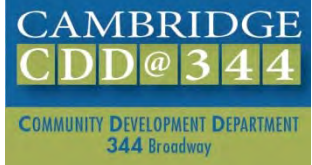




PUD-KS Zoning February 25, 2015



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

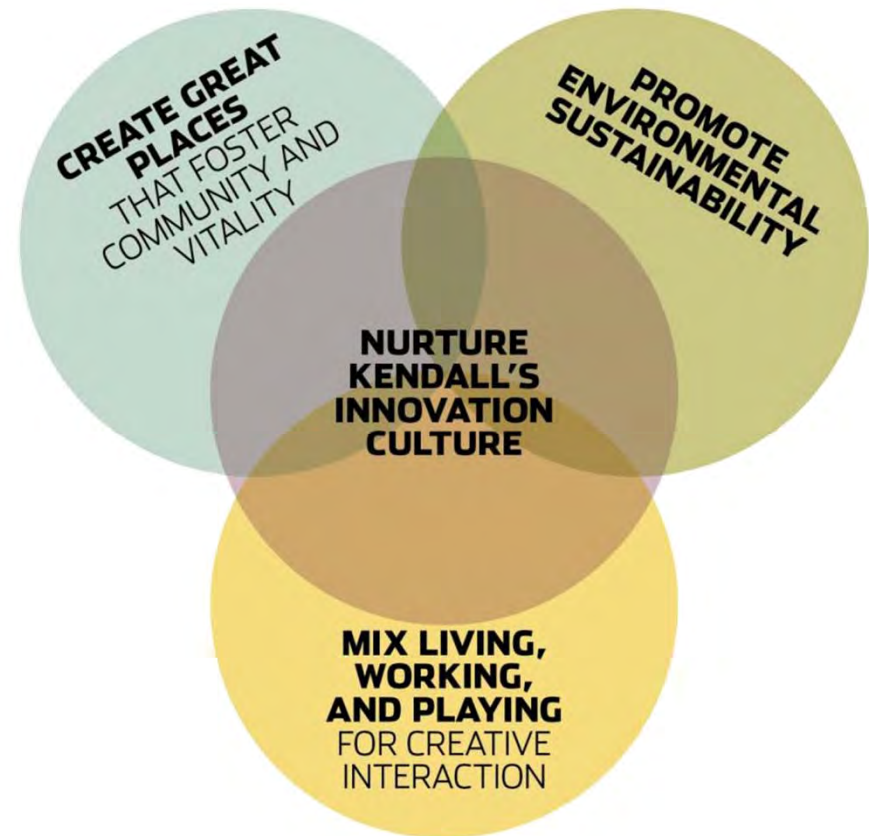
Companion process: **neighborhood sponsored ECPT/CBT plan**



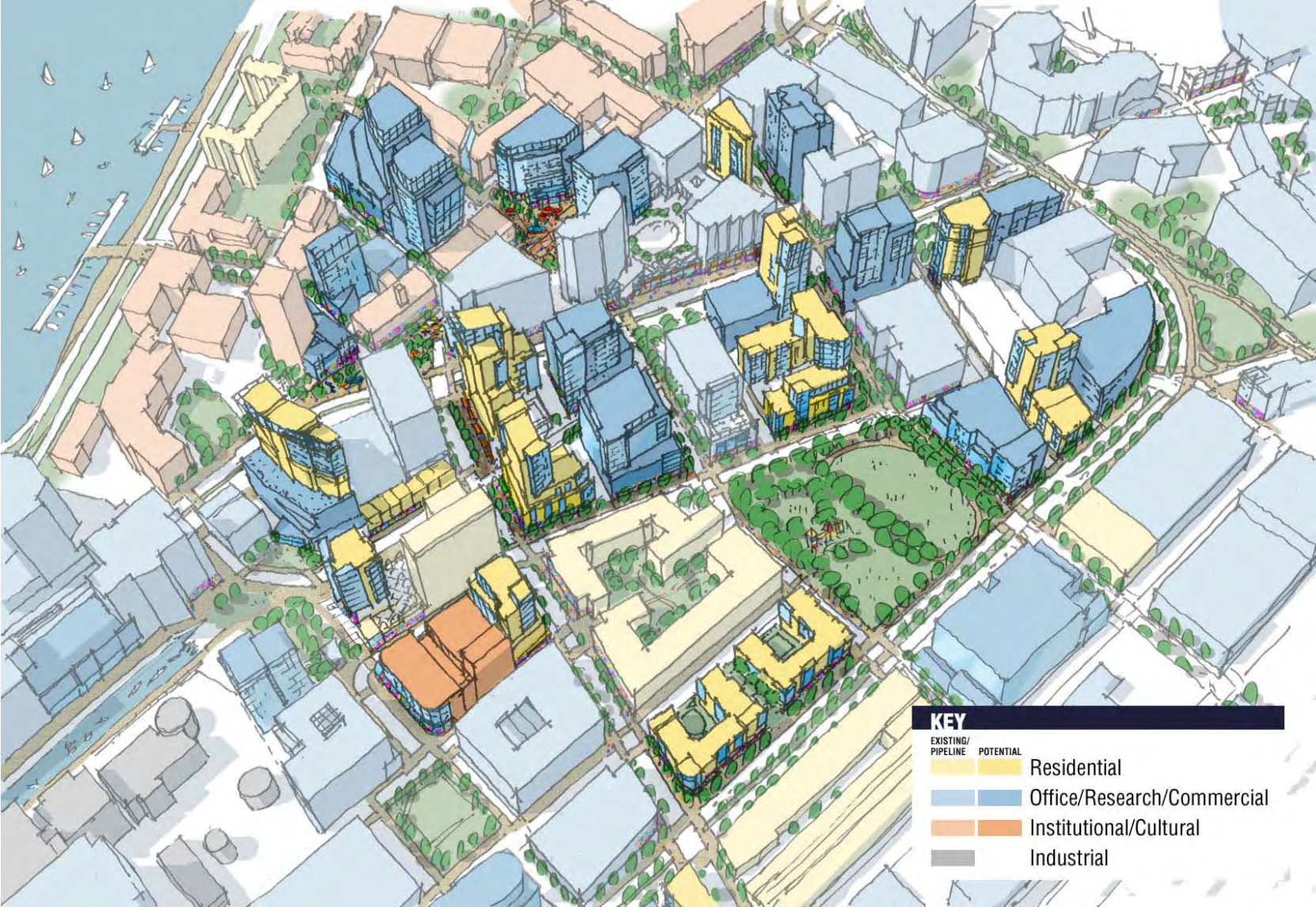
Vision & Goals

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



Urban Design Vision – K2 Study



K2 Planning Study Conceptual Development Model (Goody Clancy)

Urban Design Vision – ECPT/CBT Study



ECPT Study Conceptual Development Model (CBT Planners and Architects)

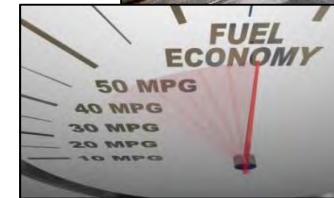


U.S. Department of Transportation
Office of Research and Technology
John A. Volpe National Transportation Systems Center

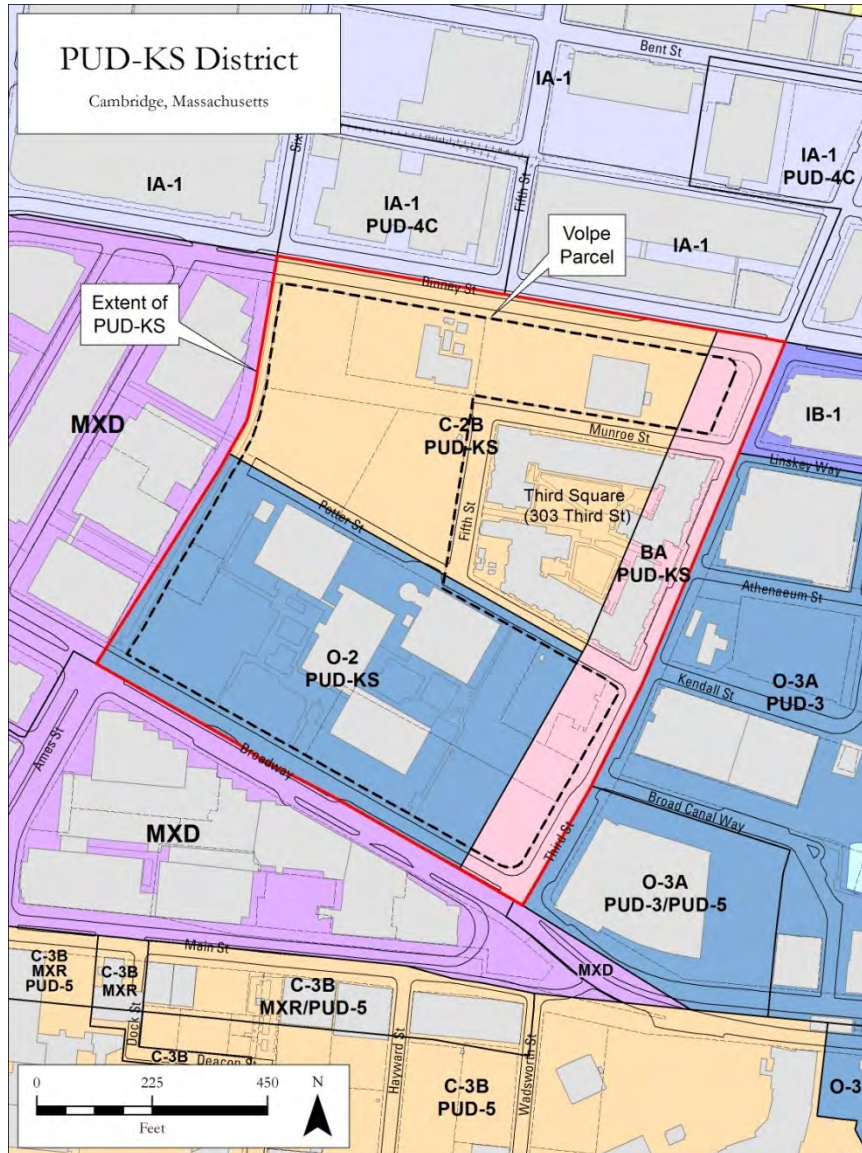
The National Transportation Systems Center



- 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 approx. 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

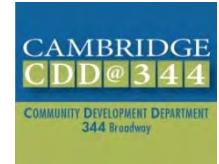


Planned Unit Development (PUD) Zoning



1. Current zoning boundaries and text (ECaPS, 2001)
2. Incorporate K2 recommendations
3. Special provisions for government use

Planned Unit Development (PUD) Zoning



Requirements/Constraints	Flexibility
<ul style="list-style-type: none">• Maximum Development• Maximum Height• Minimum Housing (Total and Affordable)• Minimum Open Space• Public Contributions• Design Standards & Guidelines• Review Process• Federal Requirements	<ul style="list-style-type: none">• Site layout• Building massing• Design• Use mix• Construction phasing• Project under one special permit

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: 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

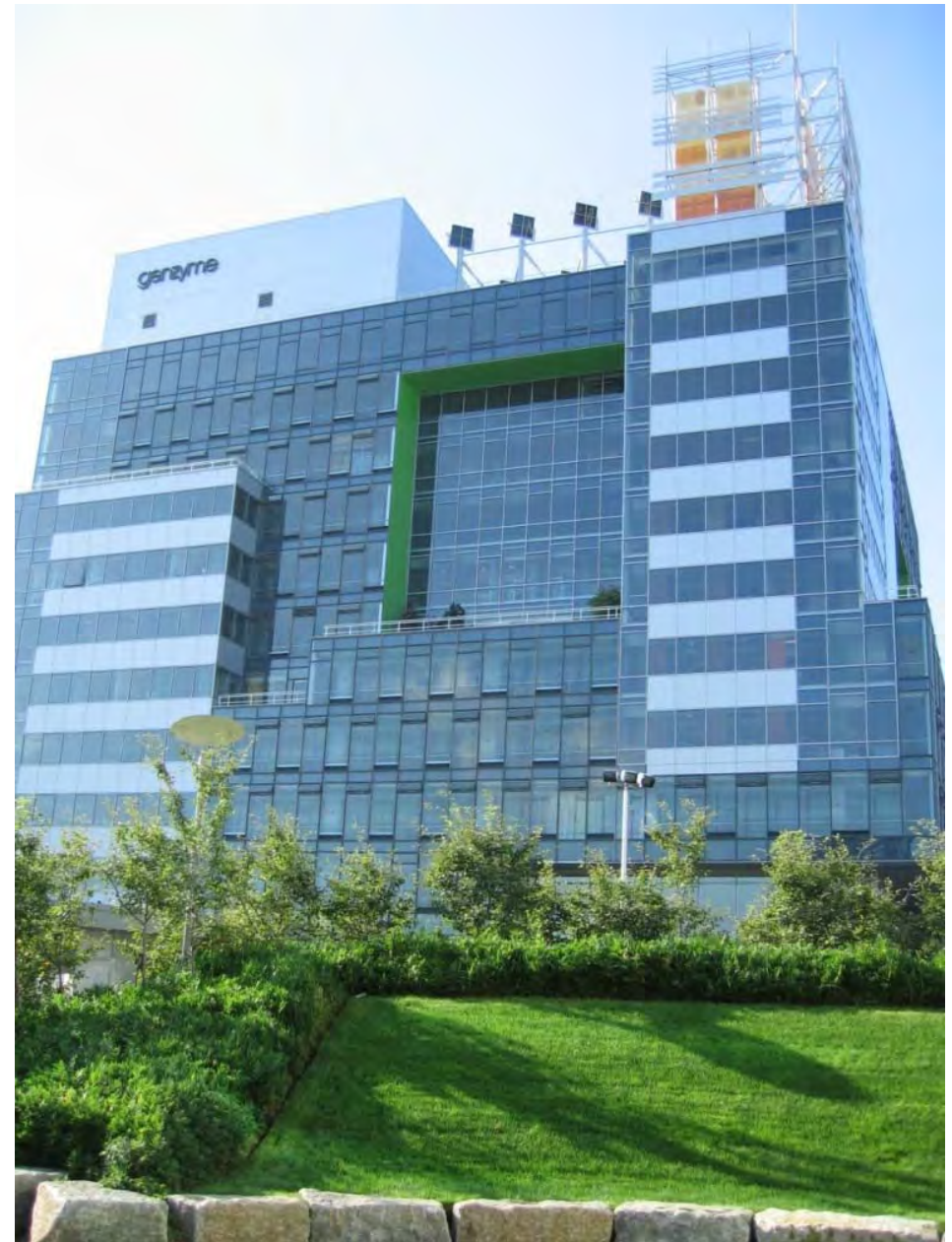
- **Parking:** Reduce, manage and share

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



Government Facility – Special Provisions

- 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

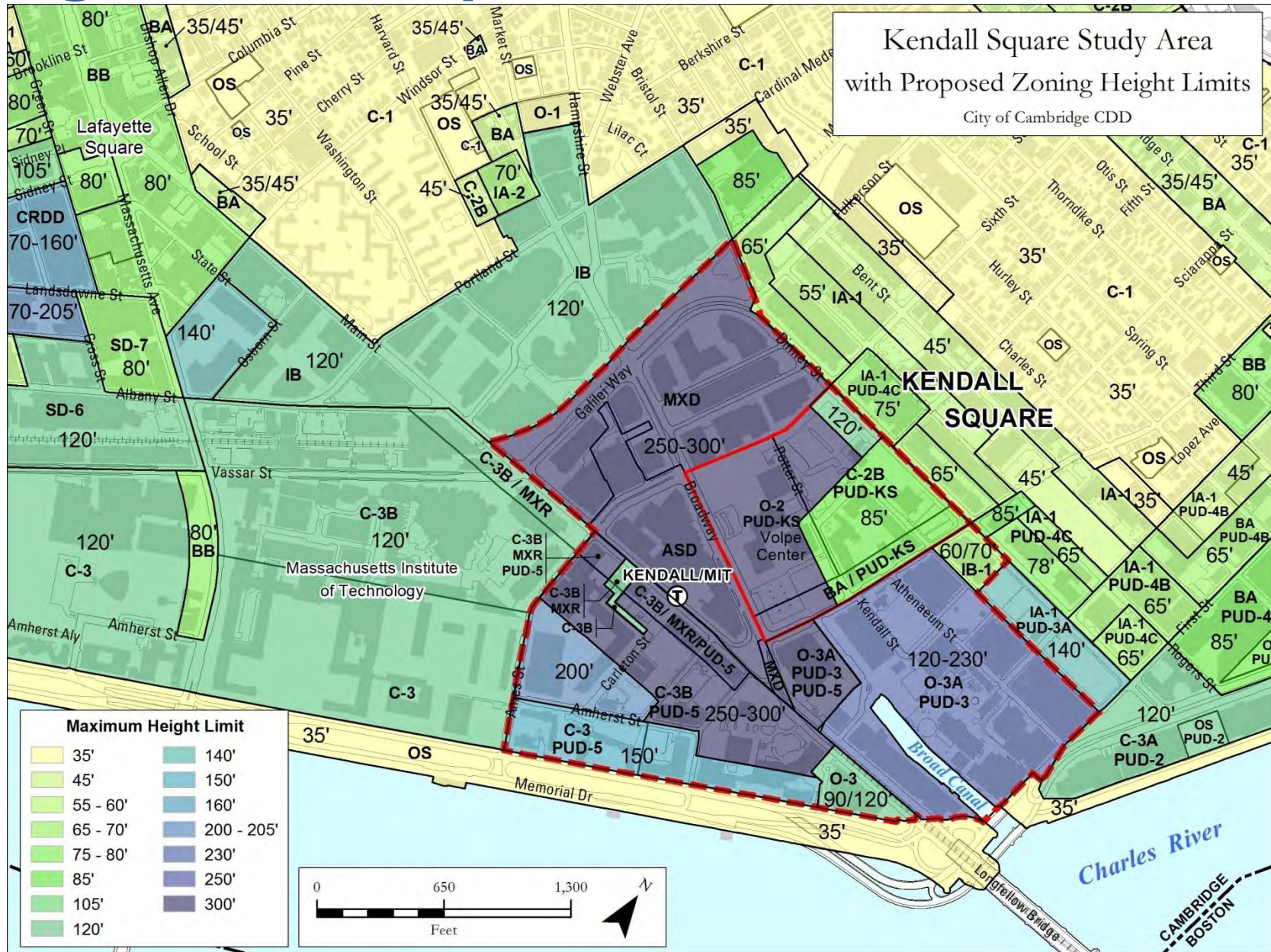


Development Capacity

	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: Proposed



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

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

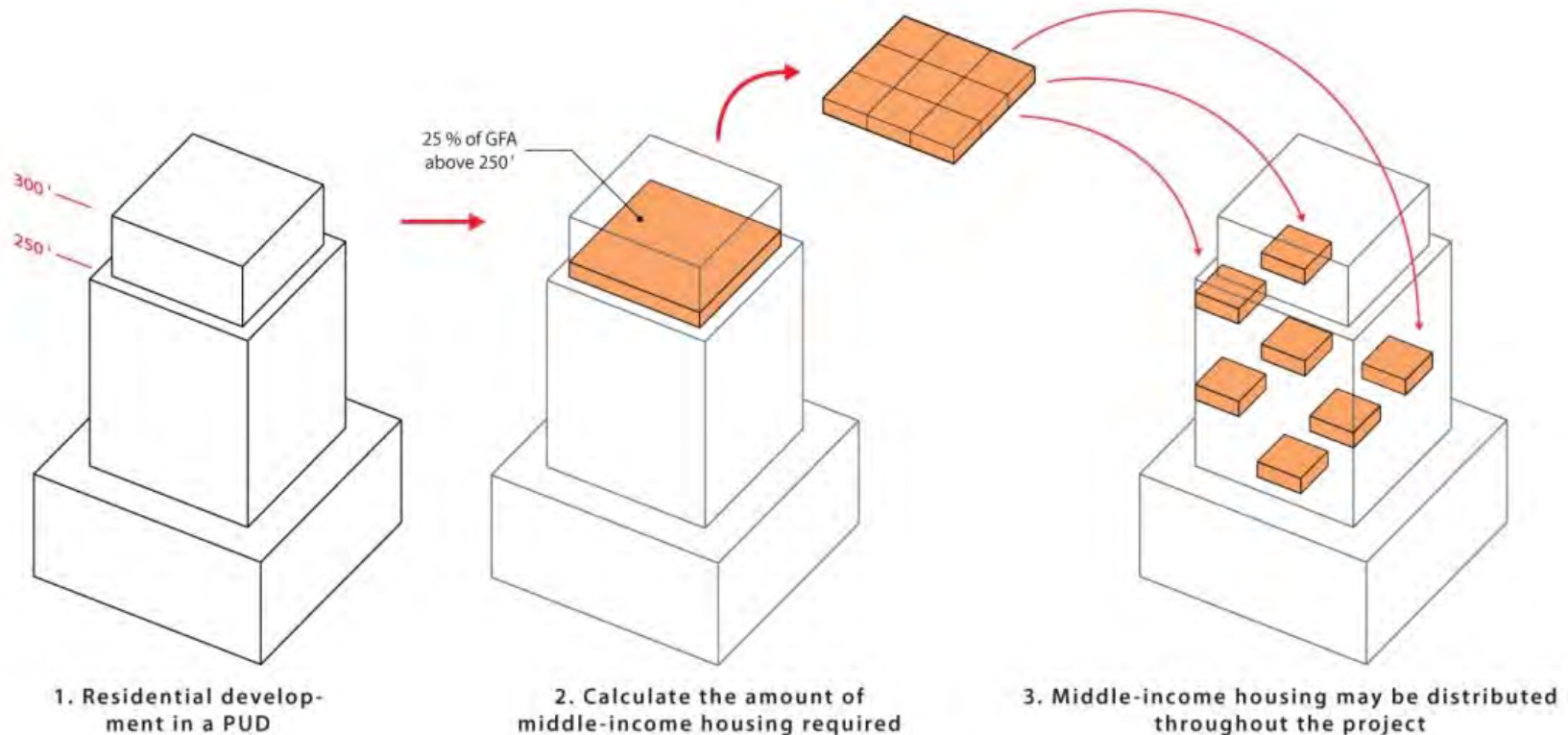
d. Building setback and podium rooftop can be used as a roof garden

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

17

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



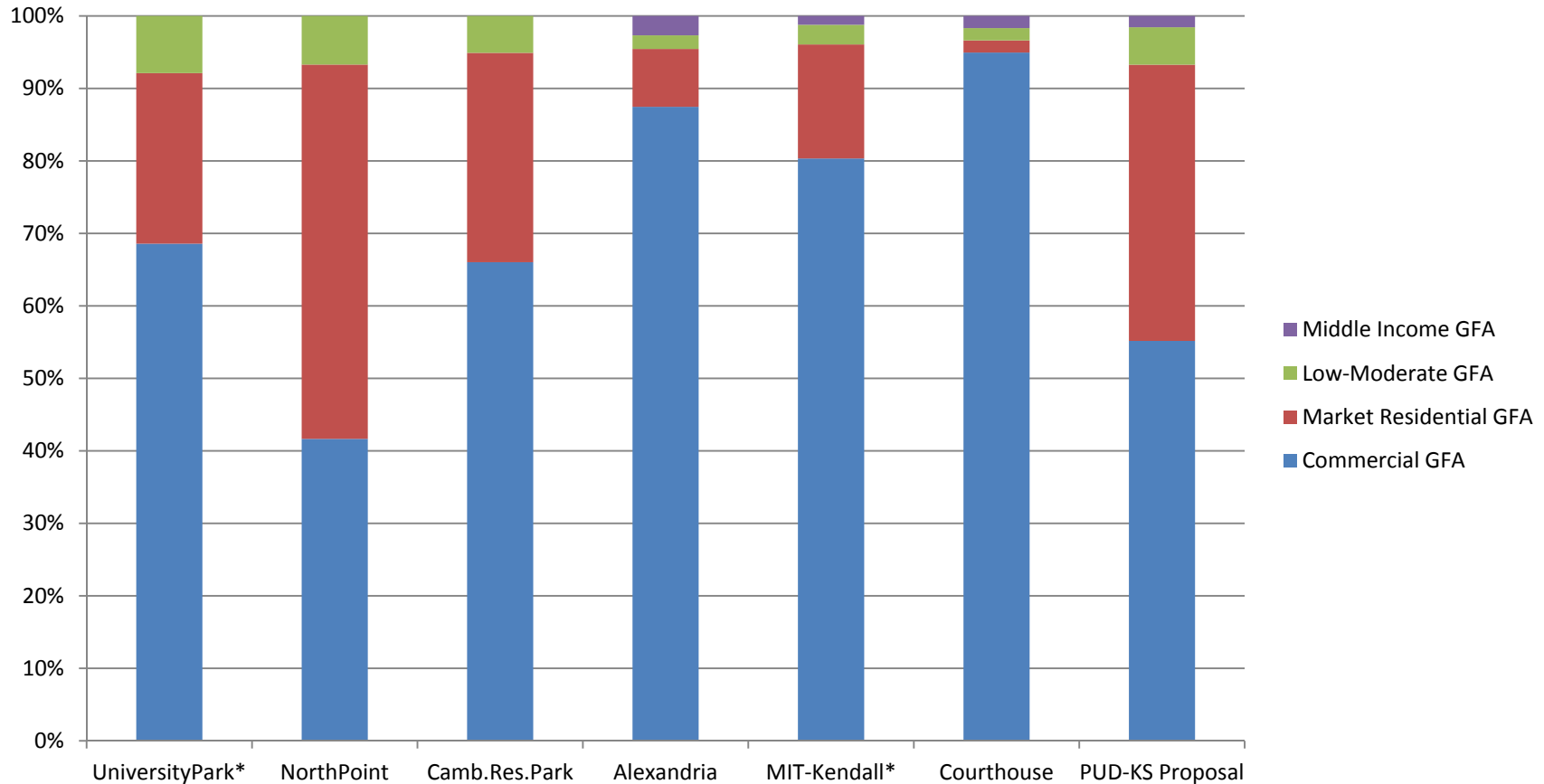
Affordable Housing: Initial Proposal

PUD-KS + Volpe Site	Initial Proposal
Commercial GFA (incl. retail and innovation)	1,600,000
Residential GFA (incl. affordable)	1,300,000
Low-Moderate Income Res. GFA	150,000 (11.5%)
Middle Income Res. GFA	0 – 45,000 (0 – 3.5%)

* Note: Does not include government facility. **ALL FIGURES APPROXIMATE.**

Affordable Housing: Mixed-Use Projects

Examples



* University Park figures are estimates, and do not include 300 Mass Ave and associated agreements. MIT-Kendall figures based on zoning proposal; development plan not yet approved. **ALL FIGURES APPROXIMATE.**

Open Space: Current Zoning

Total Open Space

- Includes all Public,
Green or Permeable:
parks & plazas
pathways
private courtyards
landscaped setbacks

Public Open Space

- Contiguous
- In northwest quadrant
- Flexibility for Federal open space

	Required by PUD-KS	Volpe Area (acres)
Parcel Area		14.2
Total Open Space	42%	6.0
Public Open Space	7.5 acres	7.5 (53% of site)

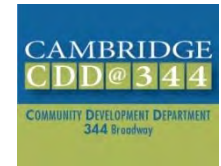
Comparison: North Point



*Based on permitted Final
 Development Plan (PB #179),
 as most recently amended.*
ALL FIGURES APPROXIMATE

	Permitted (acres)	Permitted (%)	Required by Zoning
Parcel Area	45.4		
Buildable Lots	23.5	68%	
Streets	10.9	24%	
Total Open Space	11.0	24% /32% non-street	20% (9.1 acres)
Public Open Space	4.9	11% /14% non-street	2.5 acres

Public Open Space

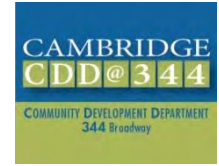


ALL FIGURES APPROXIMATE

	Acres	%
Parcel Area	14.2	100%

For illustration only. Not a development plan.

Public Open Space



NOTE: Conceptual diagram for illustration only. No development sites have been determined.

ALL FIGURES APPROXIMATE

	Acres	%
Parcel Area	14.2	100%
Federal OS	1-2	7-14%

GSA Public Building Service Guidelines (Example):

The design team must demonstrate in design drawings how plazas and other gathering spaces allow for several different active and passive uses (such as farmers markets, seated assemblies, and employee breaks and lunches).

Federal Open Space



Boston (Moakley Courthouse)



Washington, DC

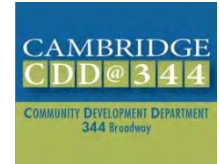


Seattle



Example of security measures

Public Open Space



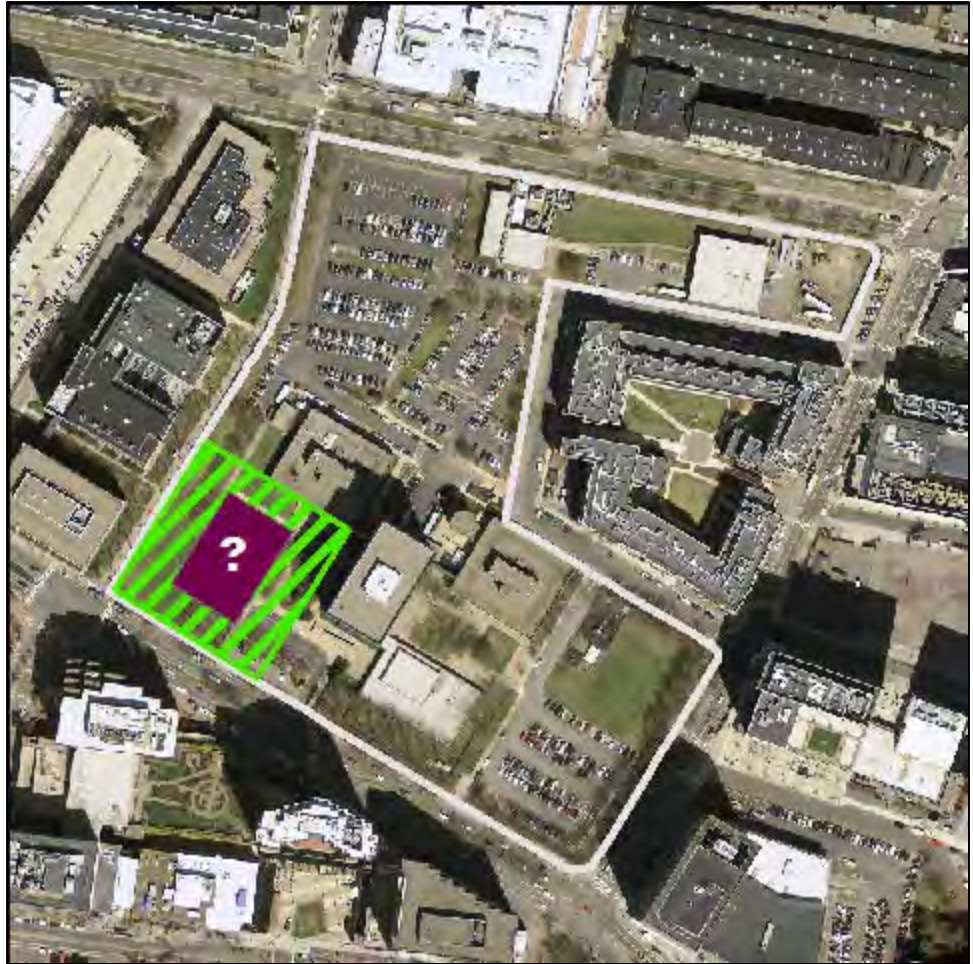
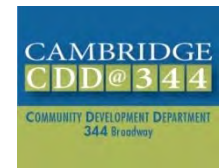
ALL FIGURES APPROXIMATE

	Acres	%
Parcel Area	14.2	100%
Federal OS	1-2	7-14%
Public Park	7.5	53%
Total OS	8.5-9.5	60-67%

“13.14.1 ... the required open space shall consist in part of a contiguous 7.5 acre Public Open Space to be located in the northwest quadrant of the PUD-KS district as further described and located in the Eastern Cambridge Plan.”

NOTE: Conceptual diagram for illustration only. No development sites have been determined.

Public Open Space

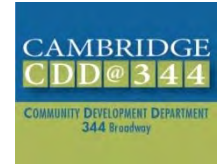


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	Acres	%
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Public Open Space

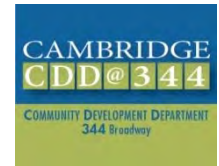


ALL FIGURES APPROXIMATE

	Acres	%
Parcel Area	14.2	100%
Federal OS	1-2	7-14%
Secondary Streets	~1	7-14%
Public Space	2-3	14-21%

NOTE: Conceptual diagram for illustration only. No development sites have been determined.

Public Open Space



ALL FIGURES APPROXIMATE

	Acres	%
Parcel Area	14.2	100%
Federal OS	1-2	7-14%
Secondary Streets	~1	~7%
Pathways	~1	~7%
Public Space	3-4	21-28%

NOTE: Conceptual diagram for illustration only. No development sites have been determined.

Public Open Space



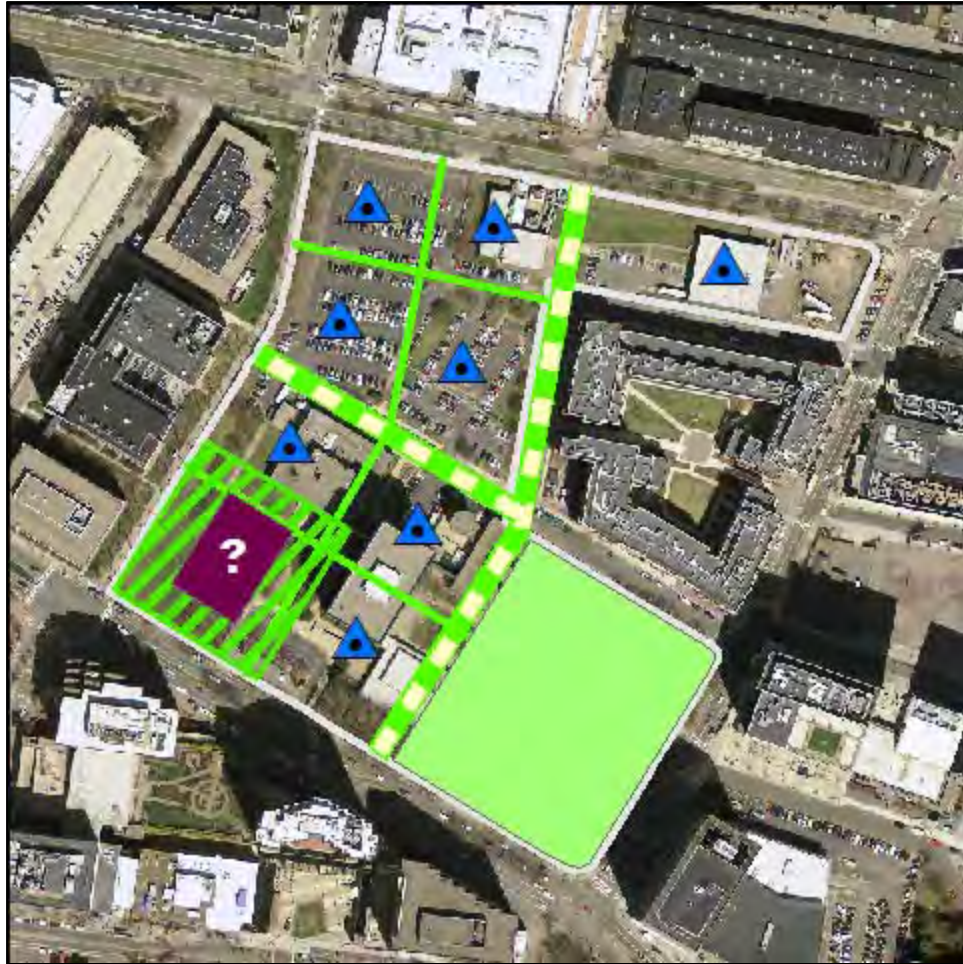
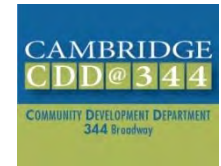
ALL FIGURES APPROXIMATE

	Acres	%
Parcel Area	14.2	100%
Federal OS	1-2	7-14%
Streets/Paths	1-2	7-14%
Park	3-4	21-28%
Public Space	5-6	35-42%

NOTE: Conceptual diagram for illustration only. No development sites have been determined.



Public Open Space



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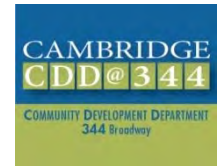
	Acres	%
Parcel Area	14.2	100%
Federal OS	1-2	7-14%
Streets/Paths	1-2	7-14%
Park	2-3	14-21%
Public Space	4-5	28-35%

NOTE: Diagrams meant to illustrate potential alternative locations for public space, not actual open space designs.

NOTE: Conceptual diagram for illustration only. No development sites have been determined.



Public Open Space



ALL FIGURES APPROXIMATE

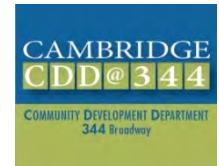
	Acres	%
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Public Open Space



ALL FIGURES APPROXIMATE

	Acres	%
Parcel Area	14.2	100%
Federal OS	1-2	7-14%
Streets/Paths	1-2	7-14%
Park	2-3	14-21%
Public Space	4-5	28-35%

NOTE: Diagrams meant to illustrate potential alternative locations for public space, not actual open space designs.

NOTE: Conceptual diagram for illustration only. No development sites have been determined.



Open Space Zoning Strategies

Total Open Space

- About 42% (6 acres)
minimum
- What to include:
public & private?
terraces?

>

Public Open Space

- About 4-5 (+/-) acres
minimum
- Public park (at least one), and pathways & connections
- More qualitative standards
- Flexible location, orientation
- Flexibility to account for streets and Federal open space

