it relates to Open Space, the PUD Final Development Plan requires a total of Publicly Beneficial Open Space of 15% of the land area of the PUD-5 District, which minimum Open Space requirement, MIT is significantly exceeding in the Final Development Plan. It is worth noting that the Subdivision does not impact building or any other zoning requirement or control associated with the Sloan/Hermann Parcels, and, therefore, is permitted as-of-right.



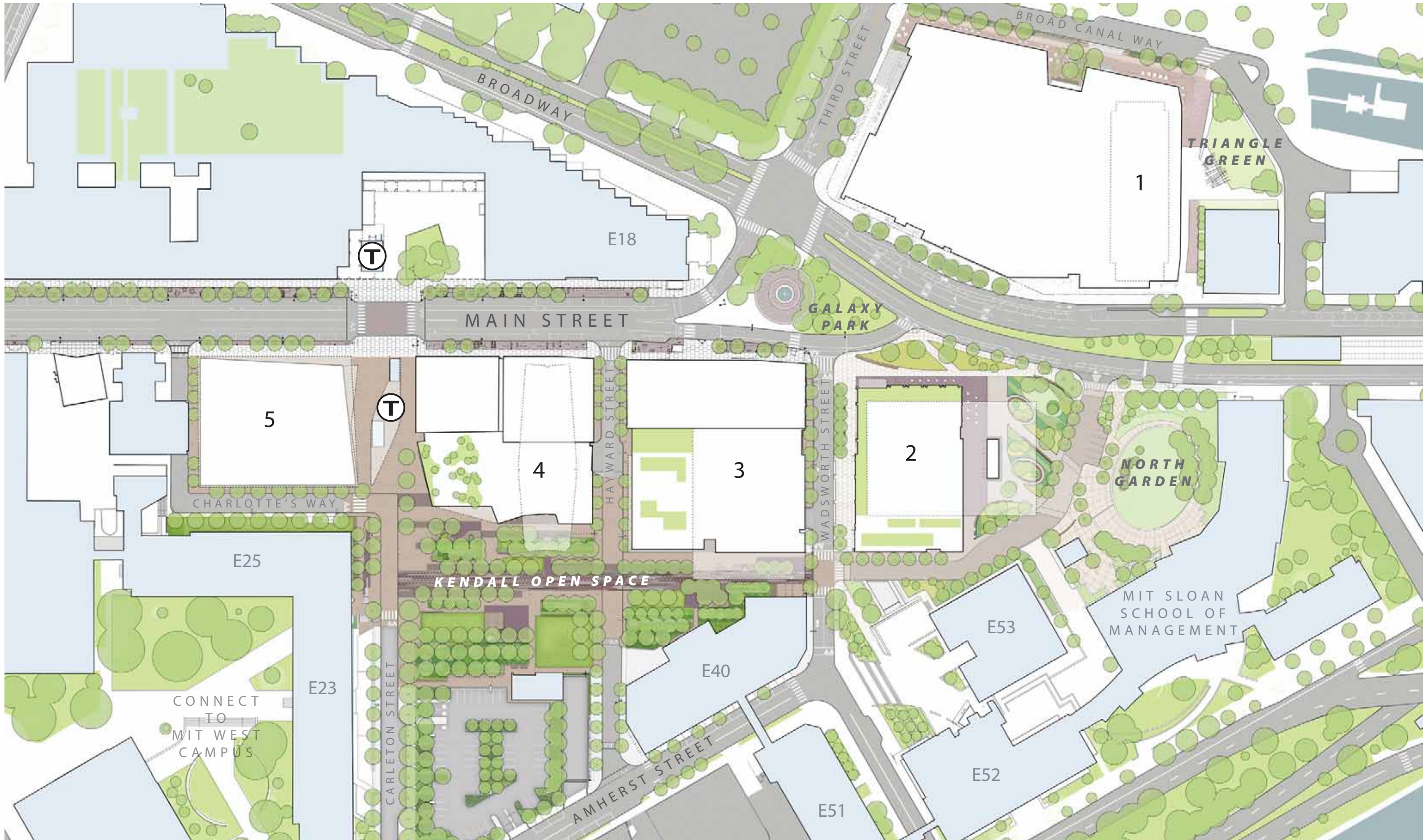
# Landscape Design















*Pop-up talks, performances and activities.*



*Movies, music, and more — all under the stars with friends.*



*Geared toward families and children. Playful connections, activities and low-key learning.*





# Architectural Design





Adjustable downlights at perimeter lighting trough softly illuminate the plaza below

Linear downlight accents stair and glass enclosure

Structure at stair and cantilever painted cadmium yellow

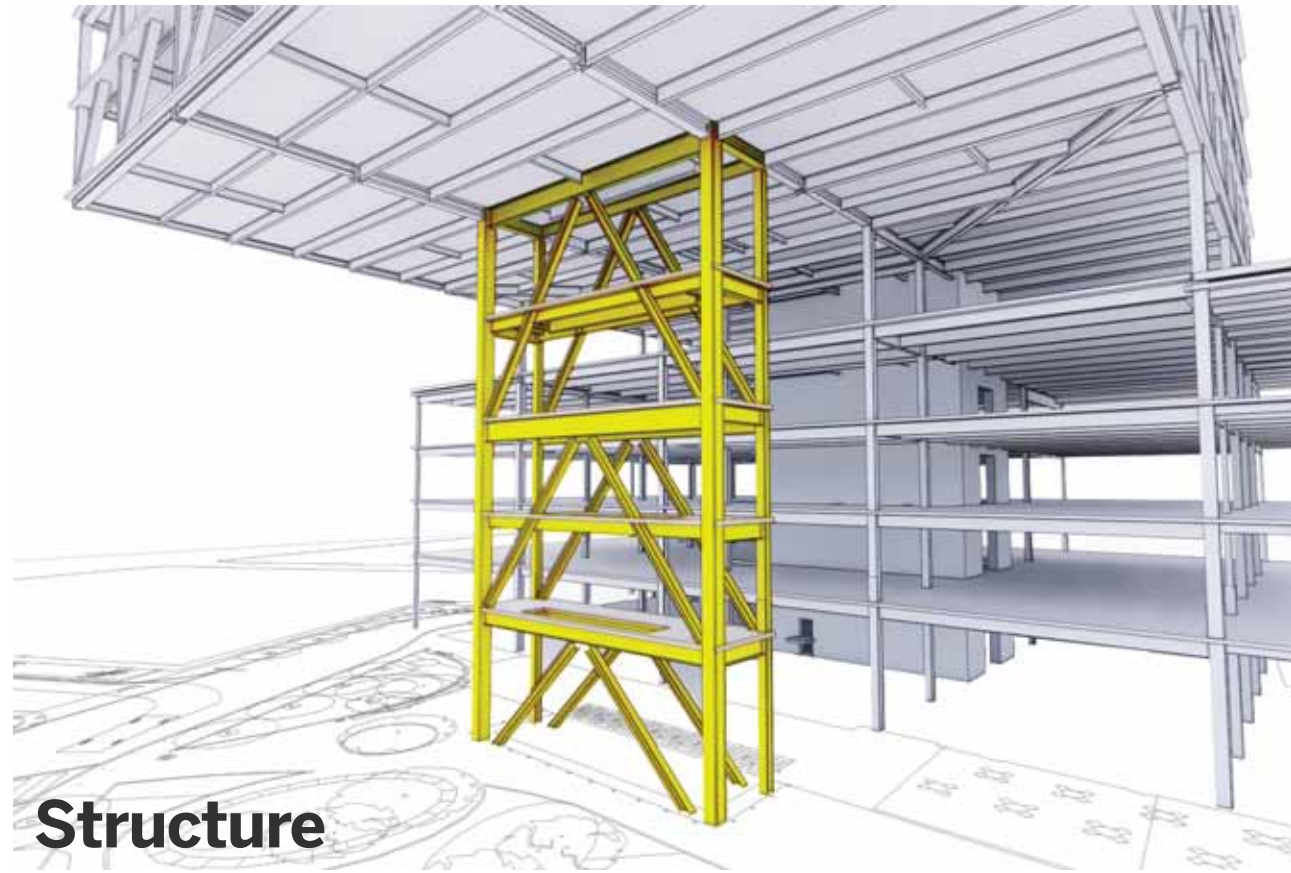
Low-iron glass with stainless steel vertical mullions

Aimed beam lights highlight diagonal structural elements

All stair components painted white

Uplights at base of stair illuminate the high soffit and create an intriguing glow at the base of the tower





**Structure**



**Stairs**



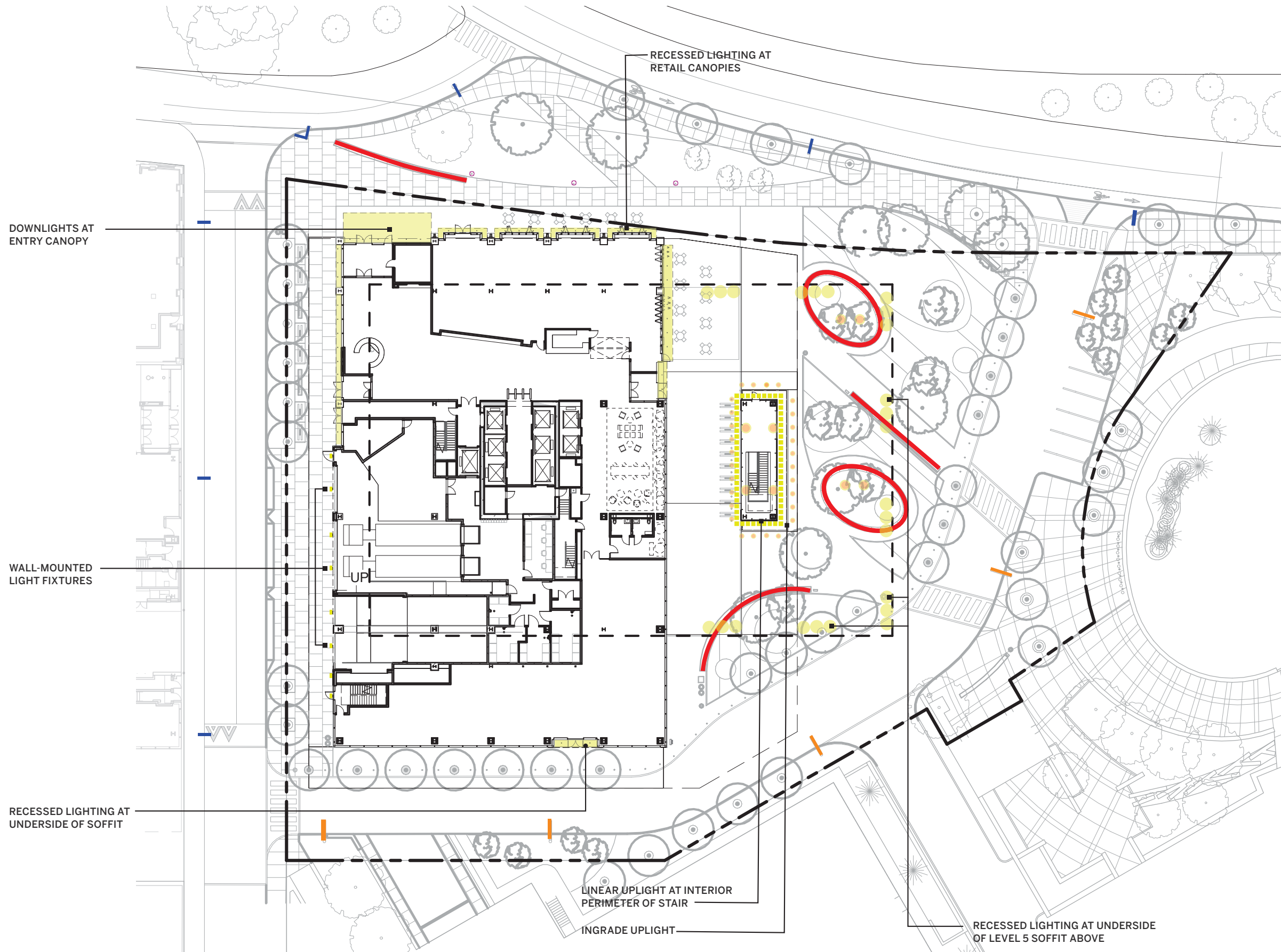
**Envelope**













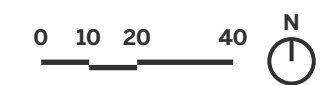
# Additional Information





### Legend

-  SEATWALL/BENCH LIGHTING
-  PEDESTRIAN LIGHT POLE
-  DRIVEWAY LIGHT POLE
-  CONTEXT LIGHTS
-  CANOPY/SOFFIT LIGHTING
-  RECESSED DOWNLIGHTS
-  LINEAR UPLIGHT
-  UPLIGHT









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