Reinventing Kendall Square for the 21st Century
Updated Vision and Framework

KENDALL SQUARE ADVISORY COMMITTEE
APRIL 5, 2012
Agenda

- Draft recommendations: Built form and use
- Discussion
Built form and use: principles

- Performance-based approach
- At street scale:
  - Frame streets as public outdoor rooms.
  - Create an appropriate pedestrian scale.
  - Relate new development to scale of context buildings.
- Above street scale (intermediate and tallest heights):
  - Accommodate significant additional research and housing development intensity where infrastructure and mixed-use concentrations best support it.
  - Leverage development value to support community benefits.
  - Produce variety of building height and massing to enhance aesthetics and sense of place, preserve sky views & solar access.
## Built form and use: summary

<table>
<thead>
<tr>
<th>Height range</th>
<th>Priority uses</th>
<th>Maximum lengths of perpendicular facades*</th>
<th>Potential floorplate (approx. sf)</th>
<th>Minimum building separation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streetwall (ground to 85’)</td>
<td>Active uses required on ground floor in core areas; encouraged elsewhere</td>
<td>None</td>
<td>Full block</td>
<td>None</td>
</tr>
<tr>
<td>85’ to 120’</td>
<td></td>
<td>240’ x 175’</td>
<td>42,000</td>
<td>15-25’</td>
</tr>
<tr>
<td>120’ to 200’</td>
<td></td>
<td>175’ x 175’</td>
<td>30,600</td>
<td>20-40’</td>
</tr>
<tr>
<td>200’ to 250’</td>
<td></td>
<td>175’ x 175’**</td>
<td>30,600</td>
<td>100’</td>
</tr>
<tr>
<td>250’ to 300’ (up to six buildings in this range)</td>
<td>Housing only</td>
<td>160’ x 65’** or 90’ x 90’**</td>
<td>10,400</td>
<td>100’</td>
</tr>
</tbody>
</table>

*At least one major vertical break – a displacement of at least 8’ in depth, 16’ in width and 2/3 of building height – is required per 100’ of façade length.

** Subject to additional design guidelines addressing façade articulation
Façade lengths: research/office

Five Cambridge Center
Floorplates approx. 27,000sf, 20,000sf
Façade lengths: research/office

Broad Institute
Floorplate approx. 31,000sf

Approx. 210’
Approx. 120”
Approx. 80’
Façade lengths: research/office

Approx. 172’
Approx. 120’

40 Landsdowne Street
Floorplate approx. 27,500sf
Façade lengths: research/office

Genzyme
Floorplate approx. 32,000sf
Façade lengths: research/office

Dana Farber Yawkey Center
Floorplate approx. 27,500sf

Approx. 180'
Approx. 120'
Built form and use: upper-floor connections

- Encouraged for tenants needing larger floorplates (i.e., 35,000-70,000sf)
- Emphasize distinct appearance of buildings through transparency, setback
- Proposed guidelines:
  - Within blocks
    - Set back at least 35’ from public street façade
    - Façade at least 80% transparent
    - Provide ground level public passage at selected locations
  - Over side streets/promenades
    - Set back at least 35’ from public street
    - At least 35’ or two stories clearance above ground
    - No more than 35’ wide and 2/3 of building height (aggregate)
    - Space multiple connections apart by double their greatest width
    - Facade at least 80% transparent
Use requirements: retail

Active ground floor uses required in core areas

- Retail or educational/cultural
- Outside of core, retail encouraged; alternatively, 50% transparency or regular residential front doors/stoops required
- Retail exempted from FAR count
- Retail space vacancies exceeding six months (?) may be occupied by community use (i.e. art display)
Use requirements: housing

Minimum amount of housing development required throughout study area in conjunction with research/office development

- Begin housing development by completion of 40% of associated office/research
- Complete housing by completion of 80% of associated office/research
- Inclusionary housing and incentive zoning policies apply
Community benefits may take a variety of forms

Support for...

- Parks/public spaces (maintenance and programming)
- Workforce readiness programs and education
- Expanded transportation alternatives and demand management
Preferred development scenario

Approximate floor areas (beyond pipeline):

- **Housing**: 2,000-2,500 units
- **Office/research**: 2.5-3 million sf
- **Retail/active ground floor**: 200-250,000sf
Discussion

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- **Housing**: 2,000–2,500 units
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