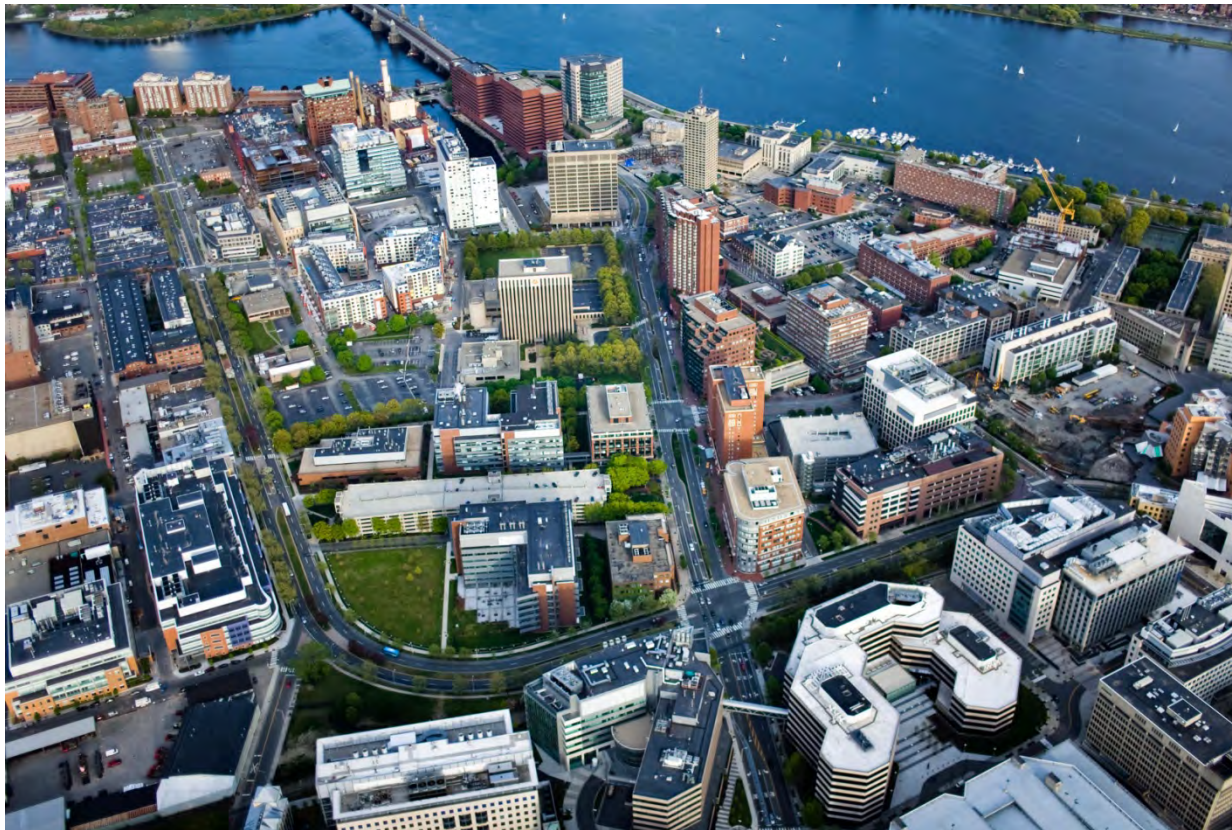


# **Kendall Square Status Report**

*For the*

## **Cambridge Planning Board Cambridge Redevelopment Authority**

*April 2, 2013*



# Outline of Status Report

- 1. Introduction: Evolution of Eastern Cambridge (1980-2000)**
  
- 2. Current Projects in K2**
  - A. Current CRA Projects**
  
  - B. Alexandria SP # 243 (2010)**
  
  - C. K2C2 Study underway (2011-present)**
  
  - D. Novartis SP #265 (2011)**
  
  - E. Millennium rezoning (2013)**
  
  - F. MIT rezoning proposal (current)**
  
  - G. Remaining zoning elements of K2**



# East Cambridge Riverfront 1978 & 1991



# East Cambridge Riverfront Plan received National AIA Award in 1988

800 units of market-rate  
housing created on  
Riverfront

Economic change: new  
high tech and retail (no  
biotech yet)

A dozen Special Permits  
complementing City  
redevelopment efforts

**PUD SP# 1 at Broad Canal**



# CRDD University Park 1978 & 2001



## **University Park (1993-2000)**

**Largely Master Plan  
with:**

- 1. Agreement for  
Design Review**
- 2. Housing Plan**
- 3. Agreement for  
Traffic Mitigation**
- 4. Infrastructure  
Agreement**

**Special Permits at  
end of process**





**1999 Plan for Cambridge Research Park site (PUD SP #141):  
1.3 M sq ft, with 325 housing units and .8 M sq ft of biotech**

4/9/2013





**Broad Canal projects: On right, PUD #1 (1980)  
On left, PUD #141 (1999) final phases still being built  
MIT hopes to do other side of Broad Canal Way**

4/9/2013

# A Plan for Cambridge: Citywide Rezoning (2000)

Encourage Housing

Adjust Amount of Development Allowed

Establish Project Review

Revise Parking Requirement



# The Eastern Cambridge Area Planning Study: ECaPS (2001) Vision for housing, retail, and open space in Kendall Square

## EASTERN CAMBRIDGE PLANNING STUDY

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CITY OF CAMBRIDGE



CAMBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT  
EASTERN CAMBRIDGE PLANNING STUDY COMMITTEE



**Third Street more lively with housing and retail since ECaPS**

4/9/2013

## 2. Current Projects in K2



**Kendall Square  
1950-2000**





# 1. Boston Properties for Google

- Ground floor shopping arcade
- Office floors connecting buildings above arcade
- Rooftop garden



4/9/2013



4/9/2013

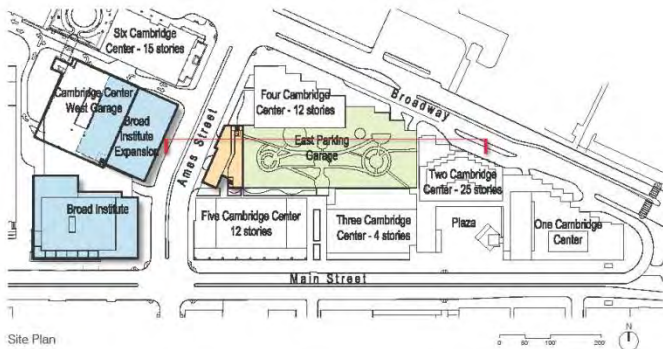
## 2. Biogen at CRA along south side of Binney





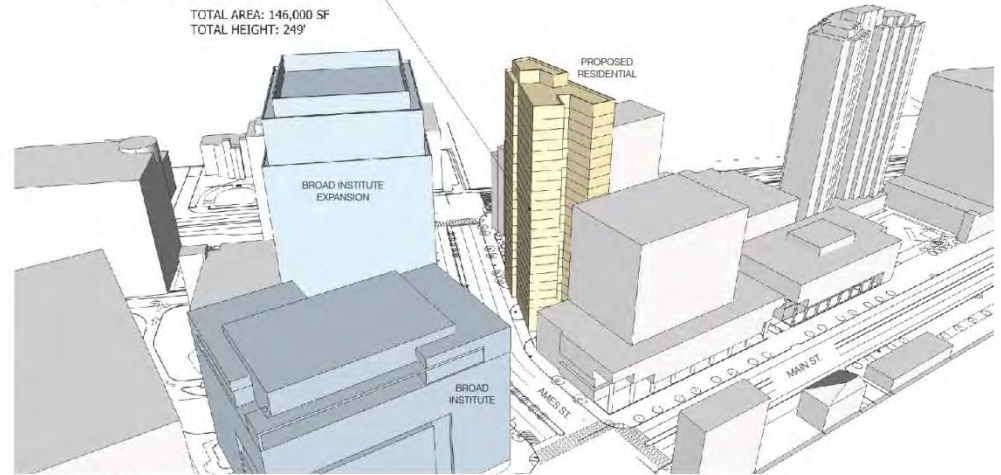
4/9/2013

### 3. Broad Expansion on Ames: middle ground, right

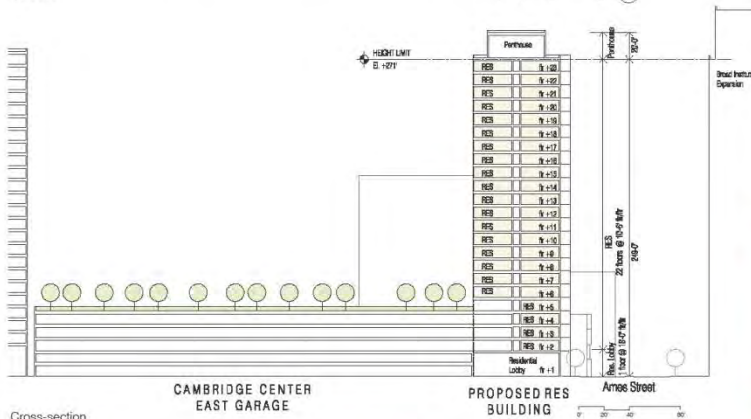


Site Plan

18 FLOORS OF RESIDENTIAL @ 5,800 SF @ 10'-6"  
 4 FLOORS OF RESIDENTIAL @ 4,200 SF @ 10'-6"  
 1 FLOOR OF RESIDENTIAL LOBBY @ 6,800 SF @ 18'-0"  
 TOTAL AREA: 146,000 SF  
 TOTAL HEIGHT: 249'



Massing/Program Diagram



Cross-section



Existing View from Ames Street



Existing View from Ames Street



Proposed View from Ames Street

# 4. CRA is working with Boston Properties on Ames Street housing; petition at City Council

4/9/2013





**Biogen at Alexandria on north side of Binney**

4/9/2018



**Alexandria 2-acre Rogers Street park site now cleared;  
planning and design process about to begin**

4/9/2015



**C. Kendall Square/Central Square: The K2C2 Study**  
(2011-present)

4/9/2013

# K2C2 Planning Study Areas of Rezoning

City of Cambridge CDD

Proposed Modifications  
to Existing Central Square  
Overlay District

Neighborhood Edge  
Subdistricts

Heart of Central Square  
Subdistrict

Neighborhood  
Edge  
Subdistricts

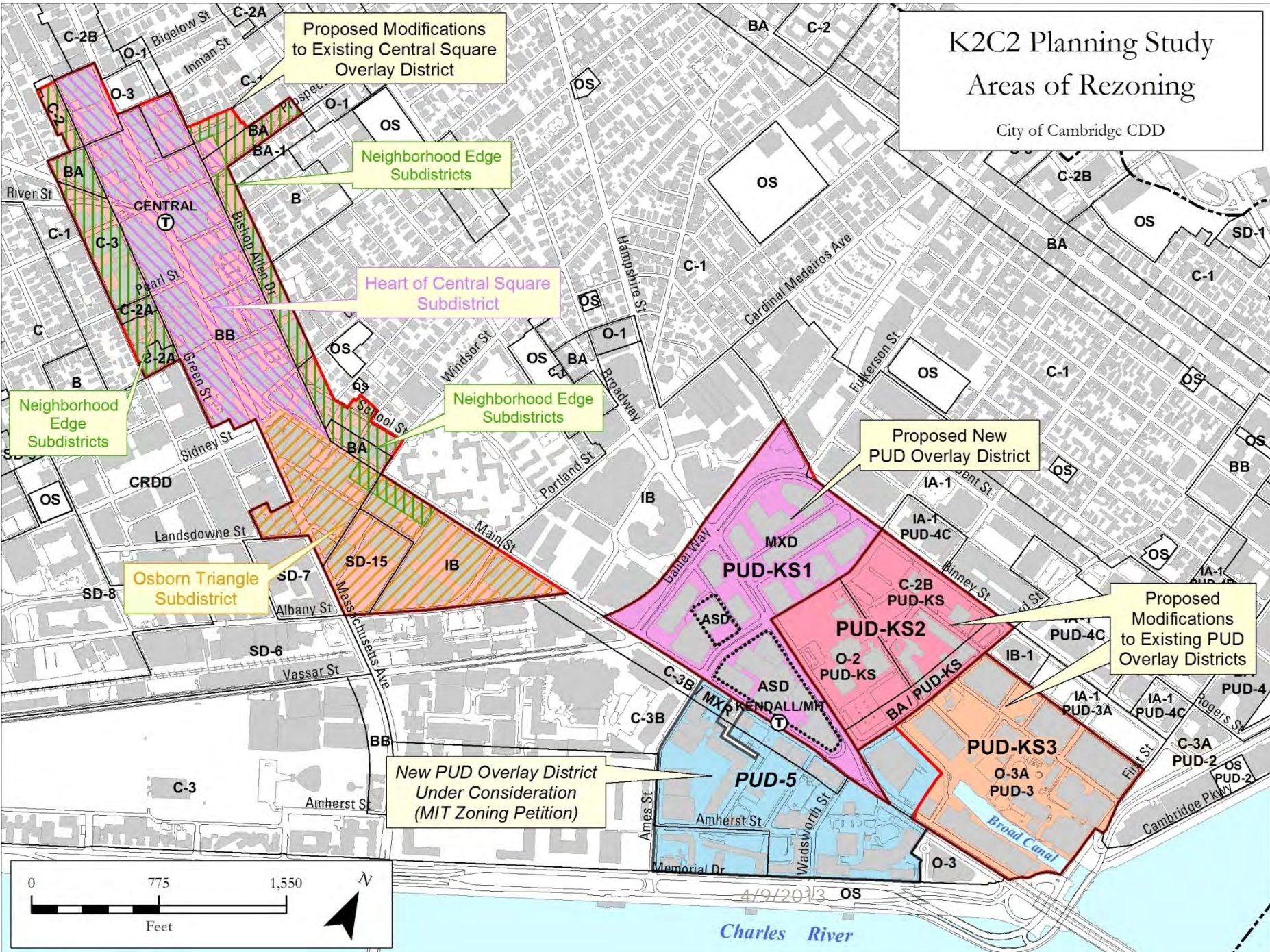
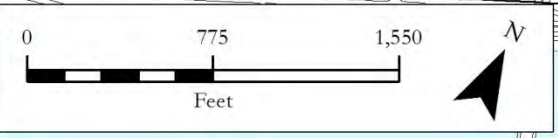
Neighborhood Edge  
Subdistricts

Osborn Triangle  
Subdistrict

Proposed New  
PUD Overlay District

Proposed  
Modifications  
to Existing PUD  
Overlay Districts

New PUD Overlay District  
Under Consideration  
(MIT Zoning Petition)





**D. As K2C2 begins, Novartis rezoned for expansion and receives PB SP #265 (2011). Construction underway.**

4/9/2013





**E. As K2C2 study ends, Forest City succeeds in rezoning All-Asia block for Millennium (2013).**



THE POSSIBILITIES

Connected Mixed-Use Environments

5

**F. Planning Board recommended MIT rezoning to City Council; next Monday (April 8) last day to vote.**

4/9/2013

# **KENDALL SQUARE PLAN**

## **ZONING RECOMMENDATIONS:**

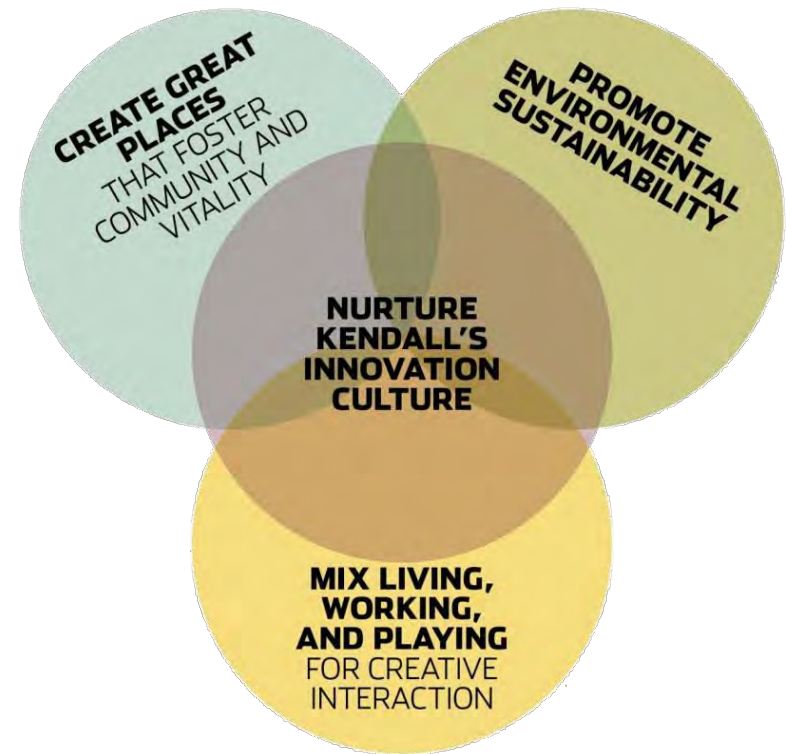
### **AREA-WIDE**

**G. Remaining elements of K2 zoning to be considered by PB**

# VISION & GOALS

**A dynamic public realm connecting diverse choices for living, working, learning, and playing to inspire continued success of Cambridge's sustainable, globally-significant innovation community.**

- Nurture Kendall's innovation culture
- Create great places
- Promote environmental sustainability
- Mix living, working and playing







# Active Ground Floors

- **Active ground floor uses** encouraged along all public streets and open spaces
- **Ground Floor Retail: Required** along Main Street, Broadway, Ames Street, Third Street and non-residential frontage along Broad Canal Way



- **Retail Exemption:** Ground-level retail exempted from the district GFA limitations
- **Criteria** for required and exempt retail
  - Min. 75% frontage
  - Min. 40' average depth
  - Individual pedestrian entrances
- Encourage needed retail e.g. **grocery** and **pharmacy**
- **Remove restrictions on retail** and **open-air retail** (not including drive-in retail) -- as-of-right if within an existing building and 5,000 SF or less; by Planning Board special permit otherwise.



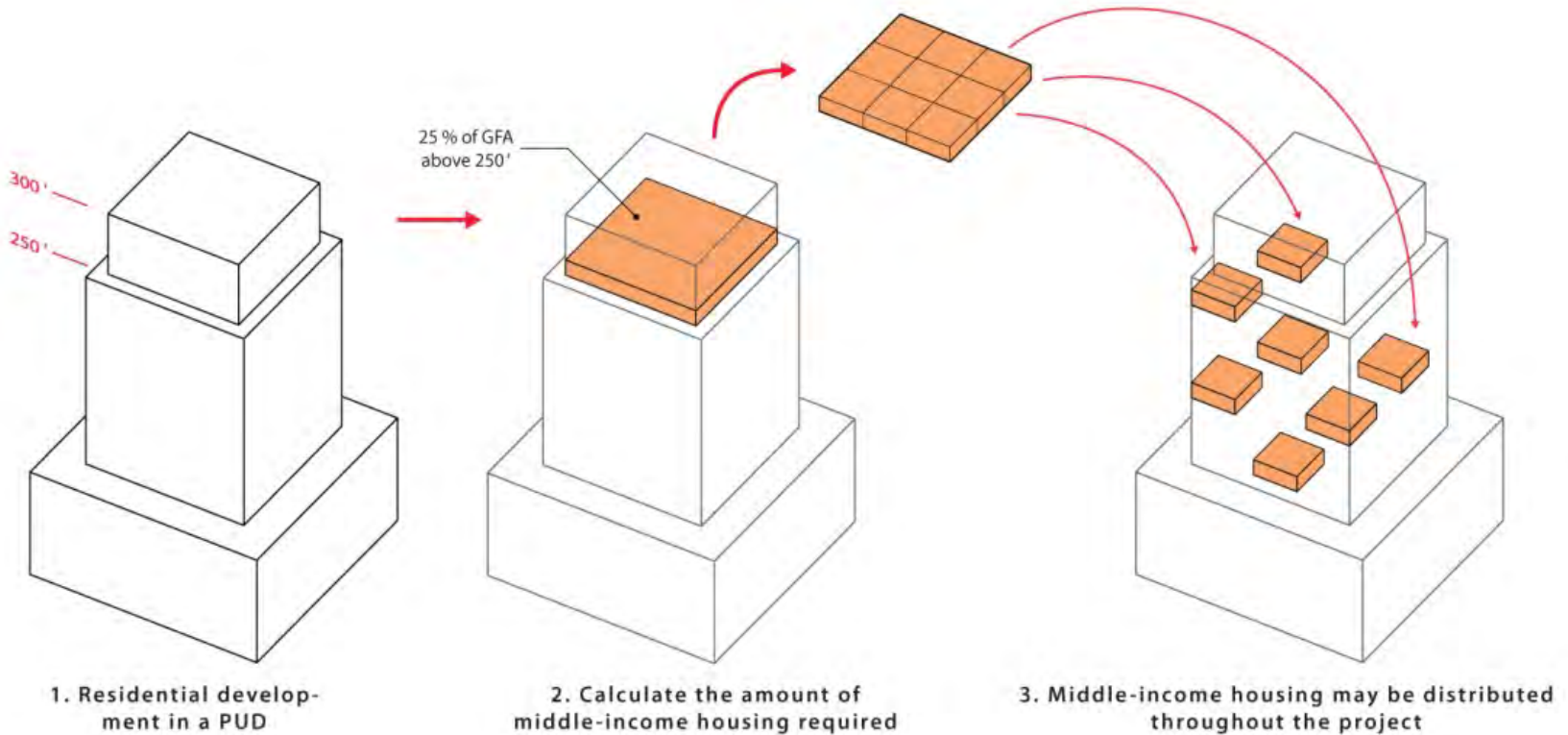


# Housing

- **Minimum required housing:** PUD KS-1, KS-2, and KS-4 include a minimum housing requirement.
- **Middle Income Housing (80 – 120% of AMI):** Required in buildings that exceed 250' in height. Diverse sizes, including 2-BR and 3-BR. Distributed throughout the building, not just on the top floors.
- **Phasing of minimum required housing:** Certificate of occupancy for no more than 60% of the non-residential capacity may be granted until a Certificate of Occupancy for 100% of the required housing is obtained.



# Middle-Income Housing



- **Middle Income** is 80 – 120% of AMI
- **Buildings over 250'** must include middle income units
- Units may be of **diverse sizes**, including 2-BR and 3-BR
- Units to be **distributed throughout the building**. Ground floor units with access to open space are preferred for **family size units**
- **Inclusionary housing** and **incentive zoning** requirements continue to apply

# Startup Innovation Space

- 5% of all non-residential GFA to be affordable 'startup innovation space' for technology startup companies
- Up to 50% of startup innovation GFA exempt from GFA limit (up to a max. 5% of non-residential GFA in the PUD)



# Startup Innovation Space

- General standards for 'startup innovation space':
  - must be provided in contiguous in increments of 20,000 sf or more
  - Min. 50% of space devoted to co-working & shared common areas
  - flexible, short term leases of 1 month
  - $\leq 10\%$  of the 'startup innovation space' to be leased by single company
  - average size of privately-rentable suites  $\leq 200$  sq. ft.
  - Alternative format w/PB approval
- To be located in new or existing buildings, or in partnership with other property owners.
- Annual reporting required -- number of tenants, size of spaces etc.
- May be provided off-site. Consolidation encouraged.



# Community Investments/ Kendall Square Fund

- **Kendall Square Fund** \$10.00 per square foot payment on all non-residential GFA in a PUD (min. 30% to each category)
  - **public open space** (primarily management and programming; land, design, and construction in some cases)
  - **Enhanced transit connections** to benefit Kendall Square needs e.g. improved connection and frequency to LMA and North Station and Orange Line (EZ Ride or other)
  - **workforce readiness training** for Cambridge residents (for all ages to supplement existing programs run by the City, school system, and local businesses)
- Oversight by K2 Fund Committee
- In-kind contributions possible
  - May not include project-specific mitigation, PTDM measures, project review conditions, and the cost of land leases



# Sustainability

Key sustainability goals	Example initiatives
<i>Improve building energy performance</i>	Require <b>LEED Gold</b> for new & existing buildings and <b>enhanced energy efficiency</b> Require <b>energy tracking &amp; reporting</b>
<i>Increase use of renewable energy and/or district steam</i>	Encourage <b>on-site energy</b> systems and <b>co-gen</b> ; Assess <b>district steam</b> potential for new buildings
<i>Reduce reliance on automobiles; increase use of alternative fuel vehicles</i>	Utilize ' <b>enhanced TDM</b> ' mode shares for future development Advocate <b>enhanced transit links</b> (Central, North Point, Sullivan, LMA...) via MBTA and EZ Ride – <b>via K2 Fund</b> Adjust <b>parking ratios</b> ; encourage <b>shared parking</b> <b>Hubway</b> stations in Kendall
<i>Prevent urban heat gain</i>	Require <b>cool roofs</b> (green/white); Encourage <b>green walls</b> & plant more <b>trees</b>
<i>Reduce storm water runoff quantity, improve quality</i>	Require <b>on-site stormwater retention and treatment</b> ; Encourage LID measures (i.e. <b>graywater, rain gardens</b> )

# Parking & Loading

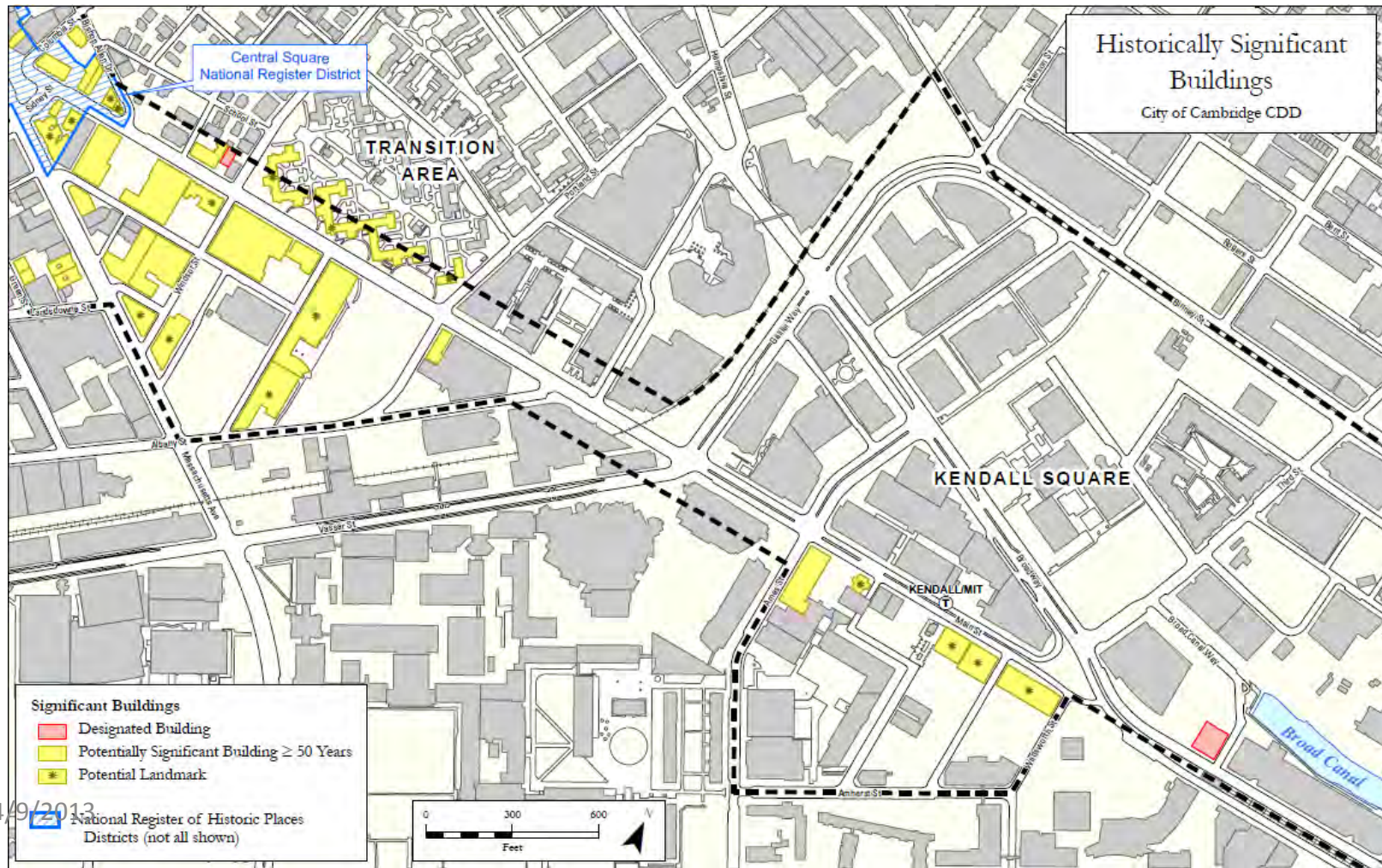
- Establish **defined parking maximums** for all uses
- **Flexible minimum** parking based on analysis and as approved by Planning Board

Use	Auto Parking	
	Minimum	Maximum
R&D	Based on analysis	0.8 sp/1000 sq. ft.
Office		0.9 sp/1000 sq. ft.
Retail/consumer service		0.5 sp/1000 sq. ft.
Residential	0.5 sp/du	0.75 sp/du

- **Shared parking study** required for mixed-use development (for uses with different peak utilization e.g. housing & office)
- Expand distance within which **off-site shared parking** is permitted to 2,000'
- Planning Board may waive required number of **loading** bays to allow consolidation of loading operations

# Historic Preservation

- Allowed GFA may be transferred (with some limitations) to a site elsewhere in the PUD from an existing lot containing a building determined by the Cambridge Historical Commission to be historically or architecturally significant.





# AREA-WIDE ZONING REQUIREMENTS

- Active Ground Floors
- Middle-Income Housing
- Innovation Office Space
- Community Investment/  
Kendall Sq Fund
- Sustainability
- Parking and Loading

