

PUD-KS Zoning Initial Proposal January 6, 2015



Cambridge Planning Board
Community Development Department

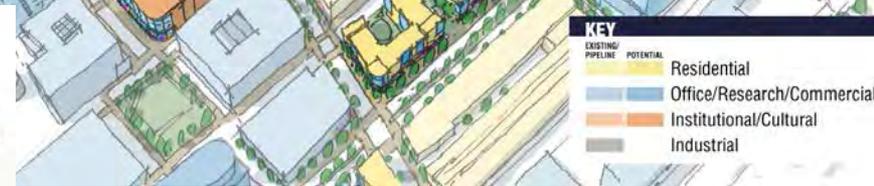
KENDALL SQ PLAN (K2): Public Process/Community Engagement

- 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



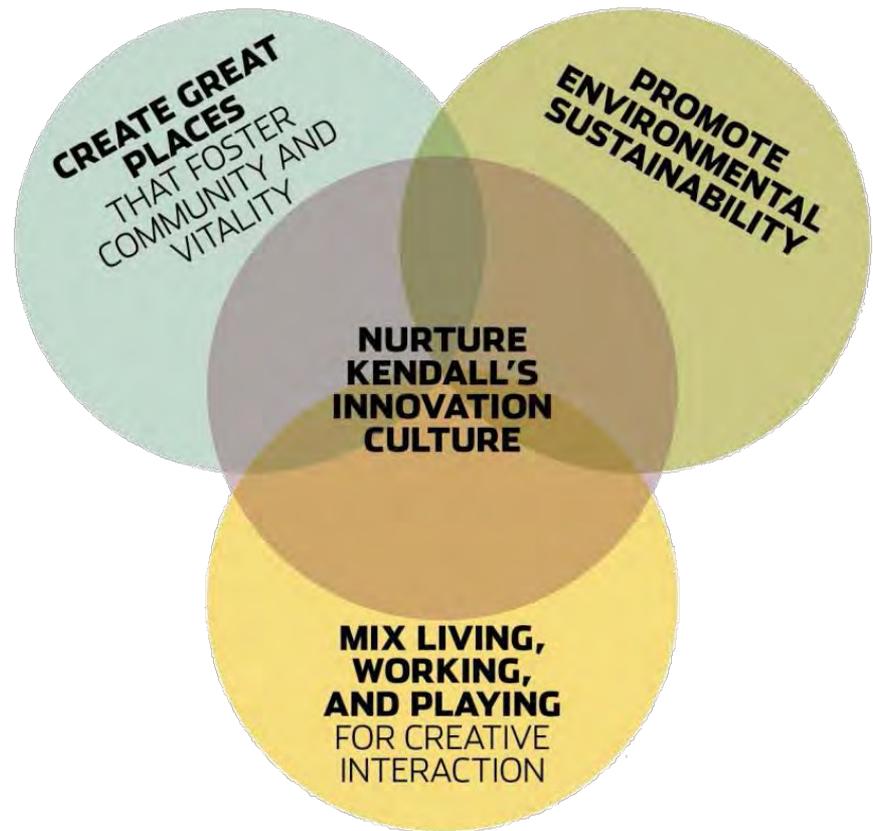
Source: K2 Plan

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 (EZ Ride 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:

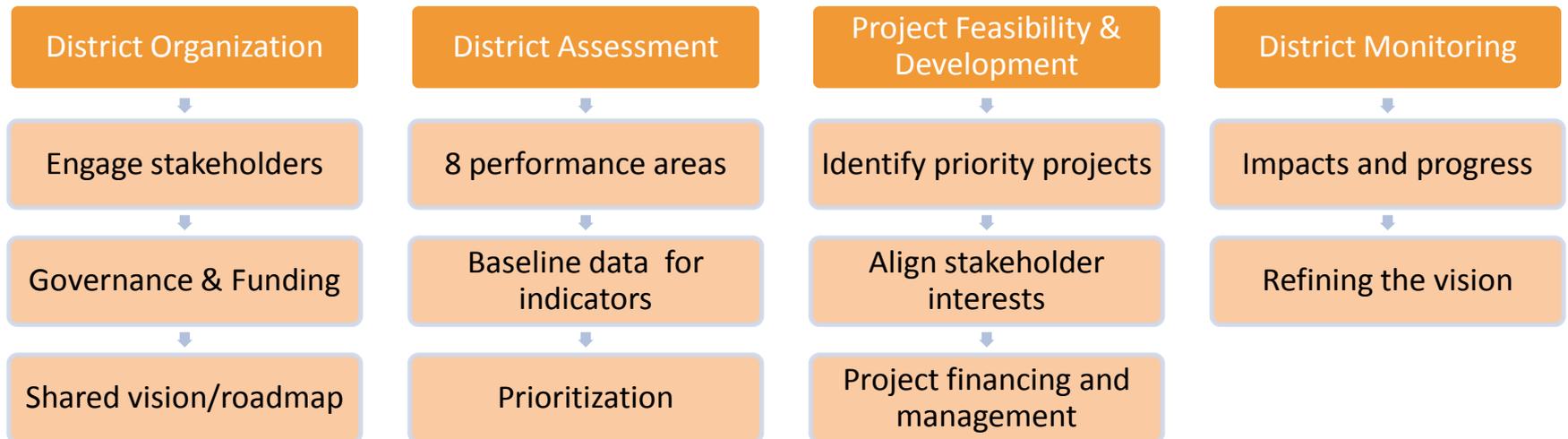
Amgen, Akamai, Alexandria, Boston Properties, Biogen, BioMed, Cambridge Redevelopment Authority, CIC, City of Cambridge, MIT/MITIMCo, Twining, Volpe
Working to engage all K2 stakeholders

Grant Funding:

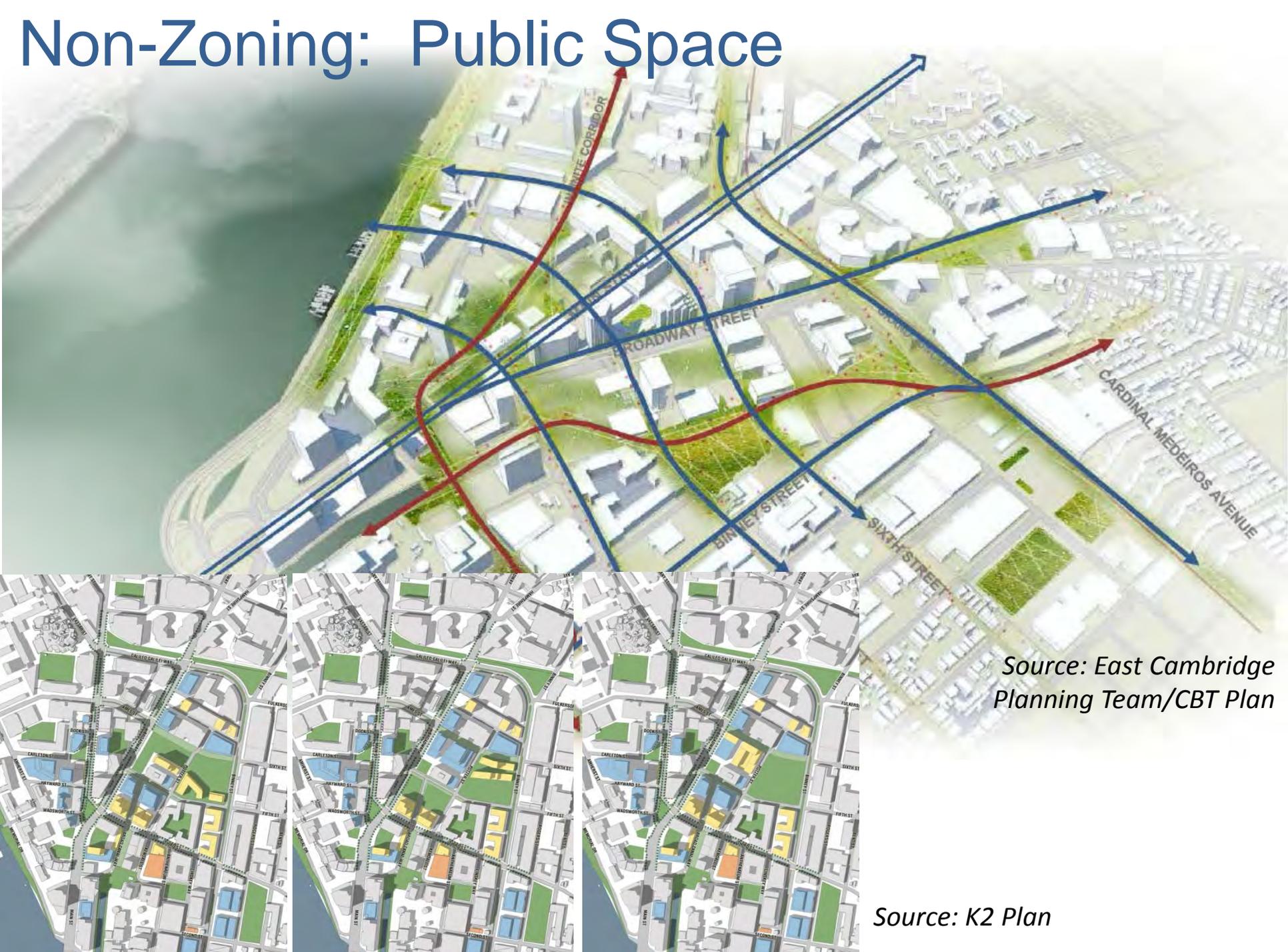
\$210,000 over 2 years, 2014-2015

Project manager hired

Engaging Consultant for district energy assessment



Non-Zoning: Public Space



Source: East Cambridge Planning Team/CBT Plan



Source: K2 Plan



A DESIGN COMPETITION | CAMBRIDGE, MASSACHUSETTS

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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

COMPETITION MANUAL

Download the Competition Manual in PDF format.

KEEP UPDATED

To be added to a mailing list for this process, please use the form on the [Keep Updated](#) page.

Finalists:

- **Richard Burck Assoc**
- **Michael Van Valkenburgh**
- **Framework**
- **SITELAB**

COMPETITION UPDATES

MEET YOUR TEAMS NIGHT

October 14, 2014

The City of Cambridge is pleased to announce the four teams advancing to Stage III of the Connect Kendall Square Open Space Competition. This stage in the competition represents the beginning of the creation of the four Framework Plans, one plan created by... [Read More](#)

STAGE III FINALISTS ANNOUNCED

October 14, 2014

The City of Cambridge received eight Stage II Submittals on October 2, 2014. The following week, the Jury met for two days to review, discuss, and evaluate each submittal, interview the eight Teams, and determine the Teams to advance to Stage III... [Read More](#)

GENERAL UPDATES

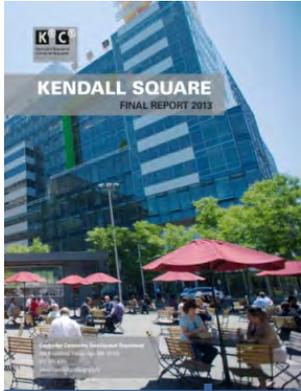
[NETWORKING MIXER ON SEPTEMBER 18.](#)

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



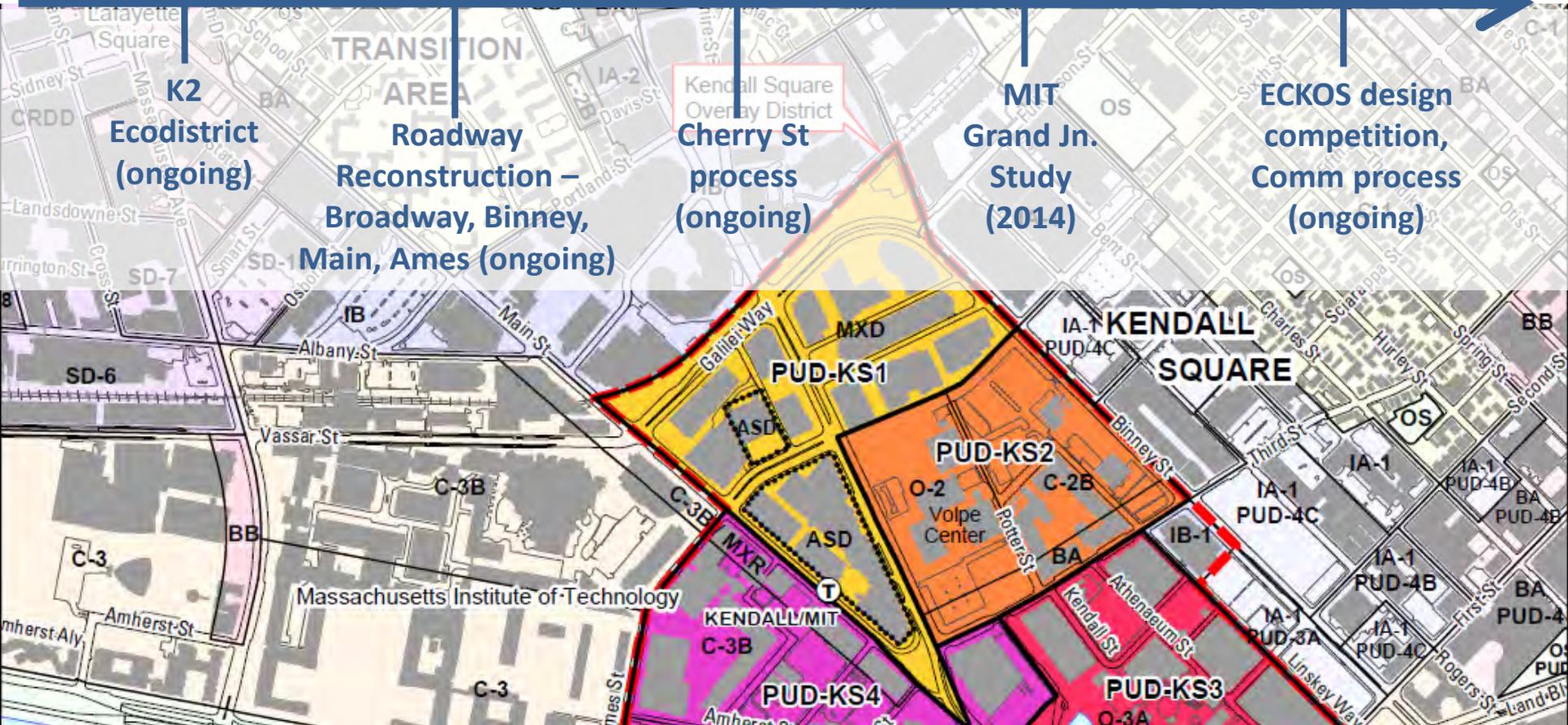
MIT rezoning,
2012

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

MXD
PB update, 2014

Volpe block

Cambridge
Research
Park



K2
Ecodistrict
(ongoing)

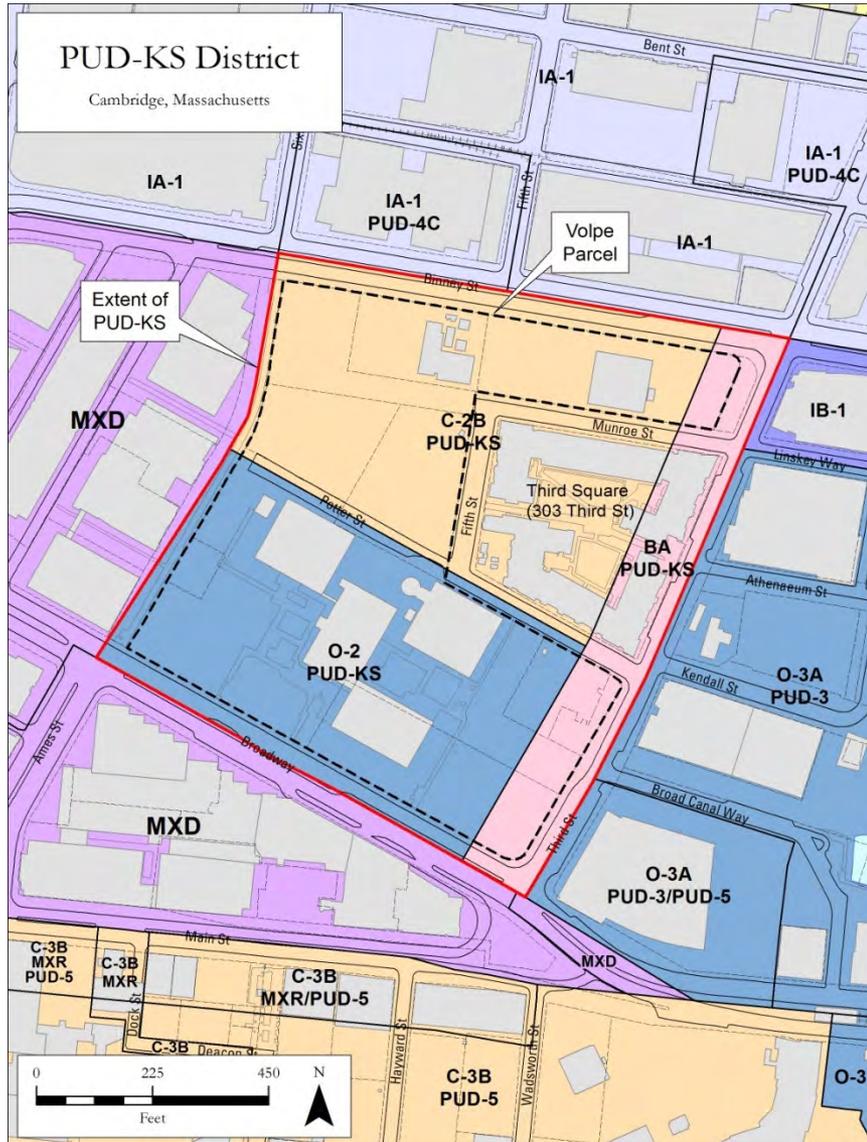
Roadway
Reconstruction –
Broadway, Binney,
Main, Ames (ongoing)

Kendall Square
Overlay District
Cherry St
process
(ongoing)

MIT
Grand Jn.
Study
(2014)

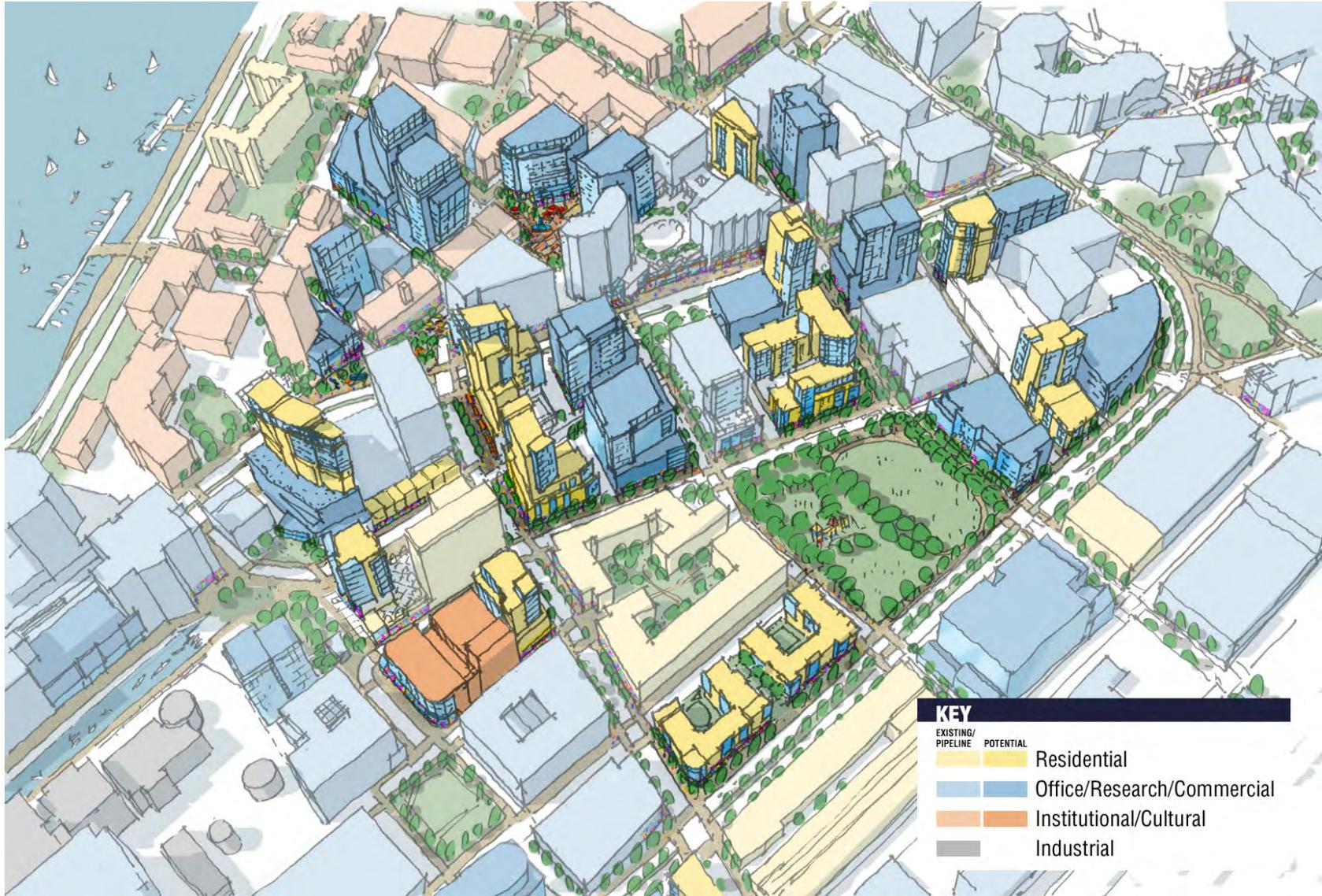
ECKOS design
competition,
Comm process
(ongoing)

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



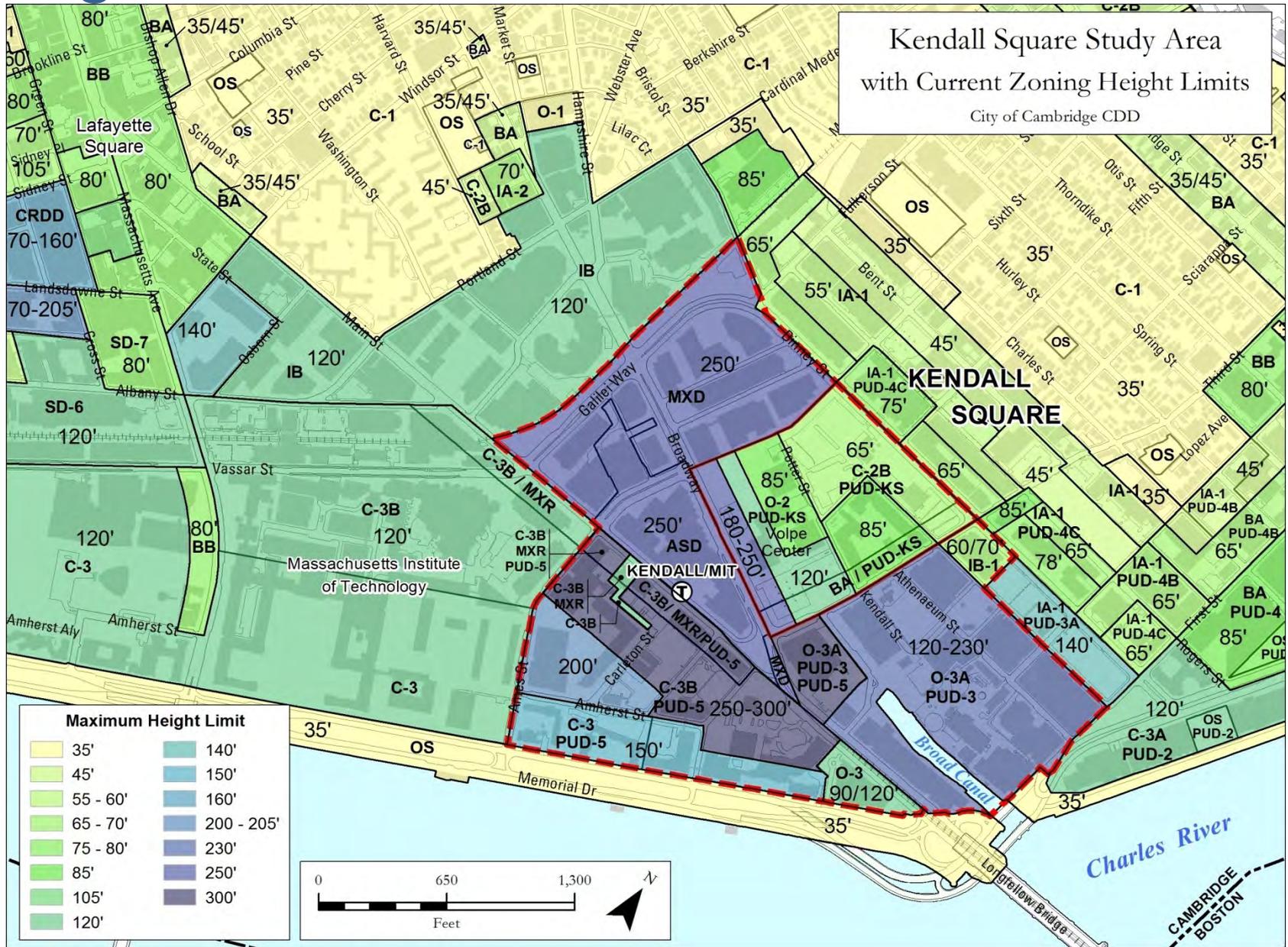
ECPT Study Conceptual Development Model (CBT Planners and Architects)

Development Capacity

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

NOTE: ALL FIGURES APPROXIMATE

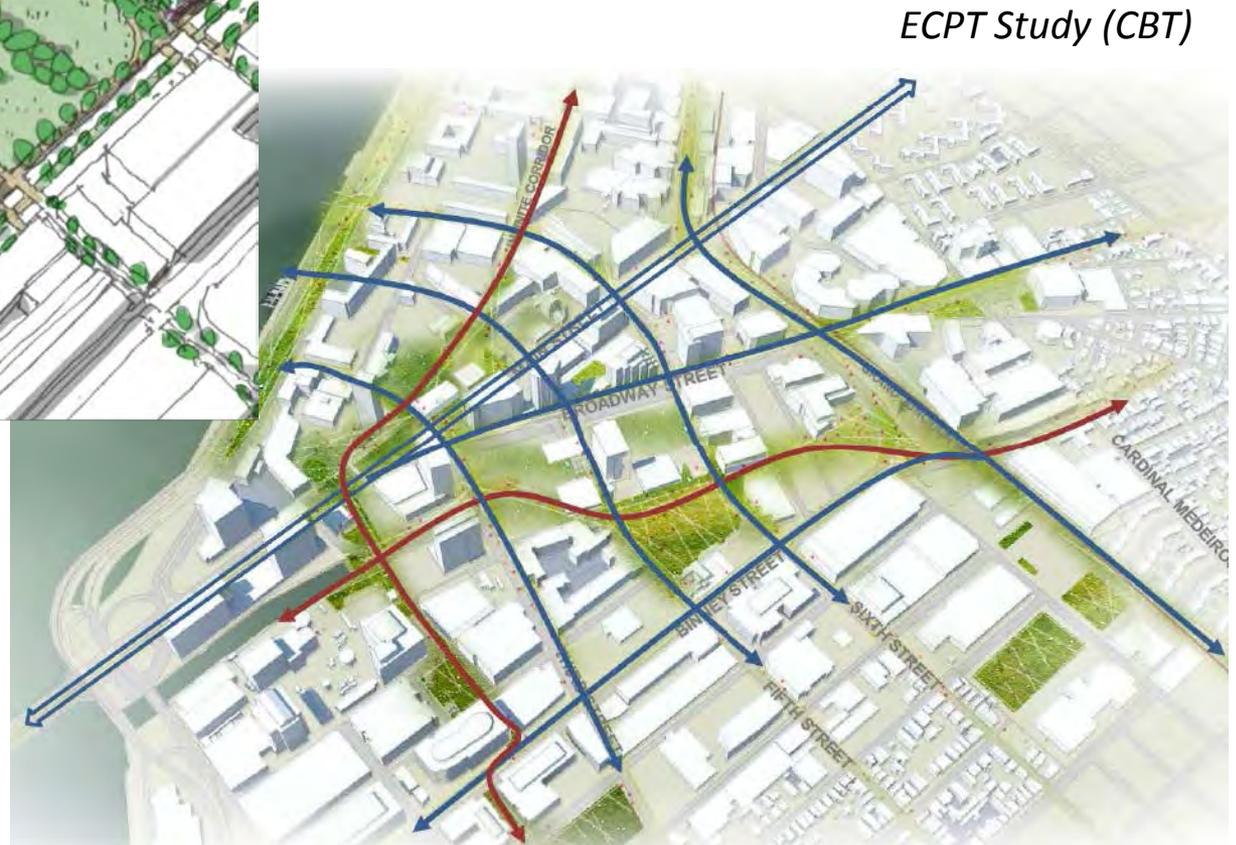
Height Limits: Current



Open Space



K2 Study (Goody Clancy)



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



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Open Space

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

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

Visual Interest *4. Built Form*

Goal: Where appropriate, vary the architecture of individual buildings to create architecturally diverse districts.

Measures:

- Use variations in height and architectural elements such as parapets, cornices, passive shading devices, illumination and other details to create interesting and varied rooflines.
- Avoid flat façades and create visual interest.
 - Articulate bays and balconies.
 - Utilize architectural articulation such as changes in material, fenestration, architectural detailing, or other elements to break down the scale.
- Where buildings are set back at upper stories, use lower roofs as green roofs, balconies, terraces, and gardens.

a. Varied height and architectural elements create interesting rooflines

b. Articulated bays and balconies help to avoid flat façades

c. Articulated materials, fenestration, and architectural detailing break down the scale of large buildings and create visual interest

d. Building setback and podium rooftop can be used as a roof garden

e. Recessed or projected entryways, canopies, awnings and other architectural elements enhance the pedestrian experience

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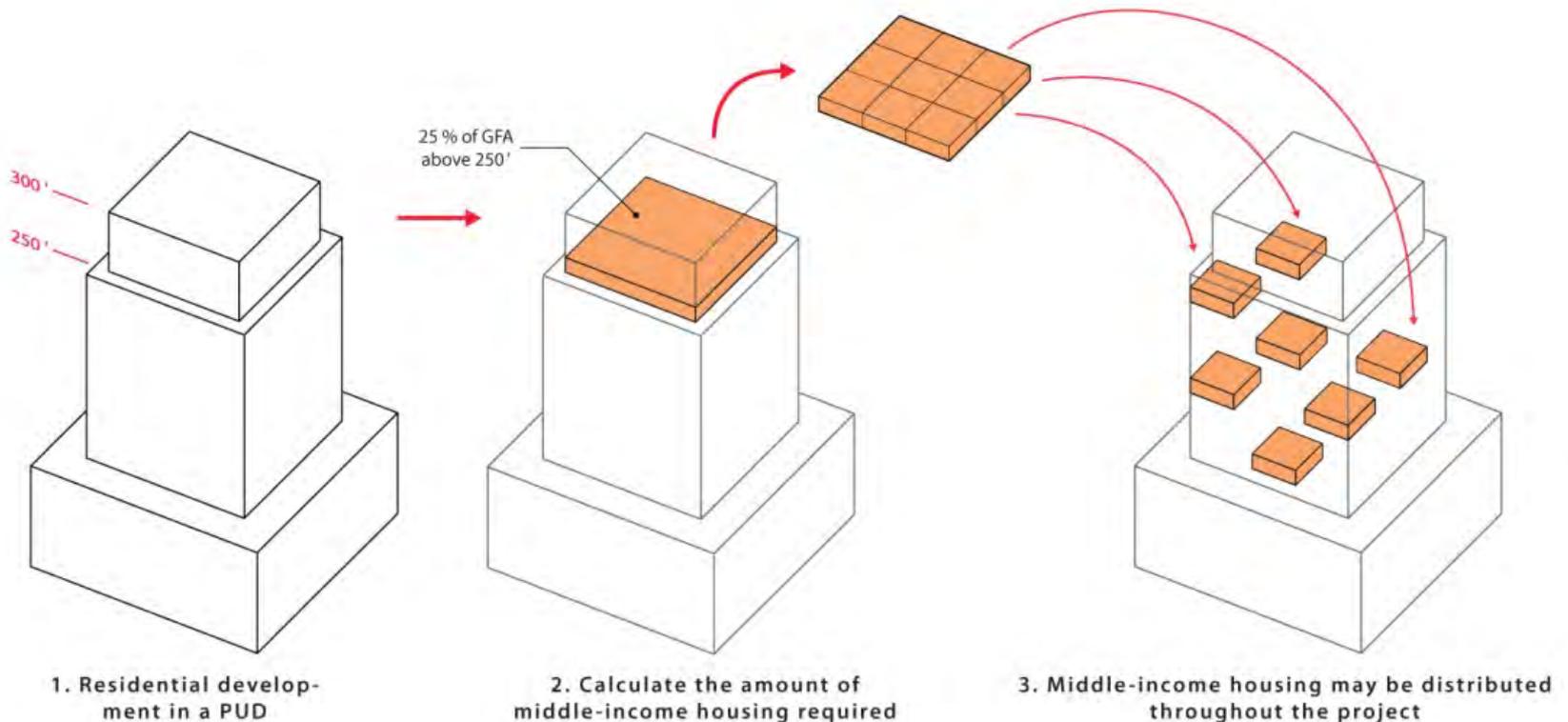
K2: Active Ground Floors

- **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

Use	Auto Parking	
	Minimum	Maximum
R&D	Based on analysis	0.8 sp/1000 sq. ft.
Office		0.9 sp/1000 sq. ft.
Retail/consumer service		0.5 sp/1000 sq. ft.
Residential	0.5 sp/du	0.75 sp/du

- **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



