

Reinventing Kendall Square for the 21st Century

Building form workshop



**KENDALL SQUARE ADVISORY COMMITTEE
MARCH 9, 2012**



urban design/planning study for
the **central** and **kendall square area**

Agenda

- Draft building form framework: what we heard from you
- Updated building form framework
 - Kendall Square
 - Transition Area
- Discussion



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Draft building form framework: What we heard from you

- Proposed office and research floorplates: need to reflect balance between market realities and community-building urban design
- Need to achieve same balance for new generation of housing floorplates
- Need practical approach to achieve “streetwall” heights
- How Cambridge makes growth work for everybody...need to understand order of magnitude of community benefits associated with increased heights



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Three height thresholds: Streetwall...

GUIDING PRINCIPLES

- Frame streets as outdoor rooms to support their perception and use as public spaces
- Create an appropriate pedestrian scale
- Relate new development to scale of context buildings

Streetwall: up to 80'/85' (was 75')

- 16' step-back at datum height
- Main, Broadway, Third, Volpe park: 80' datum
- Binney: 85' datum
- Typically accommodates active ground floor plus up to 4 floors research/office or 6 floors housing



Sample buildout scenario



Third Square: 85' streetwall

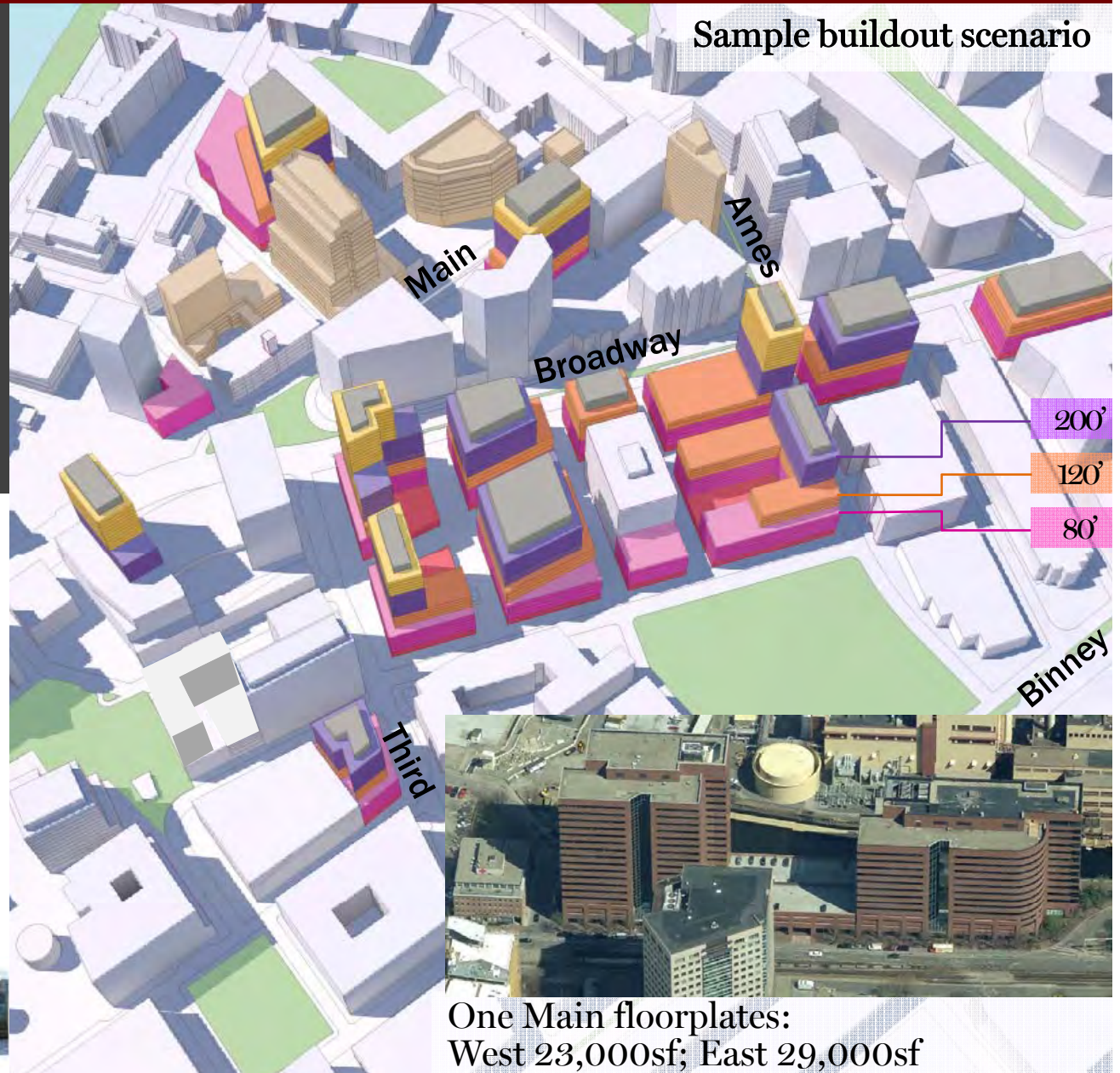
Three height thresholds: Intermediate...

GUIDING PRINCIPLES

- Accommodate significant additional research and housing development
- Leverage future development to provide community benefits such as enhanced parks and plazas, local retail, affordable housing
- Produce variety of building height and massing to enhance aesthetics, place-identity

Intermediate: Streetwall to 200'

- Floorplate limits
 - Streetwall to 120' tall: up to **30,000sf (was 25,000sf)**, 240' length limit (accommodates prevailing research configurations)
 - 120' to 200' tall: up to **25,000sf (was 15,000sf between 150' and 200')**, 160' length limit



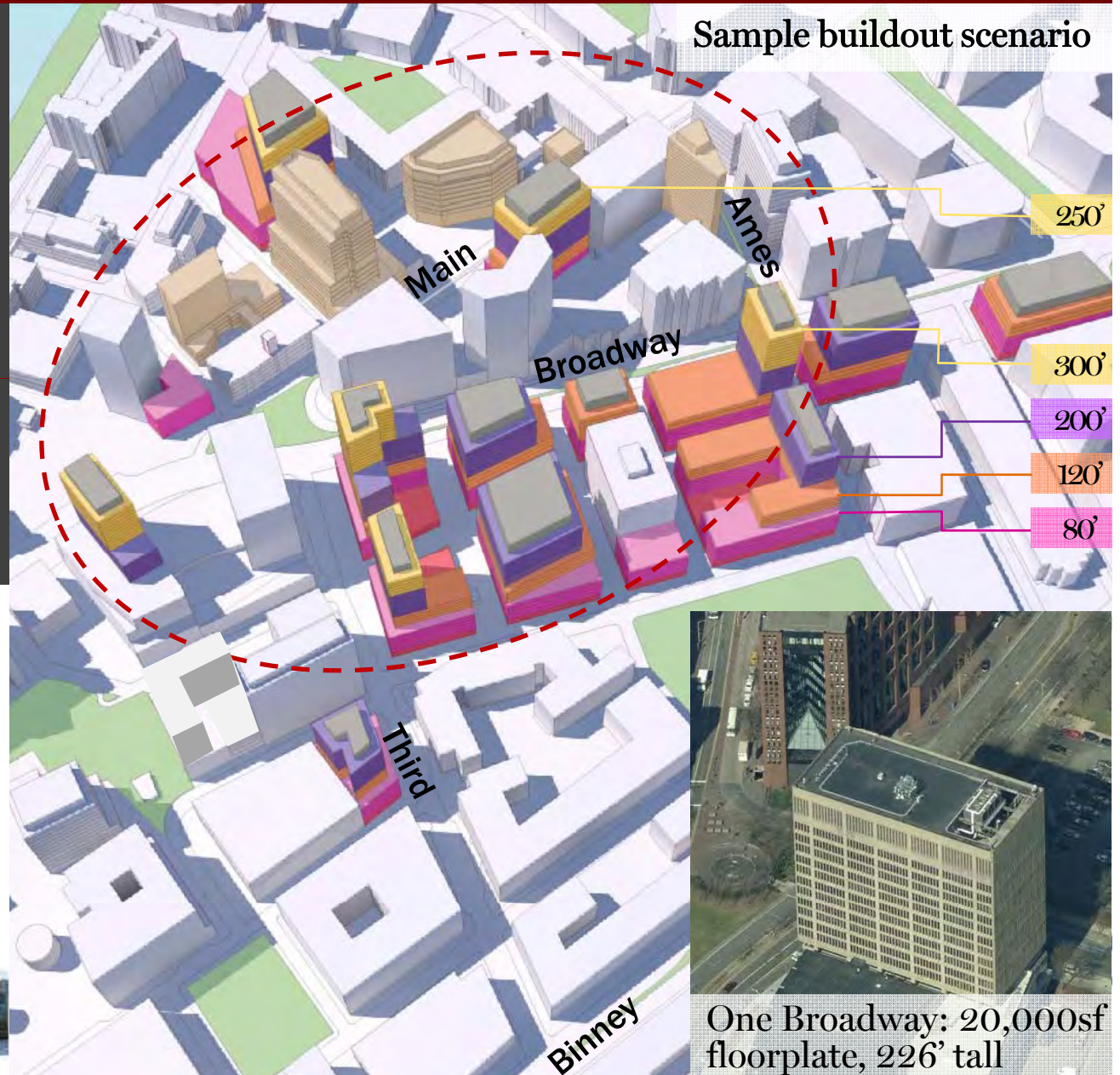
Three height thresholds: Tallest

GUIDING PRINCIPLES

- Locate added intensity where infrastructure and mixed-use concentrations best support it – and vice-versa
- Physically define the center of Kendall Square to improve place identity
- Leverage future development to provide community benefits
- Produce variety of building height and massing to enhance aesthetics, place-identity

Tallest: 200'-300'

- Within 2 blocks or 800' of T
- **20,000sf floorplates allowed up to 250' height if extended down to setback at 160' height or below (was 15,000sf); 160' length limit**
- Floorplate limit otherwise: **8,000sf (was 6,500)**
- Housing, **added community benefits** required above 250'
- **Limited number of buildings over 200' tall**



Sample buildout scenario

One Broadway: 20,000sf floorplate, 226' tall

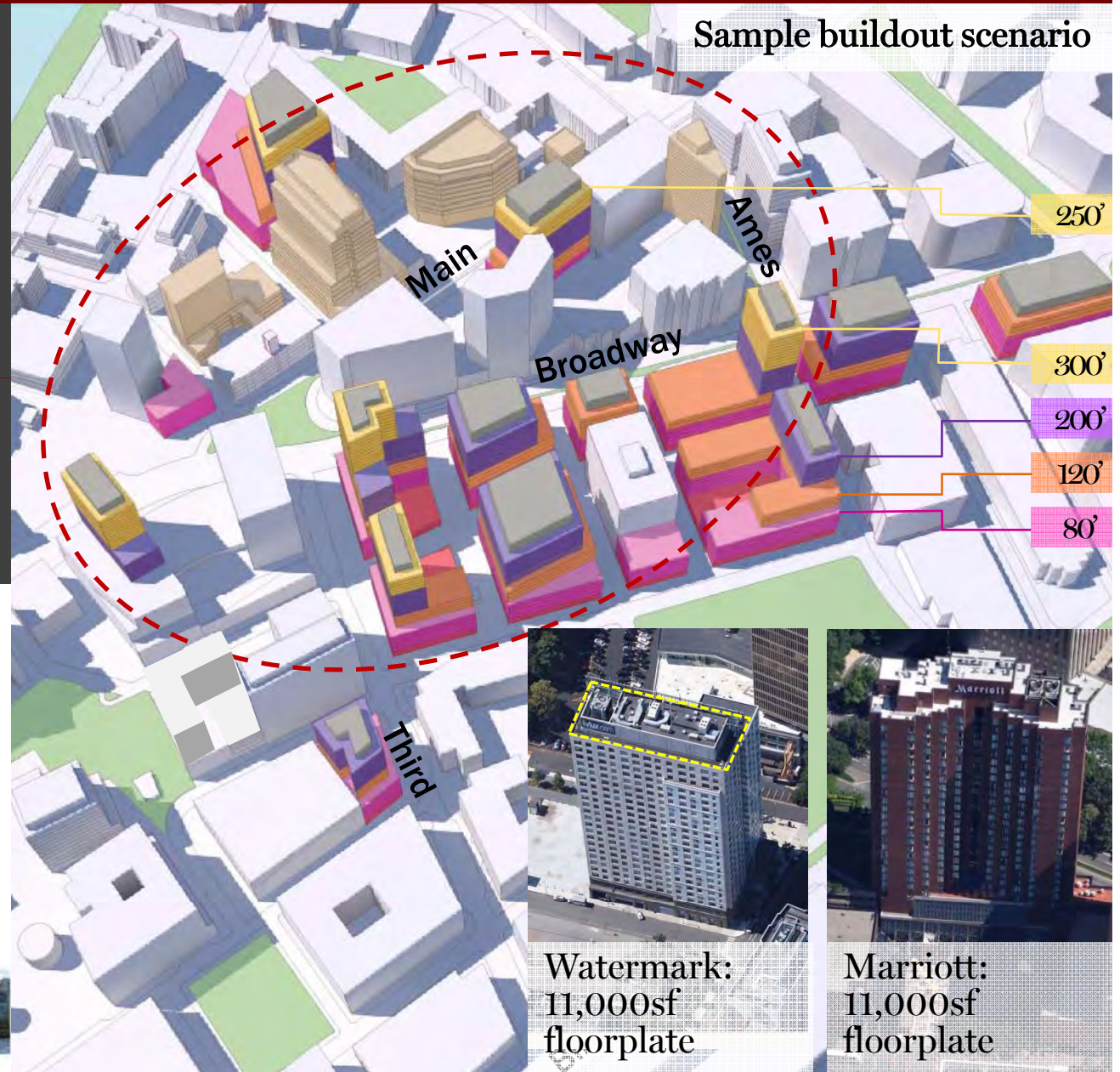
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Sample buildout scenario

250'

300'

200'

120'

80'

Watermark:
11,000sf
floorplate

Marriott:
11,000sf
floorplate

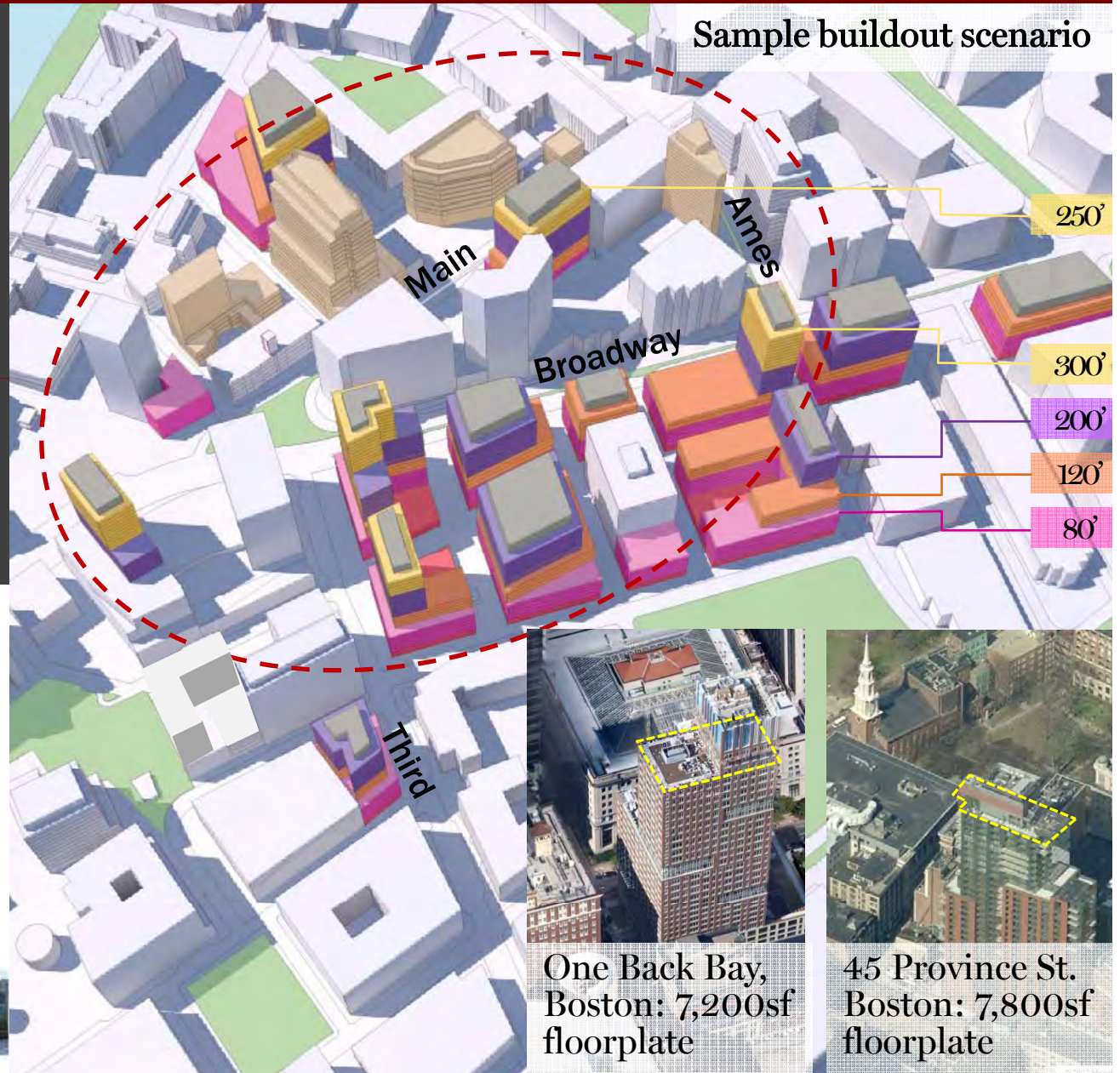
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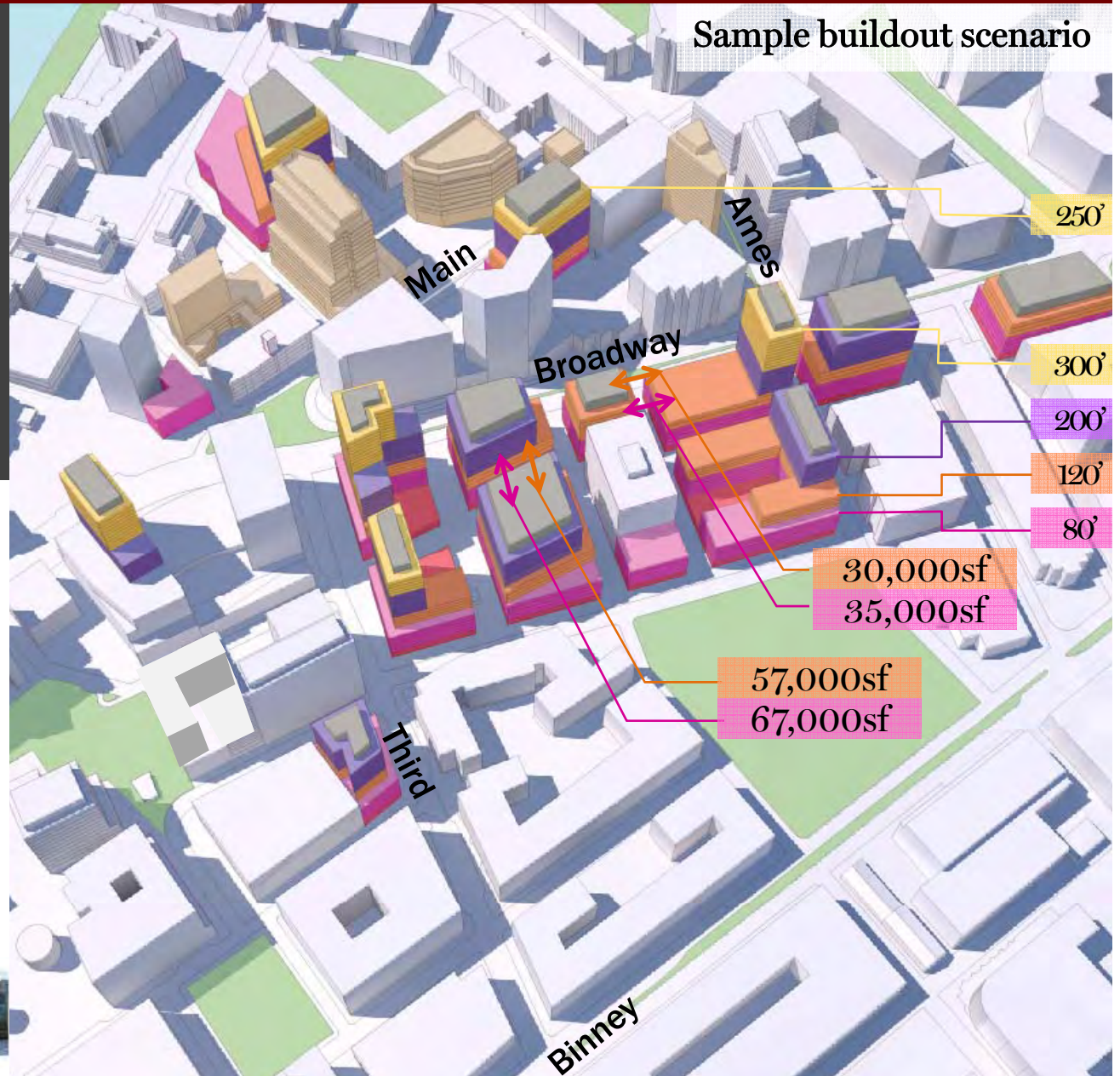


Upper floor connections enable larger floorplates

GUIDING PRINCIPLES

- Connections should serve internal tenant circulation rather than diverting public circulation from street level
- Not over primary streets
- Majority of exterior should be glazed
- Integrated with building architecture

Floorplates of 35,000-70,000 possible



Community benefits may take a variety of forms

Examples of potential benefits in return for potential increase in density and/or height: support for...

- Parks/public spaces
- Active ground floors
- Workforce readiness programs and education
- Housing production and affordability
- Superior sustainability performance
- ...and of course, expanded transportation alternatives and demand management



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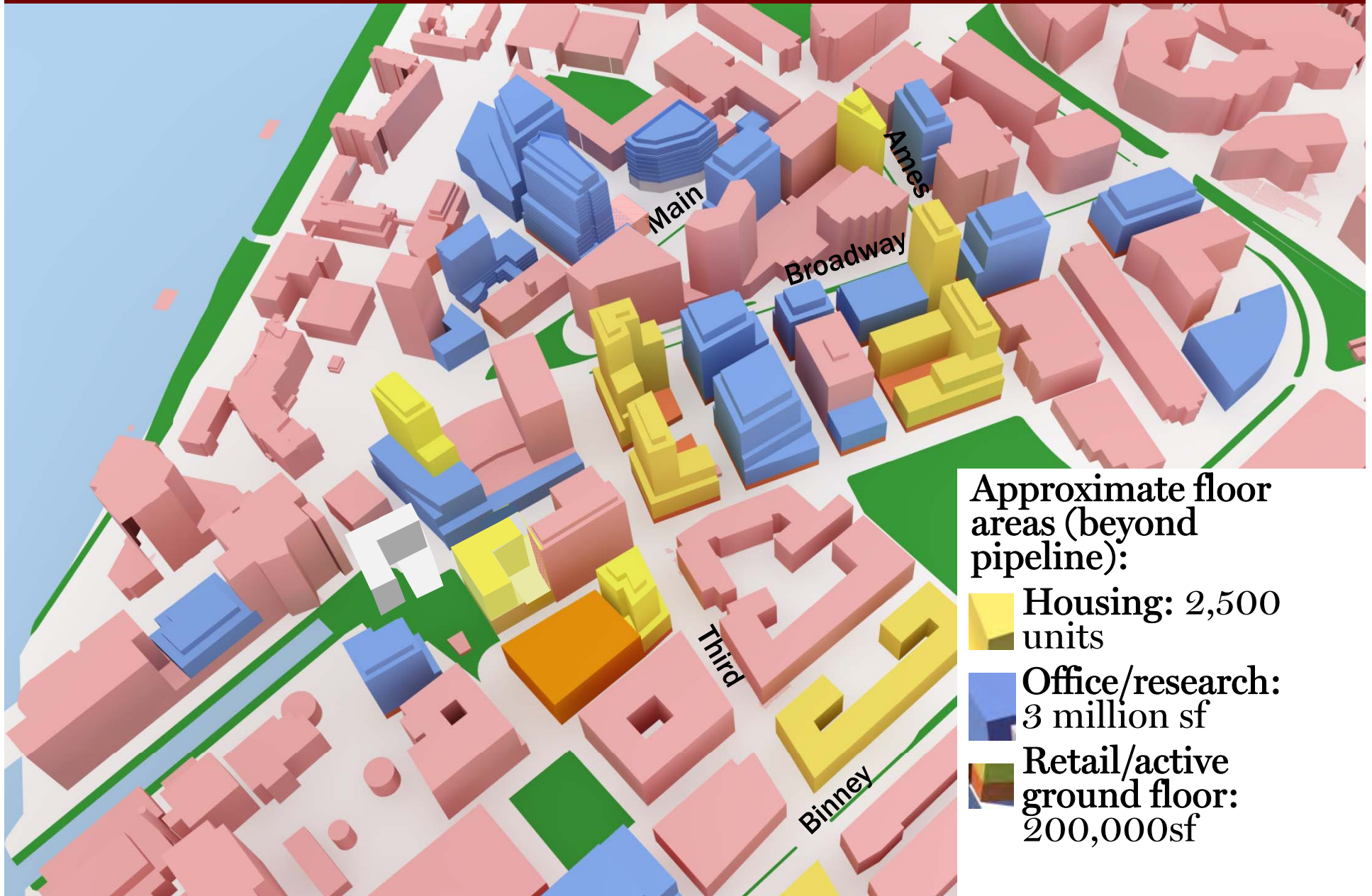
Leveraging height for community benefits

- Housing
 - Assumptions:
 - Leverage 5 floors of added housing value from 250' to 300' height
 - 7 units per floor
 - Several hundred thousand dollars per floor (after accommodating standard affordable housing inclusion requirements)
 - Rental lower end of range
 - Ownership higher end of range
- Office and research...at top of this range or higher



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Use mix: potential



Transition area building form



Balancing complementary goals

- Provide appropriate scale and use transition to Area 4.
- Provide incentive for housing south of Main Street
- Accommodate research uses on sites uniquely suited to it
- Encourage active ground floor uses, emphasizing a continuously walkable Main Street corridor

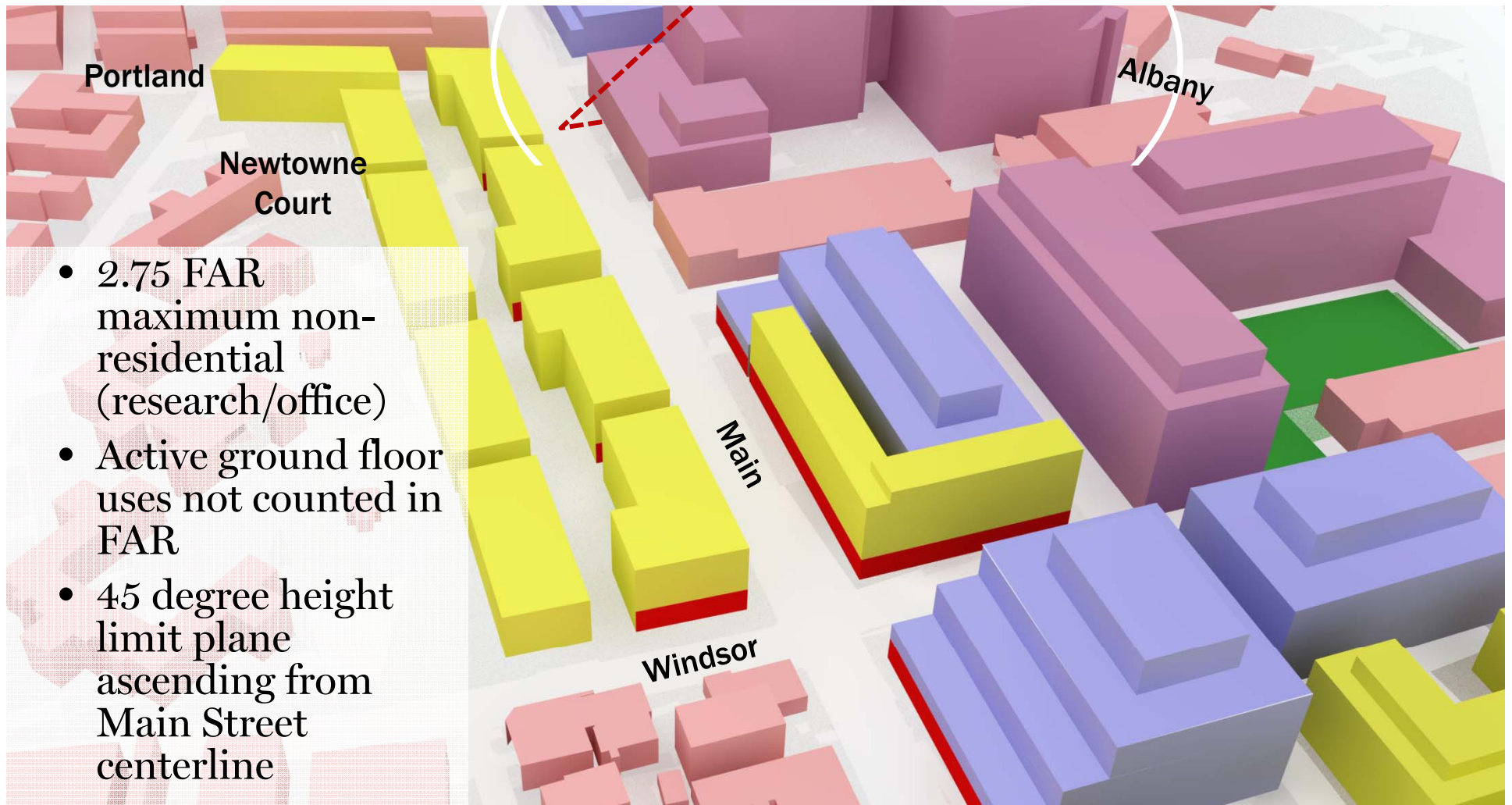


Existing conditions: south of Main

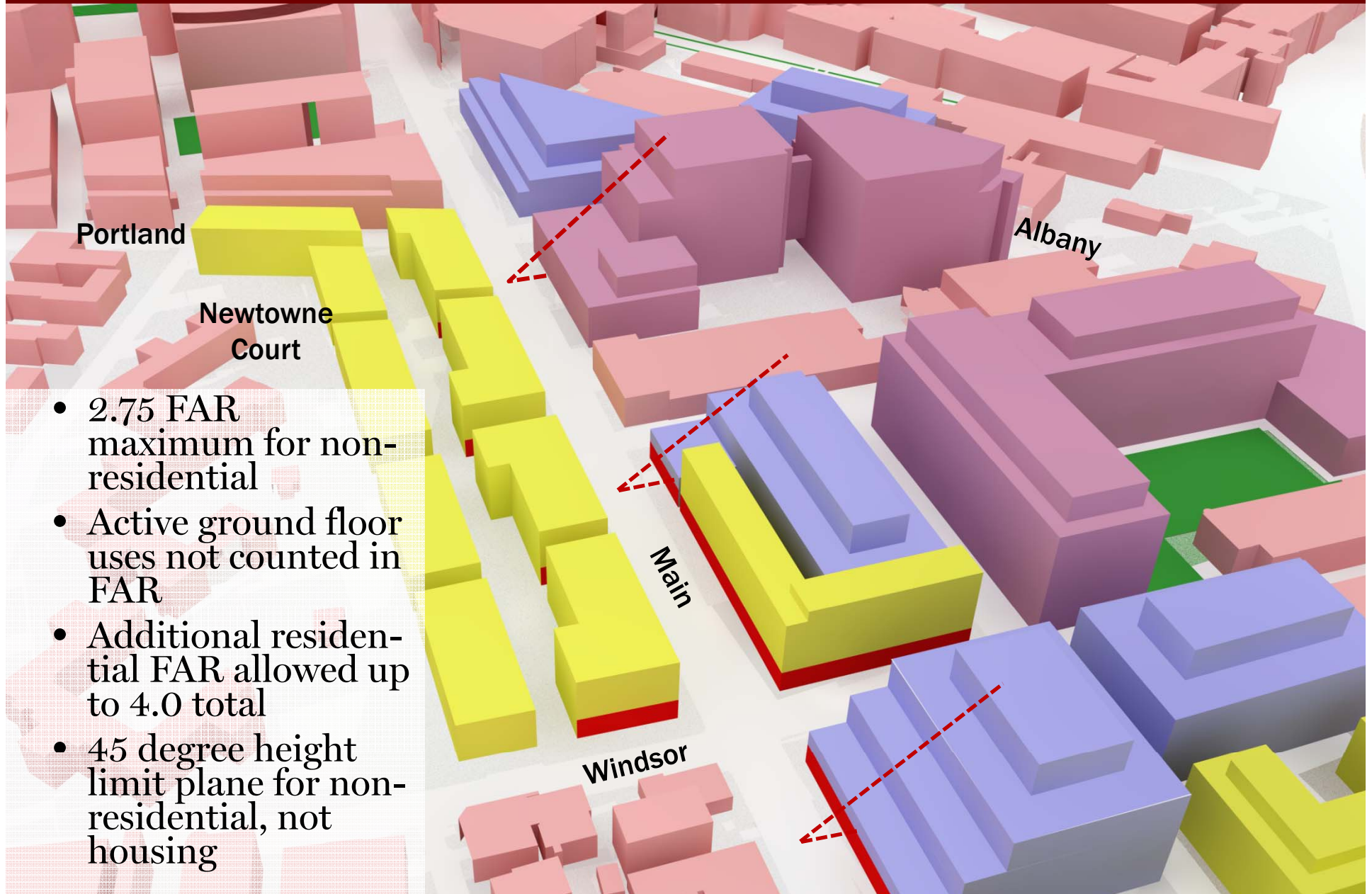


- Zone IB
- 2.75 FAR maximum for non-residential, 4.0 FAR maximum for residential
- 120' maximum height

610 Main precedent

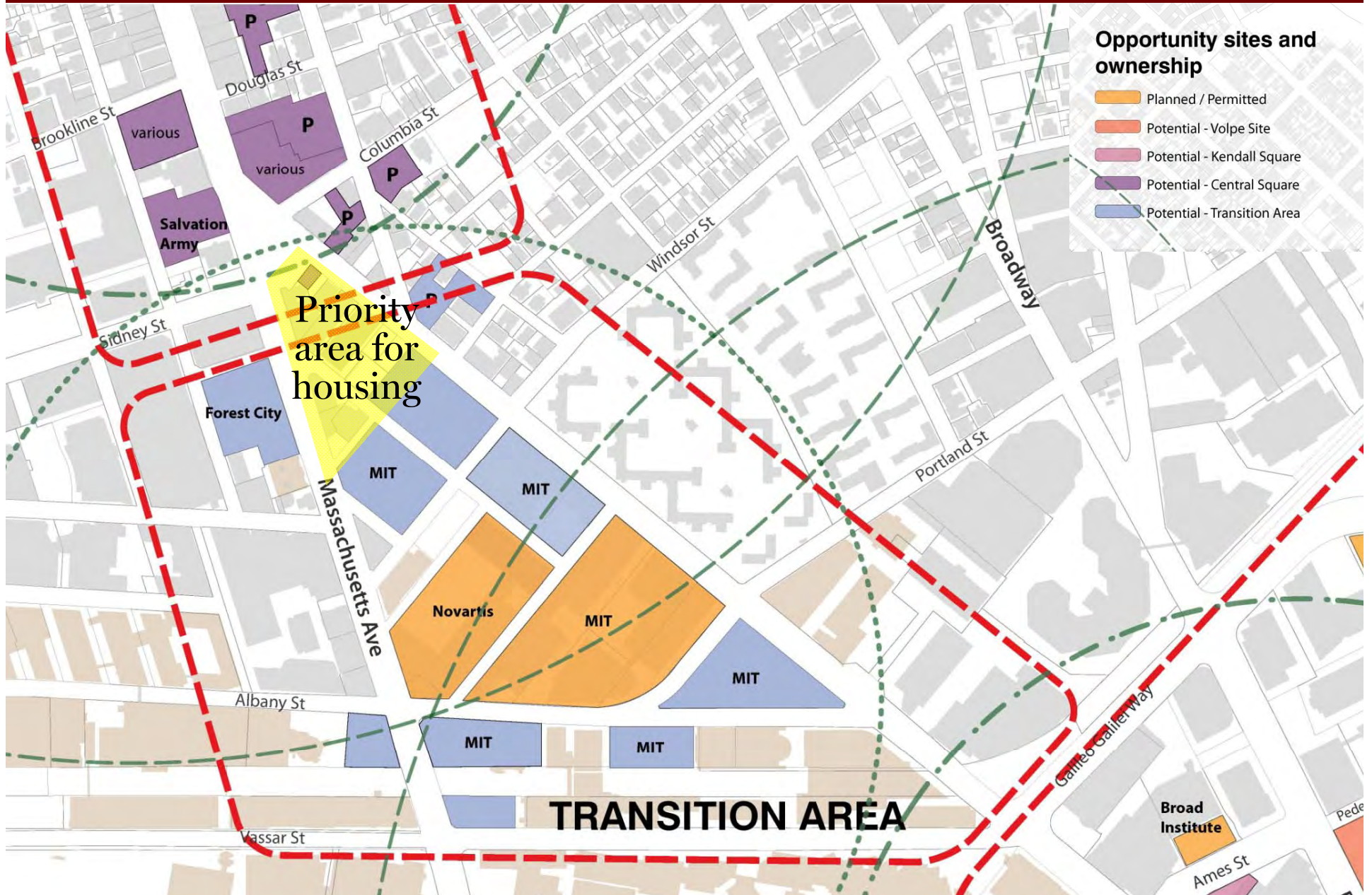


Proposed framework: south of Main

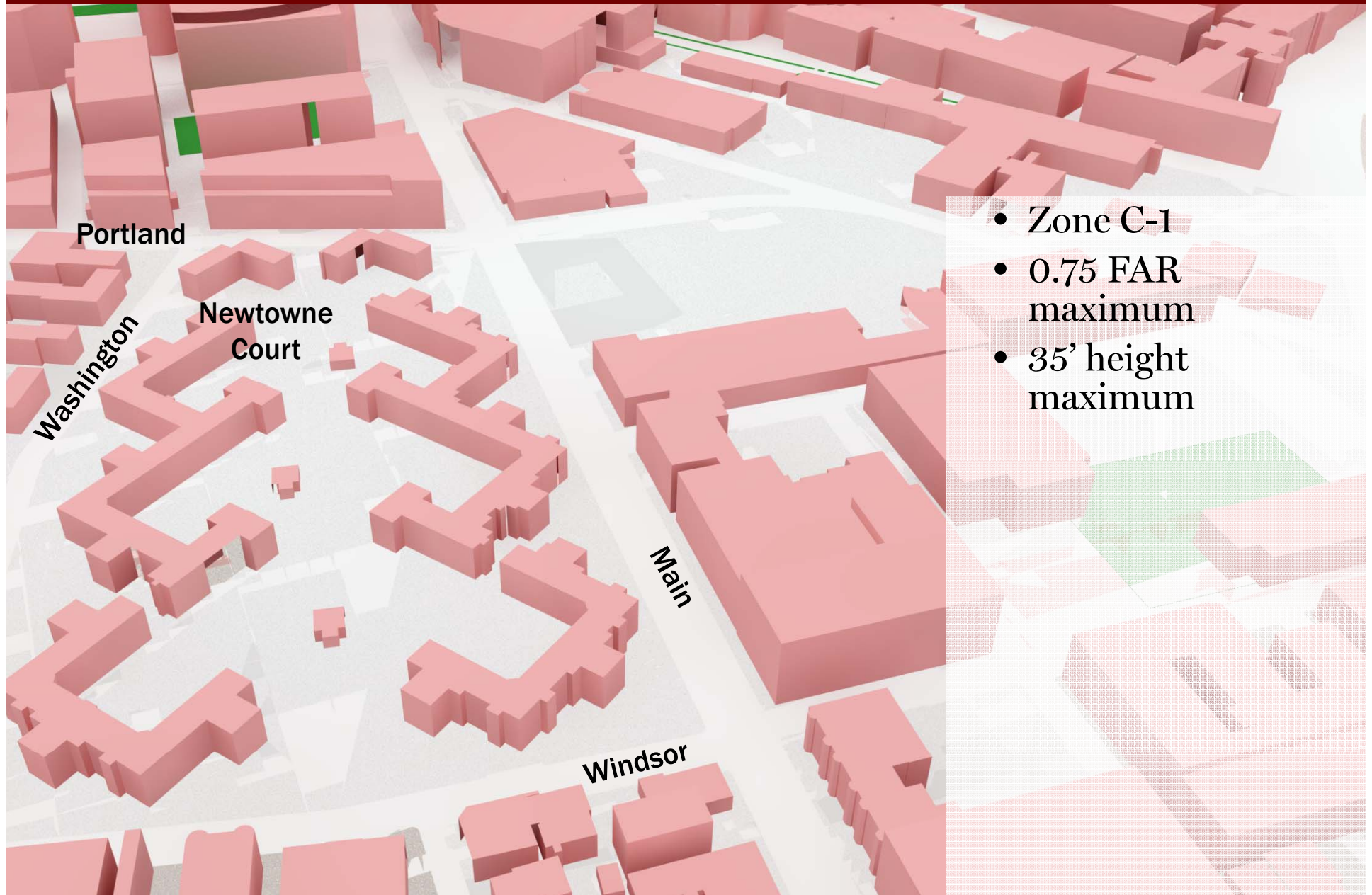


- 2.75 FAR maximum for non-residential
- Active ground floor uses not counted in FAR
- Additional residential FAR allowed up to 4.0 total
- 45 degree height limit plane for non-residential, not housing

Research/office restricted west of Windsor

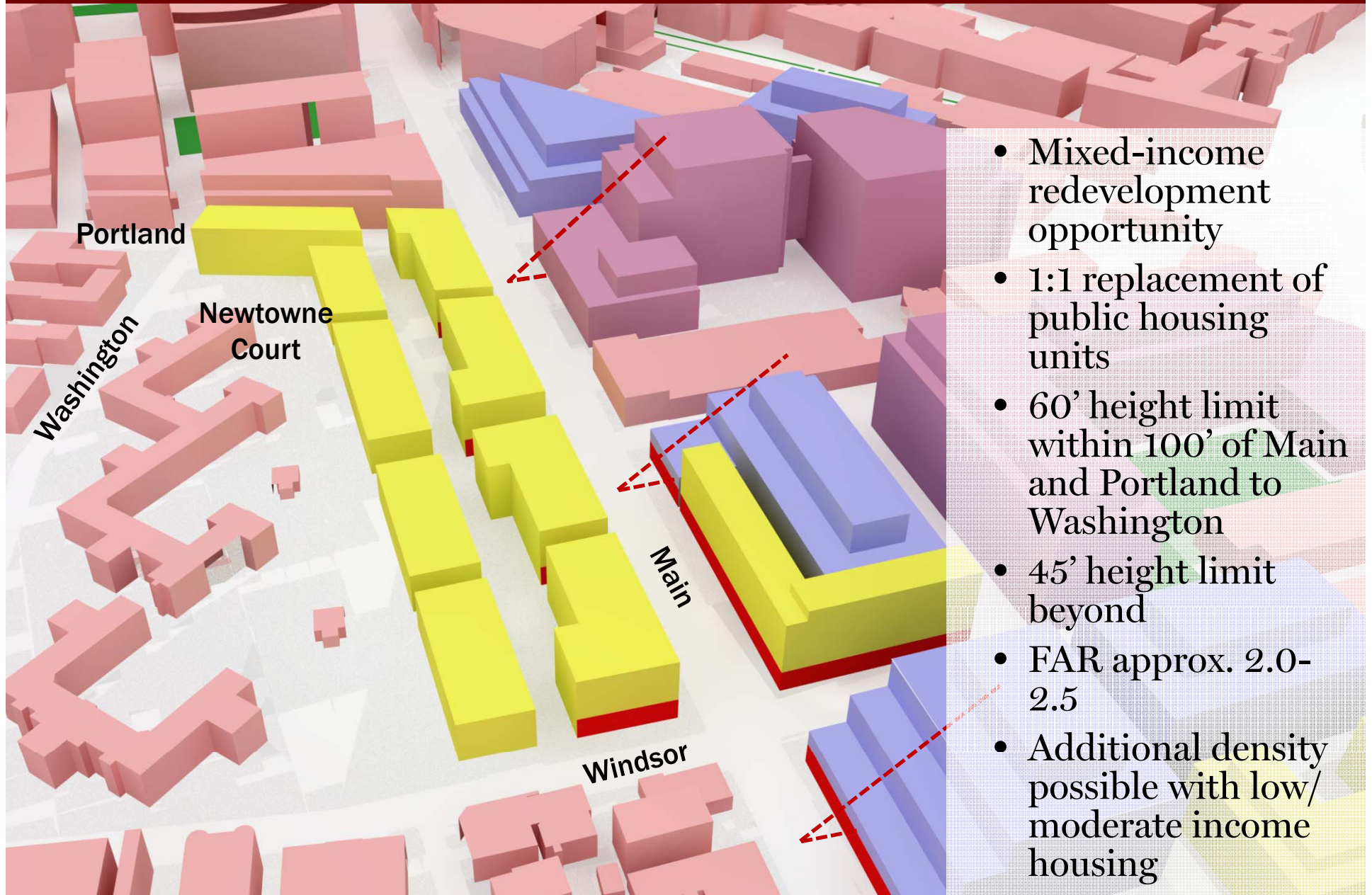


Existing conditions: north of Main



- Zone C-1
- 0.75 FAR maximum
- 35' height maximum

Proposed framework: north of Main



DISCUSSION



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