Volpe’s purpose is to advance transportation innovation for the public good

- Redevelopment objectives:
  - Acquire a state-of-the-art facility for transportation research and innovation;
  - Maximize financial return to the government and taxpayers; and
  - Leverage industry expertise to unlock the balance of the property for new use(s)

- A new facility of up to 390,000 GSF and parking spaces as appropriate

- New facility to accommodate:
  - Offices, conference rooms, collaborative space, flexible labs, and special use space;
  - Public access, if possible, to showcase the work of Volpe and host industry groups to foster collaboration
Exchange Structure

- Use exchange structure to acquire new state-of-the-art facility for the Volpe Center with no appropriation of federal funding

- Exchange portions of the site no longer needed by federal government for construction services

- New state-of-the-art facility stays in federal ownership and will be designed and constructed in accordance with well-established federal government standards

- Portions of site conveyed out of federal ownership and become subject to guidance and control of City of Cambridge
Exchange Process

- Request for Information
  - Issued on August 26, 2014 to gain industry feedback
  - Responses under review

- Request for Qualifications
  - Issued to select most qualified entities to be given opportunity to respond to Request for Proposals

- Request for Proposals
  - Goal to establish contract with selected exchange partner that will result in:
    - Construction of new Volpe Center facility; and
    - Conveyance of portions of site no longer needed by federal government to exchange partner
KENDALL SQ PLAN (K2): Vision & Goals

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
K2 Recommendations: Area-wide

MIT rezoning, 2012

BP Ames St rezoning & land disposition, 2013 PRSP hearing, Dec 2014

MXD BP update, 2014 BP developing plan concept

Volpe block PRSP hearing, Dec 2014

Cambridge Research Park

MIT Grand Jn. Study (ongoing)

BP Ames St rezoning & land disposition, 2013 PRSP hearing, Dec 2014

MXD BP update, 2014 BP developing plan concept

Volpe block PRSP hearing, Dec 2014

Cambridge Research Park

MIT Grand Jn. Study (ongoing)
Active Ground Floors

- **Active ground floor uses** encouraged along all public streets and open spaces

- **Ground Floor Retail: Required along** Main Street, Broadway, Ames Street, Third Street and non-residential frontage along Broad Canal Way

- **Retail Exemption:** Ground-level retail exempted from the district GFA limitations

- Encourage needed retail e.g. grocery and pharmacy
Housing

- **Minimum required housing**: PUD KS-1, KS-2, and KS-4 include a minimum housing requirement.

- **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.
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 in the PUD)
Startup Innovation Space

• General standards for 'startup innovation space'
• To be located in new or existing buildings, or in partnership with other property owners.
• Annual reporting required -- number of tenants, size of spaces etc.
• May be provided off-site. Consolidation encouraged.
• Accommodation for mid-tier companies?
Community Investments/ Kendall Square Fund

- **Kendall Square Fund** $10.00 per square foot payment on all non-residential GFA in a PUD: public space, transit, workforce

Sustainability

- **LEED Gold** for new & existing buildings and **enhanced energy efficiency**
- Encourage **on-site energy** systems and **co-gen**;
- Assess **district steam** potential for new buildings
Transportation

- Expand EZ Ride service coverage/frequency; increase employer membership, contributions
- Require enhanced TDM
- Create complete streets accommodating pedestrians, bikes, transit, autos
- Create parking maximums for all uses, emphasize 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

<table>
<thead>
<tr>
<th>Use</th>
<th>Auto Parking</th>
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<tbody>
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<tr>
<td>Residential</td>
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K2 Recommendations: US DOT Volpe Block

• Increase FAR from 3.00 to 4.00
• Minimum 40% housing required
• 42% open space, incl. public park (flexibility re. location and configuration)
• K2 area-wide recommendations: active ground floors, middle-income housing, innovation office space, community investment fund, sustainability, parking and loading
Kendall Square Zoning Districts with Proposed Zoning Height Limits

City of Cambridge CDD

Kendall Square Districts

Maximum Height Limit

- 35'
- 45'
- 55-60'
- 65-70'
- 75-80'
- 85'
- 105'
- 120'
- 140'
- 160'
- 230'
- 300'

Legend:

- CRDD
- C-1
- OS
- IA-1
- IA-2
- IB
- BB
- BA
- C-3
- 35/45'
- 45'
- 55-60'
- 65-70'
- 75-80'
- 85'
- 105'
- 120'
- 140'
- 160'
- 230'
- 300'

Map showing Kendall Square Zoning Districts with proposed zoning height limits.
Public Space

Source: East Cambridge Planning Team/CBT Plan
Public Space

42% open space, including public park (flexibility re. location and configuration)

Source: K2 Plan

Source: East Cambridge Planning Team/CBT Plan
Finalists:
• Richard Burck Assoc
• Michael Van Valkenburgh
• Framework
• SITELAB

HOME

Connect Kendall Square: A Design Competition

The Connect Kendall Square Open Space Competition is a unique opportunity to plan and implement a vision for the entire open space network in Kendall Square and vicinity. We’re looking for new thinking with respect to the overall public realm, connections, programming, and place making.

Over the past several decades, Kendall Square has transformed from a former industrial area into a world-renowned center of biotech, high-tech research, and innovation. To complement the changes, the City has planned new open space opportunities, primarily in four locations:

1. Rogers Street between Second and Third Streets
2. Triangle parcel at Land Boulevard and First Street
3. Galileo Way between Broadway and Binney Street
4. Point Park at Main Street and Broadway

The final result of the Connect Kendall Square competition is envisioned to be a comprehensive open space framework for Kendall Square and Eastern Cambridge that will be used to facilitate...