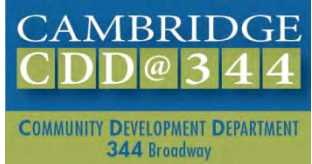




PUD-KS (Volpe Site) Rezoning Proposal June 29, 2015



Cambridge Planning Board
Community Development Department



Volpe Center

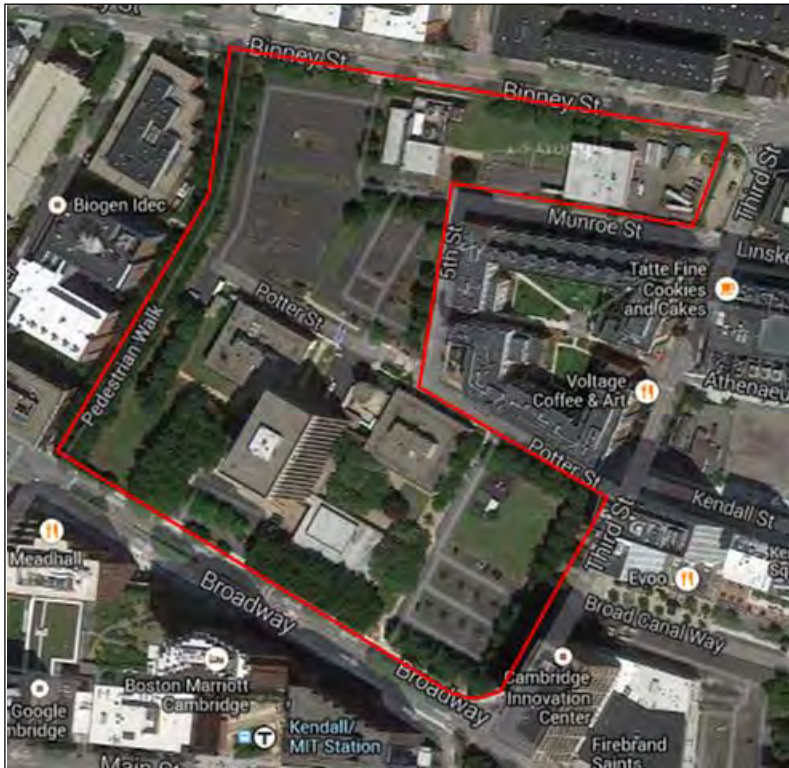
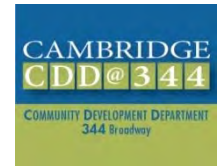
- Facilities built in 1960s for NASA (not completed)
- U.S. National Transportation Systems Center has occupied since 1970
- 1,200+ workers
- No major site improvements in 45 years



Federal Exchange Process



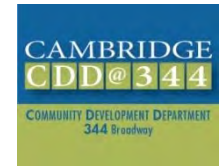
Volpe Site: Exchange Process



- The federal government will exchange most of the Volpe Center site for a new building.
 - Competitive process to select a development partner
 - Construct a new building for Volpe on approx. 3 acres
 - Remainder of site (approx. 11 acres) available for private development under City's zoning
-
- An exchange is only possible if the costs for designing and constructing a new Volpe Center are not higher than the value within the remaining approx. 11 acres.
 - Federal appropriations will not be used to subsidize the construction.

www.gsa.gov/volpecenter

Kendall Square (K2) Plan



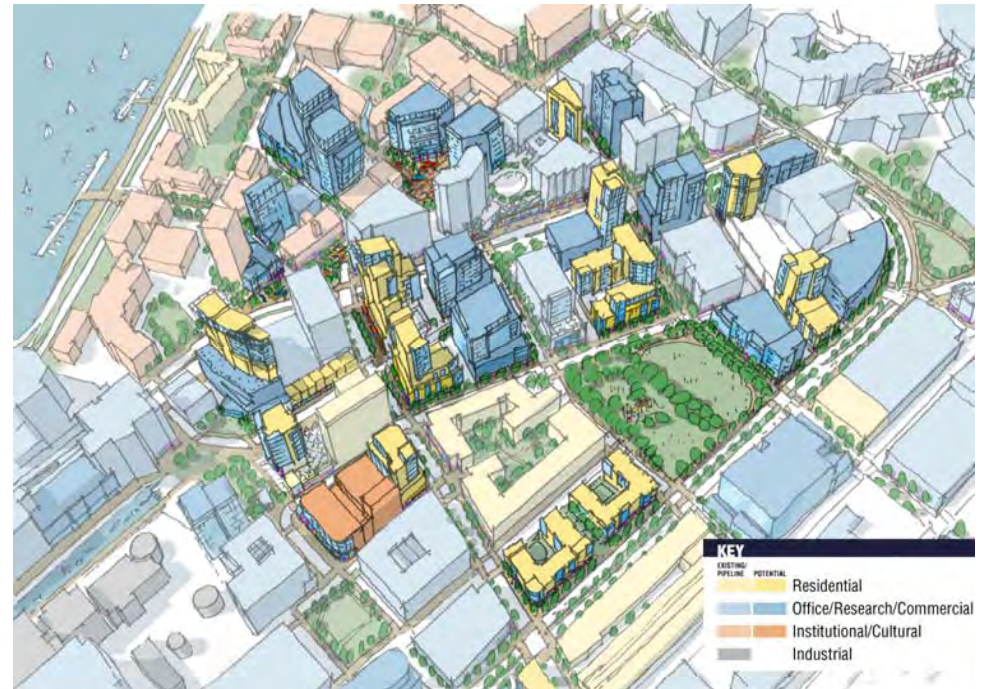
- April 2011 – June 2012
- 20-person **Advisory Committee** -- residents, businesses, property owners/developers, MIT, Kendall Square Association, Cambridge Redevelopment Authority
- Multidisciplinary consultant team led by **Goody Clancy**
- 18 **committee meetings**
- 2 **public meetings** + 2 hands-on **working sessions**
- Study area **walking tour**
- **City Council** roundtable + **Planning Board** discussions

Companion process: **neighborhood sponsored ECPT/CBT plan**



Vision for Kendall Square

“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.”



K2 Planning Vision (Goody Clancy)



ECPT Planning Vision (CBT Architects + Planners)



Housing

- 40% housing: **1,000 units** (approx.)
(most of any Kendall Square development area)
- **Affordable:** 100 units low-moderate, 50 middle income (approx.)
- **Families:** 50 three-bedroom units or more (approx.)
- **\$20 million(+):** Payments to Affordable Housing Trust
(proposed Incentive Zoning)



Active Ground Floors

- **Active Uses:** food stores, convenience stores, shops, restaurants, cultural and community space (not lobbies)
- **Required:** Along Broadway and Third Street (75% of frontage), encouraged on all public streets and open spaces
- **Small Retail:** Incentives for spaces 5,000 square feet or less



Public Open Space

- **Recreation, reflection and play** – for all ages and abilities
- **Connections** to the neighborhood, nature, water
- **At least 25%** of site devoted to public open space (balance site constraints with design flexibility)



Photos: Gretchen Ertl

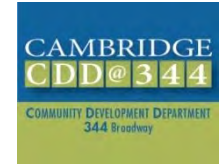
Images: Richard Burck Associates, Connect Kendall Square

Innovation Space

- Small companies & individuals on short-term leases
- Shared workspaces
- In new or existing buildings, or in partnership with other property owners
- Required for at least 5% of new office development
- Incentives to encourage more space than the minimum

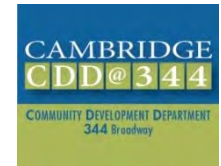


Sustainability



- LEED Gold, enhanced energy efficiency
- Stormwater control and urban heat island mitigation
- Encourage on-site energy systems and co-gen;
- Assess district steam potential for new buildings
- Energy use disclosure (BEUDO)
- Anticipate net-zero and adaptation goals

Transportation



- **Parking:** Reduce, manage and share

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

- **PTDM** requirements and enhanced TDM
- **PUD process** includes review of street/circulation design, transportation impacts and mitigation
- Proposal must consider desired transit routes identified in K2 study

Community Funds

- \$10 per square foot commercial development

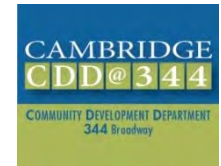
Open Space Programming \$5.4 million (approx.)

Transit Improvements \$5.4 million (approx.)

Workforce Readiness \$5.4 million (approx.)



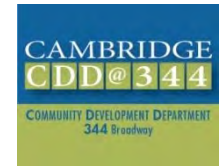
Urban Design



- Public review process for development plans
- Guidelines for public space and building design



Planned Unit Development (PUD) Process



Zoning (City Council)

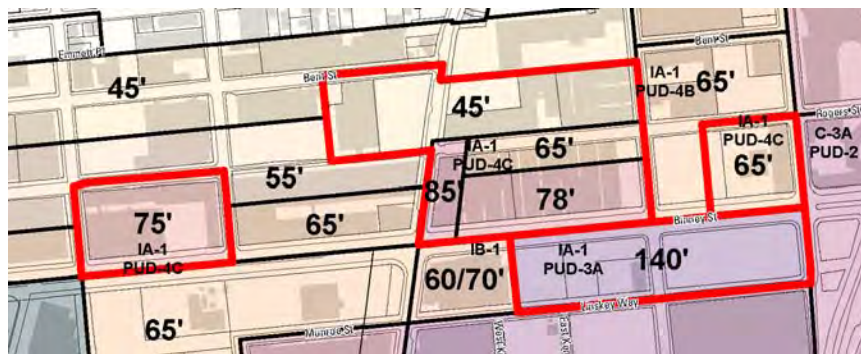
Development Controls:

- Maximum development (FAR)
- Maximum heights
- Minimum housing, affordable housing
- Minimum open space
- Parking requirements
- Sustainability requirements
- Other requirements/incentives

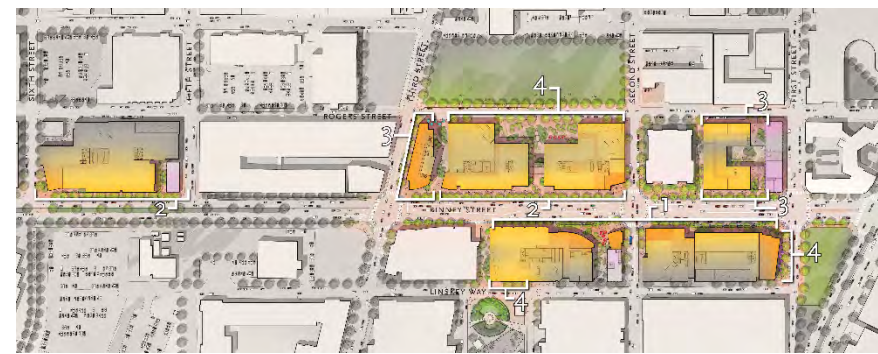
PUD Special Permit (Planning Board)

Development Plan Review:

- Site layout
- Building massing
- Open space design
- Retail plan
- Housing plan
- Project construction/phasing
- Design review (ongoing)



Example: Alexandria Zoning



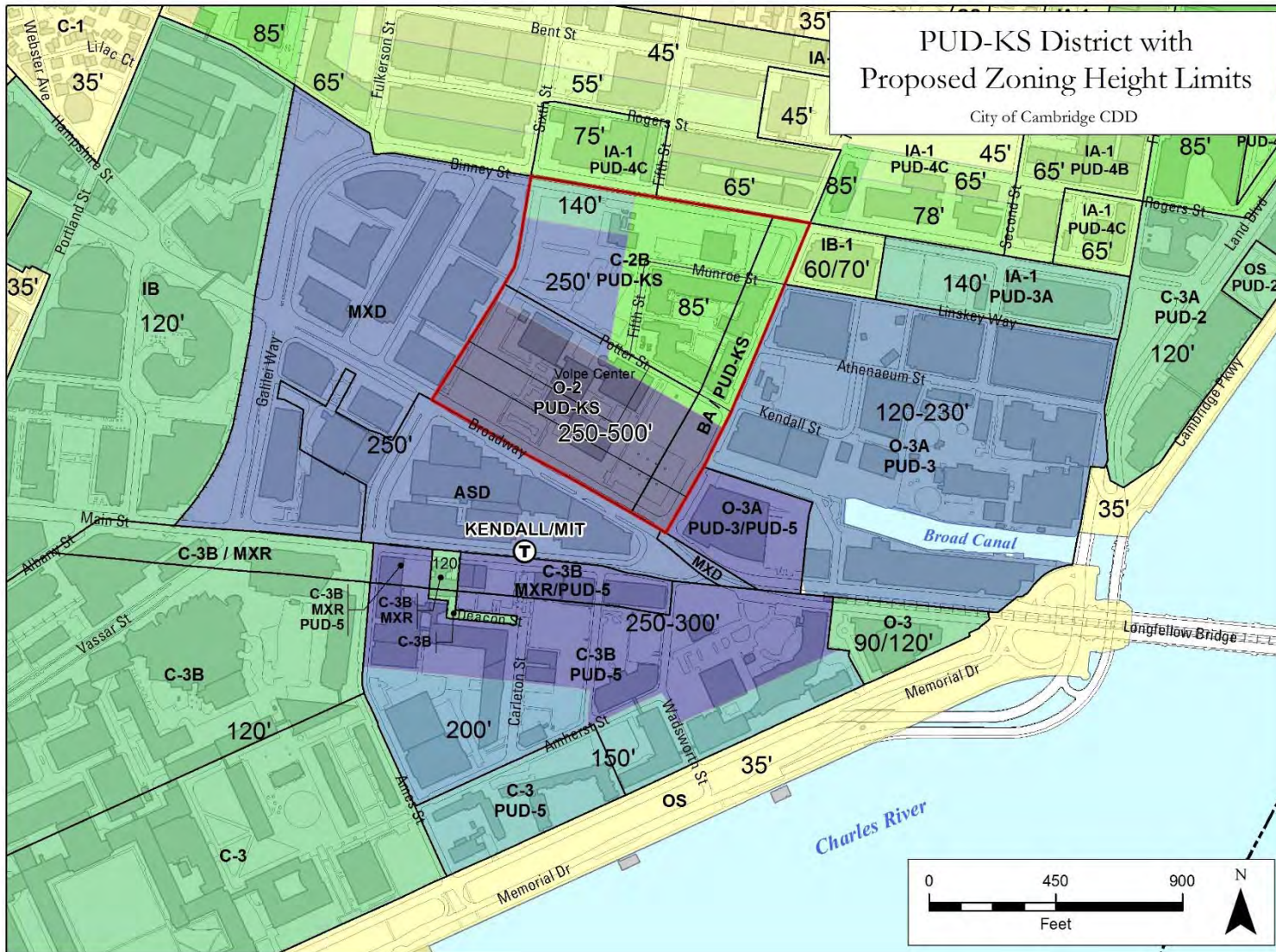
Alexandria PUD Development Plan

Public hearings at both phases

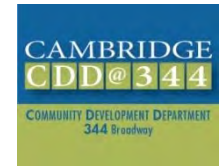
Proposed Zoning: Development Controls

	Current Zoning	Proposed Zoning
Allowed FAR	3.0 / 3.36 (w/inclusionary bonus)	4.5 (no additional bonus)
Minimum Housing	40%	40%
Affordable Housing (as % of total housing)	11.5% low-moderate (effective after bonus)	10% low-moderate 5% middle income 15% total
Public Open Space (as % of parcel area)	42% / 53%	At least 25%
Parking	Minimums	Maximums
Ground Floor Retail	Incentivized	Required (major streets)
Innovation Space	N/A	Min. 5% of office/lab
Sustainability/Environmental	LEED Silver	LEED Gold + other req's
Community Funds	N/A	\$10/sq.ft. commercial
Government Facility	Flexibility allowed	Encouraged in PUD

Height Limits: Proposed



Volpe Parcel



	Current Zoning	Proposed Zoning
Site Area	620,000	620,000
Residential	967,000	1,116,000
Office / Lab (not including Innovation Space)	1,086,000	1,632,000
Retail	50,000	140,000
Innovation Space (min)	0	84,000
Total Private Development	2,103,000	2,972,000

Figures in Square Feet of Gross Floor Area

ALL FIGURES APPROXIMATE

Kendall Square Design Guidelines 2013

Goals

- Create a **positive mixed-use district** where tall buildings can be good neighbors to public spaces, and adjacent residential neighborhoods.
- Create **high-quality public environments**, and ensure **development contributes** to the **character and vitality** of the surrounding community
- **Sensitively manage the impacts of bulk and height** and
- **Animate streets and public spaces** by encouraging **active ground floors**.

Key themes

1. Street types and edges
2. Walkability
3. Public realm / open space
4. Built Form
5. Ground Floor Design
6. Environmental Quality



Will be considered as part of Project Review

Not intended to be strict controls on building style or character

Kendall Square Design Guidelines 2013

Main principles

1. Create a highly permeable, walkable environment
2. Focus on relationships between private buildings/open spaces & public streets/parks
3. Ground floor design and activation
4. A network of diverse places building community, vitality and innovation
5. Emphasize a distinct built form identity and architectural composition
6. Vary the architecture of individual buildings
7. Create strong street walls to frame sidewalks and public space
8. Relate to surrounding context and create sensitive transitions to neighboring uses
9. Design buildings to minimize monolithic massing and break down scale
10. Tall buildings provided in locations to help define the center of Kendall Square



PUD-KS Supplementary Design Guidelines

Vision

- An **accessible, diverse and unique** place that **integrates** the district **seamlessly** into the **surrounding urban fabric** of Kendall Square and the Eastern Cambridge neighborhoods.
- A place that is defined by **high quality sustainable architecture, urban design & open space** with an **enduring sense of place** that celebrates Kendall Square's spirit of **innovation & creativity**.



Goals

1. Highly legible & integrated movement network with connections to all routes
2. A cohesive network of high-quality open spaces and places

Conceptual Massing Studies

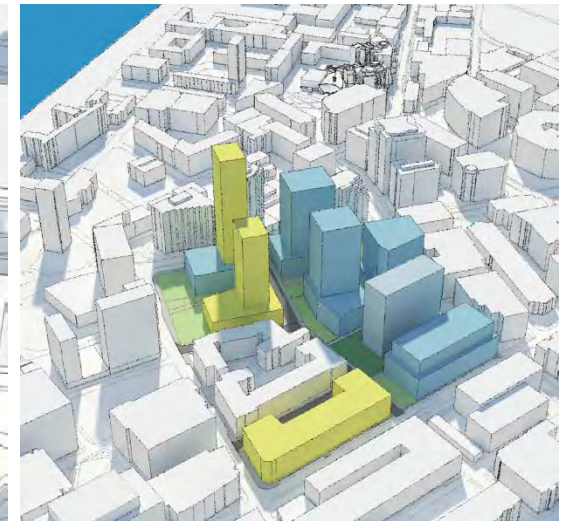
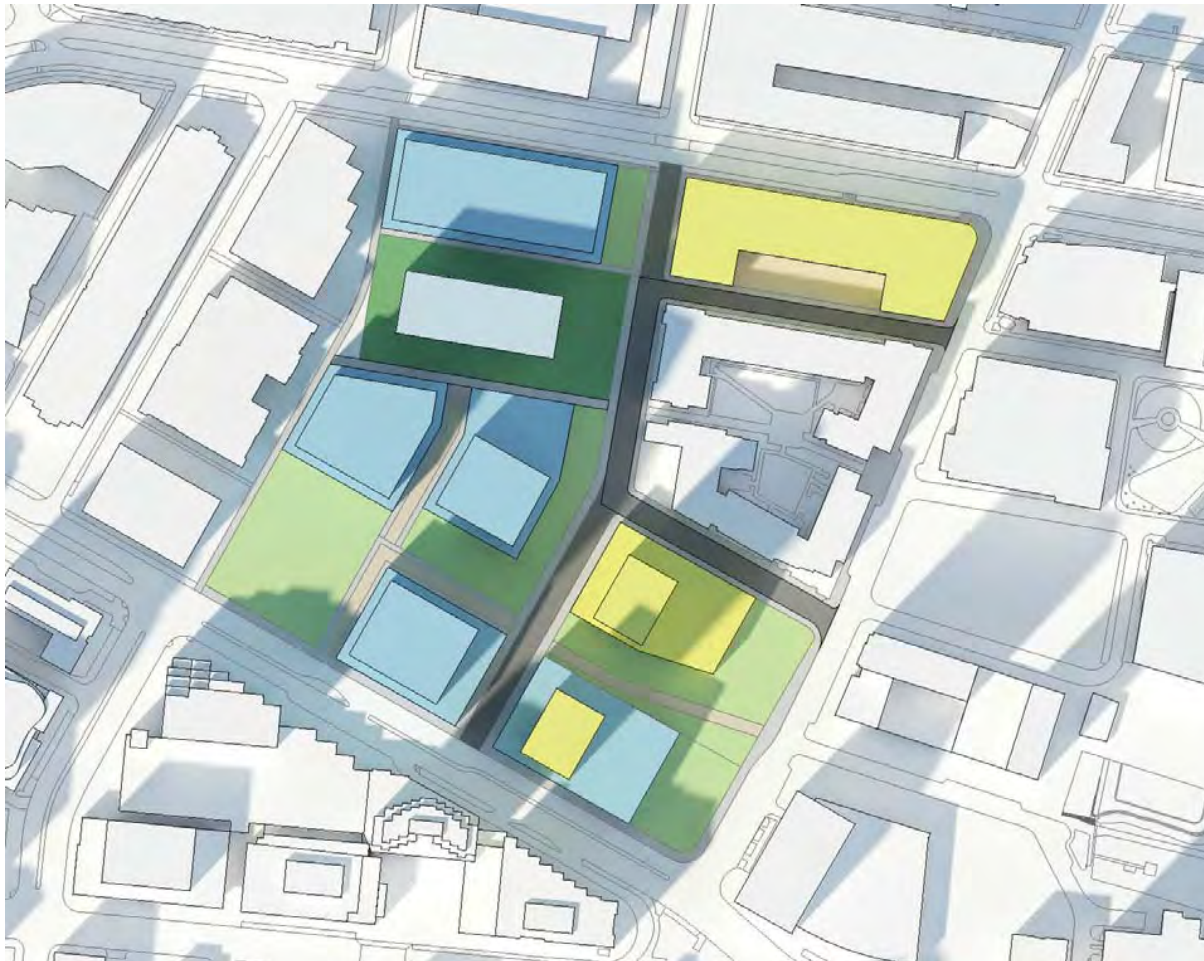
Study looked at:

- Proposed requirements
 - GFA (at full anticipated buildout)
 - Open space
 - Maximum height
- Possible arrangement of streets, connections + pathways
- Different open space layouts
- Possible building sites
- Options for building heights and massing
 - Consideration of K2 guidelines

At the planning stage the massing studies do not consider:

- Building design, articulation
- Quality of connections and open space
- Economic feasibility

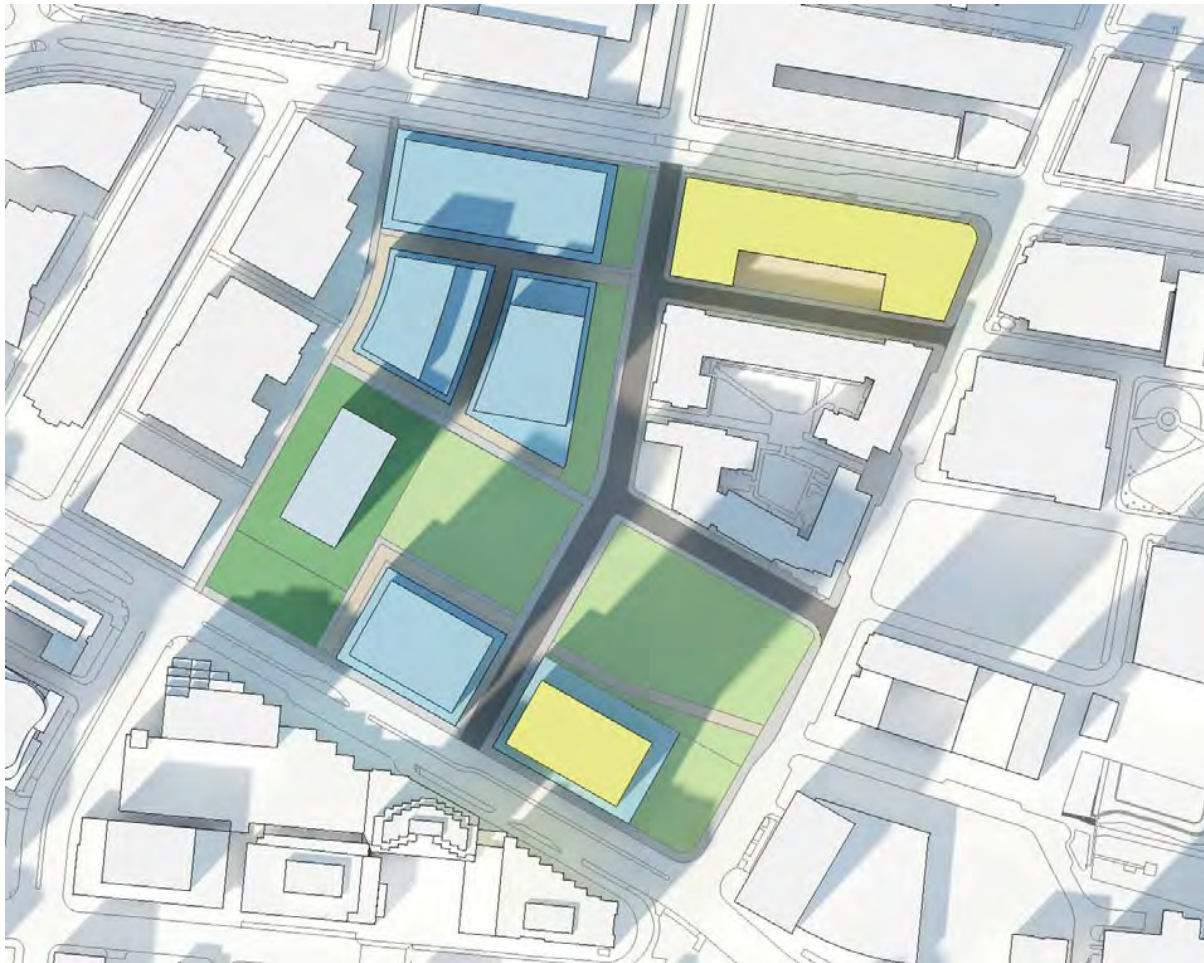
Conceptual Massing Study 1



- Two slender residential towers (350 ft and 500 ft)
- Two commercial towers at 350 ft

Conceptual illustration only – not a development plan

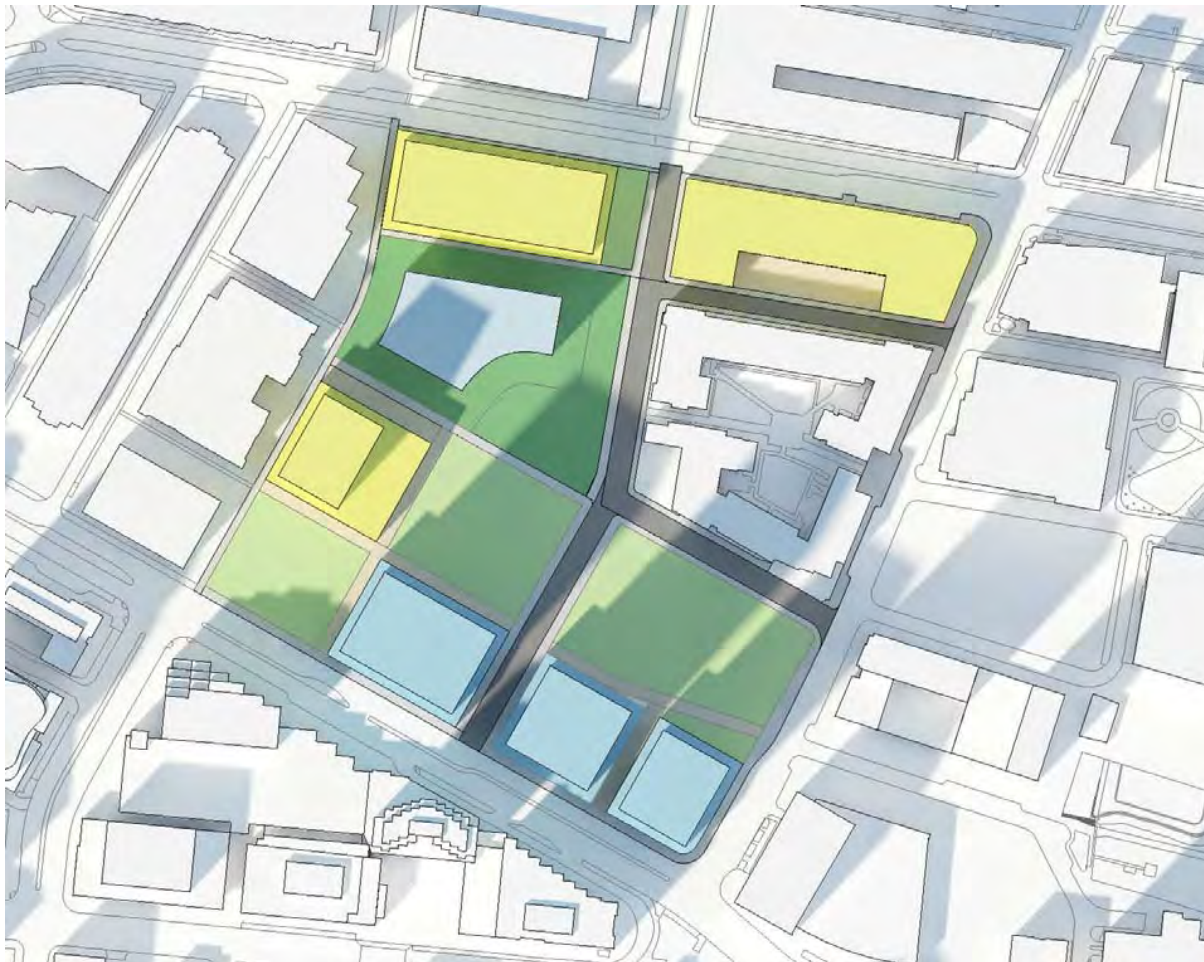
Conceptual Massing Study 2



- One larger residential tower at 500 ft
- One commercial tower at 350 ft

Conceptual illustration only – not a development plan

Conceptual Massing Study 3



- Three large commercial towers (2 x 350', 500')

Conceptual illustration only – not a development plan

Conceptual Massing Study 4



- One large commercial tower with a height of 1000'

*Height exceeds current zoning proposal
Conceptual illustration only – not a development plan*

Conceptual Massing Studies

CONCEPTUAL MASSING STUDY 1



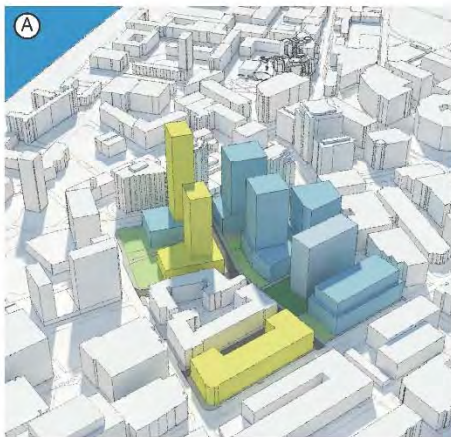
CONCEPTUAL MASSING STUDY 2



CONCEPTUAL MASSING STUDY 3



CONCEPTUAL MASSING STUDY 4



Outreach



Over the coming months:

- Conversations in the parks
- Meetings with groups and associations
- Web site, e-mail, social media

