



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, October 13, 2015 at 7:00 p.m. in the second floor meeting room at City Hall Annex, 344 Broadway, Cambridge, Massachusetts on a zoning petition by the Cambridge Redevelopment Authority, to amend the Kendall Square Urban Renewal Plan and to amend the existing MXD zoning, Article 14.000. The proposed zoning amendments include increasing the maximum aggregate gross floor area from the current 3,333,333 GSF to 4,273,000 GSF, the maximum retail limit of 150,000 GSF would be deleted and small scape retail would be exempt from the GFA cap, a new category called Innovation GFA would be created and 5% of new office/R&D development would be required to be this Innovation GFA. Also to be amended is the existing height limit of 250 feet, a new height of 200 feet would be allowed in the MXD area north of Broadway, and residential buildings that satisfy the middle-income requirements may be allowed to reach a height of 350 feet.

Significant modifications to the MXD include but are not limited to; Affordable Housing requirement of 15% irrespective of the density bonus formula and the GFA would be the primary metric used to measure the affordable housing requirement rather than the current number of units; Middle Income Housing would be required as part of residential project approval, building heights would be allowed to exceed 250 feet to a maximum of 350 feet only if middle income housing units are provided and those units occupy a minimum GFA equivalent to 25% of the residential GFA located above 250 feet; Startup Innovation Space would require 5% of the office or biotechnology space to be designated as "Innovation Office Space"; Open Space remains at 100,000 square feet of public open space and would include an additional requirement that the total open space in the MXD district is equal to or greater than 15% of the non-roadway land area in the MXD; Active Ground Floors will require retail in 75% of all ground floor frontages of new buildings facing Main Street, Ames Street and Broadway and exempt all establishments not exceeding 5,000 square feet per establishment from GFA limitations; Parking and Transportation modifications include deleting minimum parking requirements for commercial development, decreasing the residential requirement to .25 per dwelling unit, and establishing maximum parking limits for all uses, and Sustainability requirements will be increased to require a minimum LEED Gold standard. This hearing was rescheduled from September 29, 2015, at the request of the Applicant.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway and online at [www.cambridgema.gov/cdd/zoninganddevelopment](http://www.cambridgema.gov/cdd/zoninganddevelopment). Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

---