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CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

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IRAM FAROOQ  
Assistant City Manager for  
Community Development

SANDRA CLARKE  
Deputy Director  
Chief of Administration

To: Ordinance Committee  
From: CDD Staff  
Date: September 29, 2017  
Re: **Response to Committee re: MIT Volpe Zoning Petition**

The information included below and in the attached material is provided in response to requests made at the September 13, 2017, Ordinance Committee hearing.

**Explanation of Major Development Provisions**

The attached chart summarizes the relationships among provisions of the Zoning Ordinance, Letters of Commitment, Design Guidelines, and PUD Special Permits, providing the purpose, procedural elements, and components of each.

**Kendall Square Development**

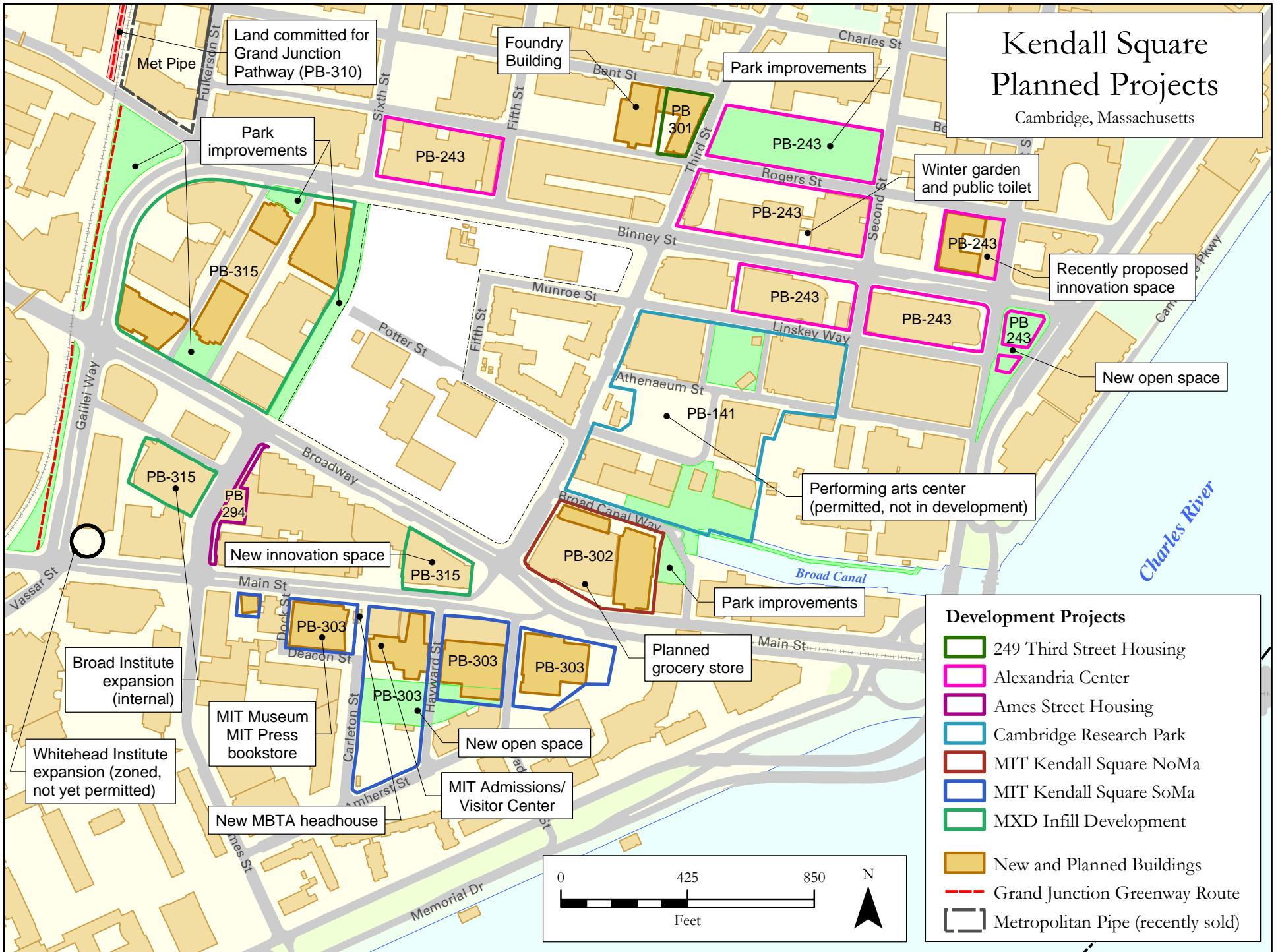
Update on elements of current projects in Kendall Square including housing, grocery stores, retail, funding, and other contributions. The attached map and chart summarizes projects that are currently permitted and in the development stage as well as projects authorized in zoning but not yet permitted.

**Affordable Housing Applicant Pool by Unit Size**

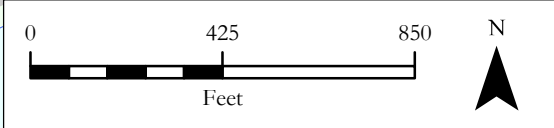
The chart below provides current information on the applicant pool for affordable housing provided through CDD's Housing Division as of September, 2017.

Unit Size	Applicant Pool (households)
Studio or one bedroom	1,008
Two bedrooms	924
Three or more bedrooms	557

	<b>Zoning (PUD Overlay District)</b>	<b>Letter of Commitment</b>	<b>Urban Design Guidelines</b>	<b>Dev Review / PUD Special Permit</b>
<b>Purpose</b>	Describes limitations and requirements for development within a district – in PUD zoning, controls are contingent on Planning Board review and approval. Zoning controls land use and development regardless of land ownership.	Provides terms of an agreement by which a particular property owner will provide certain benefits to the City in exchange for a rezoning of their land.	Describes general objectives and desired design outcomes for a project, including overall site planning, building design, and landscape. Conformance with guidelines is evaluated by the Planning Board during the development review and approval process.	Authorizes a PUD development plan, subject to conditions. Larger PUDs can be approved as a master plan that identifies building and open space sites, each with an allowed size and range of uses, subject to detailed design review of each site and a phased program of mitigation.
<b>Process</b>	City Council votes to amend the Zoning Ordinance. Property owners and other groups of at least 10 registered voters may petition for a zoning change. Planning Board holds hearings on all zoning petitions and makes a recommendation to Council.	Property owner submits a letter outlining commitments, and City Council votes to agree to the terms. Letters of Commitment are usually referenced in the Zoning Ordinance where applicable.	Usually developed by CDD staff and Planning Board as part of a planning study, and can involve participation from stakeholders. Design guidelines are usually referenced in the Zoning Ordinance where applicable and are used by staff and the Planning Board for project/design review.	Developer submits a PUD Development Proposal to the Planning Board for an initial public hearing, then a Final Development Plan for a second public hearing. Planning Board evaluates the plan according to criteria in zoning and votes to issue a special permit granting approval with conditions.
<b>Contains</b>	<ul style="list-style-type: none"> <li>• Development controls and standards (e.g. floor area, height, open space, parking, green building standards)</li> <li>• Required development components (e.g. housing, active ground floors, innovation space, community space)</li> <li>• Contributions or other requirements as mitigation for project impacts (e.g. incentive zoning, transit contributions)</li> <li>• Criteria for PUD review and approval</li> </ul>	<ul style="list-style-type: none"> <li>• Commitments particular to a property owner</li> <li>• Investments outside the district (Grand Junction corridor, student housing)</li> <li>• Commitments related to tenancy/programming rather than land use (e.g. retail marketing and tenancing, open space programming)</li> <li>• Contributions providing public benefits but not tied to project impacts (e.g. community space funding)</li> <li>• Commitments related to ongoing public engagement (e.g. Open Space and Retail Advisory Committee)</li> </ul>	<ul style="list-style-type: none"> <li>• Planning principles</li> <li>• Overall design intent and objectives (e.g., urban character, context)</li> <li>• Site planning objectives and guidelines (e.g., block sizes, circulation, open space)</li> <li>• Building objectives and guidelines (e.g., orientation, bulk and massing, articulation, shadow and wind mitigation)</li> <li>• Landscape objectives and guidelines (e.g., definition of spaces, vegetation, paving, furniture, features)</li> </ul>	<ul style="list-style-type: none"> <li>• Approval of building and open space sites, circulation networks, land uses, building sizes and heights, phasing</li> <li>• Process for review of component sites, with development standards, guidelines, and criteria</li> <li>• Phased program of requirements to mitigate impacts (transportation, climate, noise)</li> </ul>



Kendall Square  
Planned Projects  
Cambridge, Massachusetts



- ### Development Projects
- 249 Third Street Housing
  - Alexandria Center
  - Ames Street Housing
  - Cambridge Research Park
  - MIT Kendall Square NoMa
  - MIT Kendall Square SoMa
  - MXD Infill Development
  - New and Planned Buildings
  - Grand Junction Greenway Route
  - Metropolitan Pipe (recently sold)

Map prepared by Brendan Monroe on September 28, 2017. CDD GIS C:\Projects\Zoning\Petitions\VolpeCenter\DevelopmentProjects.mxd

Permitted Development in Kendall Square

Project	Status	Office/Lab	Housing Units	Retail/Amenities	Open Space/Public Space	Funding Contributions
Cambridge Research Park (PB-141) <i>Biomed / Twining / Constellation</i>	Mostly complete	767,000 SF (all complete)	465 units 57 affordable (inclusionary) (all complete)	50,000 SF retail (complete, mainly restaurants) 85,000 SF performing arts (not in construction)	Approx. 2 acres publicly beneficial, including skating rink and canoe/kayak launch	Incentive zoning (approx. \$2.9 million paid)
Alexandria Center (PB-243)	Mostly complete	1.5 million SF (nearly all complete)	220 units – required 220,000 SF with 47,000 SF middle-income, 33,000 SF affordable (91 units complete – 12 affordable, 15 middle-income)	21,500 SF retail – potential to expand to 60,000 SF (about half tenanted) Biogen “Community Lab” on Sixth Street (completed) “Winter garden” at 75-125 Binney w/public restrooms (completed) Innovation space at 161 First Street (recently proposed)	Approx. 2.5 acres open space conveyed to City Foundry Building conveyed to City	\$9.5 million for park design and construction (paid) Up to \$6 million to “Open Space Fund” (partially paid)
88 Ames Street (PB-294) <i>Boston Properties</i>	In construction	N/A	280 units 36 affordable (inclusionary)	16,000 SF retail	N/A	\$50,000 to Kendall Square Mobility Task Force
249 Third Street (PB-301) <i>Equity Residential</i>	Starting construction	N/A	84 units 10 affordable (inclusionary) + 2 middle-income units	1,420 SF corner retail	N/A	N/A
MIT “NoMa” – One Broadway (PB-302) <i>MITIMCo.</i>	Starting construction	23,000 SF (net new)	300 units (approx.) Inclusionary @18% affordable (approx. 54 units) + 5-10 middle-income units for height incentive	34,000 SF retail Including grocery store 60,000 SF innovation space (within existing CIC)	New Broad Canal sidewalk and connection to Main Street Improvement of “Triangle Green” at end of Broad Canal to be usable	\$14 per new commercial SF to community fund (up to about \$13 million, about \$2 million paid to date) Incentive zoning (up to about \$14 million)
MIT “SoMa” (PB-303) <i>MITIMCo. / MIT</i>	Starting construction	939,000 SF (net new)	450 student housing units (replacing 201 existing)	99,000 SF retail – including MITpress bookstore relocation MIT Museum relocation Admissions/Visitor Center 60,000+ SF innovation space off-site (LabCentral)	Approx. 2 acres publicly beneficial Cherry St./School St. lot conveyed to City	\$500,000 to Grand Junction improvements (paid) \$20,000/yr. over 10 yrs. for apprenticeships program
MXD Infill Plan (PB-315 and PB-294) <i>Boston Properties</i>	Starting construction	540,000 SF (net new)	425 units Required 20% affordable (approx. 85 units), 5% middle-income (approx. 21 units) 20% homeownership commitment	19,000 SF retail 105,200 SF innovation space (255 Main Street)	Improvements to Sixth Street connector Improvements to Broadway Park (south of garage) Improvements to Binney Street Park (north of garage)	\$6 million initial KSTEP contribution (CRA/Boston Properties)
Whitehead Institute Expansion (zoned, not permitted)	No development proposal to date	60,000 SF (net new)	N/A	Retail and/or publicly accessible ground floor space	TBD	\$10 per new SF to community fund (up to \$600,000)

Notes: **ALL FIGURES APPROXIMATE.** Based on best information available as of September, 2017. Does not include requirements associated with transportation impact mitigation (per Section 19.20 review) such as road/intersection improvements, transportation demand management (TDM) programs, and transportation monitoring.