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
- Create great places
- Promote environmental sustainability
- Mix living, working and playing
LAND USE CONCEPT PLAN

TRANSITION AREA
OSBORNE TRIANGLE
Greater Intensity

TRANSITION AREA—
MASSACHUSETTS AVE
Greater Intensity

KENDALL SQUARE
Intermediate Intensity

KENDALL SQUARE CORE
Greatest Intensity
Additional height may be possible for residential use in return for specific criteria (design, sustainability, other community benefits)

KENDALL SQUARE—
EAST CAMBRIDGE
ENGAGEMENT
Intermediate Intensity
PUBLIC SPACE CONCEPT PLAN

- Existing parks / greenways
- Potential parks
- Existing gardens and courtyards
- Potential gardens and courtyards
- Existing roof gardens
- Potential roof gardens
- Existing plazas
- Potential plazas
- Existing Active interiors
- Potential Active interiors
- Exterior pedestrian realm
Transportation

- Expand EZ Ride service coverage/frequency; increase employer membership, contributions
- Require enhanced TDM
- Improve priority walking/biking corridors including connections to Charles River, neighborhoods, and regional bike facilities
- Implement Hubway bike-share system
- Create complete streets accommodating pedestrians, bikes, transit, autos
- Limit driving – Create parking maximums for all uses, shared parking
- Manage vehicular traffic from future development and minimize additional traffic on neighborhood streets
- Direct auto traffic to use the most appropriate routes within and around the study area roadway network
AREA-WIDE REQUIREMENTS

Building Design Standards

• Ground floor retail required along Main St, Third St, Ames St between Broadway and Main, and Broadway.

• Allow limited heights up to 250’ (commercial) and 300’ (residential) near Kendall T station

Citywide Regulations continue to apply

Design Guidelines & Consistency with the Plan
Housing

- **Minimum required housing:** PUD KS-1, KS-2, and KS-4 include a minimum housing requirement.
- **Inclusionary housing and incentive zoning:** requirements continue to apply.
- **Middle Income Housing (80 – 120% of AMI):** Required in buildings that exceed 250’ in height. Diverse sizes, including 2-BR and 3-BR. Distributed throughout the building, not just on the top floors.
- **Phasing of minimum required housing:** Certificate of occupancy for no more than 60% of the non-residential capacity may be granted until a Certificate of Occupancy for 100% of the required housing is obtained.
## Sustainability

### Key sustainability goals

| Improve building energy performance | Require **LEED Gold** for new & existing buildings and **enhanced energy efficiency**
| Energy tracking & reporting |
| Increase use of renewable energy and/or district steam | Encourage **on-site energy** systems and **co-gen**; 
Assess **district steam** potential for new buildings |
| Reduce reliance on automobiles; increase use of alternative fuel vehicles | Advocate **enhanced transit links** (Central, North Point, Sullivan, LMA...) via MBTA and EZ Ride; **Hubway** stations in Kendall |
| Prevent urban heat gain | Plant more **trees**; require **cool roofs** (green/white); 
Encourage **green walls** |
| Reduce storm water runoff quantity, improve quality | Require **on-site stormwater retention and treatment**; 
Encourage LID measures (i.e. **graywater**, **rain gardens**)
| Minimize waste generation | Intensify **purchasing, recycling, composting** programs |
| Make sustainability visible | **Display information** explaining sustainability initiatives and green infrastructure |
Community Investments

- **Kendall Square Fund** $10.00 per square foot payment.
  - **public open space** in Kendall Square and adjoining neighborhoods (primarily management and programming; land, design, and construction in some cases)
  - **transit** to benefit Kendall Square needs such as improved connection and frequency to LMA and North Station and Orange Line (EZRide or other)
  - **workforce readiness training** for Cambridge residents (for all ages to supplement existing programs run by the City, school system, and local businesses)

- In-kind contributions possible
  - May not include project-specific mitigation, PTDM measures, project review conditions, and the cost of land leases
Startup Innovation Space

• 5% of all non-residential GFA to be affordable ‘startup innovation space’ for technology startup companies.

• Up to 50% of startup innovation GFA exempt from GFA limit (up to a max. 5% of non-residential GFA)

• General standards for 'startup innovation space':
  -- must be contiguous in increments of 20,000 sf or more
  -- Min. 50% of space devoted to shared common areas and resources
  -- space must be available for flexible, short term leases of 1 month
  -- ≤ 10% of the 'startup innovation space‘ to be leased by single company
  -- average size of privately-rentable suites ≤200 sq. ft.

• May propose alternative format.

• Located in new or existing buildings, or in partnership with other property owners.

• May be provided off-site. Consolidation encouraged.
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

<table>
<thead>
<tr>
<th>Use</th>
<th>Auto Parking</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>R&amp;D</td>
<td>Based on analysis</td>
<td></td>
<td>0.8 sp/1000 sq. ft.</td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td>0.9 sp/1000 sq. ft.</td>
</tr>
<tr>
<td>Retail/consumer service</td>
<td></td>
<td></td>
<td>0.5 sp/1000 sq. ft.</td>
</tr>
<tr>
<td>Residential</td>
<td>0.5 sp/du</td>
<td></td>
<td>0.75 sp/du</td>
</tr>
</tbody>
</table>

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

• **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.

• **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.
• Increase GFA permitted by 1,000,000 SF
  – 600,000 SF non-residential max.
  – Remaining 400,000 SF residential only.
• 200,000 SF minimum housing requirement. CofO before any new commercial CofO.
PUD-KS2  US DOT Volpe Site -- Modify existing PUD

- Increase **FAR** from 3.00 to 4.00
- Minimum 40% **housing** required
- 42% **open space**, incl. 7.5 acres public park (flexibility re. location and configuration of park)
• **Housing Incentive:** Allow additional FAR of 0.5 for residential or hotel use only; used within 400 feet of Third Street.

• **Broad Canal and Main St Improvement Incentive:** Adjacent to Broad Canal, may increase GFA by up to 10%.
  – improved connections to Broad Canal from Main St
  – active ground-floor uses
  – publicly accessible open space (minimum 10%) & improved public realm.
- Increase GFA
  - additional 1,200,000 SF for commercial (non-academic, non-residential), academic, or residential uses.
  - require minimum 200,000 SF of housing
- Flexibility for academic uses from floorplate limits up to 120 feet.