



*The National Transportation Systems Center*



*Advancing transportation innovation for the public good*

**Presentation to the City of Cambridge  
Planning Board  
November 18, 2014**



U.S. Department of Transportation  
Office of Research and Technology  
John A. Volpe National Transportation Systems Center

# Volpe's purpose is to advance transportation innovation for the public good

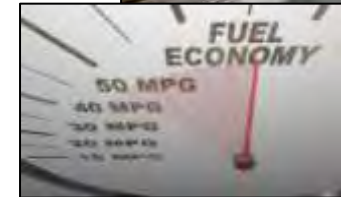
## ❑ Redevelopment objectives:

- Acquire a state-of-the-art facility for transportation research and innovation;
- Maximize financial return to the government and taxpayers; and
- Leverage industry expertise to unlock the balance of the property for new use(s)

## ❑ A new facility of up to 390,000 GSF and parking spaces as appropriate

## ❑ New facility to accommodate:

- Offices, conference rooms, collaborative space, flexible labs, and special use space;
- Public access, if possible, to showcase the work of Volpe and host industry groups to foster collaboration



# Exchange Structure

- ❑ Use exchange structure to acquire new state-of-the-art facility for the Volpe Center with no appropriation of federal funding
- ❑ Exchange portions of the site no longer needed by federal government for construction services
- ❑ New state-of-the-art facility stays in federal ownership and will be designed and constructed in accordance with well-established federal government standards
- ❑ Portions of site conveyed out of federal ownership and become subject to guidance and control of City of Cambridge



# Exchange Process

- ❑ Request for Information
  - Issued on August 26, 2014 to gain industry feedback
  - Responses under review
  
- ❑ Request for Qualifications
  - Issued to select most qualified entities to be given opportunity to respond to Request for Proposals
  
- ❑ Request for Proposals
  - Goal to establish contract with selected exchange partner that will result in:
    - Construction of new Volpe Center facility; and
    - Conveyance of portions of site no longer needed by federal government to exchange partner





# Volpe Center





# Volpe Center





# VOLPE BLOCK UPDATE

November 18, 2014

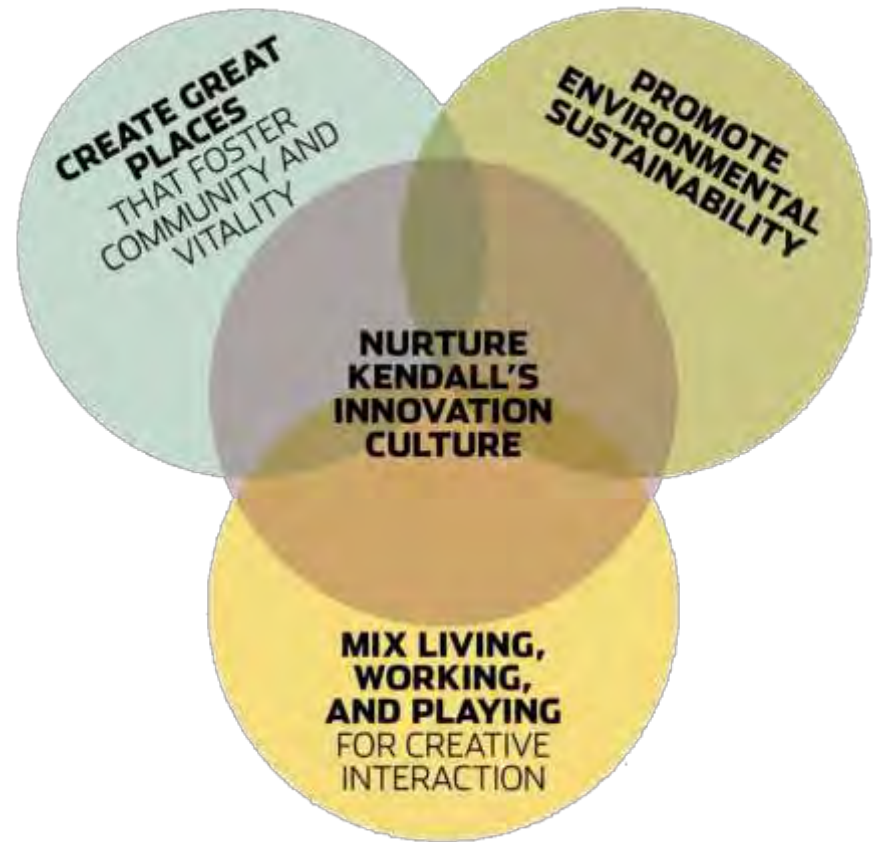


Cambridge Planning Board  
Community Development Department

# KENDALL SQ PLAN (K2): 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





# K2 Recommendations: Area-wide



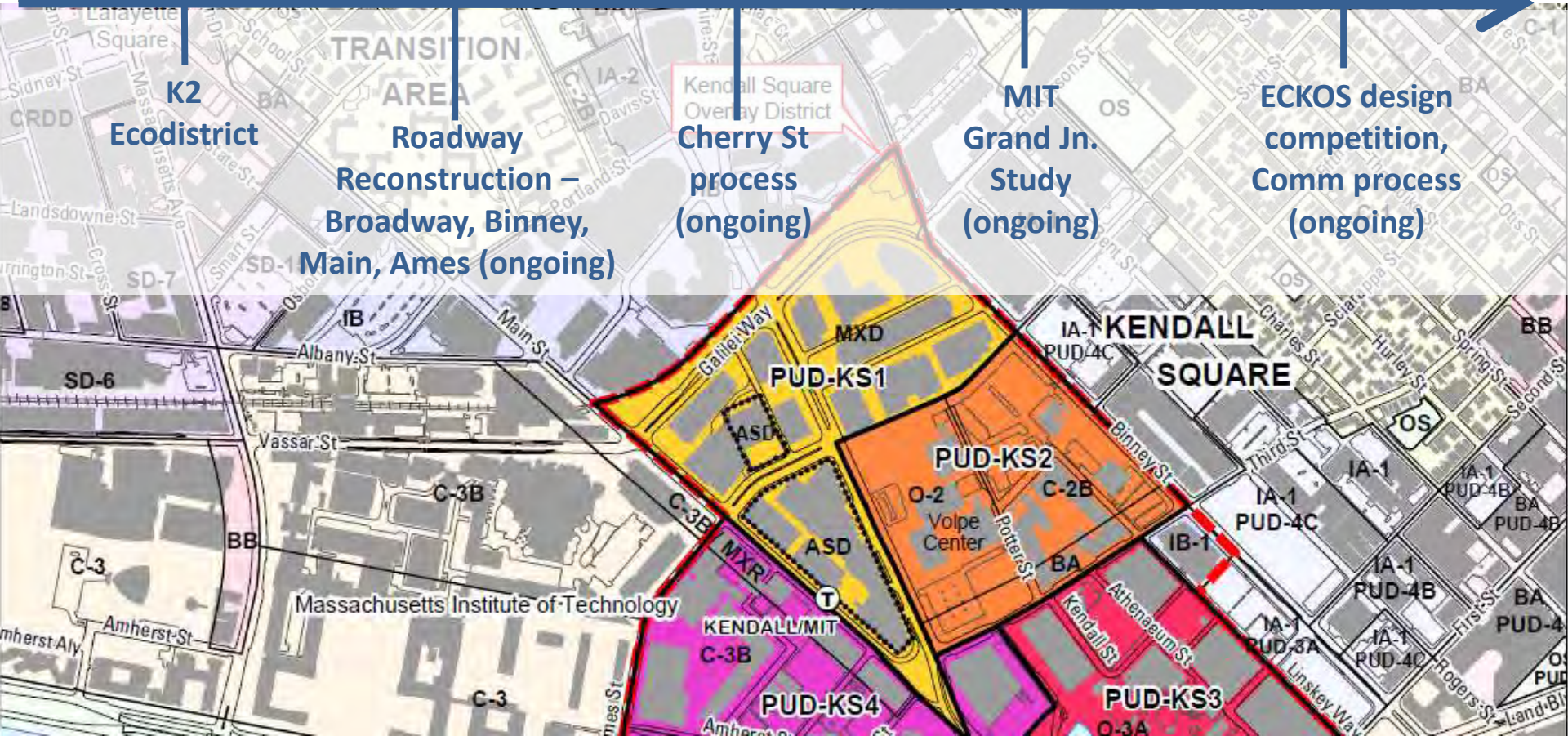
MIT rezoning,  
2012

BP Ames St  
rezoning & land  
disposition, 2013  
PRSP hearing,  
Dec 2014

MXD  
PB update, 2014  
BP developing  
plan concept

Volpe block

Cambridge  
Research  
Park



**K2  
Ecodistrict**

**Roadway  
Reconstruction –  
Broadway, Binney,  
Main, Ames (ongoing)**

**Kendall Square  
Overlay District  
Cherry St  
process  
(ongoing)**

**MIT  
Grand Jn.  
Study  
(ongoing)**

**ECKOS design  
competition,  
Comm process  
(ongoing)**

MXD  
PUD-KS1

PUD-KS2

IA-1  
PUD-4C  
**KENDALL  
SQUARE**

PUD-KS4

PUD-KS3

Massachusetts Institute of Technology

KENDALL/MIT  
C-3B

IA-1  
PUD-3A

IA-1  
PUD-4C



# 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
- Encourage needed retail e.g. **grocery** and **pharmacy**





# 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.



# 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'
- 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.
- Accommodation for mid-tier companies?



# Community Investments/ Kendall Square Fund

- **Kendall Square Fund** \$10.00 per square foot payment on all non-residential GFA in a PUD: public space, transit, workforce

## Sustainability

- **LEED Gold** for new & existing buildings and **enhanced energy efficiency**
- Encourage **on-site energy** systems and **co-gen**;
- Assess **district steam** potential for new buildings





# Transportation

- **Expand EZ Ride service coverage/frequency**; increase employer membership, contributions
- Require **enhanced TDM**
- Create **complete streets** accommodating pedestrians, bikes, transit, autos
- Create **parking maximums** for all uses, emphasize **shared parking**
- **Manage vehicular traffic** from future development and minimize additional traffic on **neighborhood streets**
- Direct auto traffic to use the **most appropriate routes** within and around the study area roadway network

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

# K2 Recommendations: US DOT Volpe Block



- Increase **FAR** from 3.00 to 4.00
- Minimum 40% **housing** required
- 42% **open space**, incl. public park (flexibility re. location and configuration)
- **K2 area-wide recommendations**: active ground floors, middle-income housing, innovation office space, community investment fund, sustainability, parking and loading





Source: K2 Plan

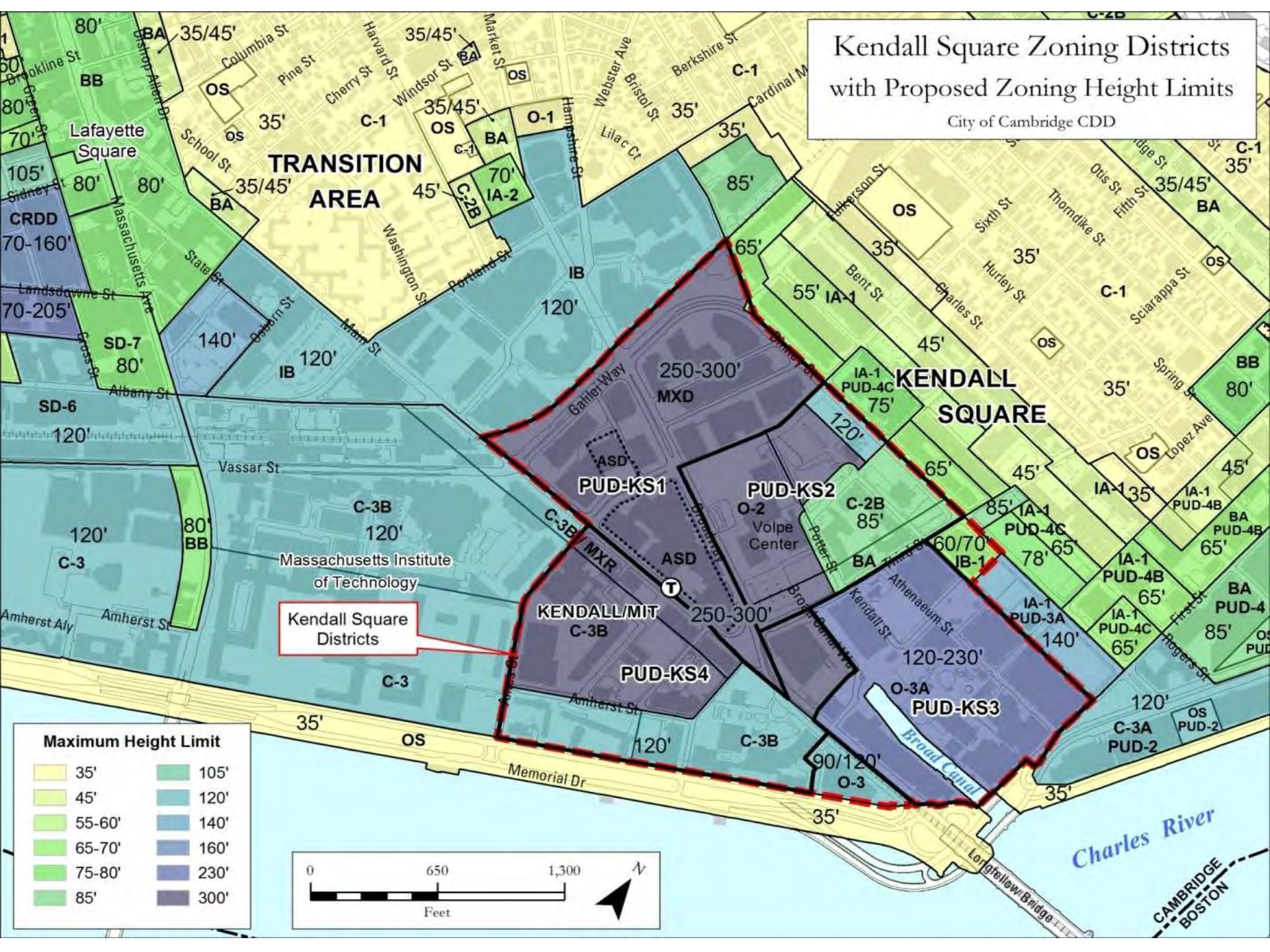


Source: East Cambridge Planning Team/CBT Plan



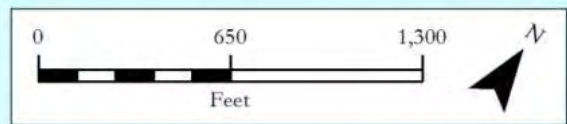
# Kendall Square Zoning Districts with Proposed Zoning Height Limits

City of Cambridge CDD



**Maximum Height Limit**

35'	105'
45'	120'
55-60'	140'
65-70'	160'
75-80'	230'
85'	300'



Kendall Square Districts

Charles River

CAMBRIDGE  
BOSTON



# Public Space



Source: East Cambridge Planning Team/CBT Plan



# Public Space

42% **open space**, including public park (flexibility re. location and configuration)



Source: K2 Plan



Source: East Cambridge Planning Team/CBT Plan





A DESIGN COMPETITION | CAMBRIDGE, MASSACHUSETTS

## HOME

### Connect Kendall Square: A Design Competition

The **Connect Kendall Square Open Space Competition** is a unique opportunity to plan and implement a vision for the entire open space network in Kendall Square and vicinity. We're looking for new thinking with respect to the overall public realm, connections, programming, and place making.

Over the past several decades, Kendall Square has transformed from a former industrial area into a world-renowned center of biotech, high tech research, and innovation. To complement the changes, the City has planned new open space opportunities, primarily in four locations:

1. Rogers Street between Second and Third Streets
2. Triangle parcel at Land Boulevard and First Street
3. Galileo Way between Broadway and Binney Street
4. Point Park at Main Street and Broadway

The final result of the **Connect Kendall Square** competition is envisioned to be a comprehensive open space [framework](#) for Kendall Square and Eastern Cambridge that will be used to facilitate

#### COMPETITION MANUAL

Download the Competition Manual in PDF format.

#### KEEP UPDATED

To be added to a mailing list for this process, please use the form on the [Keep Updated](#) page.

#### Finalists:

- **Richard Burck Assoc**
- **Michael Van Valkenburgh**
- **Framework**
- **SITELAB**

#### COMPETITION UPDATES

##### MEET YOUR TEAMS NIGHT

October 14, 2014

The City of Cambridge is pleased to announce the four teams advancing to Stage III of the Connect Kendall Square Open Space Competition. This stage in the competition represents the beginning of the creation of the four Framework Plans, one plan created by... [Read More >](#)

##### STAGE III FINALISTS ANNOUNCED

October 14, 2014

The City of Cambridge received eight Stage II Submittals on October 2, 2014. The following week, the Jury met for two days to review, discuss, and evaluate each submittal, interview the eight Teams, and determine the Teams to advance to Stage III... [Read More >](#)

#### GENERAL UPDATES

[NETWORKING MIXER ON SEPTEMBER 18](#)