Dear Eastgate residents,

As residents begin to make decisions about their housing for the 2019-20 academic year, we want you to know that addressing your concerns about Kendall Square construction remain a priority for MIT’s administration. This letter follows communications sent to residents during the spring of 2018 regarding mitigation efforts that were put into place for this year. The construction project has progressed over the past year, and, as a result, impacts have changed (and in some cases been minimized). We do, however, plan to maintain some specific mitigation measures in the coming year. Below, please find some important updates about construction mitigation and monthly rental costs in 2019-2020 academic year.

Construction Mitigation Steps

We are pleased to confirm that MITIMCo has agreed to continue construction mitigation measures, which are in addition to those offered by Housing & Residential Services. The steps outlined below will continue next year in order to help address specific concerns:

To address noise concerns:
1. The project team will continue to work with Turner Construction to switch out the back-up beepers of construction equipment used on site wherever possible. Outside contractor trucks that come and go from the site are not able to be altered.
2. Housing & Residential Services will continue to offer complimentary white noise machines to residents to help with the noise. White noise machines are available through House Operations Manager Carla Bengtson (carlab@mit.edu).

To address housing concerns:
1. MIT will provide a rent credit of $100/month to tenants in affected units if an MIT Kendall Square Project contractor performs noisy work before 7:00 AM or after 6:00 PM on more than 5 days that month on Wadsworth Street, Site 1, Site 3 and/or Site 4. Noisy work includes construction activities such as jack hammering, concrete chipping, and use of the vacuum truck. Other incidents will be reviewed on a case-by-case basis. To report noise concerns, please email kendsq-info-eastgate@mit.edu so each issue can be investigated.
2. For Eastgate residents who wish to terminate their housing, they may move out at any time with a minimum of five (5) business days written notice and will not be charged any termination fees. Termination fees typically include a fee equivalent to one month’s rent when terminating during September, October, January or February as well as rent liability until the unit is rented when terminating at any time. This savings will remain in effect and full details will be included in the Eastgate license for the 2019-2020 academic year. The termination form is available on-line from the Housing Office website (http://myhousing.mit.edu/) and is the only means of notification accepted by the Housing Office.
3. As always, MIT will provide assistance with locating off-campus housing. Visit our off-campus housing website [http://mitoffcampus.com](http://mitoffcampus.com) or contact Tasha Coppett in Off-Campus Housing at tcoppett@mit.edu. Relocation assistance and other services are also available through MIT GAIN (Graduate Assistance and Information Network) at [http://hrweb.mit.edu/worklife/mitgain](http://hrweb.mit.edu/worklife/mitgain).

4. Construction riders, informing residents about the construction, will continue to be provided to all new and continuing occupants who wish to live in Eastgate. Riders will be signed at the time that the license agreement is signed. Residents, or prospective residents, will have the opportunity to learn more about the anticipated impacts of construction for the duration of the license agreement before they commit to living in Eastgate.

**Monthly Rental Rates**

Based on the project’s early construction phase and the resulting impacts on the community last year, Housing & Residential Services did not increase rents for Eastgate residents when all other graduate housing rates increased for the 2018-2019 academic year. This year, considering the fact that the project has entered a less disruptive construction phase as well as the need to address standard operating cost increases, Eastgate monthly rental costs will increase.

- Rents for 2019-2020 academic year will be:
  - 1-bedroom apartment (Corner): $1,801
  - 1-bedroom apartment (Center): $1,672
  - 2-bedroom apartment: $2,148

**General Construction Reminders**

Regular work hours designated by the City of Cambridge remain 7:00 AM – 6:00 PM, Monday – Friday, and 9:00 AM – 6:00 PM on Saturdays. Quiet work may need to occur before or after regular work hours and will not be considered days where noisy work is performed. Planned noisy work outside of these hours, in accordance with the City-approved variance, will be communicated to residents in advance whenever possible.

We also want to recognize that there are other projects in the area of Eastgate that are outside the control of MIT and that impact the Eastgate community. We will continue to do what we can to share information about disruptions related to those projects, which include the demolition of the COOP building and new construction of an office tower at the same site on Main Street, as well as the installation of new bike and pedestrian enhancements on Ames Street. Please be advised that snow removal is considered a 24-hour operation in the City of Cambridge and on the MIT campus.

Additionally, we’d like to remind residents that Eastgate is located in the heart of an urban environment. There will be sounds of vehicles and equipment working at all times of the day and
night as vital operations are completed nearby, such as trash removal and deliveries. Daily operations of neighboring buildings are outside the control of MIT. Thank you for your patience throughout the construction in Kendall Square. We look forward to working together over the next year as plans to open Site 4 and close Eastgate come into focus. If you have any questions, please email us at eastgatequestions@mit.edu.

Sincerely,

David Friedrich
Sr. Associate Dean for Housing & Residential Services