

Reinventing Kendall Square for the 21st Century

Updated Vision and Framework



KENDALL SQUARE ADVISORY COMMITTEE
APRIL 5, 2012



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

Agenda

- Draft recommendations:
Built form and use
- Discussion



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

Built form and use: principles

- Performance-based approach
- At street scale:
 - Frame streets as public outdoor rooms.
 - Create an appropriate pedestrian scale.
 - Relate new development to scale of context buildings.
- Above street scale (intermediate and tallest heights):
 - Accommodate significant additional research and housing development intensity where infrastructure and mixed-use concentrations best support it.
 - Leverage development value to support community benefits.
 - Produce variety of building height and massing to enhance aesthetics and sense of place, preserve sky views & solar access



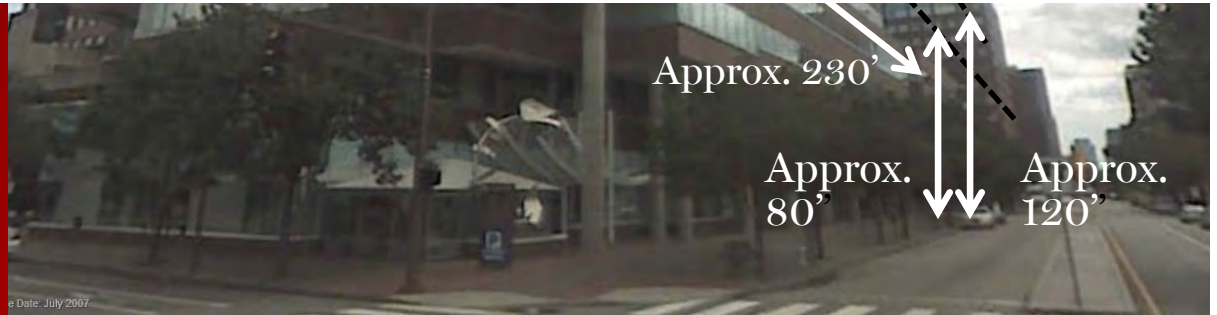
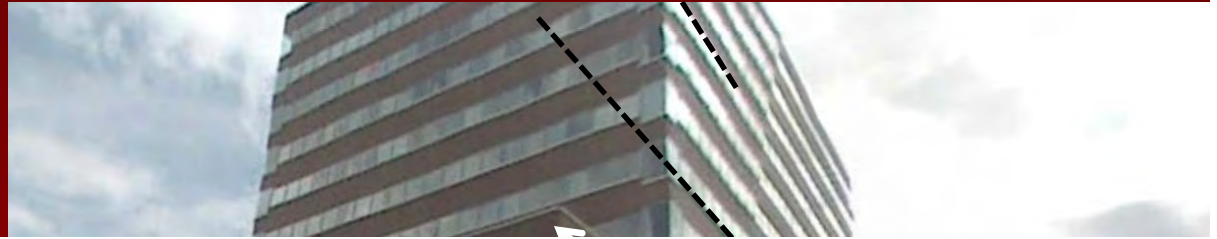
Built form and use: summary

Height range	Priority uses	Maximum lengths of perpendicular facades*	Potential floorplate (approx. sf)	Minimum building separation
Streetwall (ground to 85')	Active uses required on ground floor in core areas; encouraged elsewhere	None	Full block	None
85' to 120'		240' x 175'	42,000	15-25'
120' to 200'		175' x 175'	30,600	20-40'
200' to 250'		175' x 175'**	30,600	100'
250' to 300' (up to six buildings in this range)	Housing only	160' x 65'** or 90' x 90'**	10,400	100'

*At least one major vertical break – a displacement of at least 8' in depth, 16' in width and 2/3 of building height – is required per 100' of façade length.

** Subject to additional design guidelines addressing façade articulation

Façade lengths: research/office

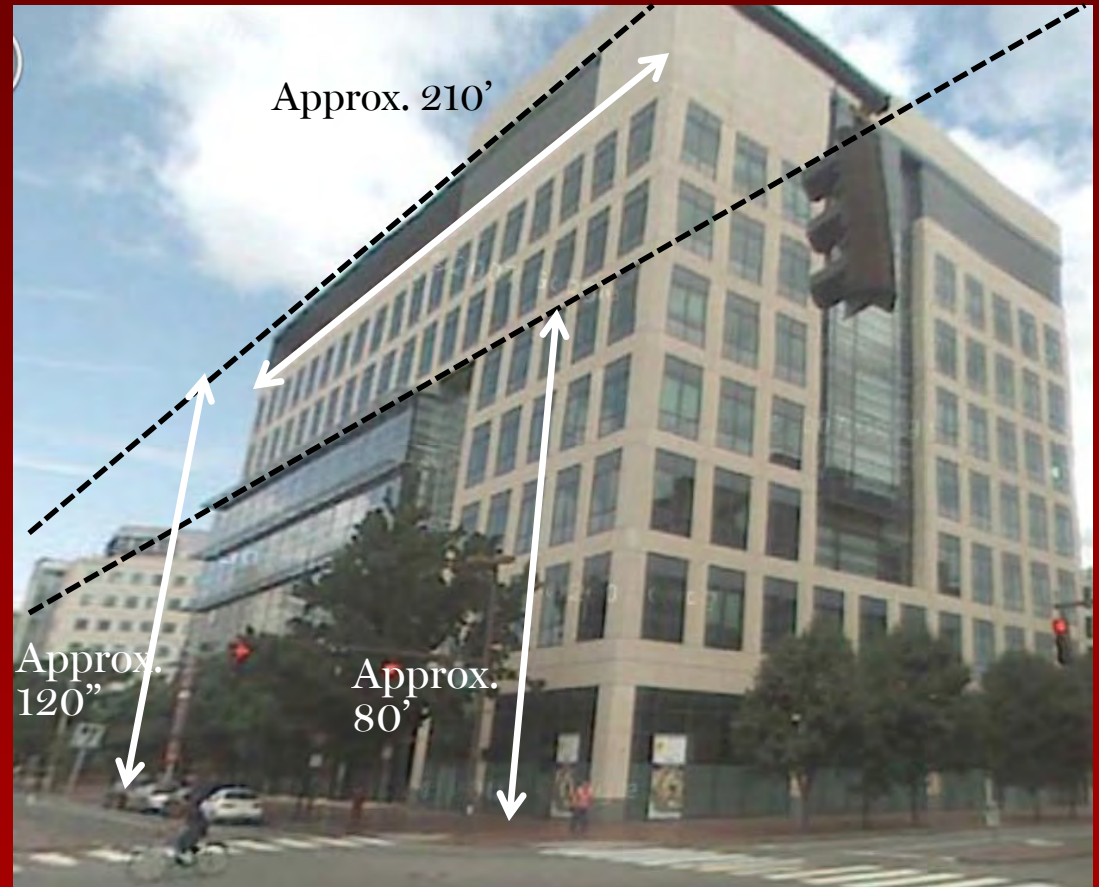
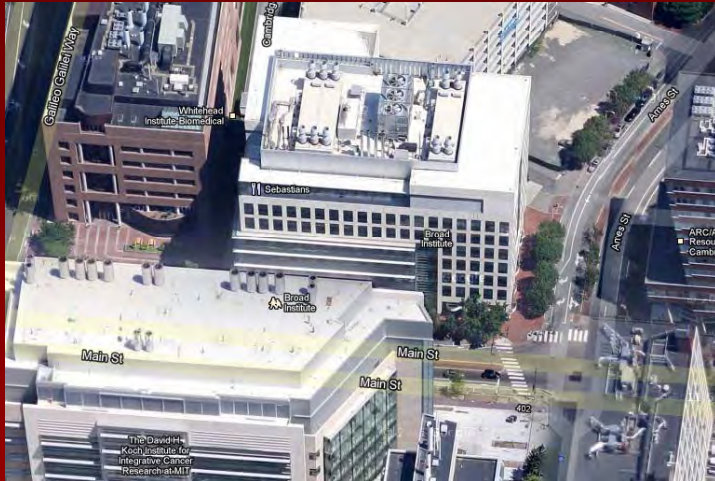


Five Cambridge Center
Floorplates approx. 27,000sf,
20,000sf



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

Façade lengths: research/office



Broad Institute
Floorplate approx. 31,000sf



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

Façade lengths: research/office



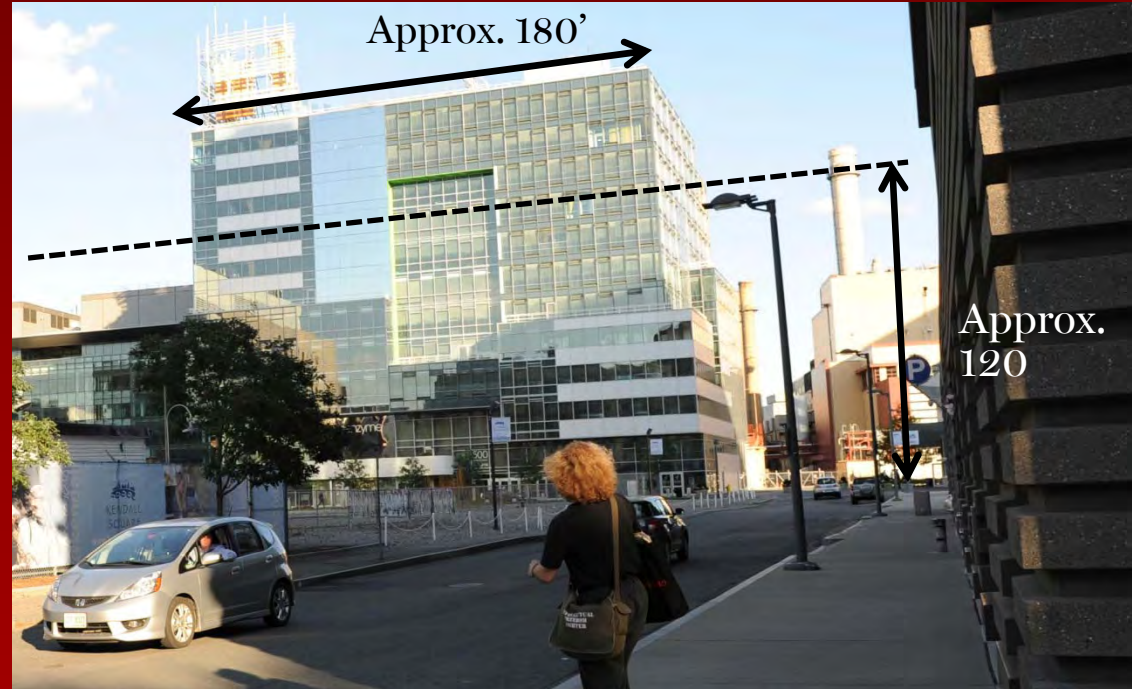
40 Lansdowne Street

Floorplate approx. 27,500sf



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

Façade lengths: research/office



Genzyme
Floorplate approx. 32,000sf



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

Façade lengths: research/office



Dana Farber Yawkey Center
Floorplate approx. 27,500sf



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

Built form and use: upper-floor connections

- Encouraged for tenants needing larger floorplates (i.e., 35,000-70,000sf)
- Emphasize distinct appearance of buildings through transparency, setback
- Proposed guidelines:
 - Within blocks
 - Set back at least 35' from public street façade
 - Façade at least 80% transparent
 - Provide ground level public passage at selected locations
 - Over side streets/promenades
 - Set back at least 35' from public street
 - At least 35' or two stories clearance above ground
 - No more than 35' wide and 2/3 of building height (aggregate)
 - Space multiple connections apart by double their greatest width
 - Façade at least 80% transparent



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

Use requirements: retail

Active ground floor uses required in core areas

- Retail or educational/cultural
- Outside of core, retail encouraged; alternatively, 50% transparency or regular residential front doors/stoops required
- Retail exempted from FAR count
- Retail space vacancies exceeding six months (?) may be occupied by community use (i.e. art display)



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

Use requirements: housing

Minimum amount of housing development required throughout study area in conjunction with research/office development

- Begin housing development by completion of 40% of associated office/research
- Complete housing by completion of 80% of associated office/research
- Inclusionary housing and incentive zoning policies apply



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

Community benefits may take a variety of forms

Support for...

- Parks/public spaces (maintenance and programming)
- Workforce readiness programs and education
- Expanded transportation alternatives and demand management



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

Preferred development scenario



Discussion

