



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Planning Board
From: CDD Staff
Date: March 6, 2013
Re: **Kendall Square Central Square (K2C2) Rezoning**

At the Planning Board meeting on March 12, CDD staff will begin discussing the process of developing the K2C2 study recommendations into a rezoning petition for consideration by the City Council.

The Novartis Petition (adopted in 2011), Forest City Petition (adopted February 25) and MIT-Kendall Petition (under consideration by the City Council) have already addressed the study recommendations in some areas. For the remaining areas, CDD staff will work with the Planning Board to develop a rezoning petition over the coming months. At the end of this phase of the process, the Planning Board will be asked to transmit this petition to the City Council.

The purpose of the March 12 discussion will be to provide an overview of the petition and its different components, to answer any broad questions about the petition and the process by which it will be developed, and to begin to identify issues that the Planning Board will want to discuss further as the petition is crafted.

We expect to discuss this topic with the Board at least once per month between now and June, with additional sessions possibly scheduled as needed over the course of discussion. Below is a working timeline for completion of the zoning petition:

Timeframe	Discussion Topic
March, 2013	Review components of petition, discuss process
April, 2013	Focus on Kendall Square zoning changes
May, 2013	Focus on Central Square zoning changes
June, 2013	Discuss remaining issues; review and complete petition for transmittal to Council

On the following pages we have included an overview of the components of the petition and a summary of the issues that will be addressed in each component.

Components of K2C2 Zoning Petition

See attached map for reference.

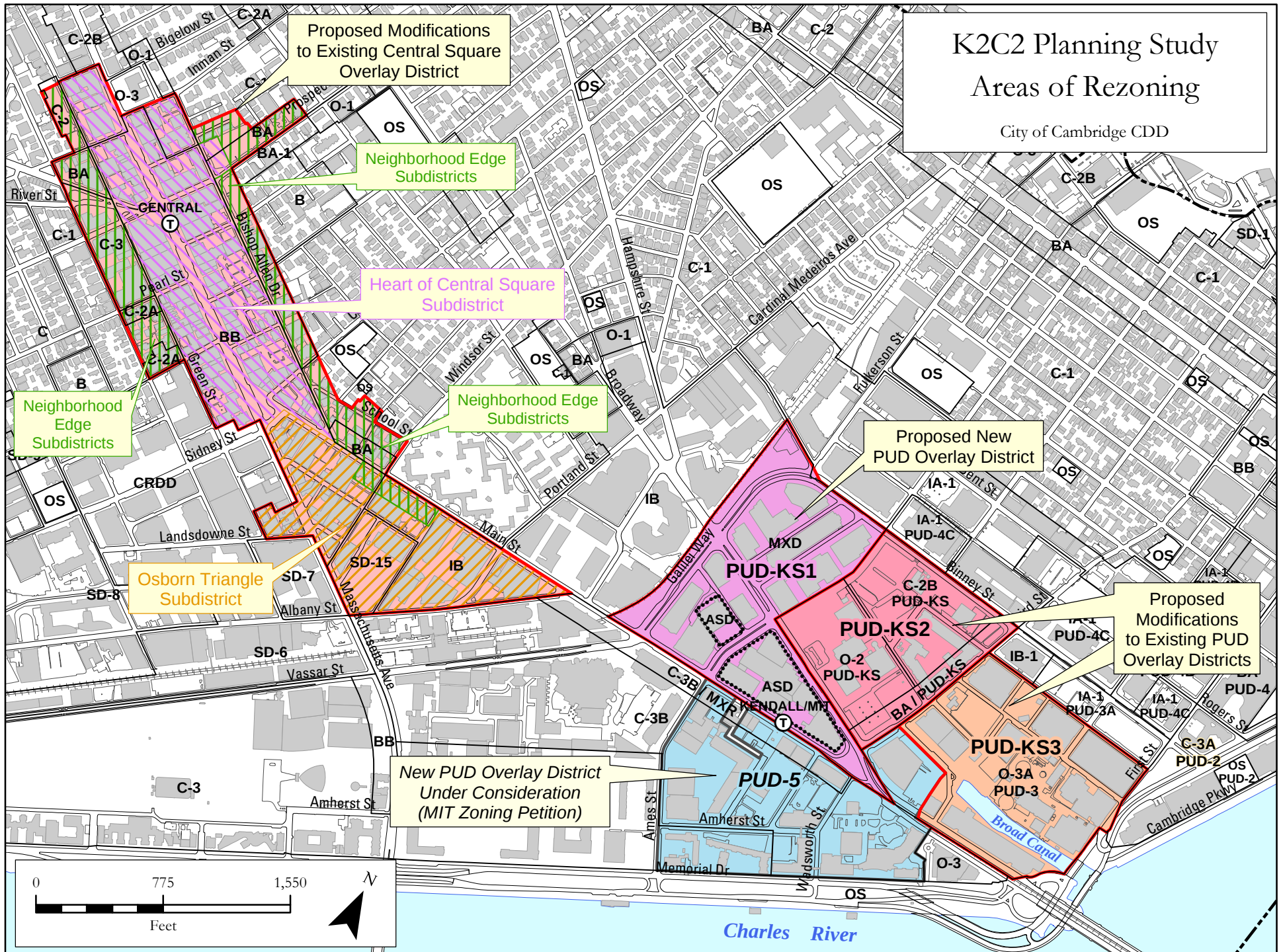
Kendall Square

Area	Proposed Changes
A. MXD/Cambridge Center	Create a new “PUD-KS1” Overlay District. Allow additional development above what is allowed under the MXD base zoning regulations subject to PUD review process and the requirements recommended in the K2 study.
B. US-DOT Volpe Center	Redesignate the existing PUD-KS Overlay District as “PUD-KS2” (no change to district boundaries). Revise existing PUD text to allow additional development subject to the requirements recommended in the K2 study.
C. Cambridge Research Park, One Main Street	Redesignate the existing PUD-3 Overlay District as “PUD-KS3,” and change boundaries to exclude One Broadway site (part of the MIT-Kendall Zoning Petition). Revise existing PUD text to allow additional development under specific circumstances, subject to the requirements recommended in the K2 study.

Note: The recommendations for the MIT-Kendall area (“PUD-5”) are included in the MIT-Kendall Square Zoning Petition, currently under consideration.

Central Square

Area	Proposed Changes
D. Central Square and Osborn Triangle	Adjust boundaries of the Central Square Overlay District to include O-3 south of Mass Ave, SD-15, and IB south of Main Street. Designate “Osborn Triangle Subdistrict” south of Main Street and “Neighborhood Edge Subdistricts” adjacent to residential zoning districts. Amend existing text to allow additional residential development and establish additional requirements as recommended in the C2 study.



A. MXD/Cambridge Center Area → PUD-KS1

- **Zoning Map:** Create a new PUD Overlay District that overlays the existing MXD base zoning district.
- **Zoning Text:** Create a new Section for PUD-KS1, with the following provisions:

1. Purpose	To enable additional development subject to Planning Board review (according to PUD procedures) and requirements recommended in K2 study.
2. Applicability	PUD procedures (Article 12.000) required to authorize development that exceeds the limitations in the MXD base district.
3. Parcel Size	Minimum development parcel size required to allow for plan review.
4. Uses	All uses permitted in base district are permitted in a PUD; Planning Board may approve other uses consistent with the intent of the section, may waive cap on fast order food establishments.
5. Floor Area	Base district allows a total of 3,073,000 SF, plus 200,000 SF to be used only for housing; PUD regulations increase development to 4,000,000 SF total, 3,600,000 for non-residential uses.
6. Retail Incentive	Ground floor and basement retail with frontage on a public street, park or plaza is exempt from GFA limits if it is limited to 5,000 square feet per establishment.
7. Active Ground Floors	Retail or other approved active uses required along 75% of the ground fronting major streets (Broadway, Main, Ames, Third).
8. Height / Middle Income Housing	250' remains the limit for non-residential uses; residential uses may be 300' with middle-income units equivalent to 25% of GFA above 250'.
9. Unit Density	No minimum lot area per dwelling unit.
10. Open Space	Minimum amount of public open space in the district remains 100,000 square feet (possibly greater), and Planning Board may waive open space requirements for a specific lot if district-wide requirements are met.
11. Parking and Loading	Maximum parking ratios apply for new development, shared parking encouraged, Planning Board establishes minimum parking based on site-specific analysis and may waive other parking or loading requirements.
12. Required Housing	Minimum of 200,000 SF of residential must be developed before any non-residential development is allowed to exceed base district limitations.
13. Sustainability	LEED Gold design standard for new buildings, energy monitoring and reporting, stormwater management, cool roofs, study feasibility of district steam, Planning Board may approve co-generation or other energy systems.
14. Noise	Best practices for rooftop mechanical noise attenuation.
15. Innovation Space	Required space equivalent to 5% of new office development.
16. Community Fund	Contribution of \$10 per new commercial square foot into a district-wide fund for open space, transit and workforce development.
17. Other Requirements	Section 11.200 applies (Inclusionary and Incentive Zoning) Article 19.000 applies (Project Review)

B. US-DOT Volpe Center (and other parcels): PUD-KS → PUD-KS2

- **Zoning Map:** No change to existing PUD boundaries.
- **Zoning Text:** Modify the existing text in the following ways:

1. FAR	Maximum increased from 3.0 to 4.0; retain limit of 60% non-residential use.
2. Retail Incentive	Ground floor and basement retail with frontage on a public street, park or plaza is exempt from GFA limits if it is limited to 5,000 square feet per establishment (modification of current requirement).
3. Active Ground Floors	Retail or other approved active uses required along 75% of the ground fronting major streets (Broadway, Main, Ames, Third).
4. Height / Middle Income Housing	Adjust height districts to allow greater heights throughout; residential uses may be 300' with middle-income units equivalent to 25% of GFA above 250'.
5. Unit Density	No minimum lot area per dwelling unit.
6. Open Space	Retain requirement for 42% open space and 7.5 acres public park (incorporate flexibility regarding location and configuration of park space; may be broken into smaller components; may be located anywhere on the parcel; should respond to adjacent uses on the site).
7. Parking and Loading	Maximum parking ratios apply for new development, shared parking encouraged, Planning Board establishes minimum parking based on site-specific analysis and may waive other parking or loading requirements.
8. Sustainability	LEED Gold design standard for new buildings, energy monitoring and reporting, stormwater management, cool roofs, study feasibility of district steam, Planning Board may approve co-generation or other energy systems.
9. Noise	Best practices for rooftop mechanical noise attenuation.
10. Innovation Space	Required space equivalent to 5% of new office development.
11. Community Fund	Contribution of \$10 per new commercial square foot into a district-wide fund for open space, transit and workforce development.

C. Cambridge Research Park (and other parcels): PUD-3 → PUD-KS3

- **Zoning Map:** Adjust district boundaries to exclude One Broadway (part of MIT petition area).
- **Zoning Text:** Modify the existing text in the following ways:

1. Future Residential Development	Allow additional FAR and height for new residential development within 400 feet of Third Street, with K2 recommended requirements for middle-income units, parking, ground-floor retail, sustainability.
2. Non-Residential Expansion	Allow modest increases in the GFA of existing non-residential buildings in exchange for K2 recommended improvements including improved connections between Main Street and the Broad Canal, ground-floor retail, sustainable design, incentive zoning payments, and investments in community fund for open space, transit and workforce development.

D. Central Square Overlay District

- **Zoning Map:** Adjust district boundaries to exclude CRDD (changed in the Forest City rezoning) and to include some adjacent areas; designate “Osborn Triangle Subdistrict” and “Neighborhood Edges Subdistricts” (*see map*).
- **Zoning Text:** Modify the existing Central Square Overlay District (20.300) in the following ways:

1. Height	<u>Neighborhood Edge Subdistricts</u> • Retain base district allowed heights • 45° bulk control plane applies in abutting subdistricts <u>Heart of Central Square Subdistrict</u> • Non-residential: Retain current allowed heights (55’ as-of-right, 80’ by special permit) • Residential: 140’ by special permit <u>Osborn Triangle Subdistrict</u> • Non-residential: Allowed as in base zoning, except height in BB may be increased to 100’ by special permit • Residential: 160’ by special permit
2. FAR	• Neighborhood Edge Subdistricts: Base zoning limitations • Other Subdistricts: Allow by special permit a <i>total</i> maximum FAR of 4.00, provided that commercial development is capped at the base zoning district limit (<i>e.g.</i>, 2.75 in BB and IB, 3.5 in SD-15).
3. Middle-Income Housing	Where the FAR or height of new development exceeds the limits in the base zoning district, Middle-Income Units must be provided equivalent to 25% of the Gross Floor Area that exceeds the base limitations. Family-size Middle-Income Units (2-3 bedrooms) are preferred and may be provided off-site if a more appropriate site is available.
4. Unit Density	No minimum lot area per dwelling unit.
5. Active Ground Floors	Retail uses required along Massachusetts Avenue, active uses designed to be converted to retail required along Main Street.
6. Incentives for Preferred Uses	Floor area may be exempted (by special permit) from FAR limitations if limited to the following uses: • Ground-floor or basement retail uses, subject to limitations on establishment sizes and store frontage. • Space occupied by institutional uses in the categories of daycare, the arts, culture or social services. • “Public room” or other approved public facilities (library, &c.). • Residential balconies with a depth of no more than 5’ and accessible hotel roof decks.
7. Formula Business	Define a “formula business” as a retail establishment with a trademark, signage or façade design that is shared among a large number of establishments across the country; require a Planning Board special permit for such establishments, considering the fit within the unique and historic character of Central Square. Remove fast order food establishment “cap.”

8. Parking and Loading	Maximum parking ratios apply for new development, shared parking encouraged, Planning Board establishes minimum parking based on site-specific analysis and may waive other parking or loading requirements.
18. Sustainability	LEED Gold design standard and energy monitoring and reporting for new commercial buildings, stormwater management, cool roofs, study feasibility of district steam (Osborn Triangle Subdistrict only), Planning Board may approve co-generation or other energy systems.
19. Multi-Site Phased Projects	Phased development on non-contiguous sites may be approved by the Planning Board. The rules for Transfer of Development Rights below apply if development is shifted across non-contiguous sites.
20. Transfer of Development Rights	<u>Heart of Central Square and Osborn Triangle Subdistricts</u> • Can donate or receive development rights by special permit • Purpose is to promote housing and/or preservation of historic buildings • Additional 20 feet of height may be approved if transfer results in preserved open space and/or affordable housing <u>Neighborhood Edge Subdistricts</u> • Can only donate development rights by special permit • If all development rights are transferred from a lot, then the lot may be used as open space or Middle-Income Housing under the base zoning dimensional limitations.