

# Reinventing Kendall Square for the 21<sup>st</sup> Century

## Draft vision and framework



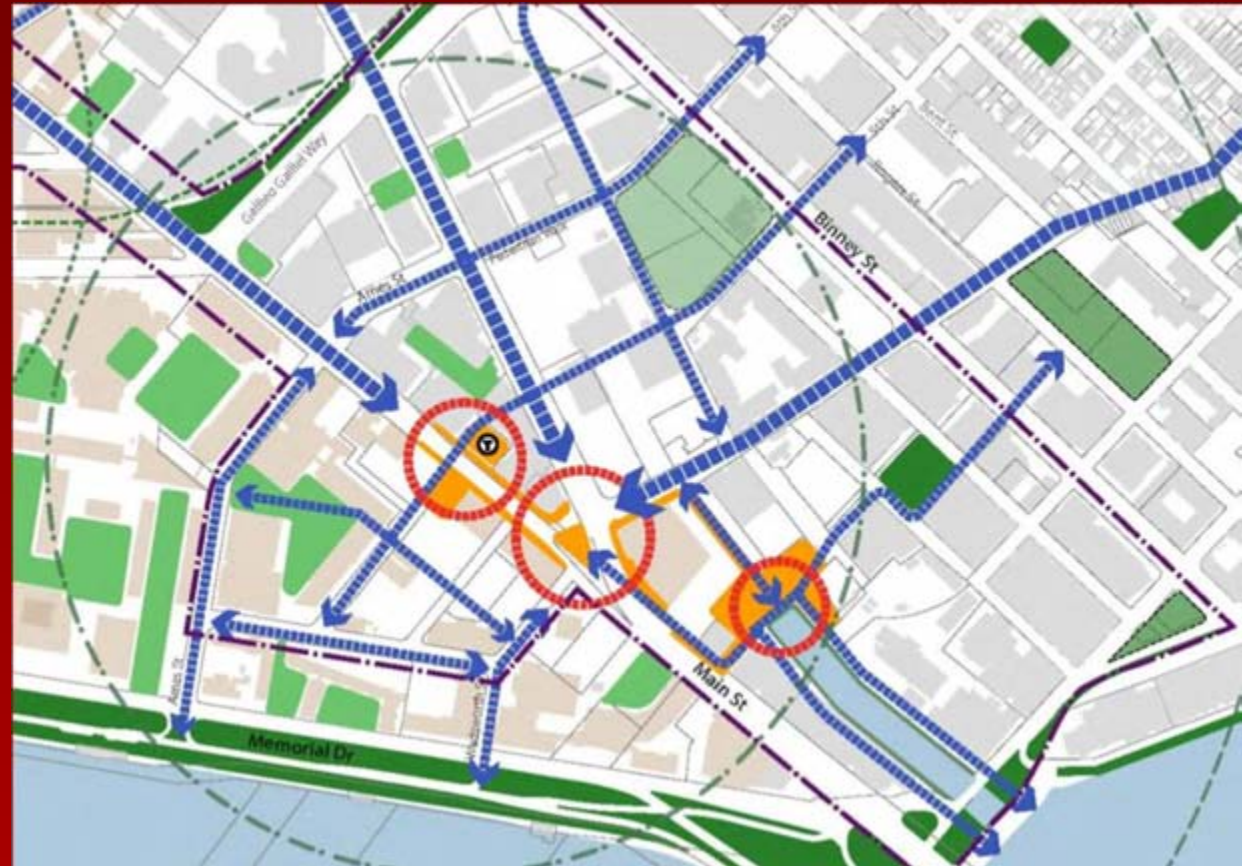
**KENDALL SQUARE ADVISORY COMMITTEE  
SEPTEMBER 8, 2011**



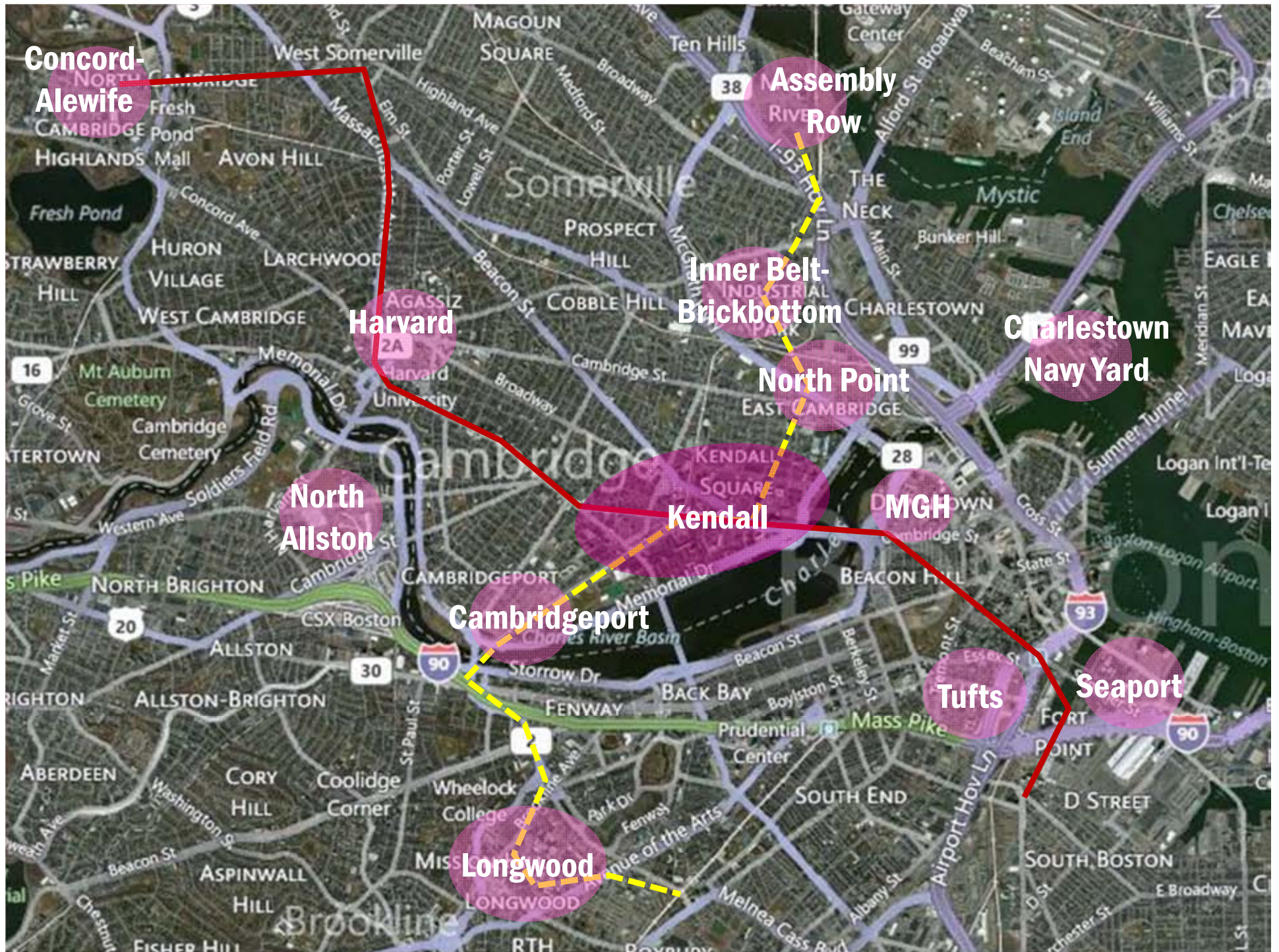
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the **central** and **kendall square area**

# Agenda

- Draft vision framework
- Land use mix and scale
- Discussion
- Next steps



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Concord-Alewife

Assembly Row

Harvard

Inner Belt-Brickbottom

Charlestown Navy Yard

North Point

North Allston

Kendall

MGH

Cambridgeport

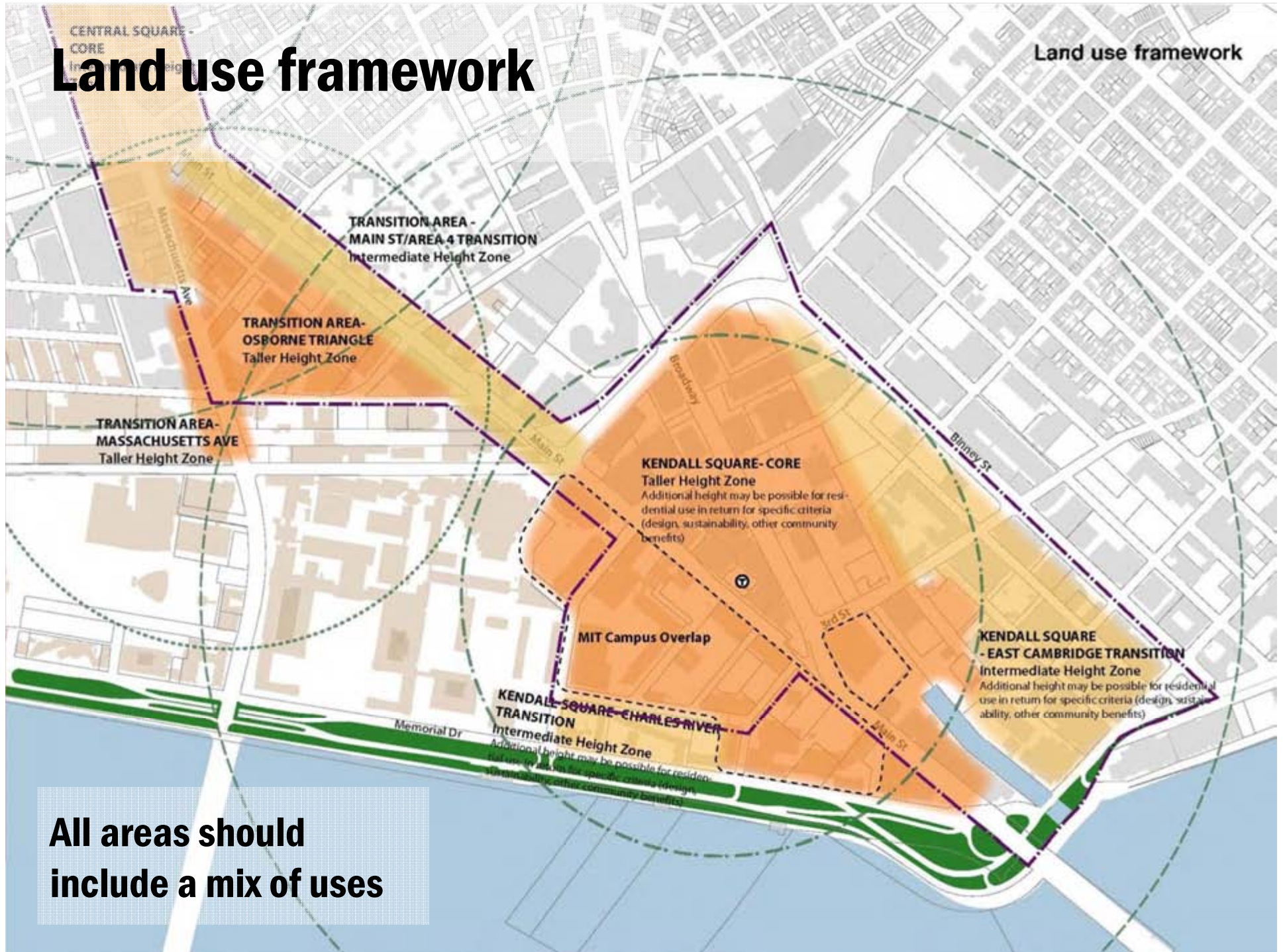
Tufts

Seaport

Longwood

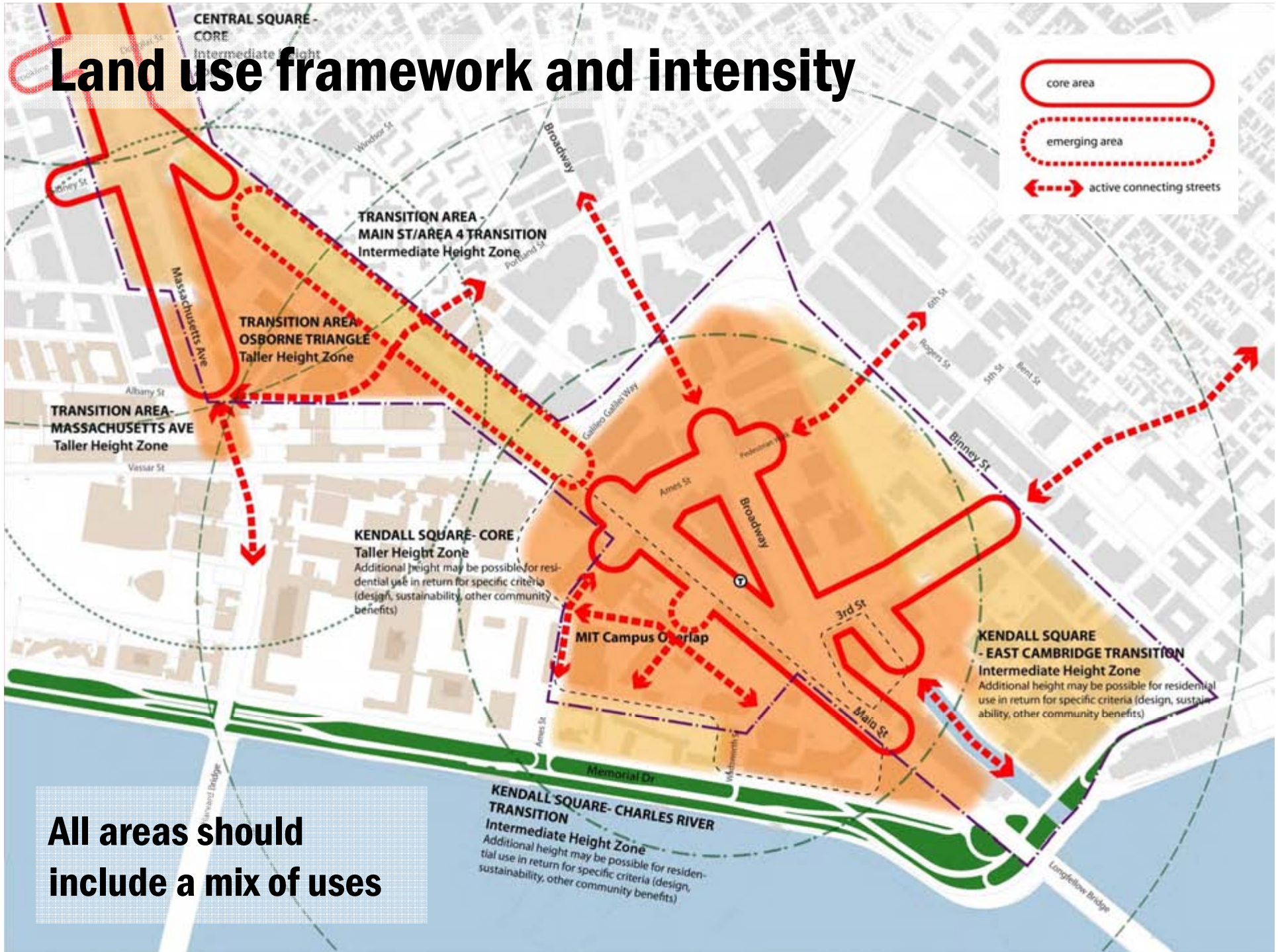
# Land use framework

Land use framework



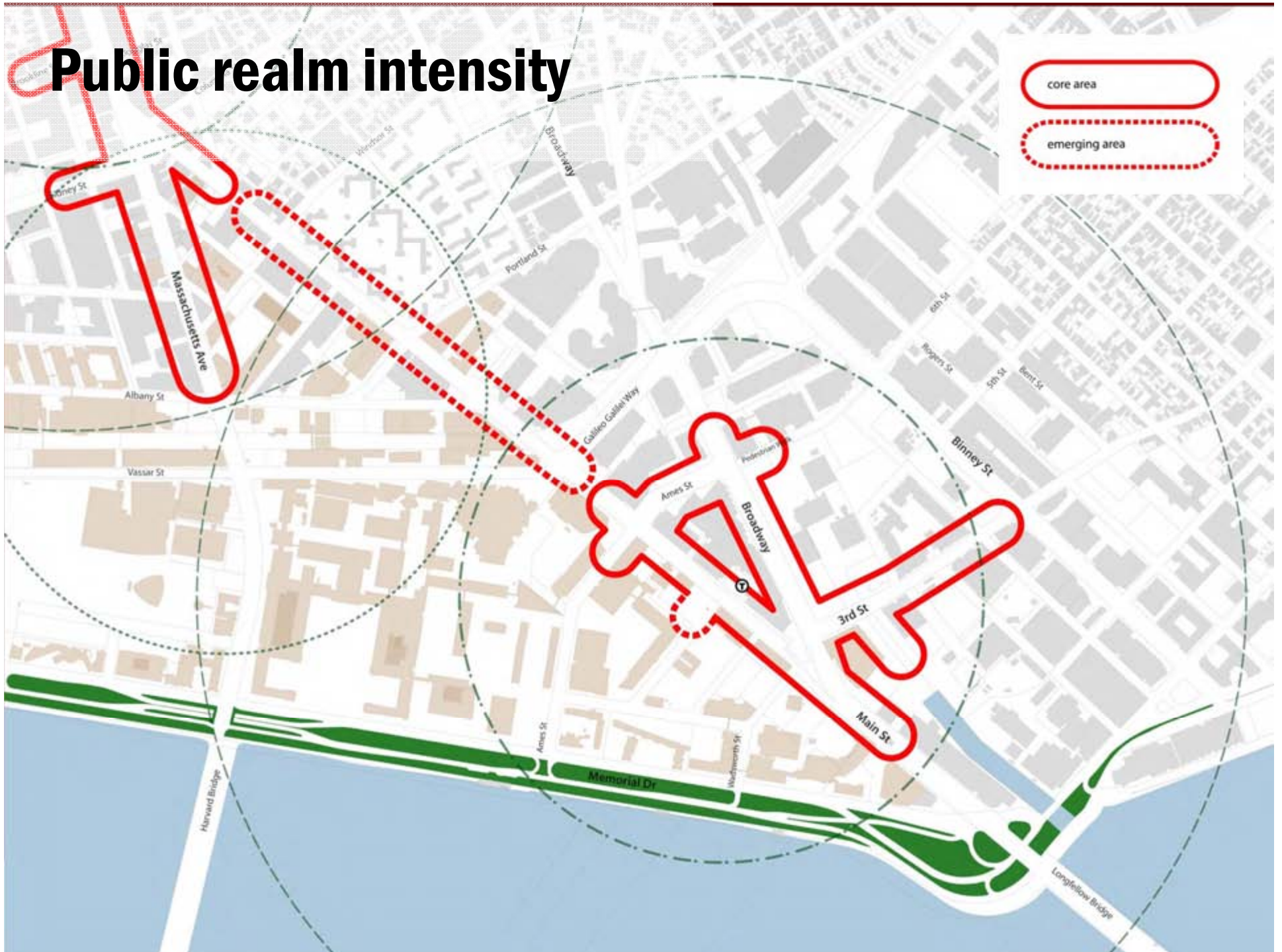
All areas should include a mix of uses

# Land use framework and intensity

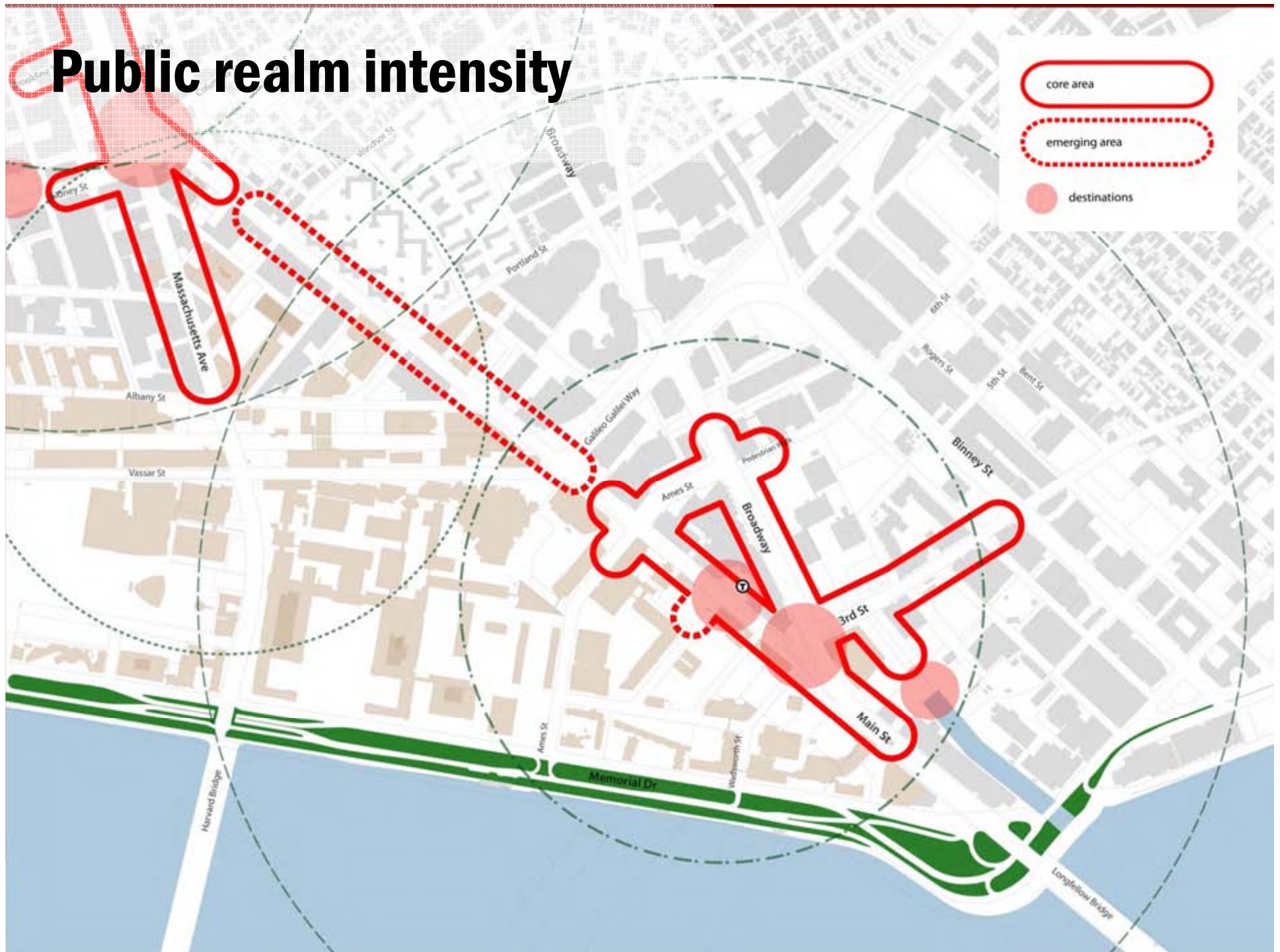


All areas should include a mix of uses

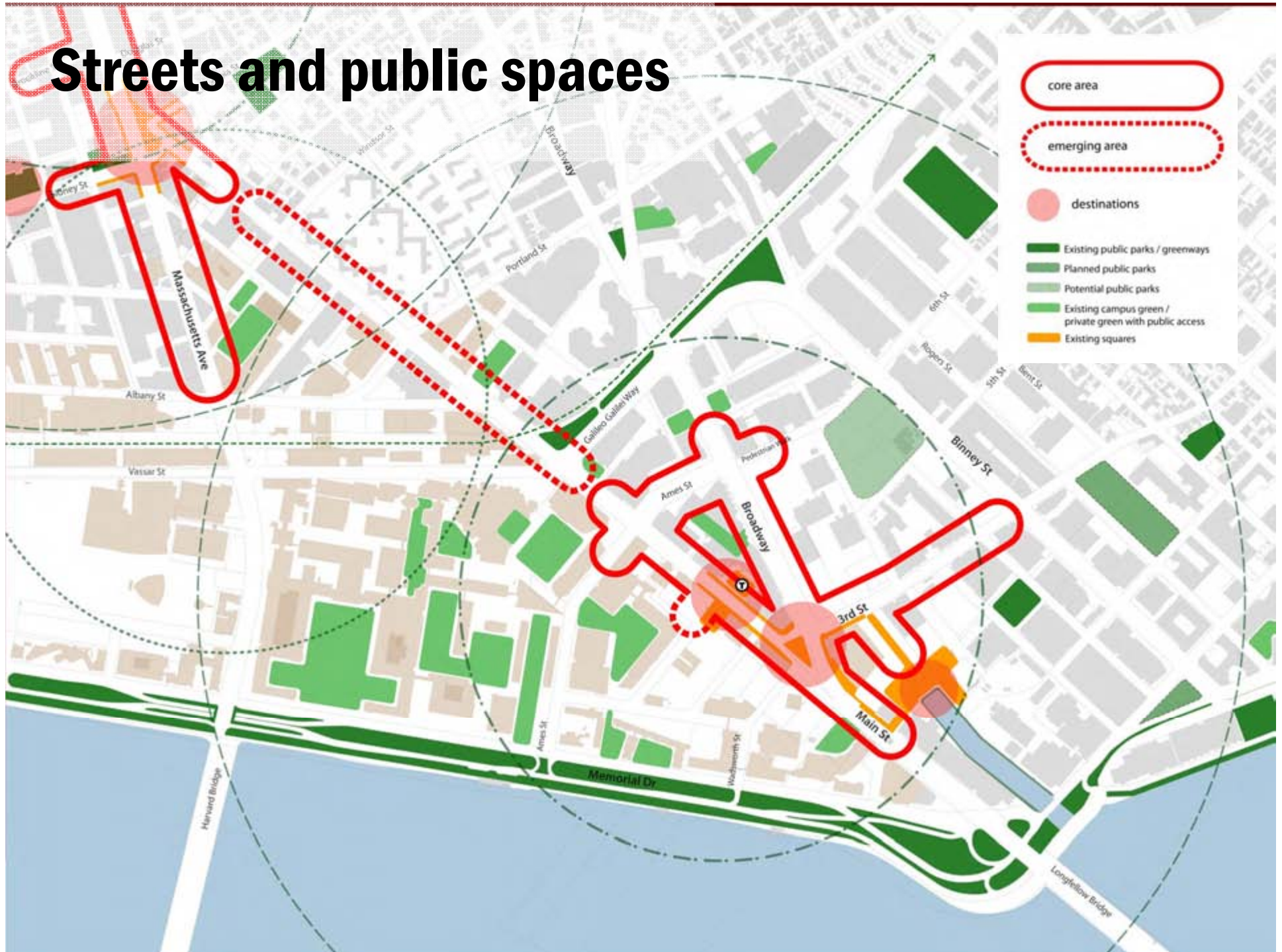
# Public realm intensity



# Public realm intensity

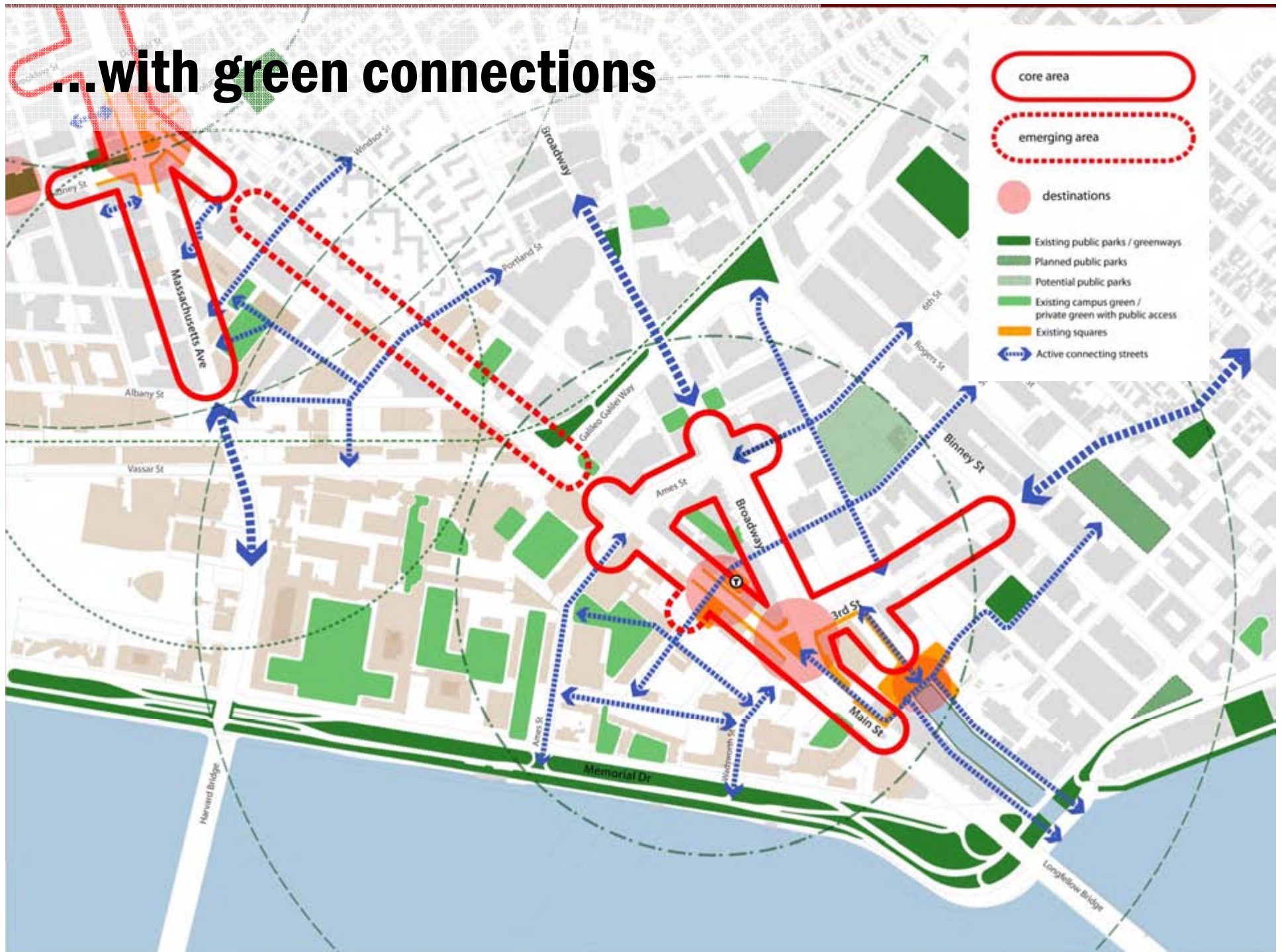


# Streets and public spaces

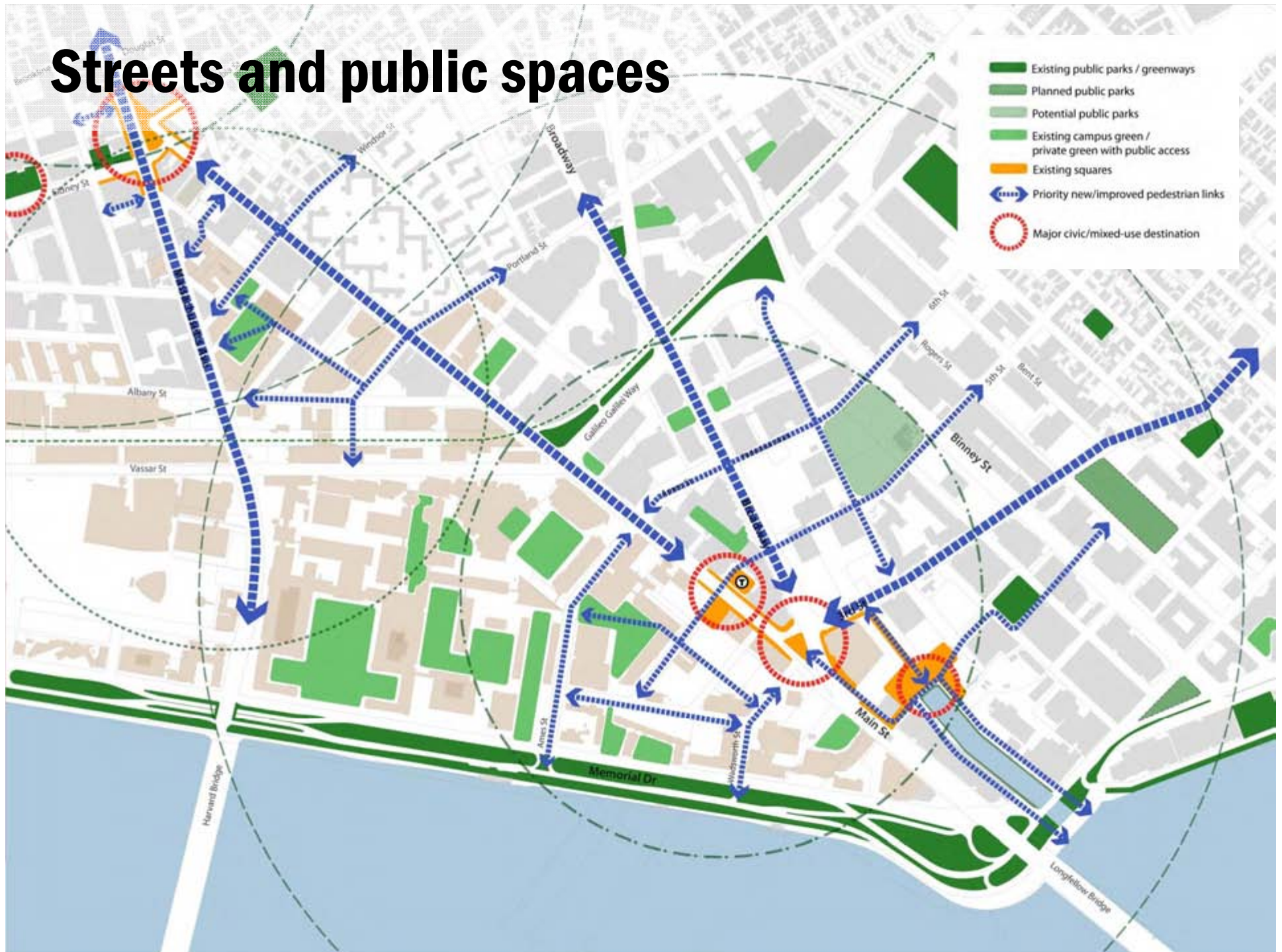




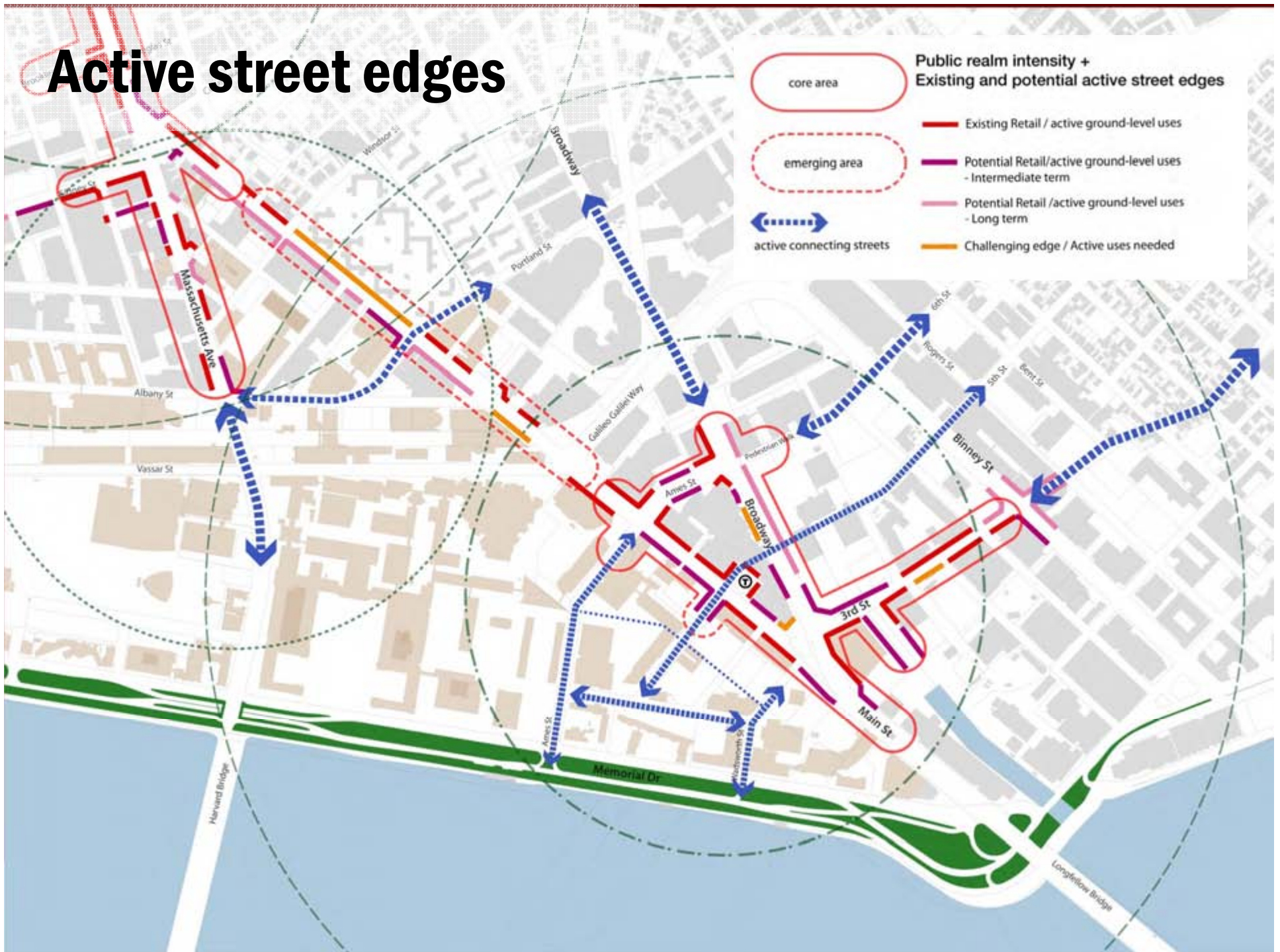
# ...with green connections



# Streets and public spaces

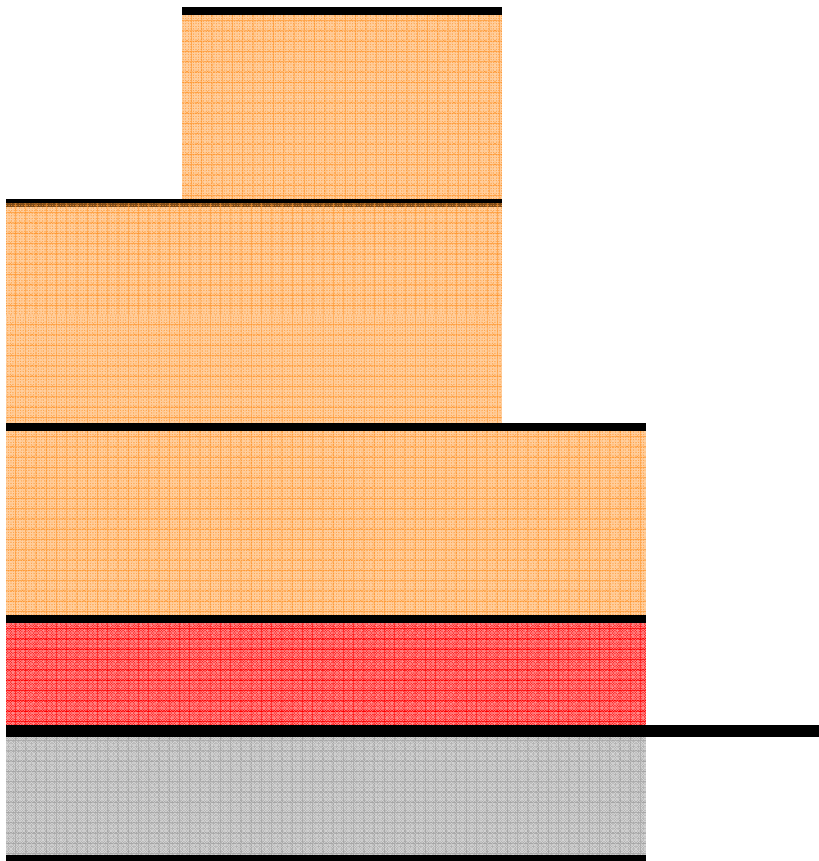


# Active street edges



# Vertical land use and building form framework

- Height thresholds vary in different areas per context



**Tallest height band (where appropriate) – smaller floorplate, housing, outstanding design, reasonable impacts (shadow, wind, traffic etc.)**

**Intermediate/Taller height band (where appropriate)**

**Streetwall height band**

**Active, pedestrian-oriented ground floor use**

**Any new off-street parking below-grade**



# Land use and scale



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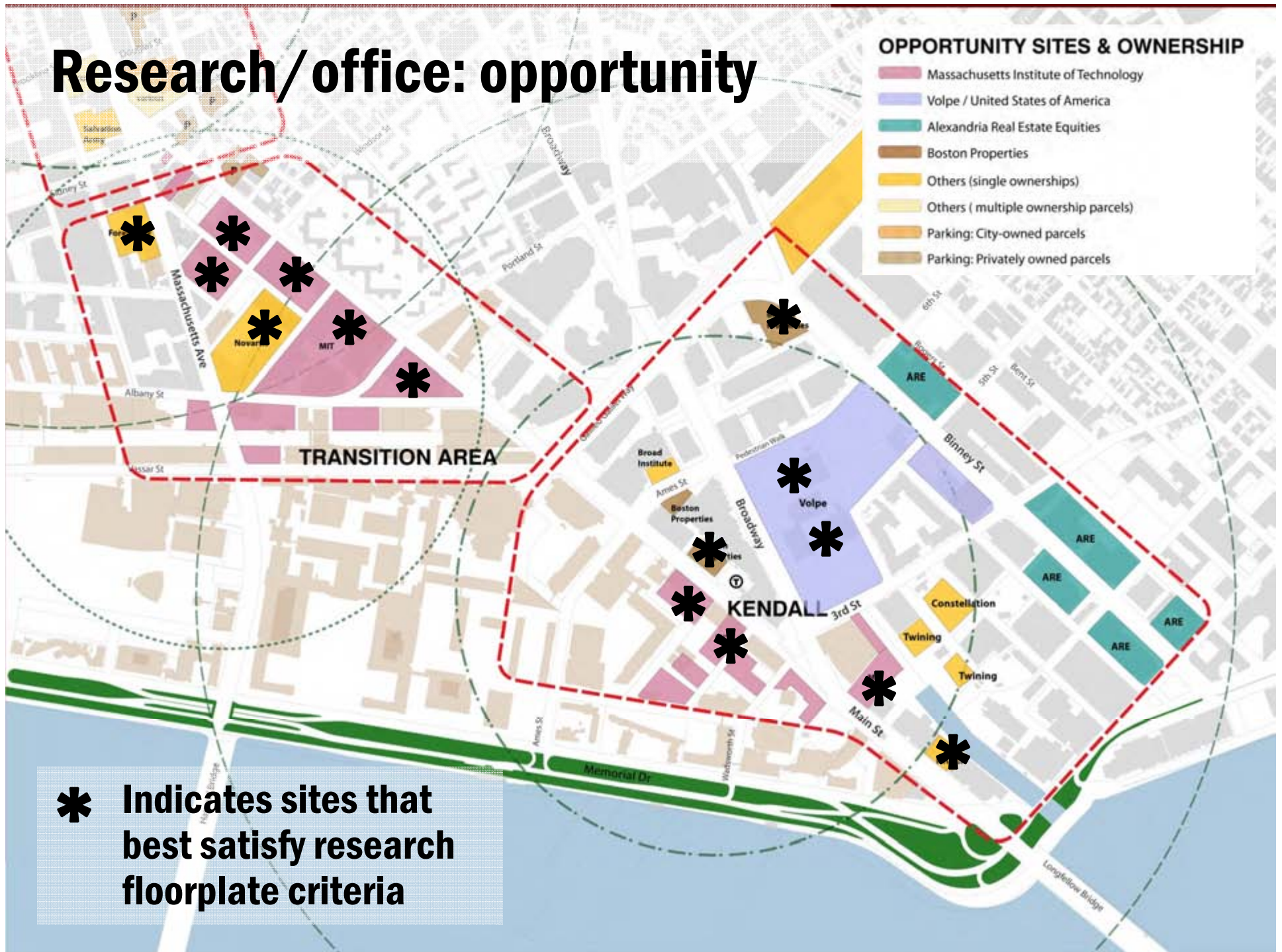
# Research/office

- To enhance the Innovation Community dynamic, maintain opportunity for research/office space growth in locations and formats that support complementary goals (walkable streets, housing choices, gathering places, parks etc.)
- Typical minimum floorplate 25,000sf
- Wet lab space hard to provide above 5 stories, hard to combine with housing
- Need flexibility for future research needs (wet/dry etc.)



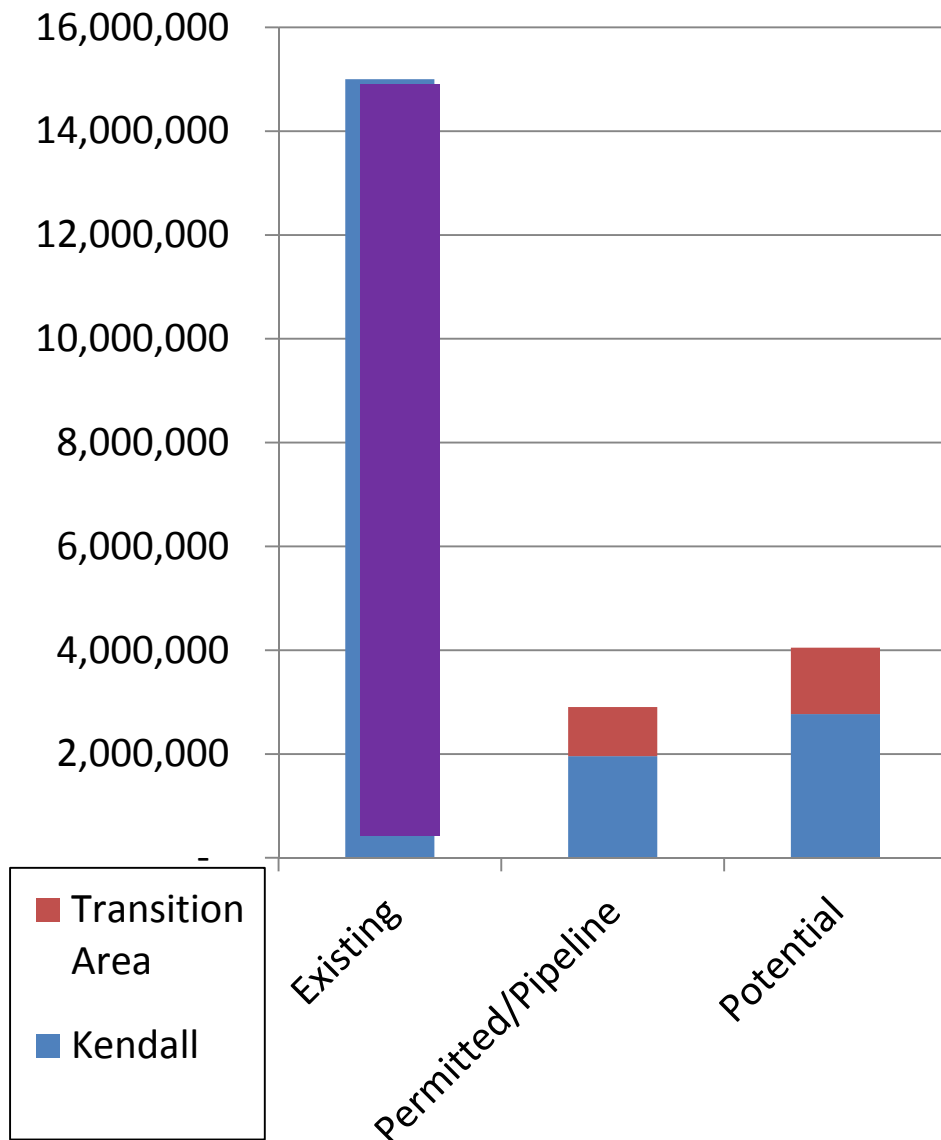
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# Research/office: opportunity



# Research/office

- Resulting Available sites yield potential of about 2.5 to 3 million sf close to Kendall Sq. (translating to about 6,000-7,500 jobs)
- Another 1 to 1.5 million sf possible in Transition Area (translating to about 2,500-3,750 jobs)





# Retail

- To About 120,000sf of new retail would be needed to enliven the most important edges currently lacking retail in the core public realm intensity area (2,000 linear feet @ 60' avg. depth)
- Another 40,000sf would be highly desirable to enliven additional areas.

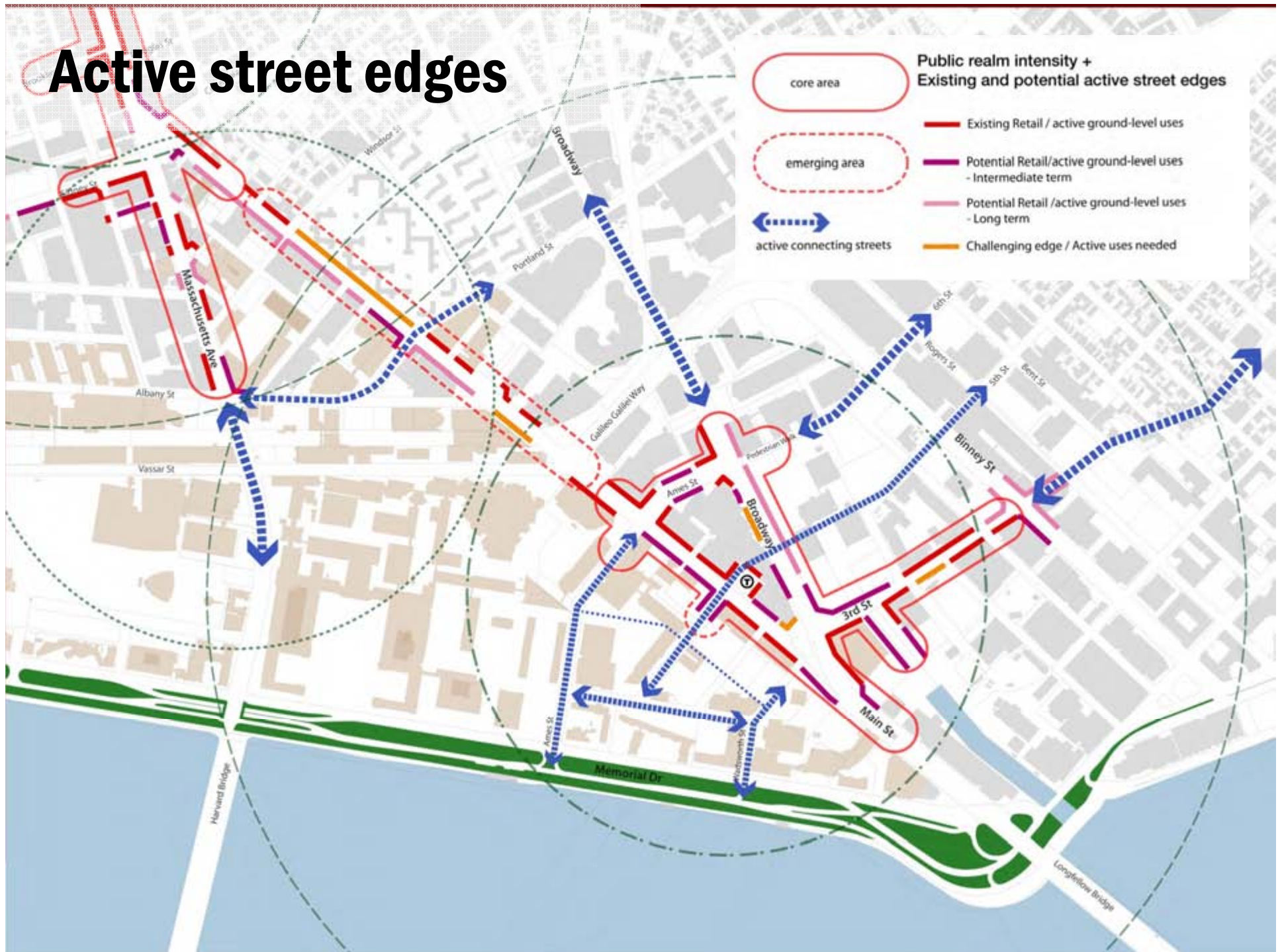


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# Active street edges



# Housing: Getting at how much and where

A look at multiple factors for guidance:

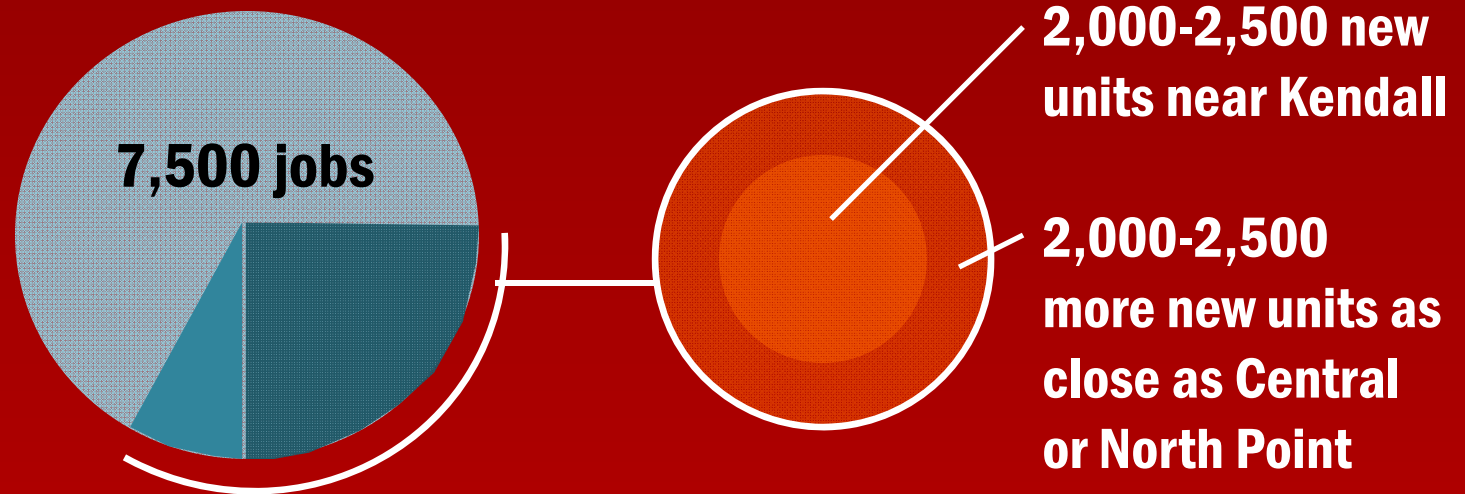
- Optimizing jobs/housing balance
- Supporting active retail
- Defining neighborhoods
- Finding an appropriate building envelope



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# Housing: Optimizing jobs/housing balance

- Adding roughly equal amounts of new research/office and housing space would maintain Cambridge's citywide ratio of about **2.5 jobs per household**
- Adding 2,000-2,500 units within convenient walking distance of Kendall, and another 2,000-2,500 units within a short transit or bike ride (as far as Central Sq or Lechmere/North Point), could house a quarter to a third of the 7,500 new jobs (assuming 1 new worker per 2 new households)



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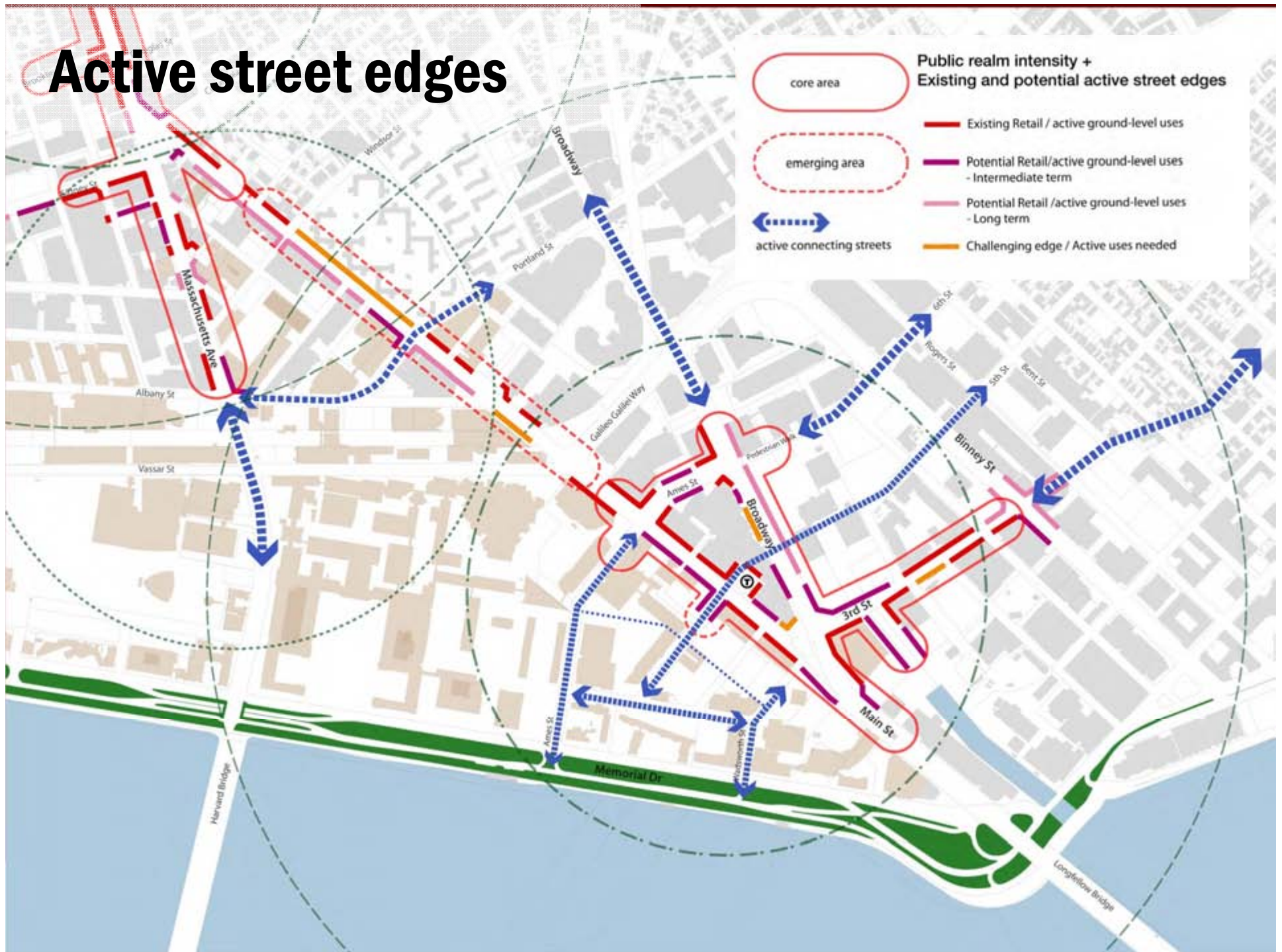
# Housing: Supporting active retail

- 1,000 sf of new housing (1 unit) can support 20-40sf of new retail; 1,000sf of new research/office can support 16-24sf new retail
- Both sources of demand are desirable; housing especially so to expand 18/7 activity, enhance retail business viability
- 7,500 new workers will support about half the 120,000sf retail needed in key locations. 2,000 new housing units would support the remaining half; additional housing would support retail in additional desirable locations
- The 2,900 current and planned units in/near Kendall is just enough to support existing retail; additional housing would help spur more active retail evenings and weekends



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# Active street edges



# Housing: Defining neighborhoods

- Buildings with housing should be located on the same block as or across the street from other housing buildings to contribute to neighborhood critical mass
- Amenities needed:
  - Neighborhood retail
  - Public spaces
  - Community & cultural organizations
- Range of housing choices needed: income level, style, size etc.
- Distinct approaches needed for:
  - New/emerging neighborhoods
  - Infill in/near existing neighborhoods



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# Housing: Finding an appropriate building envelope

- 2,000 to 2,500 new units could likely be accommodated within convenient walking distance of Kendall Square...
  - Protecting prime research/office sites
  - Avoiding significant shadow impacts on public spaces
  - Enhancing the skyline and view corridors
- Assumes some buildings exceeding the tallest existing buildings (about 275')

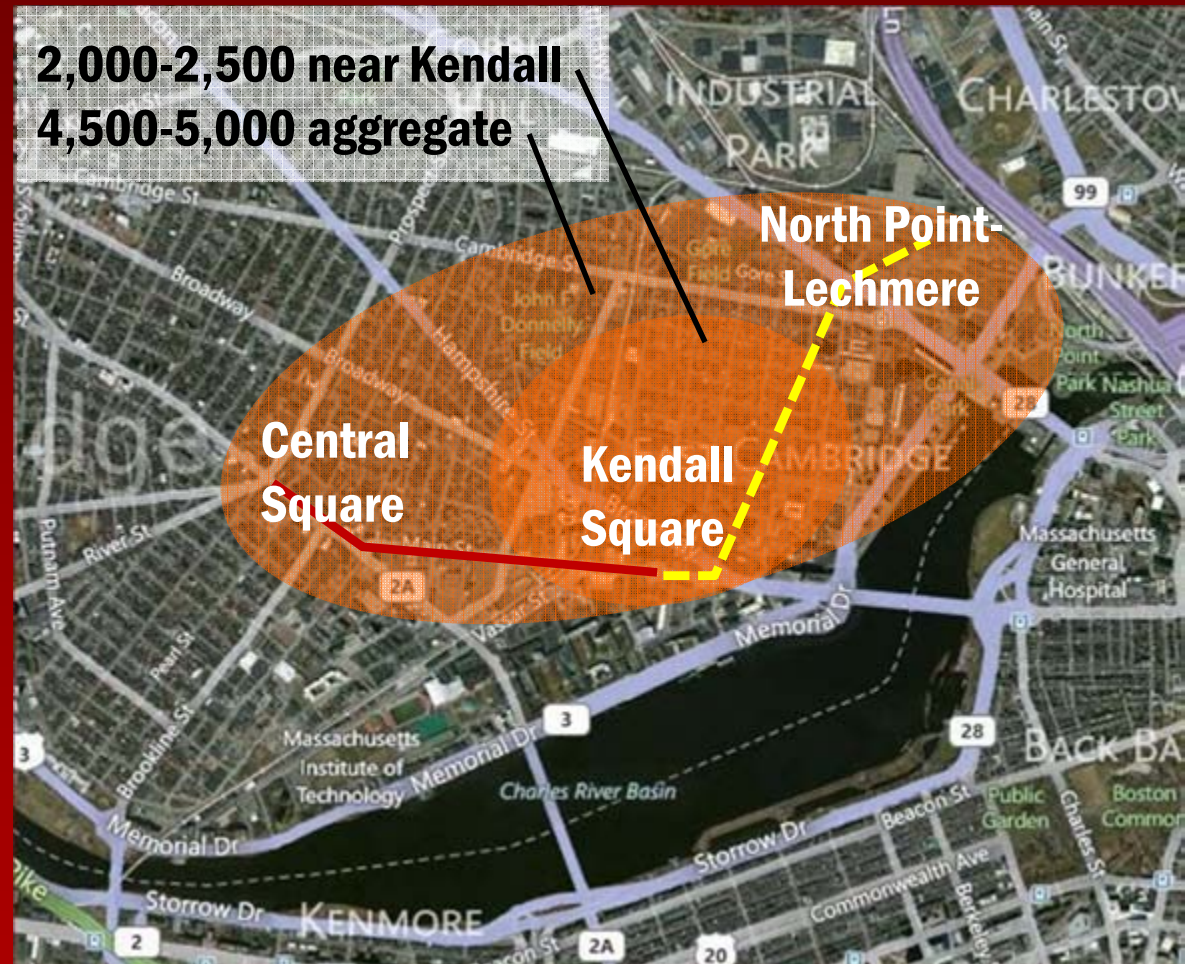


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# Housing: Conclusions

- Target of 2,000-2,500 new units within convenient walking distance of Kendall Square
- Plus a similar number no farther than Central Square or North Point – within an easy transit or bike ride



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# Development increments

- Development capacity modeling showed that the Volpe site would likely provide about 40% of the potential housing units and nearly 50% of the potential research/office space within a convenient walk of Kendall Square
- The balance of new development would be spread among sites controlled by MIT, Boston Properties/CRA, RREEF, Twining, Forest City and others.



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