Kendall Square

Transit Enhancement Program - Update

Cambridge Transit Committee Presentation | December 4, 2019
ABOUT THE CRA

Our Mission
The Cambridge Redevelopment Authority is committed to implementing imaginative, creative initiatives to achieve social equity and a balanced economic ecosystem. We work in the public trust to bring a human dimension to development improving the quality of life for residents, businesses, employees, and visitors. Our goal is to balance economic vibrancy, housing, and open space to create sustainable communities through new and revitalized development. We are an independent, agile public authority bringing a unique set of redevelopment tools to work in close partnership with the City of Cambridge and other organizations.
Since 1977 - Planning for commercial development with transit expansion and reduced parking
KSURP HISTORY: CAMBRIDGE CENTER

CRA Agreement with Boston Properties
- 1979 for Parcel 3 & 4
- 1982 for Parcel 2

Terms of Transaction
- Development Rights
- Infrastructure Obligations
- Financial Consideration
Example: Building Kendall Station (1985)
- President Carter’s Urban Initiatives Project
- CRA-BP-MBTA public private partnership
Kendall Square Traffic & Building Development

Source: Cambridge Redevelopment Authority Kendall Square Urban Renewal Area Section 61 Findings Annual Traffic Update
GROWTH IN KENDALL

Kendall Square Development Map  Development Growth and Shifts in Land Use

1980  2018

Source: Cambridge Redevelopment Authority http://www.cambridgeredevelopment.org/interactive-map/

LAND USE KEY
- Office / R&D
- Higher Education
- Residential
- Parking & Transportation
- Retail
- Hotel
- Industrial
- Government
- Vacant
1. Nurture Kendall’s Innovative Culture
2. Create Great Places
3. Promote Environmental Sustainability
4. Mix Living, Working, Learning, and Playing
646,500 SF commercial development
420,000 SF housing
• EIR – KSTEP Concept & Initial Funding Formula
  *Value Capture program linked to commercial development*

• Development Agreement (CRA & Boston Properties)
  *$6 million (50/50 contribution)*

• MOU (CRA, City, MBTA, MassDOT, Boston Properties)

• Working Group – Governance and Procedures
  *(finalize in 2019)*
• **Working Group** – makes technical recommendations:
  – Parties to original MOU
  – Additional KSTEP contributors
  – To draft ‘metrics of success’

• **CRA Board** – Authorizes funding

• **City Manager** – Provides Concurrence & Approval

• **MBTA GM or MassDOT Secretary Approval** (state assets)
• Project Priorities Criteria
  – Measurable improvement to transit service levels for any transit that touches Kendall Square including connections to and from
  – Ability to leverage multiple layers of public and private funds
  – Economically sustainable from capital and operational perspective
  – High level of utility from a mobility perspective

• Utilize recommendations of relevant planning efforts
  • Kendall Square Mobility Task Force
  • Collect input from stakeholders (TAC, KSA, others)
MOBILITY TASK FORCE & TRANSPORT KENDALL

EIR

Kendall Square Mobility Task Force – MassDOT Appointed / City completed

KSTEP

Red Line Improvements

Grand Junction Corridor

Expand Bus Service
MOBILITY TASK FORCE & TRANSPORT KENDALL

Actions to Transform Mobility
MOBILITY TASK FORCE & TRANSPORT KENDALL

- Kendall Square Mobility Task Force – MassDOT Appointed / City completed
- Relevant planning efforts

Red Line Improvements
Grand Junction Corridor
Expanded Bus Service
KSTEP MOU

• **Initial Funding allocation – $2 million**
  – MBTA Bus Improvements
  – EZ Ride
  – Bus lanes, shelters or transit prioritization

• **Longer Term Investments - $4 million**
  – Red Line improvements
  – New Transit connections
  – Leverage other sources

• **Parties to seek expansion opportunities**
Implementation

- Refine Project Execution Plan and Metrics
- CRA Administers Funds
- Implementation Partner Utilizes Funds
- Project Metrics Reported/CRA Oversight
- CRA Publishes Annual KSTEP Report
- Working Group Reviews

Funding Approval

- Get project approval from Implementing Partner
- BxP MBTA

- Draft Funding Proposal
- Working Group Reviews Proposal
- Finalize Funding Form
- Approved by CRA Board & City Manager
- KSTEP Project Workflow

Project Ideas

- Affiliated Stakeholders
- Implementing Partners

Working Group Concepts
cambridgeredevelopment.org