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## **KENDALL SQUARE PLAN: SUMMARY OF ZONING & URBAN DESIGN RECOMMENDATIONS**

### **VISION**

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**

- Expand opportunities for Kendall Square knowledge economy to continue to grow
- Support a vibrant environment for creative interaction
- Three themes (below) working together supporting the central theme of nurturing Kendall’s innovation culture

### **CREATE GREAT PLACES**

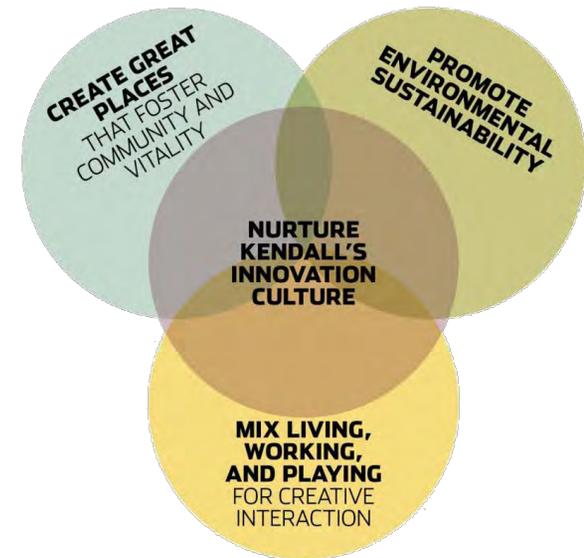
- Support open space and recreation needs of a growing neighborhood
- Create lively, walkable streets
- Expand opportunities for Kendall’s diverse community to interact
- Development and public place improvements must happen in tandem

### **PROMOTE ENVIRONMENTAL SUSTAINABILITY**

- Expand convenient, affordable, transportation and access choices
- Enhance streets as public places
- Create a healthier natural environment
- Reduce resource consumption, waste emissions
- Leverage the environmental and economic benefits of compact development

### **MIX LIVING, WORKING AND PLAYING**

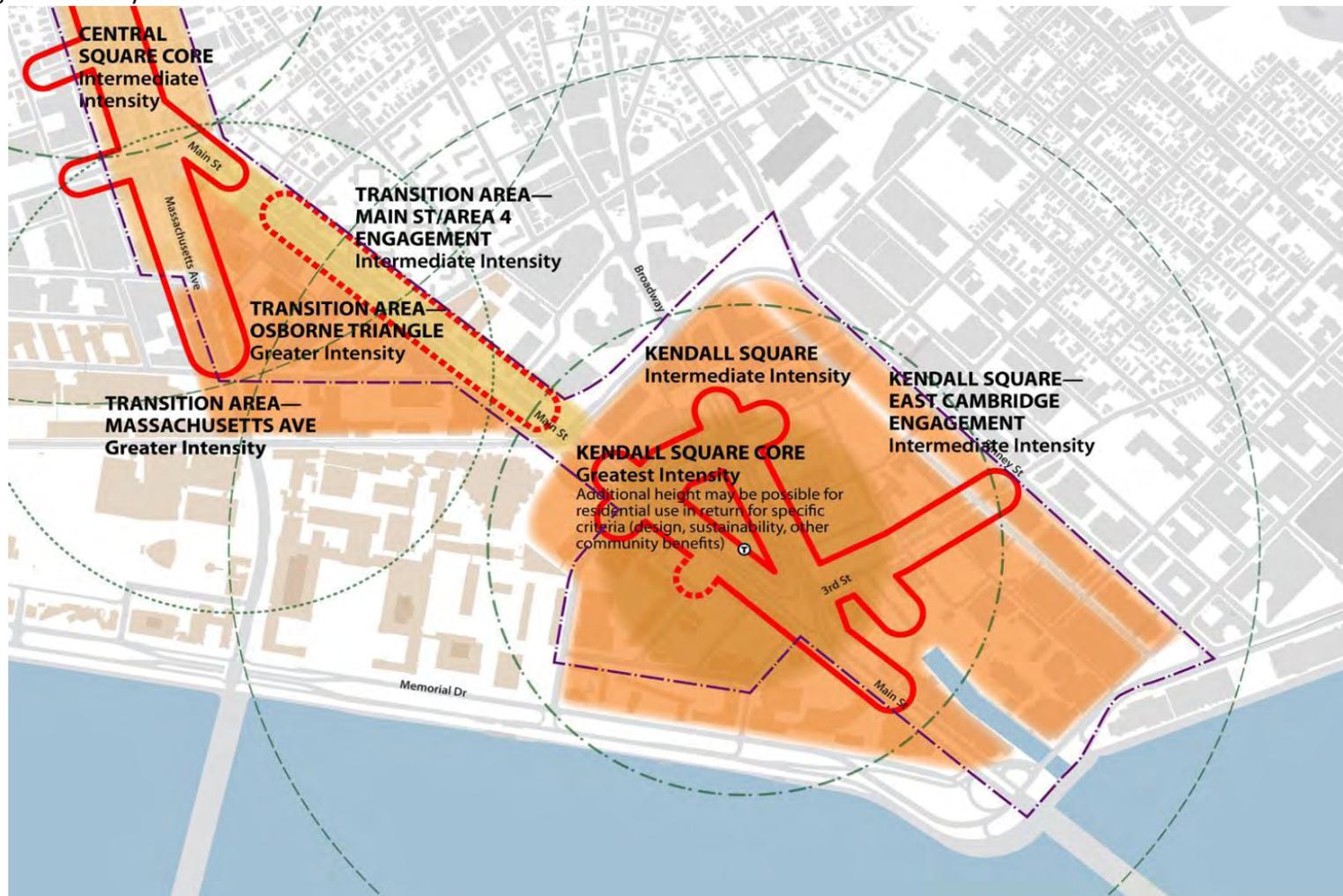
- Leverage community and innovation benefits of mixed-use environment
- Focus intensity around transit
- Minimize development pressures on traditional neighborhoods
- Continue to support city and state economic development



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**LAND USE CONCEPT PLAN:** Create a mix of uses throughout Kendall Square, with highest intensity (density and height) around transit.

- Support Kendall Square’s ability to continue to foster the knowledge economy by creating room for research and technology businesses to locate and grow. Capitalize on the few remaining opportunities that can accommodate the large floorplates desired for lab uses.
- Encourage a significant presence of housing amidst other uses, both within the Kendall Square core and within a reasonable walk, bike or transit ride. Require a minimum amount of housing development within and near the study area.
- Add active ground floor uses that enhance the quality of sidewalks and other public spaces, provide amenity to residents, workers and students, and promote informal gathering supporting innovation culture and social community.
- Leverage community and innovation benefits of mixed-use environment



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**PUBLIC SPACE CONCEPT PLAN:** Create and interconnected network of public spaces accommodating a variety of activities spanning a continuum from more interactive to more personal experiences as denoted in the conceptual plan below.

- Confirm public open space programming priorities in detail through an open space survey and broad-based open space planning process for the open space network. Address needs and aspirations of the full range of users, including residents, workers, students, people with disabilities, and all age groups.
- Identify priorities and guidelines for future open spaces to be used as a basis for design and programming of new and existing public spaces.



## ZONING RECOMMENDATIONS

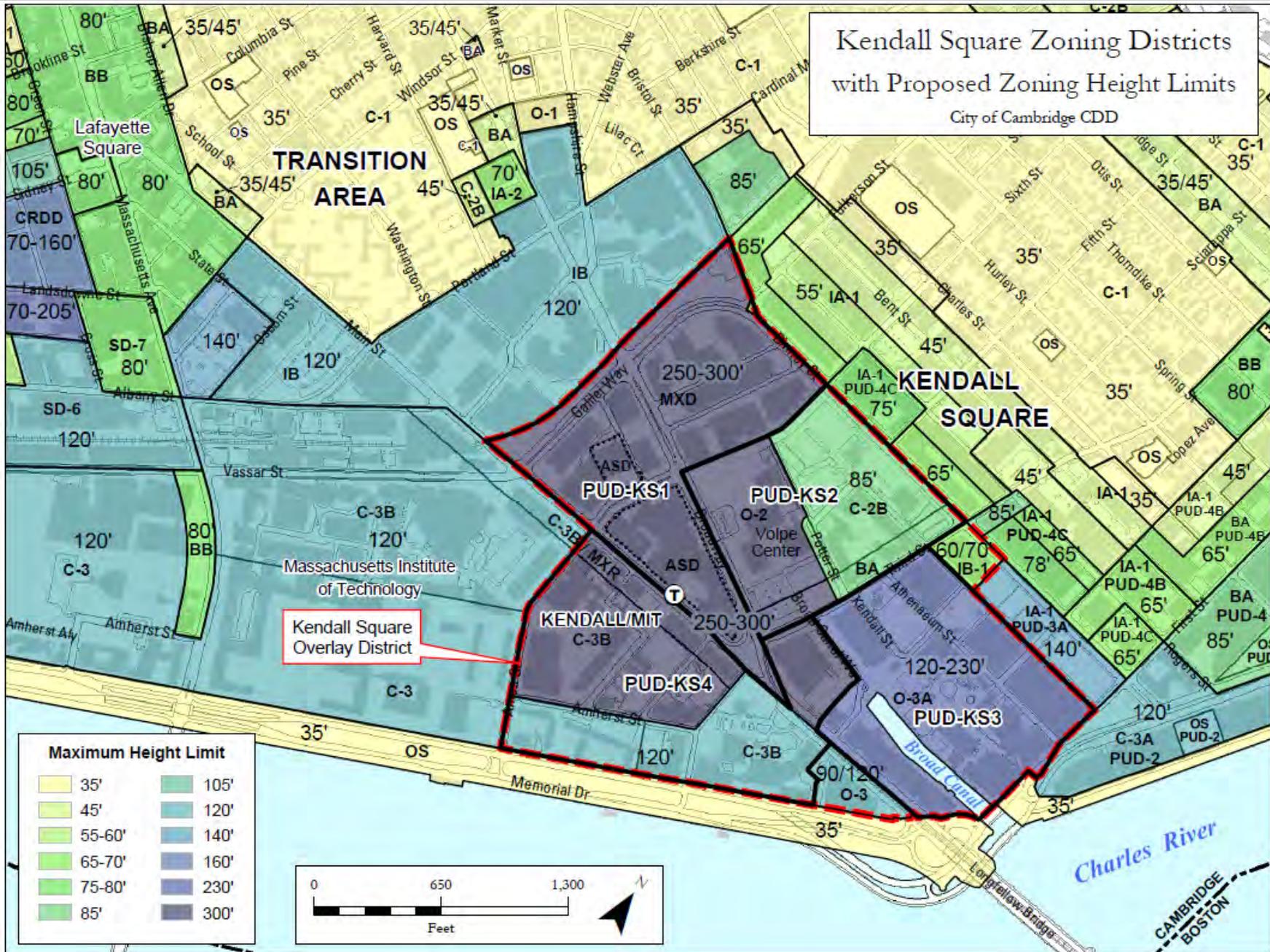
- Retain existing base zoning.
- Establish a Kendall Square Overlay District, comprised generally of the four PUD subdistricts. (*see Proposed Zoning Districts map*)
- Establish (or revise) regulations applicable to PUD subdistricts. (*see Proposed Zoning Districts map*)
- Establish regulations applicable to the entire Kendall Square Overlay District including design guidelines.

**KENDALL SQUARE OVERLAY DISTRICT REGULATIONS:** Establishes common regulations for all Kendall Sq PUD subdistricts (PUD-KS1, KS2, KS3, KS4), unless more stringent regulations are created within the PUD language.

### Building Design Standards

- Active ground floors encouraged throughout the Kendall Square Overlay District. Ground floor retail required along Main St, Third St, Ames St, Broadway and Broad Canal. Ground floor retail may be exempt from counting towards GFA limit if limited to retail for the life of the building.
- Allow limited heights up to 250' (commercial) and 300' (residential) near T station (*see Height Limit map*)
- Building scale and massing (step-backs, floorplate limits at different height levels)

Height Range (feet)	Maximum Floorplate ( sq. ft.)
251' to 300' (Residential use only)	10,400
201' to 250'	30,600
126' to 200'	30,600
85' to 125'	42,000
Streetwall (ground to 85')	Floorplate not limited



Project Review

- Article 19 project review special permit will apply in addition to PUD requirements

Design Guidelines

- Planning Board shall review development for consistency with the K2C2 Plan and Kendall Square Design Guidelines

Parking

- Establish defined parking maximums for all uses; flexible minimum parking based on analysis and as approved by Planning Board; shared parking required for mixed-use development

Use	Auto Parking		Min. Bike Parking
	Minimum	Maximum	
R&D	Based on analysis	0.8 sp/1000 sq. ft.	10% of person trips
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	2 sp/du

- For mixed use developments: require shared parking when peak daytime use is matched with peak nighttime use, such as Office/R&D with Residential

Use	Night	Day
Residential	100%	60%
Office/R&D	10%	100%
Retail/Commercial	Require a shared parking study	
Restaurant		

Sustainability

- All development within the Overlay District that is subject to Sec. 22.20 (Green Building Requirements) of the Cambridge Zoning Ordinance must meet LEED criteria at the Gold level.
- Buildings must track energy using Energy Star, Labs21, or LEED-EBOM tools and methodologies and must report energy use to CDD on an annual basis for 5 years after the building is occupied.
- Cool roofs (green or white) will be required.
- (Re)development must meet the DPW standard for water quality management and the retention/detention of the difference between the 2-year 24-hour pre-construction runoff hydrograph and the post-construction 25-year 24-hour runoff hydrograph. Low impact development strategies are particularly encouraged as a means to meeting this standard.
- Development must evaluate the feasibility of using steam.

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- Planning Board may allow dimensional or other zoning relief to allow co-generation and other energy systems that allow developments to utilize waste heat and other shared solutions to minimize energy loss.

Housing:

- Inclusionary housing and incentive zoning requirements continue to apply.
- Middle Income Family Housing: Required in buildings that exceed 250' in height. Middle income (defined as 80 – 120% of AMI) family housing requirement would be calculated as 25% of residential GFA above 250' must be middle income units of diverse sizes, including 3-BR. Middle income units shall be distributed throughout in the building, not just on the top floors. (Family units with 2 and 3 bedrooms are particularly encouraged on ground and courtyard levels with easy access to open space.)
- Phasing of minimum required housing -- In PUD districts with a minimum housing requirement – construction of required housing must commence before exceeding 40% of non-residential capacity and final 20% of non-residential capacity may be accessed only after 100% required housing minimum is built.

Community Investments

- Establish a Kendall Square Fund for all future development that avails of GFA and height greater than is permitted in the base district with a \$10.00 per square foot payment to be paid at the time of building permit required to support the following uses (\$ to be distributed approx. equally).
  - public open space in Kendall Square and adjoining neighborhoods (design/construction, programming, maintenance)
  - transit to benefit Kendall Square needs such as 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)
- The Fund would be managed by a City committee including representation from K2 businesses /property owners, neighborhood residents, topic experts, and City staff.
- The Kendall square Fund contribution would be linked to cost of living and would be re-evaluated every three years.
- Project-specific mitigation of transportation and infrastructure impacts would continue to apply.

Citywide Regulations

- All PUD projects within the Kendall Square Overlay District are subject to Kendall Square standards and requirements as well as citywide requirements such as Article 19 Special Permit review, Inclusionary Housing, Incentive Zoning, PTDM, among others.

Allowances and Flexibility

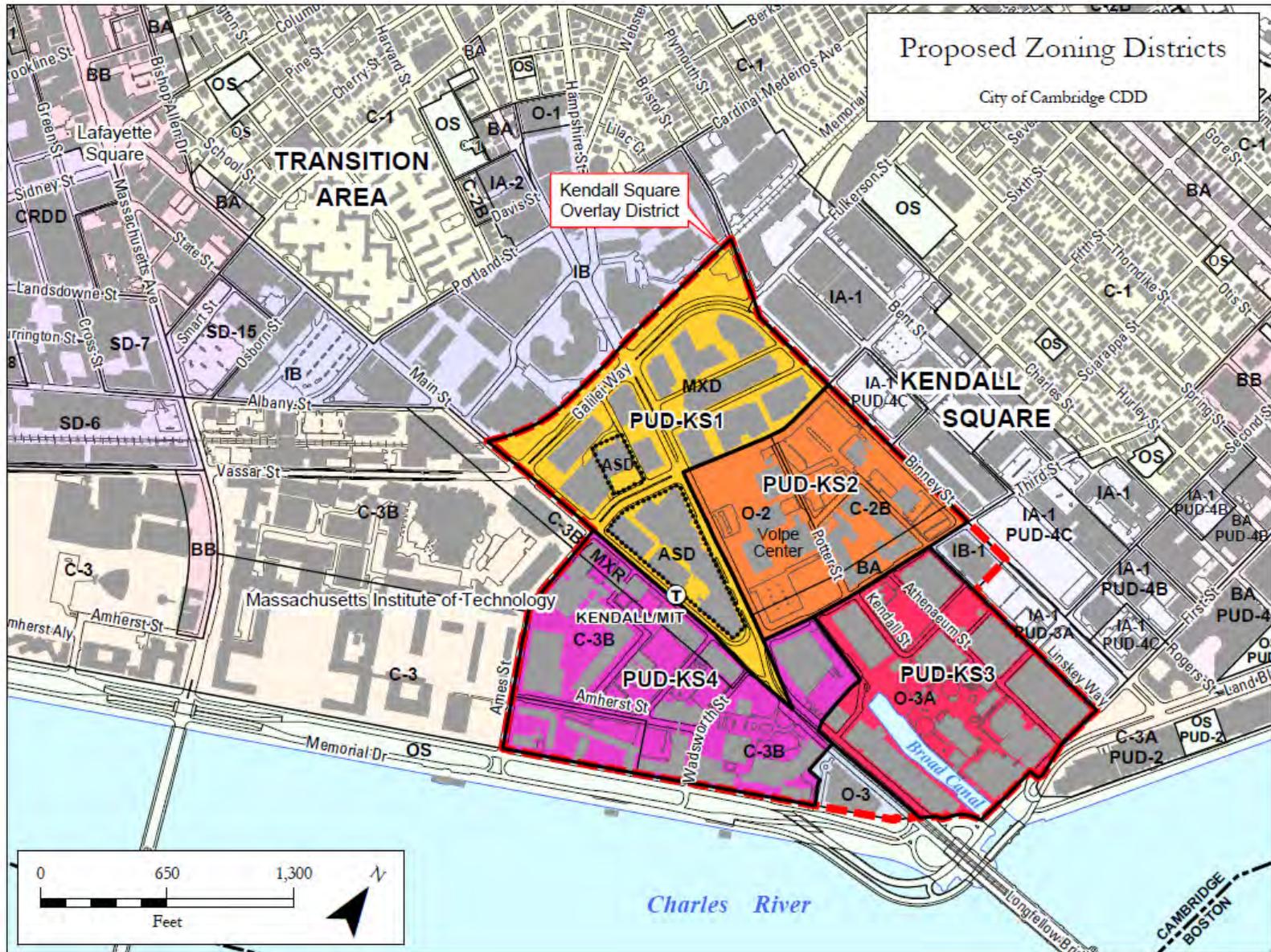
- **GFA Transfer:** Expand the existing Eastern Cambridge Development Receiving District to include all of the Kendall Square District.
- **Ground Floor Retail:** Uses in 4.35 (retail, consumer service, restaurant, fast order food, entertainment) and open-air retail (but not including drive-in retail) are allowed throughout the district -- as-of-right if within an existing building and 5,000 SF or less; by Planning Board special permit otherwise.
- **Retail Exemption:** Ground-level GFA along Main Street, Broadway, Ames Street, Third Street or Broad Canal may be exempted from the district GFA limitations, if limited to retail use for the life of the building.

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- **Startup space:** Require that 5% of all non-residential GFA in a PUD proposal must be devoted to affordable ‘innovation space’ specifically to accommodate startup companies. Up to 50% of the GFA may be exempt from the district GFA limit if limited to innovation space for the life of the building.
  - ‘Innovation space’ must be contiguous in increments of 20,000 sf or more, must provide for shared common areas and resources, and must be available for flexible, short term leases of 1 month duration.
  - Proponents may make a proposal for a format or size that differs from the model outlined above.
  - Property owners may provide ‘innovation space’ either in proposed new buildings or existing buildings in the district, or in partnership with other property owners within the Kendall Square Overlay District.
  - Consolidation of ‘innovation space’ within the Overlay District is encouraged.
- **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.
- **Minimum Lot Area Per Dwelling Unit:** Waived for PUD development.
- **Loading:** Planning Board may waive required number of loading bays to allow consolidation of loading operations.

KENDALL SQUARE PUD SUBDISTRICT REGULATIONS



PUD-KS1 (CRA/Boston Properties)

*Base Zoning:* MXD (as currently exists)

*Overlay Zoning:* Create new PUD District

- Any development above current MXD zoning limitations is subject to PUD requirements
- Increase GFA permitted in the district by 1,000,000 SF under PUD regulations
- Limit maximum additional non-residential GFA to 600,000.
- Require minimum 200,000 SF of housing in the district. To be built before any new commercial GFA.

PUD-KS2 (US DOT-Volpe Site)

*Base Zoning:* Residence C-2B; Office 2; Business A (as currently exists)

*Overlay Zoning:* Rename existing PUD-KS district

- Increase FAR allowed under PUD regulations from 3.00 to 4.00
- Maintain minimum 40% of housing required as part of any PUD project, with phasing requirements for construction of housing relative to commercial requirements as per Kendall Sq Overlay District requirements
- Retain requirement for 42% open space and 7.5 acres public park (incorporate flexibility on configuration)

PUD-KS3 (multiple owners)

*Base Zoning:* Office 3; Office 3-A; Industry B-1 (as currently exists)

*Overlay Zoning:* Rename existing PUD-3 district

- Retain existing dimensional and open space requirements
- New PUD projects and Major Amendments are subject to Kendall Square Overlay District standards and requirements
- Housing Incentive to further animate Third St: Additional FAR of 0.5 allowed for residential or hotel use only; this additional GFA must be constructed within 400 feet of Third Street (transfers allowed with PB approval); new GFA constructed under this provision is subject to other Kendall Square District requirements.
- Broad Canal and Main St Improvement Incentive: Notwithstanding any current nonconformity, an existing parcel or PUD adjacent to Broad Canal may increase its GFA by up to 10% (such GFA may be transferred to an adjacent lot), subject to PUD approval by the Planning Board; Kendall Square District requirements apply to new GFA (including Community Investments) although Planning Board may waive floorplate and parking requirements for new GFA so long as the nonconformity is not made worse; additionally, the PUD plan must include significant improvements to the Broad Canal and Main St including improved connections to the Canal from Main St, active ground-floor uses, publicly accessible open space (minimum 10% across the PUD), and improved public realm.

PUD-KS4 (MIT)

*Base Zoning:* Residence C-3B; Office 3-A (as currently exists)

*Overlay Zoning:* Create new PUD district (extents as proposed by 2011 MIT Rezoning Petition)

- Increase GFA permitted in the district to allow an additional 1,000,000 SF of non-residential, non-academic GFA.

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- Require minimum 200,000 SF of housing in the district, with phasing requirements as per Kendall Sq Overlay District requirements
- Allow greater flexibility for Academic uses in terms floorplate limitations – no floorplate limits up to 120 feet.