

# **KENDALL SQUARE PLAN ZONING DISCUSSION**

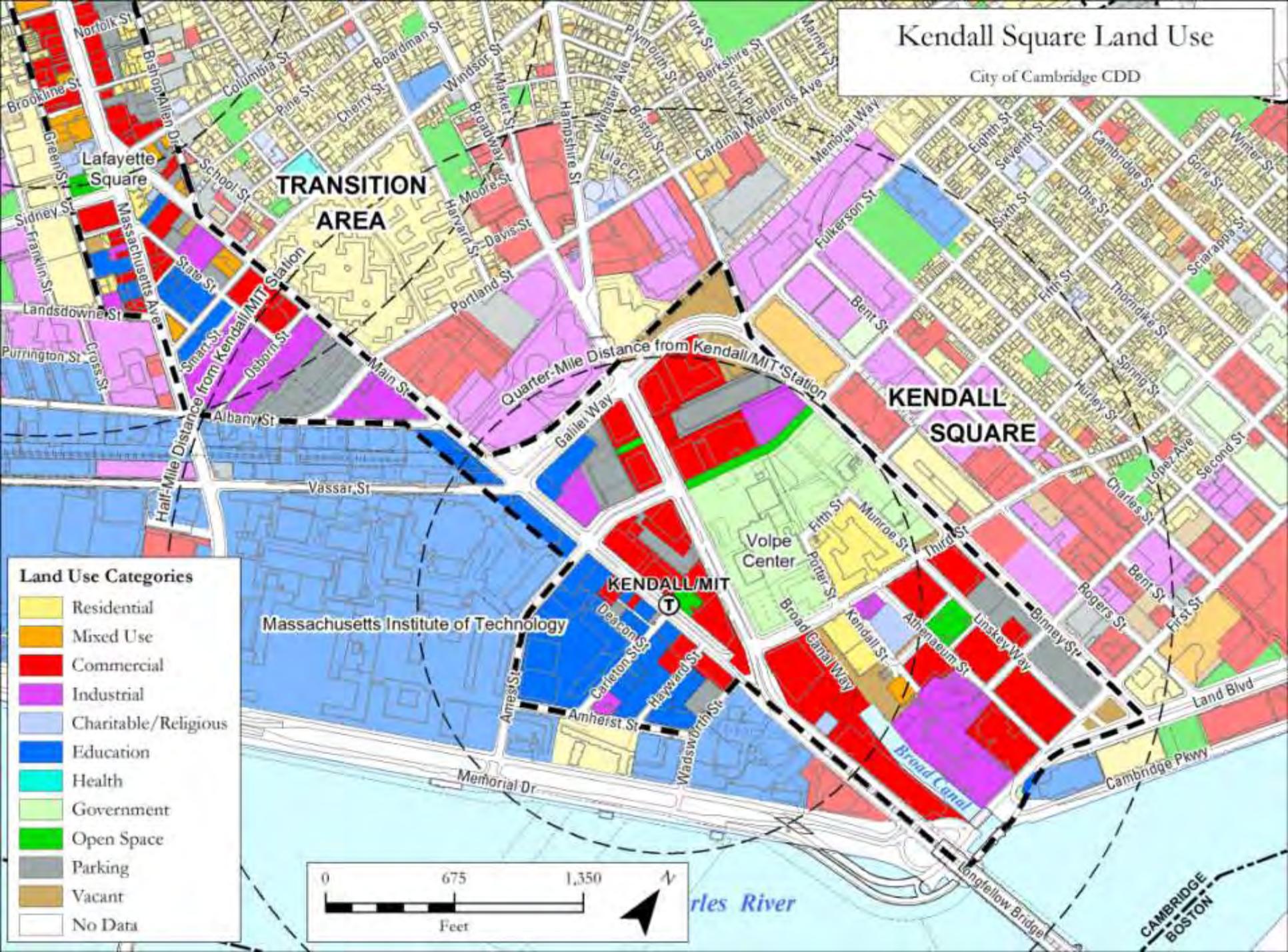
Cambridge Community Development Department  
Planning Board Meeting

Sep 4, 2012

# **EXISTING CONDITIONS**

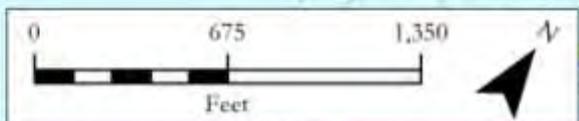
# Kendall Square Land Use

City of Cambridge CDD



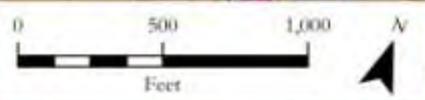
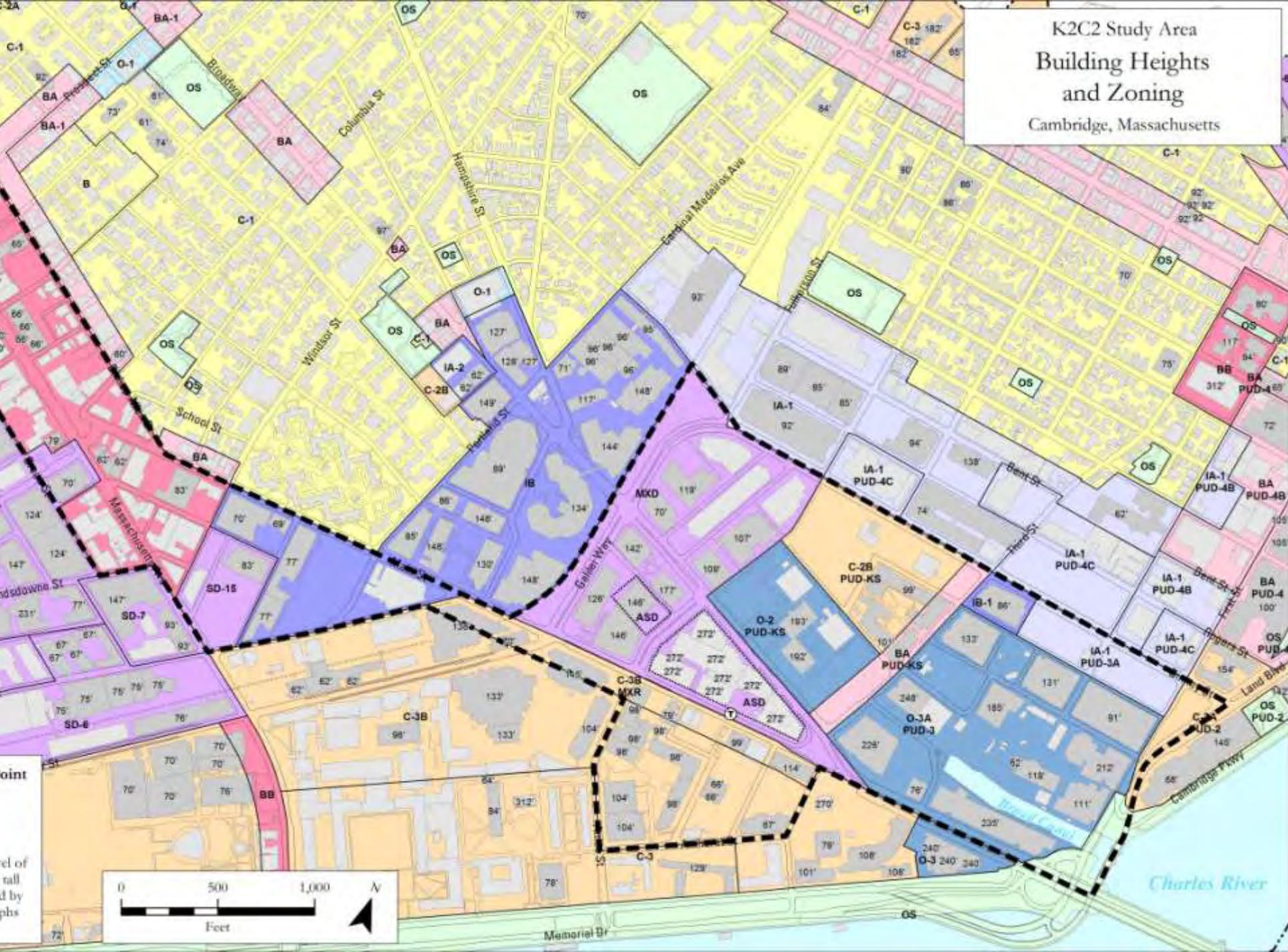
## Land Use Categories

- Residential
- Mixed Use
- Commercial
- Industrial
- Charitable/Religious
- Education
- Health
- Government
- Open Space
- Parking
- Vacant
- No Data





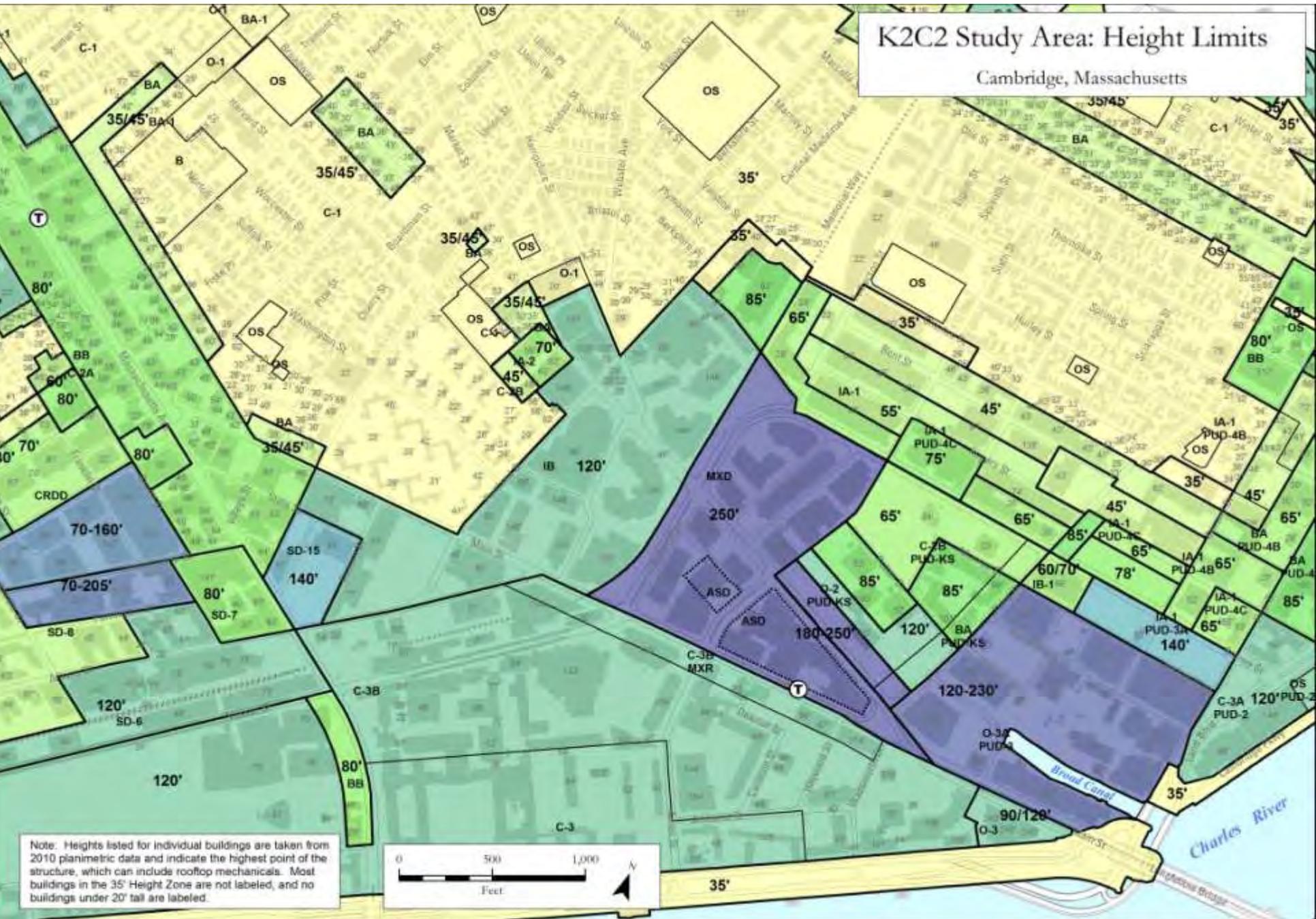
K2C2 Study Area  
Building Heights  
and Zoning  
Cambridge, Massachusetts



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# K2C2 Study Area: Height Limits

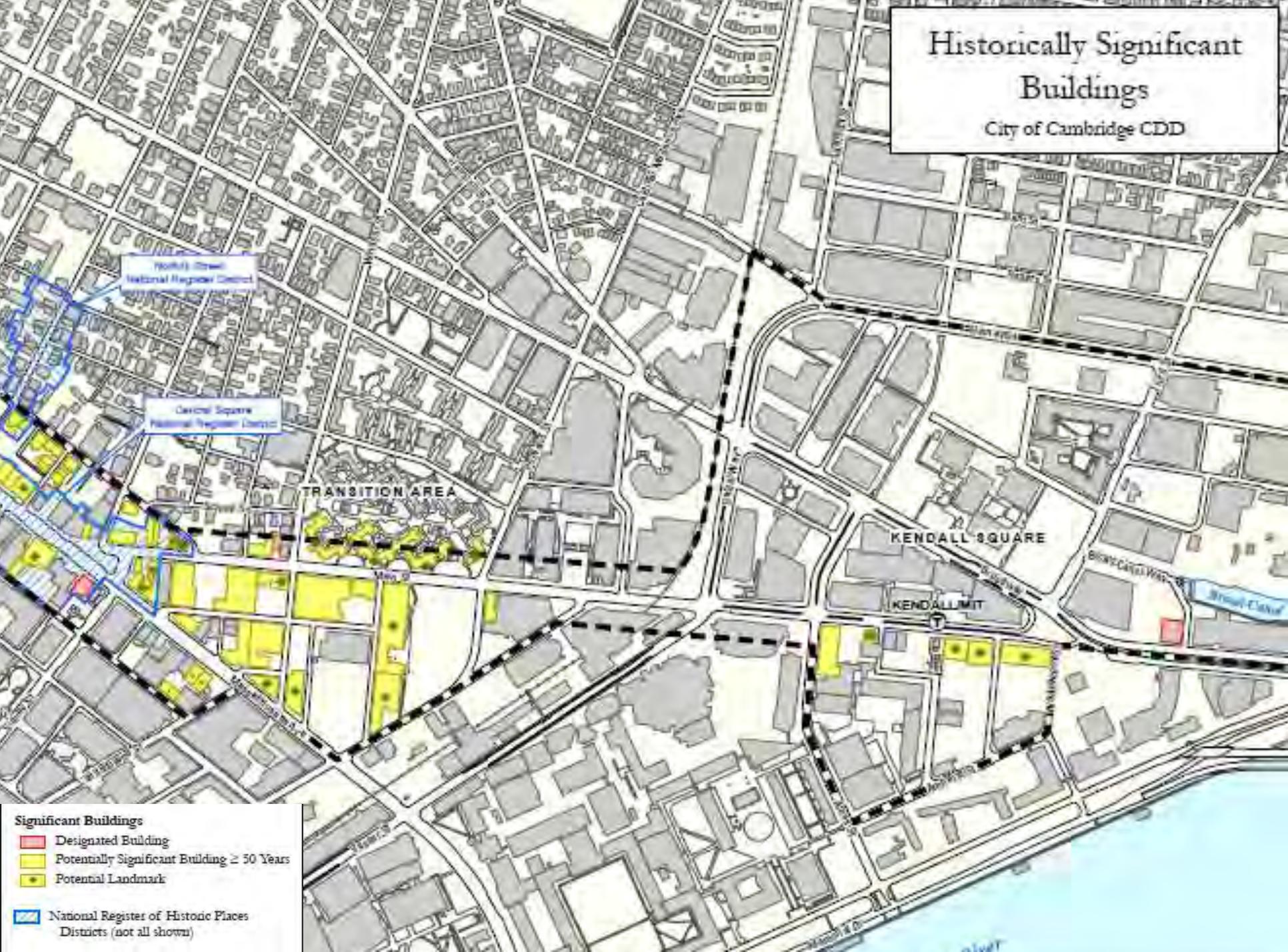
## Cambridge, Massachusetts



Note: Heights listed for individual buildings are taken from 2010 planimetric data and indicate the highest point of the structure, which can include rooftop mechanicals. Most buildings in the 35' Height Zone are not labeled, and no buildings under 20' tall are labeled.

# Historically Significant Buildings

City of Cambridge CDD



## Significant Buildings

- Designated Building
- Potentially Significant Building  $\geq 50$  Years
- Potential Landmark

National Register of Historic Places Districts (not all shown)



# **BUILT & PERMITTED DEVELOPMENT**

**Over 5 million sf of largely research space is planned or proposed**



**Residential Units:  
Existing, New or Under  
Construction, and Permitted  
East Cambridge/Kendall Square**



**Large Residential Developments by Status**

- Built Pre-2001 (1896 units)
- Completed 2001-2012 or Under Construction (2509 units)
- Permitted (3557 units)
- H Hotel (1590 rooms)

**Number of Units**

- 5 - 59
- 60 - 115
- 116 - 230
- 231 - 460
- 2371

# ...and options for more space are limited

## PERMITTED/UNDER CONSTRUCTION

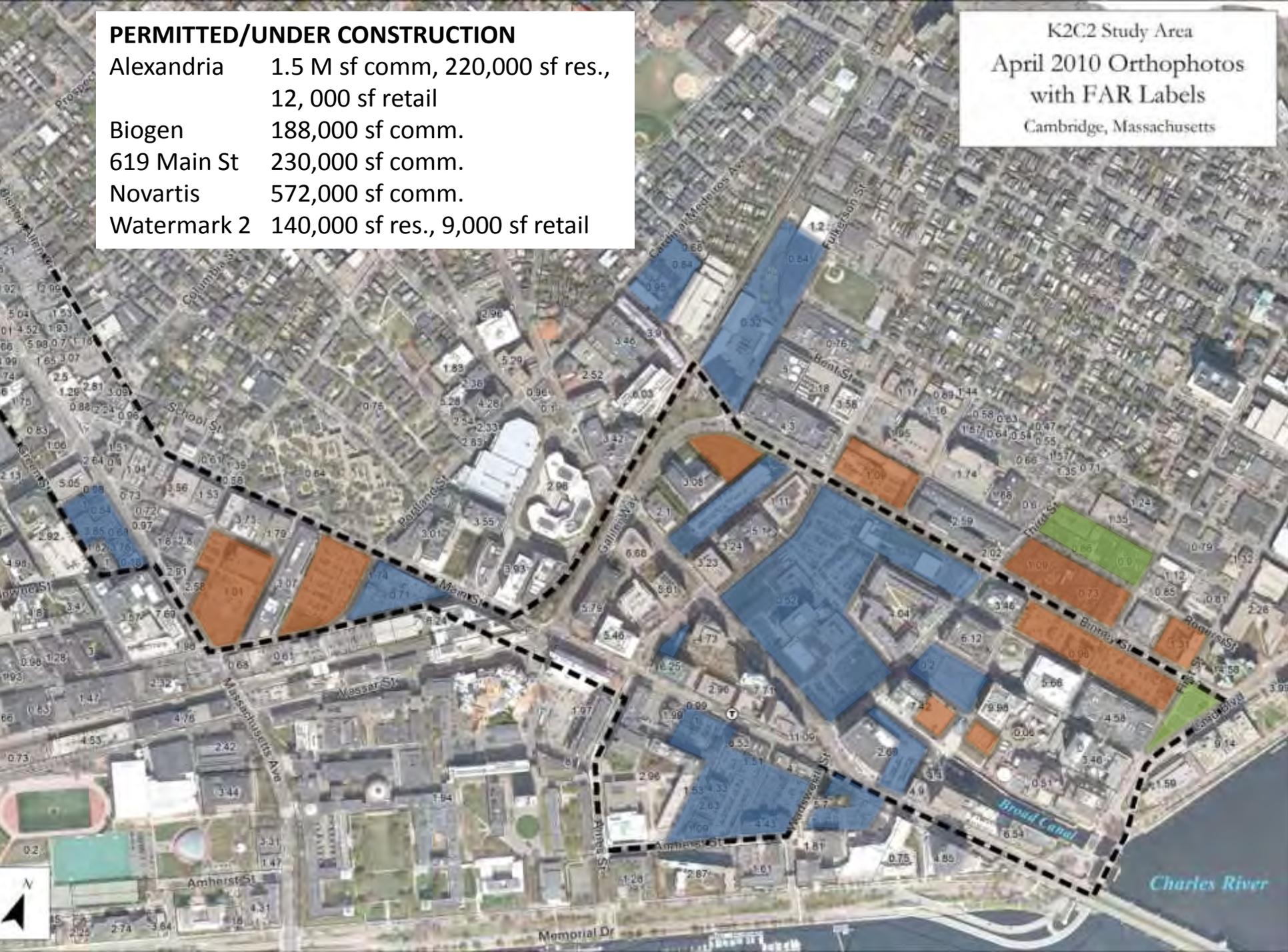
<b>Alexandria</b>	1.5 M sf comm, 220,000 sf res 12, 000 sf retail
<b>Biogen</b>	188,000 sf comm.
<b>619 Main St</b>	230,000 sf comm.
<b>Novartis</b>	572,000 sf comm.
<b>Watermark2</b>	140,000 sf res., 9,000 sf retail

- **15 million sf of lab and office** space around Kendall
- **1,400 housing units** were envisioned by ECaPS within ¼ mile of Binney St; more than 850 have been built and another 200 permitted

## PERMITTED/UNDER CONSTRUCTION

Alexandria	1.5 M sf comm, 220,000 sf res., 12, 000 sf retail
Biogen	188,000 sf comm.
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K2C2 Study Area  
April 2010 Orthophotos  
with FAR Labels  
Cambridge, Massachusetts



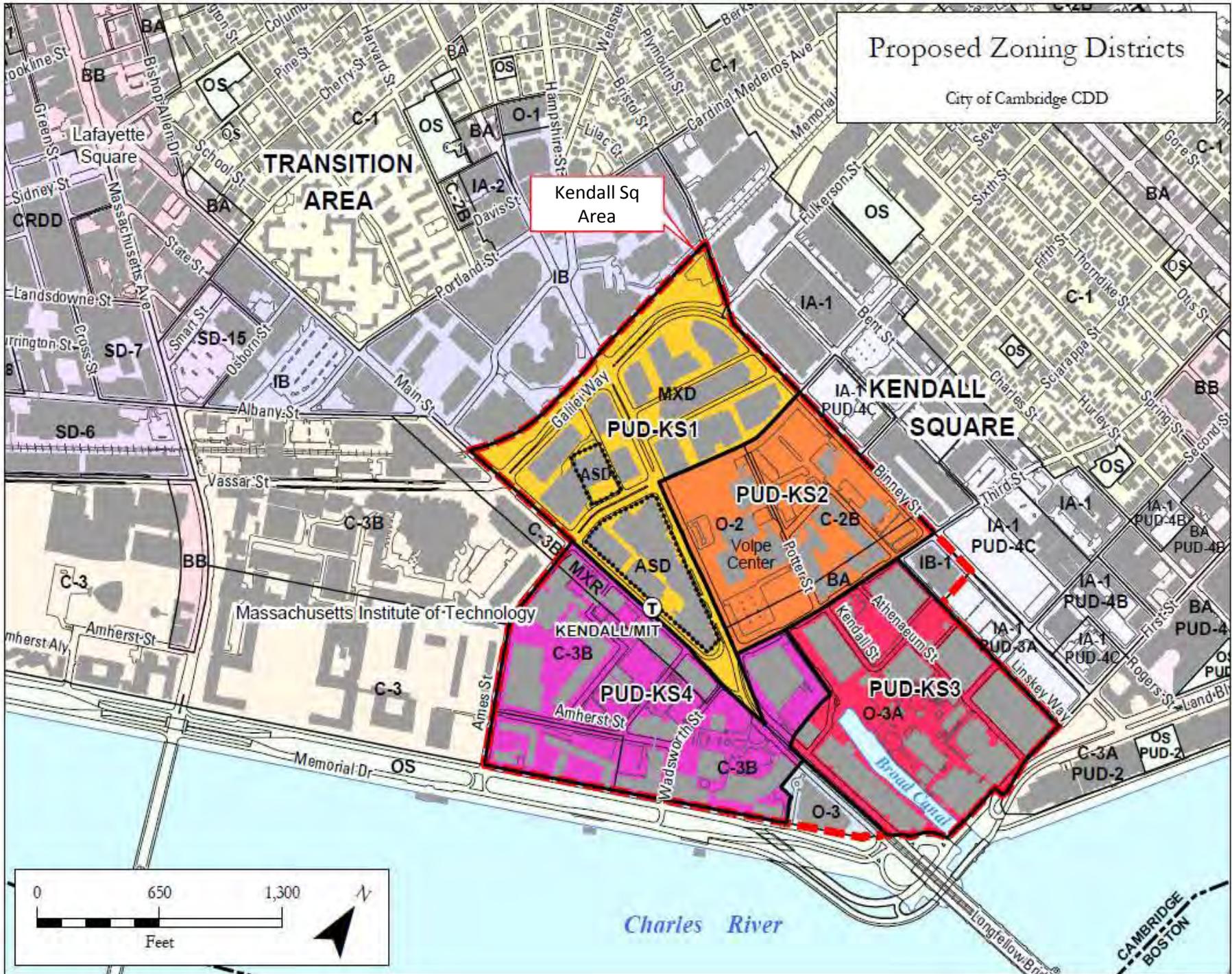
# **COMPARISON OF SCENARIOS**

# K2 COMMITTEE



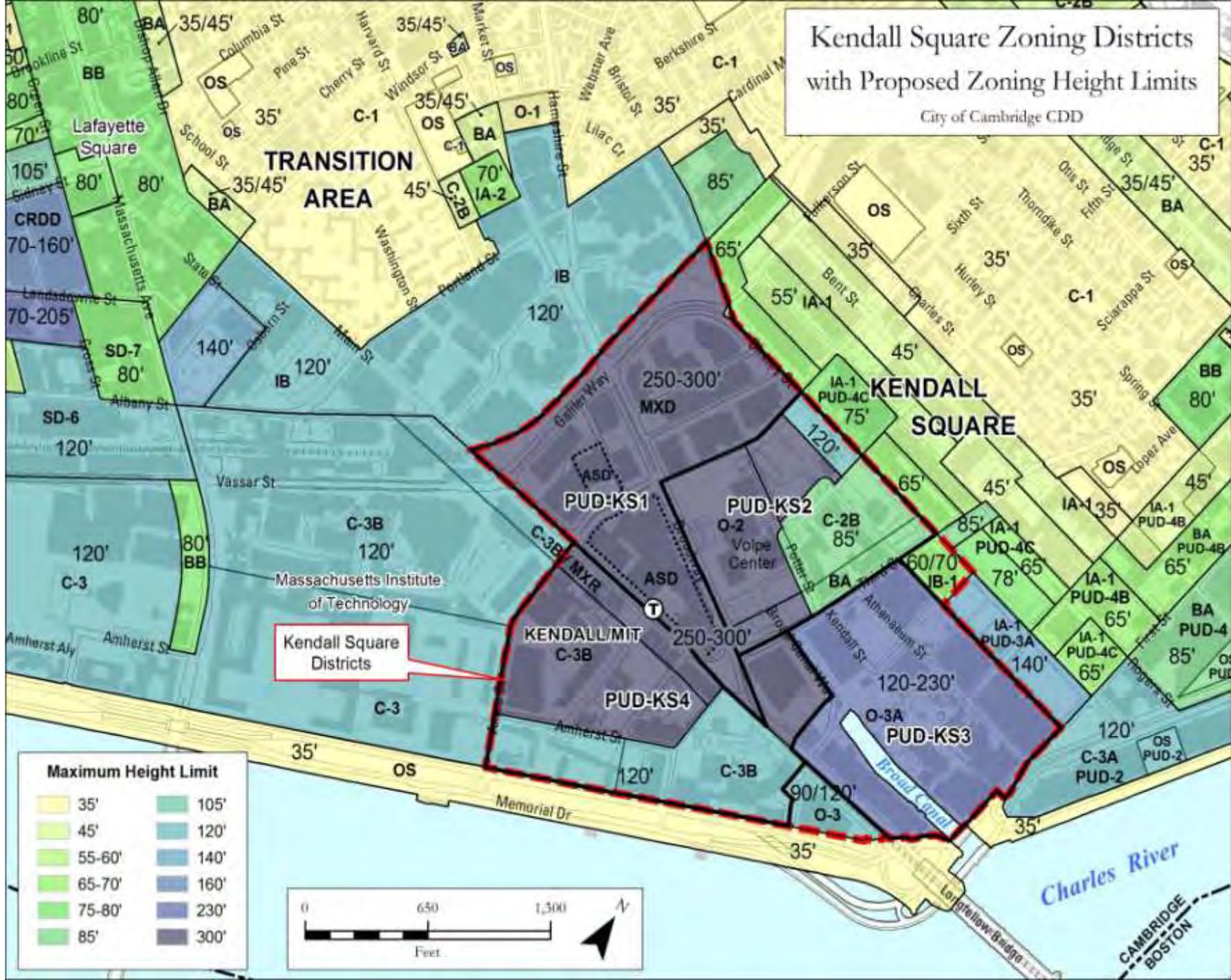
# Proposed Zoning Districts

City of Cambridge CDD



# Kendall Square Zoning Districts with Proposed Zoning Height Limits

City of Cambridge CDD



# ECPT/ CBT



EXISTING CONDITIONS		Land Area (SF)	Built and Permitted			Maximum Allowed Under Current Zoning (Base or PUD)	
			Non-Res* GFA (SF)	Res* GFA (SF)	% Res	Non-Residential	Residential
PUD-KS1	CRA/Boston Properties	890,000	3,000,000	0	0%	3,070,000	3,270,000
PUD-KS2	Volpe/US-DOT	630,000	320,000	0	0%	1,940,000	1,940,000
	303 Third St	149,000	10,000	570,000	98%	0	447,000
	<b>TOTAL</b>	<b>779,000</b>	<b>330,000</b>	<b>570,000</b>	<b>63%</b>	<b>1,940,000</b>	<b>2,387,000</b>
PUD-KS3	Total Among Various Owners/Sites	895,000	2,109,000	458,000	18%	1,790,000	2,685,000
PUD-KS4	MIT	1,170,000	2,230,000	570,000	20%	3,400,000	4,560,000
	Kendall Hotel	22,000	44,000	0	0%	66,000	88,000
	<b>TOTAL</b>	<b>1,192,000</b>	<b>2,274,000</b>	<b>570,000</b>	<b>20%</b>	<b>3,466,000</b>	<b>4,648,000</b>
K2 Study Area	All PUD Areas + 1 Memorial Dr.	3,830,000	8,073,000	1,598,000	17%	10,614,000	13,212,000
Selected Sites Outside K2 Study Area	Various Sites Identified in ECPT/CBT Study	2,023,000	5,071,000	241,000	5%	5,241,000	7,055,000
K2 Study Area + Selected Sites	<b>TOTAL</b>	<b>5,853,000</b>	<b>13,144,000</b>	<b>1,839,000</b>	<b>12%</b>	<b>15,855,000</b>	<b>20,267,000</b>

**Notes:**

\* Non-Residential includes commercial, academic and hotel. Residential includes dwellings and dormitories.

\*\* For Volpe parcel, non-res. is limited to 60% of total GFA.

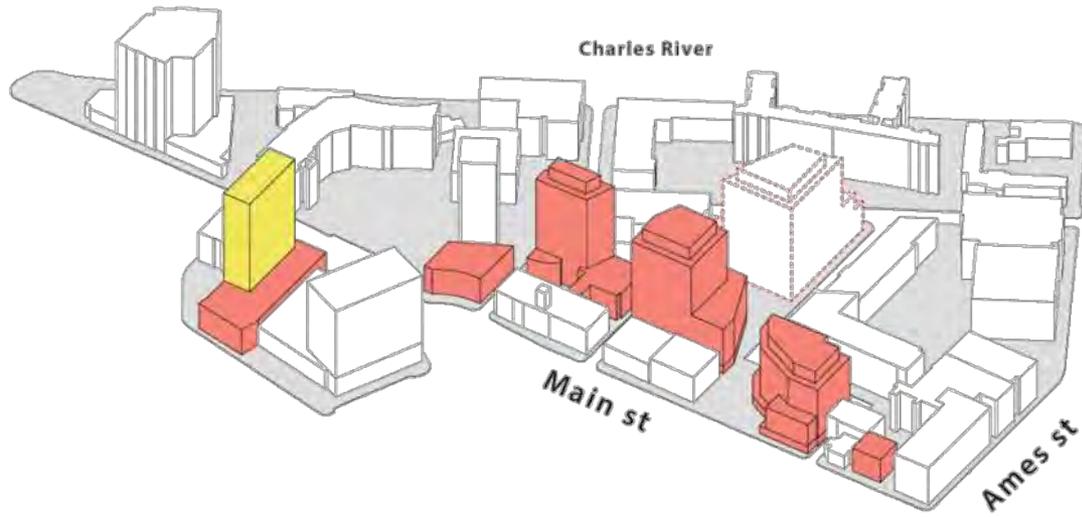
COMPARISON OF SCENARIOS: Development Potential (Net New)		Land Area (SF)	Existing Zoning (All Non-Res. OR All-Res.)		K2 Committee / Goody Clancy			ECPT / CBT		
			Non-Res * GFA (SF)	Res* GFA (SF)	Non-Res * GFA (SF)	Res* GFA (SF)	% Res	Non-Res * GFA (SF)	Res* GFA (SF)	% Res
PUD-KS1	CRA/Boston Properties	890,000	70,000	270,000	500,000	500,000	50%	200,000	880,000	81%
PUD-KS2	Volpe/US-DOT	630,000	814,000**	1,570,000	1,272,000	1,008,000	44%	1,115,000	1,640,000	60%
	303 Third St	149,000	0	0	0	0	N/A	0	0	N/A
	<b>TOTAL</b>	<b>779,000</b>	814,000	1,570,000	<b>1,272,000</b>	<b>1,008,000</b>	<b>44%</b>	<b>1,115,000</b>	<b>1,640,000</b>	<b>60%</b>
PUD-KS3	Various Owners/Sites	895,000	385,000	577,500	122,000	213,000	64%	7,000	140,000	95%
PUD-KS4	MIT	1,170,000	745,000	999,000	1,800,000	200,000	10%	1,420,000	446,000	24%
	Kendall Hotel	22,000	0	0	0	0	N/A	0	0	N/A
	<b>TOTAL</b>	<b>1,192,000</b>	745,000	999,000	<b>1,800,000</b>	<b>200,000</b>	<b>10%</b>	<b>1,420,000</b>	<b>446,000</b>	<b>24%</b>
K2 Study Area	All PUD Areas + 1 Memorial Dr.	3,830,000	1,636,000	3,416,500	3,694,000	1,921,000	34%	2,742,000	3,106,000	53%
Selected Sites Outside K2 Study Area	Various Sites Identified in ECPT/CBT Study	2,023,000	268,000	450,677	268,000	450,677	N/A	59,000	840,000	93%
K2 Study Area + Selected Sites	<b>TOTAL</b>	<b>5,853,000</b>	2,282,000	3,867,353	<b>3,694,000</b>	<b>1,921,000</b>	<b>34%</b>	<b>2,801,000</b>	<b>3,946,000</b>	<b>58%</b>

**Notes:**

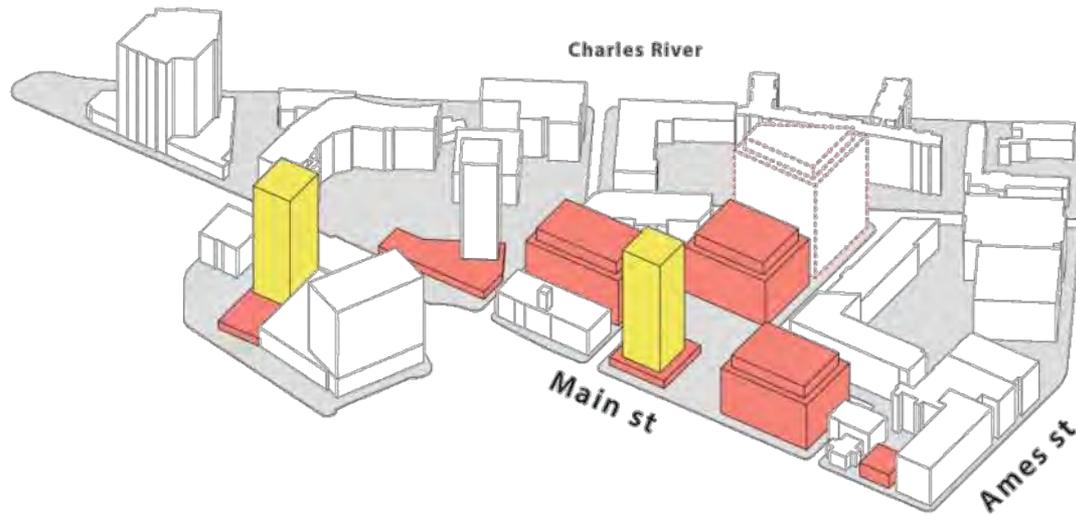
\* Non-Residential includes commercial, academic and hotel. Residential includes dwellings and dormitories.

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**PUD KS-4 (MIT)**



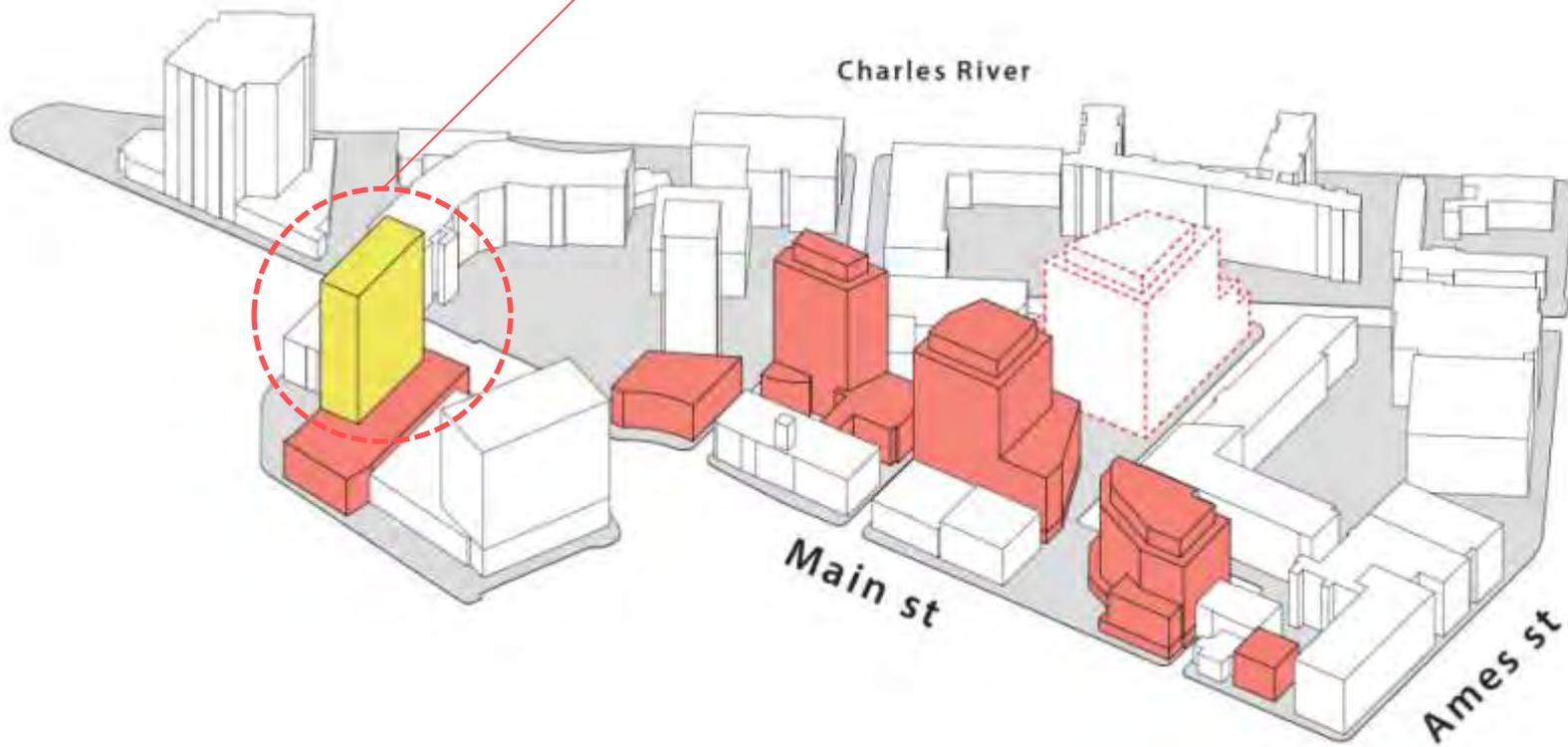
K2 Advisory Committee Plan



CBT Plan

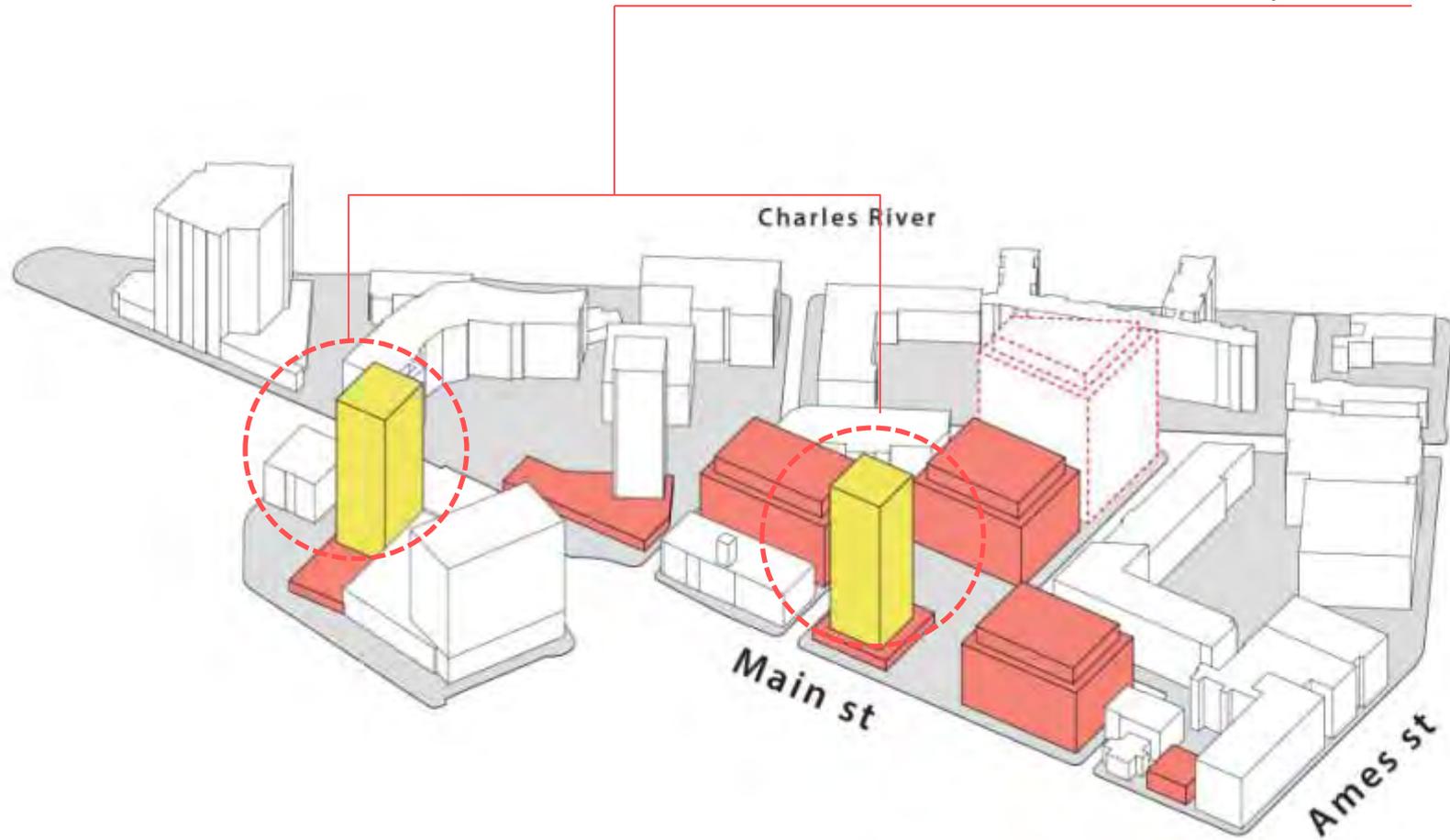
# K2 Advisory Committee Plan

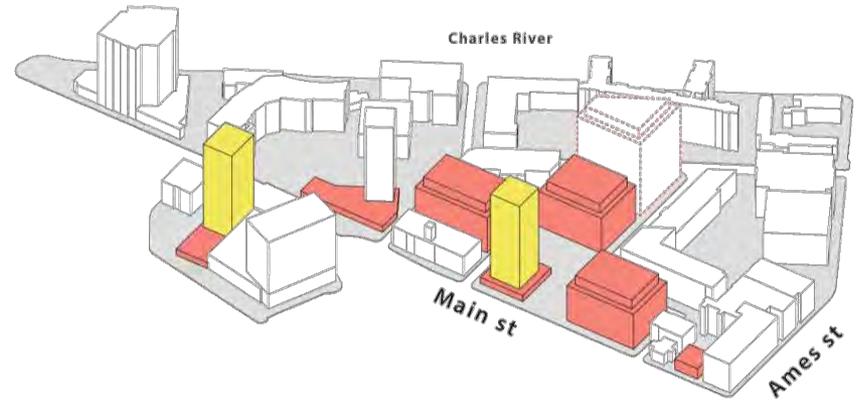
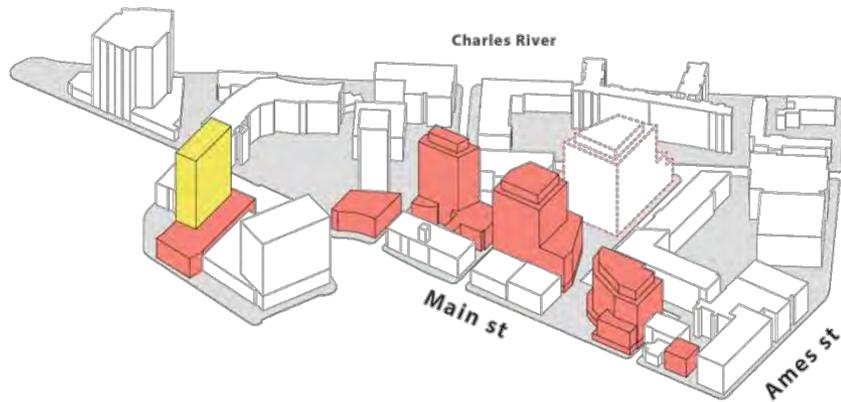
Total New Residential GSF: 200,000 sf



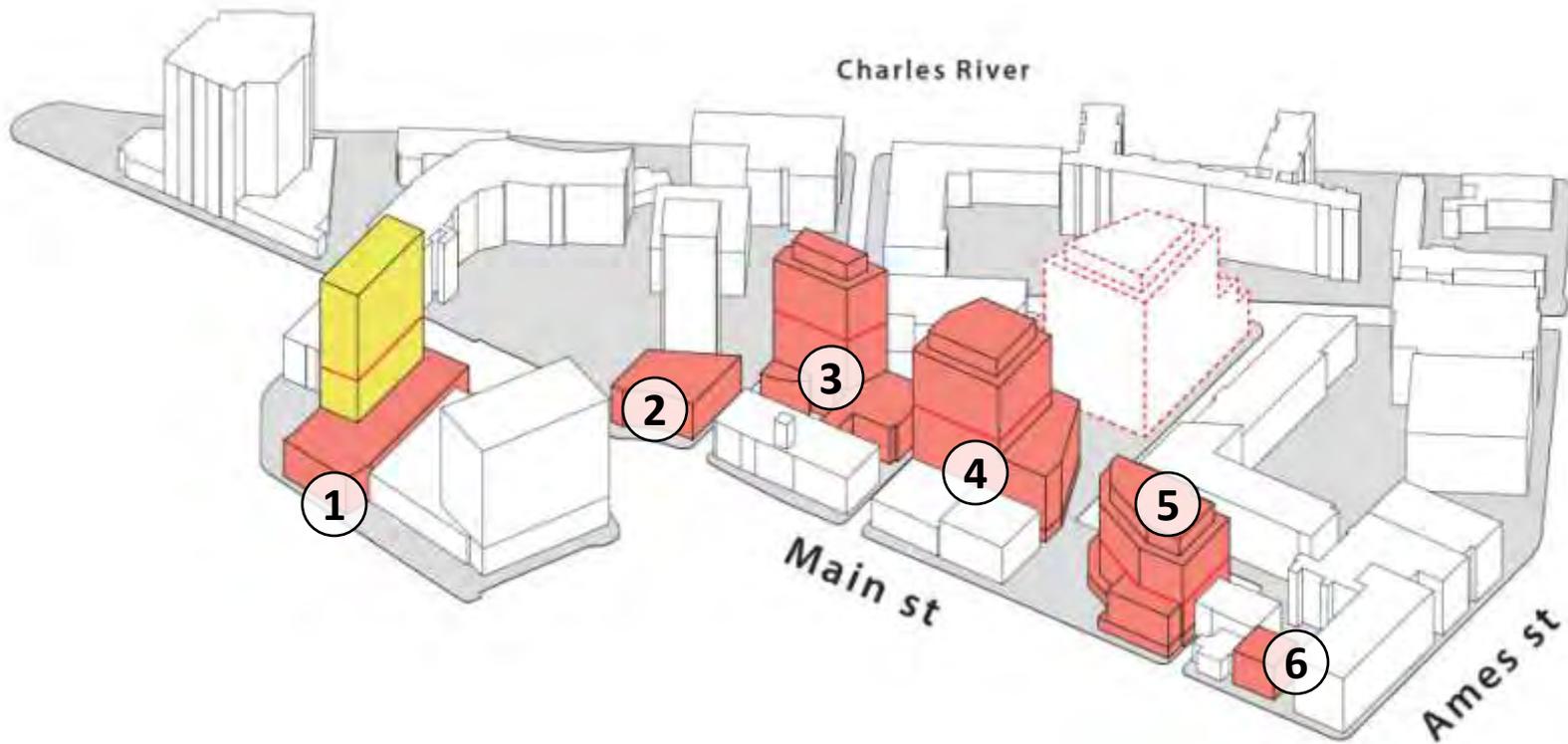
# CBT Plan

*Total New Residential GSF: 446,000 sf*

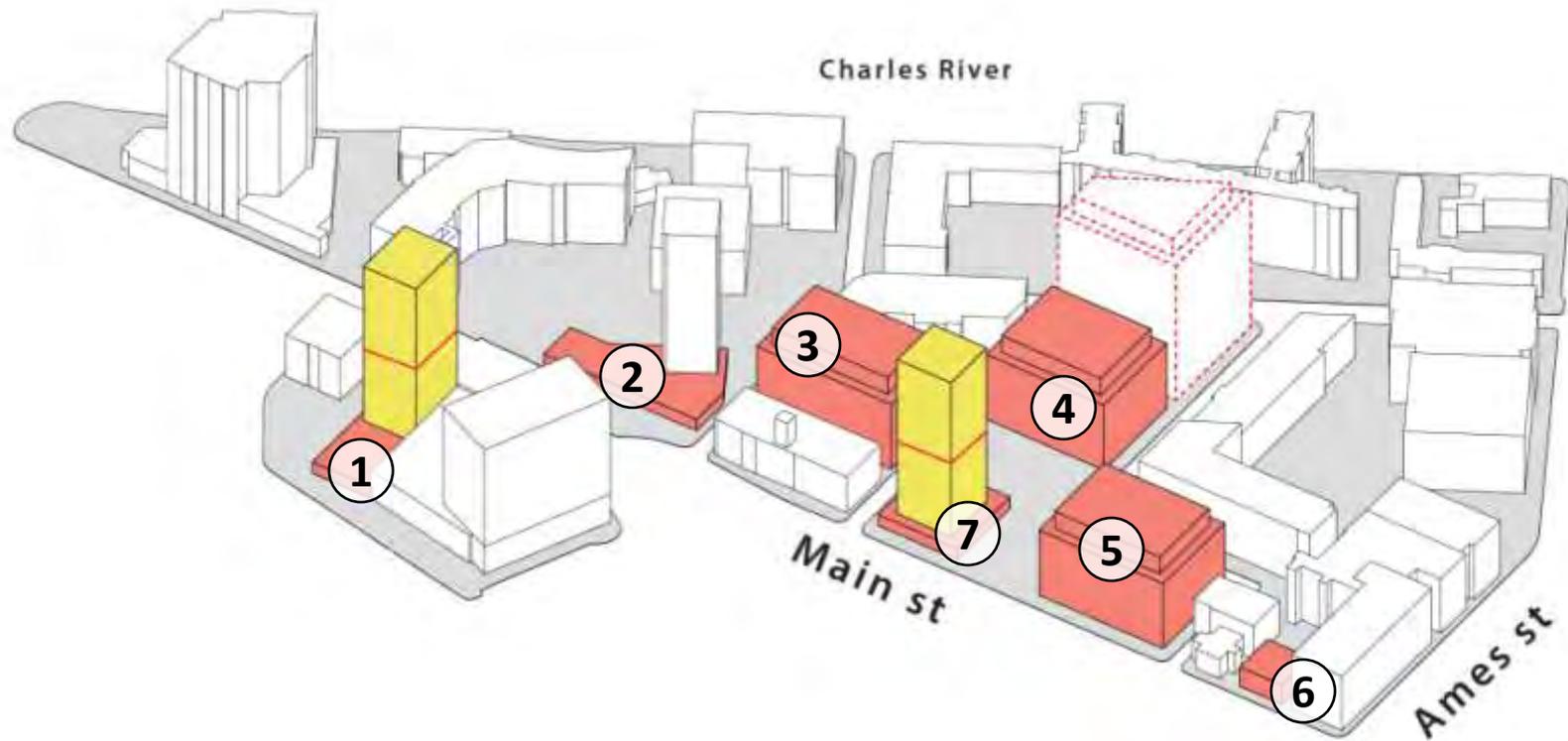




NEW development sf	K2 Advisory Committee Plan	CBT Plan
<b>Residential</b>	<b>200,000 sf</b>	<b>446,000 sf</b> (approx. 2.2 times the amount of Committee's Plan)
<b>Commercial (incl. retail)</b>	<b>1,000,000 sf</b> (approx. 1.3 times the amount of CBT's Plan)	<b>776,000 sf</b>
<b>Academic</b>	800,000 sf of development capacity reserved for academic use. The dotted building in both plans show an academic building of approximately 400,000 sf. Remainder anticipated as infill.	
<b>Historical</b>	Preserves the assemblage of historic buildings along Main St	



No.	Commercial (incl. retail)	sf above 150'	Residential	sf above 150'	Total
1	131,000 sf		200,000 sf	144,000 sf	331,000 sf
2	45,000 sf				45,000 sf
3	180,000 sf	55,000 sf			180,000 sf
4	400,000 sf	118,000 sf			400,000 sf
5	225,000 sf	102,000 sf			225,000 sf
6	19,000 sf				19,000 sf
total	1,000,000 sf	275,000 sf	200,000 sf	144,000 sf	1,200,000 sf



No.	Commercial (incl. retail)	sf above 150'	Residential	sf above 150'	Total
1	21,000 sf		237,000 sf	128,000 sf	258,000 sf
2	26,000 sf				26,000 sf
3	225,000 sf				225,000 sf
4	233,000 sf				233,000 sf
5	241,000 sf				241,000 sf
6	14,000 sf				14,000 sf
7	16,000 sf		209,000 sf	122,000 sf	225,000 sf
total	776,000 sf	0 sf	446,000 sf	240,000 sf	1,222,000 sf