KENDALL SQ PLAN (K2): Public Process/Community Engagement

• April 2011 – June 2012
• 20-person Advisory Committee -- residents, businesses, property owners/developers, MIT, Kendall Square Association, Cambridge Redevelopment Authority
• Multidisciplinary consultant team led by Goody Clancy
• 18 committee meetings
• 2 public meetings + 2 hands-on working sessions
• Study area walking tour
• City Council roundtable + Planning Board discussions

Companion process: neighborhood sponsored ECPT/CBT plan
Two Plans: Consistent Themes

Source: K2 Plan

Source: East Cambridge Planning Team/CBT Plan
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
Planning Framework

- Active ground floors
- Housing
- Innovation space
- Community Investments/Kendall Sq Fund
  - public open space (primarily management and programming; land, design, and construction in some cases)
  - Enhanced transit connections to benefit Kendall Square needs e.g. 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)
- Sustainability
- Transportation
- Design guidelines
- Predictability
- Flexibility
Non-Zoning: Sustainability

**K2 Ecodistrict** -- District-scale sustainable development framework for private-public-civic partnership that emphasizes innovation, transparency and collaborative action.

**Stakeholders include:**
- Working to engage all K2 stakeholders

**Grant Funding:**
- $210,000 over 2 years, 2014-2015
- Project manager hired
- Engaging Consultant for district energy assessment

<table>
<thead>
<tr>
<th>District Organization</th>
<th>District Assessment</th>
<th>Project Feasibility &amp; Development</th>
<th>District Monitoring</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engage stakeholders</td>
<td>8 performance areas</td>
<td>Identify priority projects</td>
<td>Impacts and progress</td>
</tr>
<tr>
<td>Governance &amp; Funding</td>
<td>Baseline data for indicators</td>
<td>Align stakeholder interests</td>
<td>Refining the vision</td>
</tr>
<tr>
<td>Shared vision/roadmap</td>
<td>Prioritization</td>
<td>Project financing and management</td>
<td></td>
</tr>
</tbody>
</table>
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
Non-Zoning: Transportation & Infrastructure

- Expand EZ Ride service coverage/frequency; increase employer membership, contributions
- **Improve priority walking/biking corridors** including connections to Charles River, neighborhoods, and regional bike facilities
- Expand **Hubway bike-share** system
- Create **complete streets** accommodating pedestrians, bikes, transit, autos
- **Roadway improvements** – Main St, Broadway, Binney St
K2 Recommendations: Status

MIT rezoning, 2012
BP Ames St rezoning & land disposition, 2013
PRSP hearing, Dec 2014
MXD PB update, 2014
Volpe block

Cambridge Research Park

MIT rezoning, 2012
BP Ames St rezoning & land disposition, 2013
PRSP hearing, Dec 2014
MXD PB update, 2014
Volpe block

MIT Grand Jn. Study (2014)

BP Ames St rezoning & land disposition, 2013
PRSP hearing, Dec 2014
MXD PB update, 2014
Volpe block

ECKOS design competition, Comm process (ongoing)
Proposed Zoning: Overview

1. Retain and modify current PUD-KS zoning
2. Site-specific K2 recommendations: Development, height, open space
3. Area-wide K2 recommendations
4. Special provisions for government use
Development Capacity

K2 Planning Study Conceptual Development Model (Goody Clancy)
Development Capacity

ECPT Study Conceptual Development Model (CBT Planners and Architects)
## Development Capacity

<table>
<thead>
<tr>
<th></th>
<th>Current Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parcel Area (approx)</strong></td>
<td>610,000 SF (14 acres)</td>
<td>610,000 SF (14 acres)</td>
</tr>
<tr>
<td><strong>Commercial GFA</strong></td>
<td>1,098,000 SF max</td>
<td>1,464,000 SF max</td>
</tr>
<tr>
<td><strong>Residential GFA</strong></td>
<td>732,000 SF (+ 219,600 SF inclusionary)</td>
<td>976,000 SF (+ 292,800 SF inclusionary)</td>
</tr>
<tr>
<td><strong>Retail GFA (exempt)</strong></td>
<td>70,000 SF max exemption</td>
<td>128,421 SF max exemption (up to 5% of total)</td>
</tr>
<tr>
<td><strong>Innovation GFA (exempt)</strong></td>
<td>N/A</td>
<td>73,200 SF max exemption (up to 5% of office)</td>
</tr>
<tr>
<td><strong>Government GFA (exempt)</strong></td>
<td>N/A *</td>
<td>400,000 SF * (approx.)</td>
</tr>
<tr>
<td><strong>Max. Total GFA</strong></td>
<td>2,119,600 SF</td>
<td>3,334,421 SF (approx.)</td>
</tr>
</tbody>
</table>

*NOTE: ALL FIGURES APPROXIMATE*
Height Limits: Current

Kendall Square Study Area with Current Zoning Height Limits
City of Cambridge CDD
Kendall Square Study Area
with Proposed Zoning Height Limits
City of Cambridge CDD
Open Space

K2 Study (Goody Clancy)

ECPT Study (CBT)
Open Space

K2 Study (Goody Clancy)
Alternative configurations:
Approx. 4.5 - 5.0 acres of open space
Open Space

ECPT Study (CBT)
Network of park spaces and pathways
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...
# Open Space

<table>
<thead>
<tr>
<th></th>
<th>Current Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Area (approx)</td>
<td>14 acres</td>
<td>14 acres</td>
</tr>
<tr>
<td>Min. Open Space</td>
<td>At least 5.9 acres (42%)</td>
<td>At least 5.0 acres (36%) Public + Publicly Beneficial</td>
</tr>
<tr>
<td></td>
<td>All open space types</td>
<td></td>
</tr>
<tr>
<td>Min. Public Open Space (part of total)</td>
<td>At least 7.5 acres</td>
<td>At least 2.5 acres</td>
</tr>
</tbody>
</table>

*NOTE: ALL FIGURES APPROXIMATE*
K2: Design Guidelines

Issues better assessed through design review than zoning, including:

• Environmental Quality
• Walkability
• Universal Access
• Built Form
• Ground Floors
K2: Active Ground Floors

- **Active Uses** (retail, public institutions, **NOT** lobbies): Required along Broadway and Third Street, encouraged along all public streets and open spaces

- **Ground Floor Retail**: **Exempt** from GFA limitations for establishments of 5,000 square feet or less (up to 5% of total GFA)

- Planning Board has flexibility in approving a development plan
K2: Housing

- **Inclusionary and Incentive Zoning** apply
- **Phasing**: Housing buildout must precede commercial buildout
- **Middle-Income/Height Incentive**: Equivalent of 25% of GFA between 250 and 300 feet (residential) set aside for households earning 80%-120% AMI
K2: Innovation Space

- Required for at least 5% of new office development
- Located in new or existing buildings, or in partnership with other property owners
- Small companies & individuals on short-term leases
- Shared workspaces
- Planning Board approval of plan – flexibility allowed
- Half of innovation space exempt from GFA (up to 5% total)
K2: Parking and Transportation

- Parking: Reduce, manage and share

<table>
<thead>
<tr>
<th>Use</th>
<th>Auto Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum</td>
</tr>
<tr>
<td>R&amp;D</td>
<td>Based on analysis</td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Retail/consumer service</td>
<td>0.5 sp/du</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

- PTDM requirements and enhanced TDM
- PUD process includes review of street/circulation design, transportation impacts and mitigation
- Proposal must consider desired transit routes identified in K2 study
K2: 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
- Follow **BEUDO** requirements
- Anticipate net-zero and adaptation goals
K2: Community Investment Fund

- **Contribution:** $10.00 per square foot of non-residential, non-exempt GFA above base zoning limits
- **Uses:** open space programming, transit service, workforce development

- Encourages including government facility in a Development Parcel rather than separating
- Government use exempt from otherwise applicable requirements
- Exemptions do not apply if government use discontinued