



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, July 25, 2017 at 6:30 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a Zoning Petition by the Massachusetts Institute of Technology to create a new Planned Unit Development Overlay District (PUD-7) over the area known as the Volpe National Transportation Systems Center site in Kendall Square. The key provisions of the proposed district include:

- Requirement for a Development Proposal in Master Plan form and requirement for a Pre-Application Conference with the Planning Board;
- permitted floor area ratio (FAR) of 5.2, with no additional increase in FAR pursuant to inclusionary housing provisions;
- requirement that at least 40% of a development's floor area be designated for residential use, subject to inclusionary housing requirements for affordable units;
- maximum building heights of 250 feet, reduced to 170 feet for non-residential uses in some portions of the district, and allowed to increase up to 350 feet or greater for residential uses in other portions of the district, with no more than one building allowed to exceed 350 feet but not exceed 500 feet;
- required Publicly Beneficial Open Space on a minimum of 25% of a development parcel's area, with additional requirements and limitations;
- establishment of maximum parking requirements for some residential non-residential uses, allowed waiver of minimum parking requirements except for a required 0.4 spaces per residential dwelling unit, and allowance of shared parking;
- required retail and active uses on the site;
- requirements for rooftop mechanical equipment noise mitigation;
- requirements for shared innovation office space to serve small companies and individuals;
- requirements for sustainable design and development;
- required per-square-foot contributions to a community fund to be allocated 50% towards transit improvements and 50% towards a community benefits fund; and
- required funding and siting of a community space within the district.

The area to be rezoned to the new district PUD-7 is bounded by the Pedestrian Way (connecting the southerly end of Sixth Street to the northerly end of Ames Street), Binney, Third, Monroe, Fifth and Potter Streets, and Broadway.

Copies of the full petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments. Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.

The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617/349-4647, lpaden@cambridgema.gov.