



# West Campus Village Concept Review

MARCH 5, 2018

Update from the Phase II West Campus Village Task Force

<http://ailg.mit.edu/west-village>

# Purpose of Tonight's Session:

- ▶ Share the latest thinking on Village concepts with an emphasis on:
  - ▶ Potential site, preliminary program, and early ideas about buildings and open space
  - ▶ Models for occupancy
  - ▶ Management & operations principles
- ▶ Solicit your feedback



# Tonight's Work Builds On:

- ▶ FSILG alum task force - summer 2015
- ▶ Phase I work, which includes input from 150 students
  - ▶ Two student design workshops
  - ▶ Student surveys
  - ▶ ILG, Panhel, IFC leadership
- ▶ Input from West Campus master planning study
- ▶ Benchmarking Study of 22 Colleges
- ▶ Phase II task force activities

# Understanding Needs

## MIT

Beds must be fully utilized

Max capacity of land must be achieved in terms of height or beds

Buildings must be well maintained and provide a safe, healthy environment

Built by MIT to meet campus residence standards

## FSILGs

Assurance that MIT is making a long term commitment and cannot repurpose space assigned to an FSILG

Want freedom in customizing within architectural theme

Want ability to manage house as part of leadership development experience

Want freedom from excessive oversight



# Preliminary Program

- What spaces might be needed for each Village house?

Room / Space	House Occupancy					
	30		40		60	
	Qty	Area	Qty	Area	Qty	Area
<b>Common Spaces</b>						
Entry Vestibule		40		45		45
Reception Area / Mail		70		80		100
Coat Closet / Cloak Room		30		40		60
Main Common Room	10 sf	300	8 sf	320	7 sf	420
Chapter Meeting Room	10 sf	300	10 sf	400	13 sf	780
TV / Recreation Room	5 sf	150	5 sf	200	5 sf	300
2nd Common Room	-	0	4 sf	160	4 sf	240
3rd Common / Game Room	-	0	-	0	3 sf	180
Guest Toilet (ADA)		45		45		45
Collaborative Study Room(s)	15 sf	240	15 sf	320	15 sf	480
Dining Room (assume 70% occ)	10 sf	300	10 sf	400	10 sf	600
Serving / Dish Pantry		60		70		80
Primary Kitchen	7 sf	210	6 sf	240	5 sf	300
Food Pantry		100		120		150
Kitchenettes	2	160	3	240	4	320
<b>Residential Spaces</b>						
Single Bedroom (110 sf)	4	440	8	880	12	1320
Double Bedroom (200 sf)	8	1600	12	2400	18	3600
Triple/Quad Bedroom (330 sf)	3	990	4	1320	6	1980
Toilet Rooms (1 per 8 residents)	4	200	5	250	7	350
Showers (1 per 6 residents)	5	300	7	420	10	600
GRA Suite		320		320		320
<b>Service Spaces</b>						
Service Entry / Receiving		80		90		100
Internal Stair		1000		1000		1000
Elevator & Landings		750		750		750
Janitorial / Custodial		90		90		100
Maintenance Supplies		90		100		120
Storage	5 sf	150	5 sf	200	5 sf	300
<b>Subtotal, Net Area</b>		<b>8015</b>		<b>10500</b>		<b>14640</b>
Allow for Circulation / Stair	6%	481	6%	630	6%	878
Allow for Net to Gross	2%	160	2%	210	2%	293
<b>Subtotal, Gross Area</b>		<b>8656</b>		<b>11340</b>		<b>15811</b>
<b>Possible Shared Spaces</b>						
Laundry		80		100		140
Indoor Bike Storage	7 sf	210	7 sf	280	7 sf	420
Outdoor Equipment Storage		100		120		150
<b>TOTAL FLOOR AREA</b>		<b>9046</b>		<b>11840</b>		<b>16521</b>
Floor Area / Resident		302		296		275

# Preliminary Program

- What spaces might be needed for the Village as a whole?

For the purpose of this study:

40 person FSILG = 13,000 SF

60 person FSILG = 18,000 SF

## West Campus Village

### Sample FSILG Program Statement

Shared / Common Spaces (not included in individual house floor areas)	
Large Meeting / Party Room	1000
Head of House Apartment	2400
Maker Space	1200
Fitness Room	1200
Music Practice Rooms	500
Mechanical	800
Electrical	200
Water/Sprinkler Service	200
MDF Room	200
Maintenance Office	120
Maintenance Supply Storage	120
Residence Life Staff Office	150
<b>Total Shared / Common Spaces</b>	<b>8090</b>

### Open Space and Bicycle Storage

Bike storage on site	15	210	20	280	30	420
Open Space (15 sf/person)		450		600		900
<b>Total Open Space</b>		<b>660</b>		<b>880</b>		<b>1320</b>



# Emerging plans for West Campus

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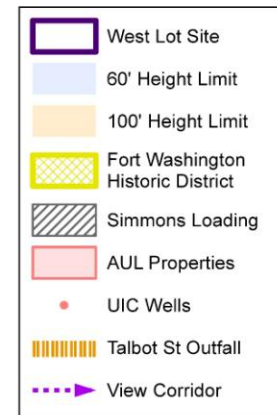
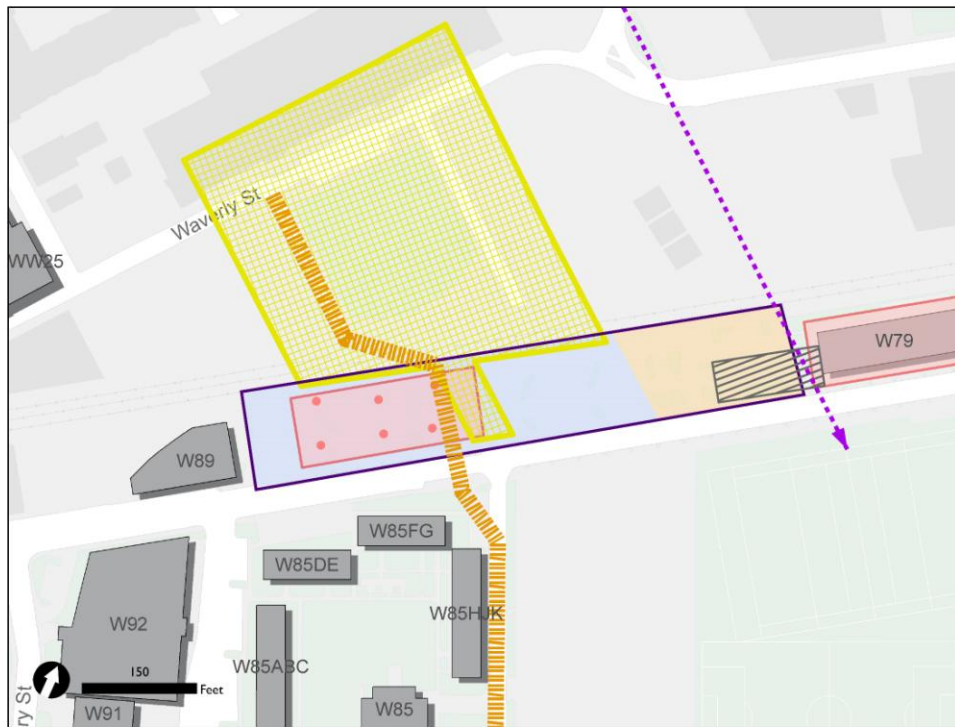
**Tomorrow's West Campus:**  
a vibrant destination offering...

- Housing
- Athletics, Recreation & Fitness
- Retail / Program space
- Underground Parking
- Other TBD (planning underway!)



# Site Considerations

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## West Lot Environs & Considerations

Document Path: M:\projects\2017\17-076\Map\FSLUGSite\_WestLot.mxd  
Sources: Facility Information Systems, Campus Planning, City of Cambridge

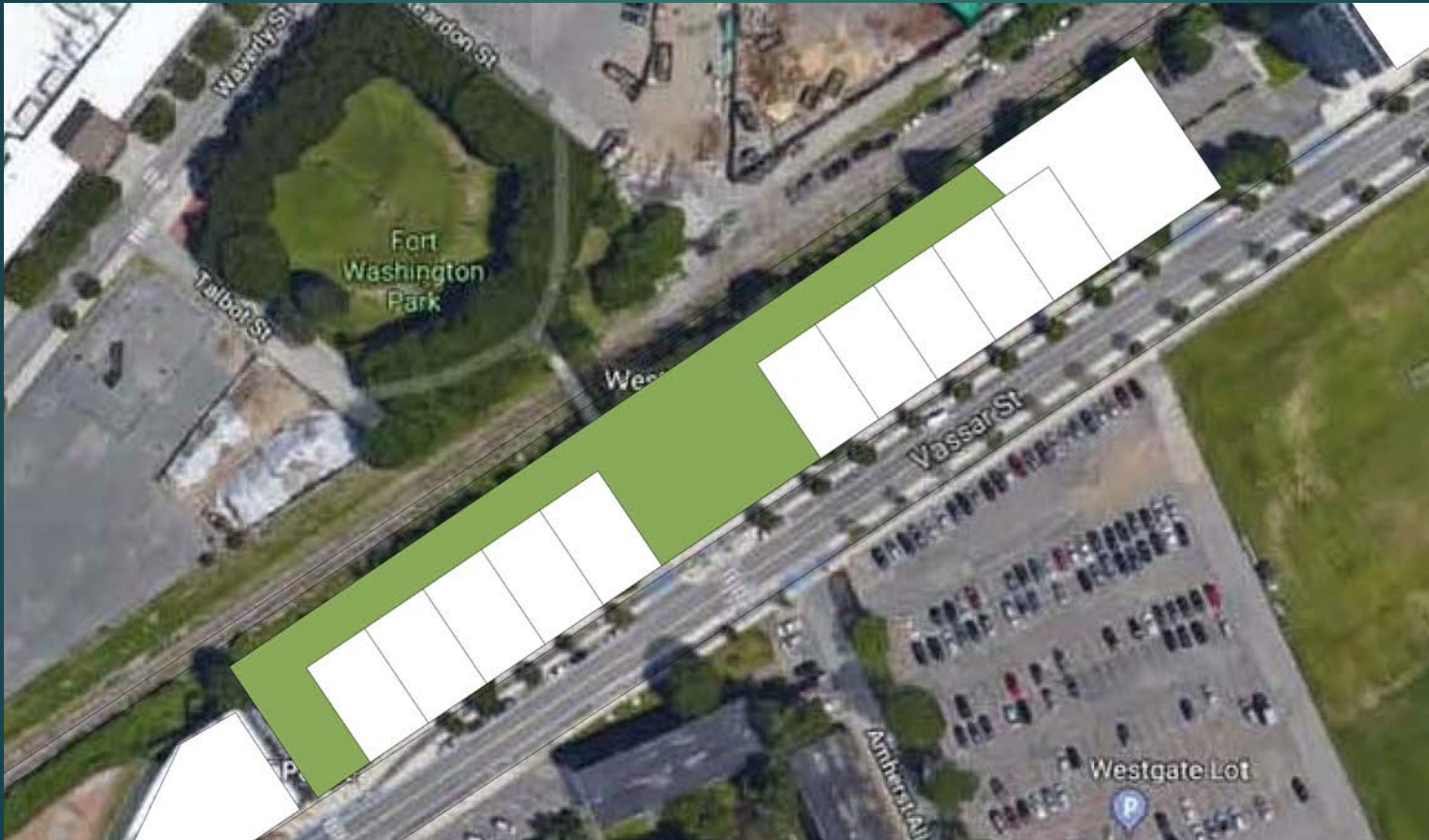


# Village Concept:

## 2 Preliminary Approaches

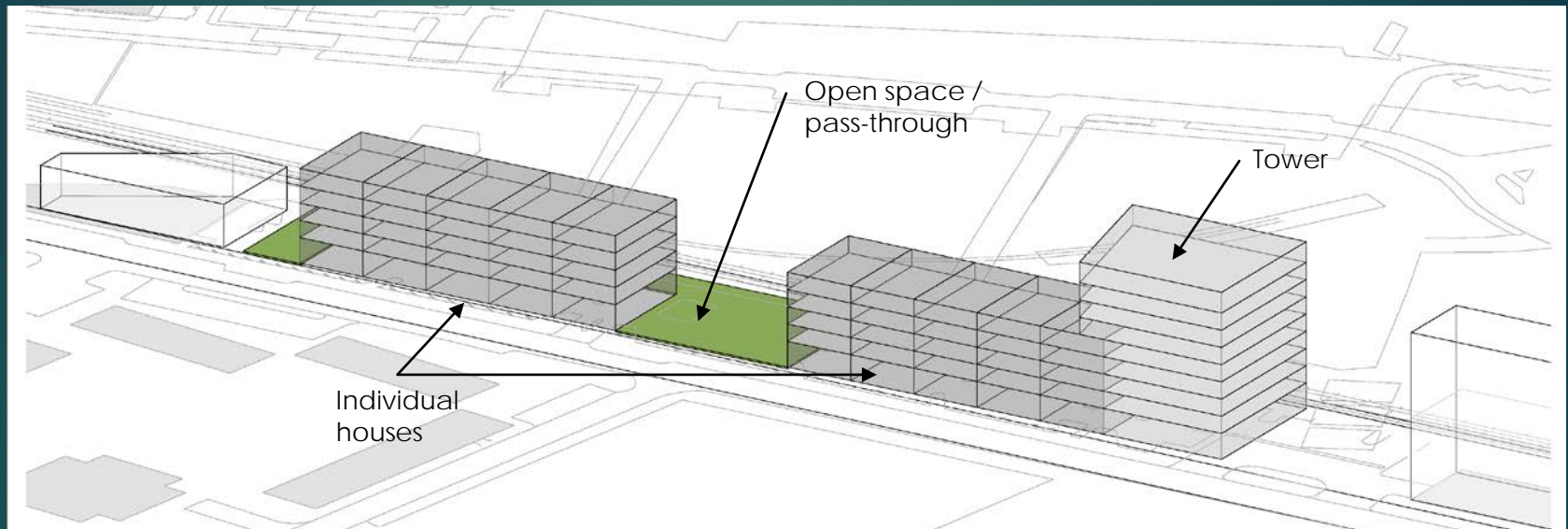
- ▶ There are **options** for how the West Campus Village could take shape
  - ▶ If the Village were built on the West Lot site, buildings and open spaces could be designed and organized in multiple ways
  - ▶ Tonight we'll talk about two potential approaches
- ▶ These options share some **common elements**
  - ▶ Two large buildings encompassing many "houses"
  - ▶ An open space / pass-through in the middle
  - ▶ A taller "tower" at the Simmons-end of the site
- ▶ These options are a starting point– a way to **spark discussion** about:
  - ▶ Buildings
  - ▶ Open space & bike parking
  - ▶ Individual houses & shared spaces
  - ▶ Spaces/amenities beyond the Village
- ▶ Design will be influenced by 2 key factors:
  - ▶ **Cost**
  - ▶ **Capturing the site's capacity** – a key consideration for MIT in evaluating the feasibility of the project

# Approach A: Townhouses



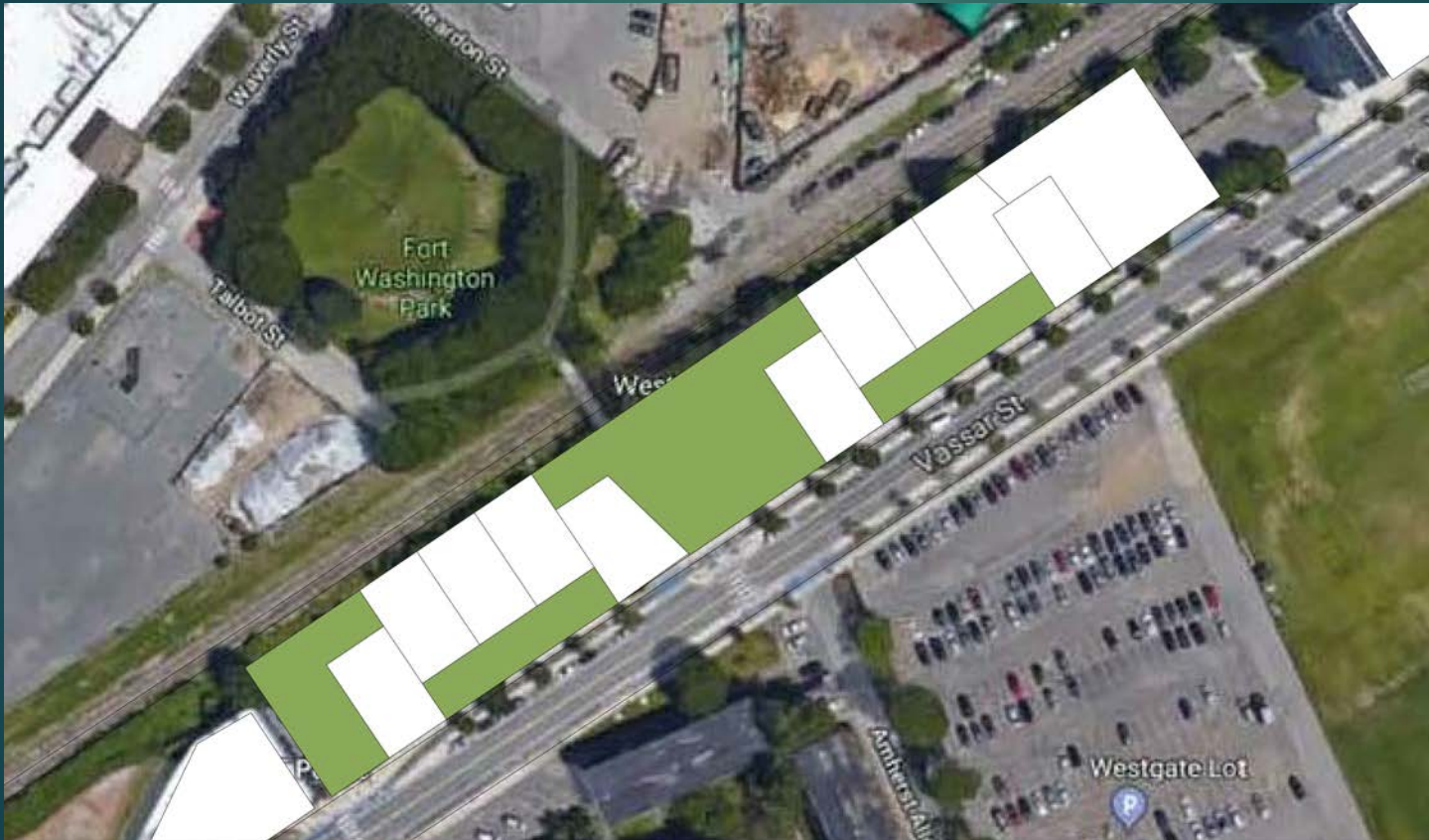


# Approach A: Townhouses



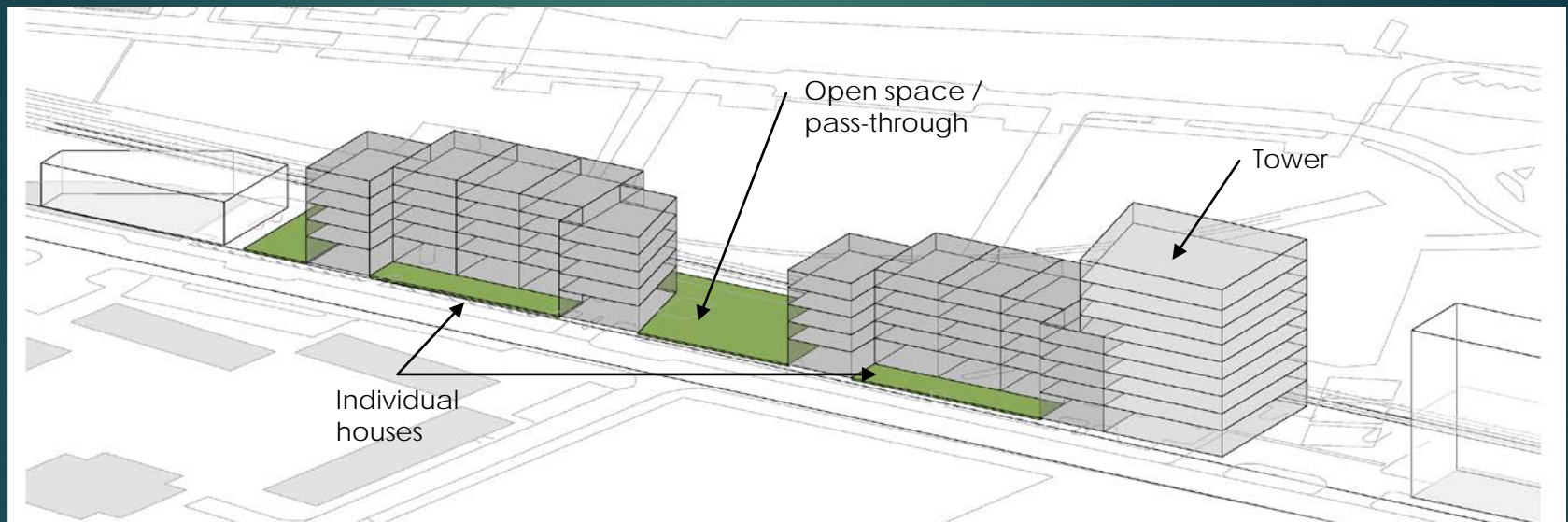
# Approach B: Courtyard Townhouses

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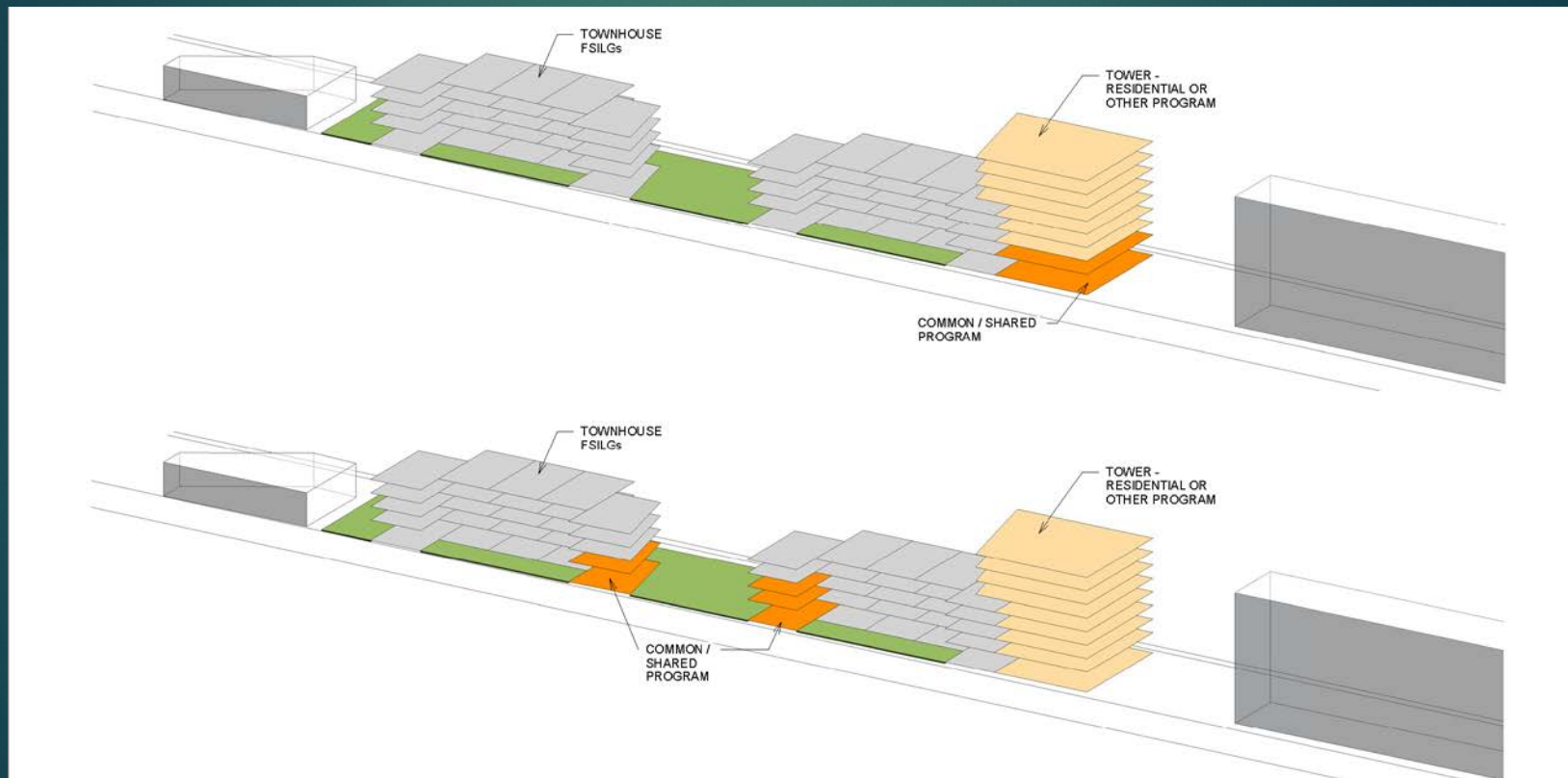


# Approach B: Courtyard Townhouses



# Village Common Spaces

What's the optimal location?





# Tenant – Landlord Responsibility Matrix

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## Tenant - Landlord Responsibility Matrix 2-28-2018

FSILG

	Option 1 Green Hall	Option 2 MIT Full Build	Option 3 MIT Core & Shell
<i>Design and Buildout</i>			
Core & Shell Design	MIT	MIT	MIT
Interior Design	MIT	MIT	Chapter
Decorating & Customizing	Chapter has Input	Chapter has Input	Chapter Decides
Construction - Core & Shell	MIT	MIT	MIT
Construction - Interior	MIT	MIT	MIT
<i>Operating Expenses</i>			
Capital Reserve - Core & Shell	MIT	MIT	MIT
Capital Reserve - Interior	MIT	MIT	Chapter
Maintenance - Core & Shell	MIT	MIT	MIT
Maintenance - Interior	MIT	MIT	Chapter
OPEX - Utilities, Teledata	MIT	Chapter	Chapter
Cleaning	MIT	Chapter	Chapter
Taxes	None	None	None
Residual Value	None	None	?
<i>Resident Life</i>			
Rent	Individual Student	Chapter for Full	Chapter for Core & Shell
Dining	Chapter Decides	Chapter Decides	Chapter Decides
Summer Sublets	No	Yes	Yes

# Management & Operating Agreement - DRAFT

- ▶ MIT understands and appreciates the role that FSILGs play in the community. In particular, it understands the role these organizations provide in creating leadership experiences for the students that lead to a more fulfilling experience at the Institute and most importantly skills that help them be successful in their careers. It is therefore in the interest both the Institute and the students that the FSILG community is supported and encouraged to have the maximum degree of self-governance. It is also important to create structures that encourages active alumni participation in the chapter and allow as much freedom as possible for the chapter to manage its activities and expenses in a way that supports the goals of each individual organization.
- ▶ Paramount to this is the concept of “owning” the chapter. Once an organization is assigned space in the Village facility, that space is operated and maintained by that chapter for the long term. This approach leads to the maximum involvement of alumni, as well as organization pressure to keep the facility in proper working condition and well maintained. Organizations vacating a facility permanently should be a rare event that occurs under only very serious circumstances.



# Breakout Group Questions

- ▶ GROUP 1: Bed count & bed mix
- ▶ GROUP 2: Cooking & dining
- ▶ GROUP 3: Common spaces within each house
- ▶ GROUP 4: Other amenities in the Village, in the context of West Campus more broadly

FOR ALL GROUPS:

What's NEEDED? What's WANTED? What's NICE TO HAVE?

# Next Steps

- ▶ 3<sup>rd</sup> student & alumni survey
- ▶ Refine concepts based on feedback
- ▶ Continue to develop management/operations models
- ▶ Meeting with Phase II FSILGs (Thursday, March 22?)