

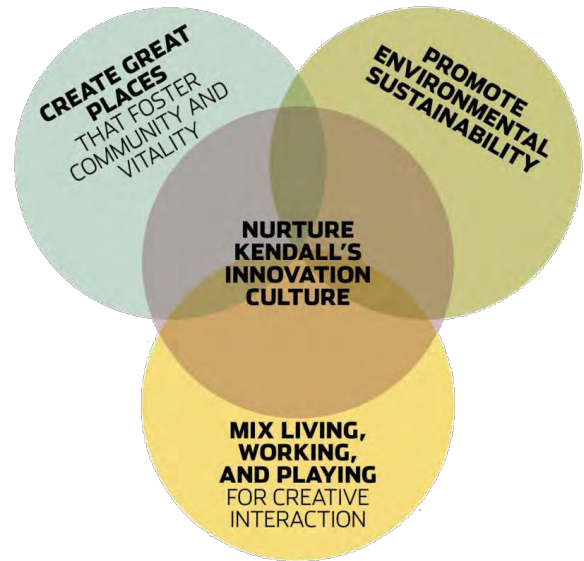
Kendall Square Plan: Summary of recommendations

Vision Statement

A dynamic public realm connecting diverse choices for living, working, and playing inspires continued success of Cambridge’s sustainable, globally-significant innovation community.

Nurture Kendall’s innovation culture

- Expand opportunities for Kendall Square knowledge economy to continue to grow
- Support a vibrant environment for creative interaction



FRAMEWORK: Three themes working together supporting the central theme of nurturing Kendall’s innovation culture

CREATE GREAT PLACES

GUIDING PRINCIPLES

- Support park/recreation needs of a growing neighborhood
- Create lively, walkable streets
- Expand opportunities for Kendall’s diverse community to interact
- Development and public place improvements must happen in tandem
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PROMOTE ENVIRONMENTAL SUSTAINABILITY

GUIDING PRINCIPLES

- Expand convenient, affordable access choices
- Enhance streets as public places
- Create a healthier natural environment
- Reduce resource consumption, waste emissions
- Leverage the environmental and economic benefits of compact development
 - tandem

MIX LIVING, WORKING AND PLAYING

GUIDING PRINCIPLES

- Leverage community and innovation benefits of mixed-use environment
- Focus intensity around transit
- Minimize development pressures on traditional neighborhoods
- Support city and state economic development

Outline of Kendall Square Zoning Recommendations

1. Retain existing base zoning
2. Establish a Kendall Square Overlay District, comprised of four PUD Subdistricts (*see page 4*)
3. Establish regulations applicable to the entire Kendall Square Overlay District
4. Establish (or revise) regulations applicable to PUD Subdistricts (*see page 4*)

Kendall Square Overlay District: Common Regulations for All Subdistricts

Standards and Requirements

- **Building Design Standards:**
 - Active ground floors (required glazing, pedestrian/bicycle-friendly sidewalks and entrances, active uses in priority areas)
 - Allow limited heights up to 250' (commercial) and 300' (residential) within ~800 ft or two blocks of T station – *map forthcoming*
 - Building scale and massing (step-backs, floorplate limits at different height levels) – *see chart on page 7*
- **Design Review:** Article 19 design review will apply in addition to PUD requirements
- **Design Guidelines:** Planning Board shall review development for consistency with the K2C2 Plan and Kendall Square Design Guidelines
- **Parking:** Establish maximum off-street auto parking rates for all development; Planning Board may waive minimum rates (except for housing); shared parking required for mixed-use development
- **Sustainability:**
 - New buildings and significant rehab must meet LEED criteria at the Gold level + enhanced energy efficiency requirements.
 - Cool roofs (green or white) will be required.
 - (Re)development must meet the DPW standard for water quality management and the retention/detention of the difference between the 2-year 24-hour pre-construction runoff hydrograph and the post-construction 25-year 24-hour runoff hydrograph. Low impact development strategies are particularly encouraged as a means to meeting this standard.
- **Housing:** Inclusionary housing and incentive zoning requirements continue to apply, also ...
 - *Middle Income Family Housing:* 25% of residential GFA above 250' must be middle income units of diverse sizes, including 3-BR. (such units shall be distributed throughout in the building; middle income is defined as 80 – 120% of AMI)
 - *Phasing of minimum required housing*
 - *In PUD districts with a minimum housing requirement* – construction of required housing must commence before exceeding 40% of non-residential capacity and final 20% of non-residential capacity may be accessed only after 100% required housing minimum is built.

- **Community Investments:** Establish a Kendall Square Fund for all future development in the area with a \$2.50/sf one-time + \$0.10/sf/year ongoing payment per square foot payment per category required to support (total \$7.50/sf one time + \$0.30/sf ongoing):
 - public open space (design/construction, programming, maintenance)
 - transit (EZ Ride or other)
 - workforce readiness training for Cambridge residents (primarily for adults to supplement existing programs)

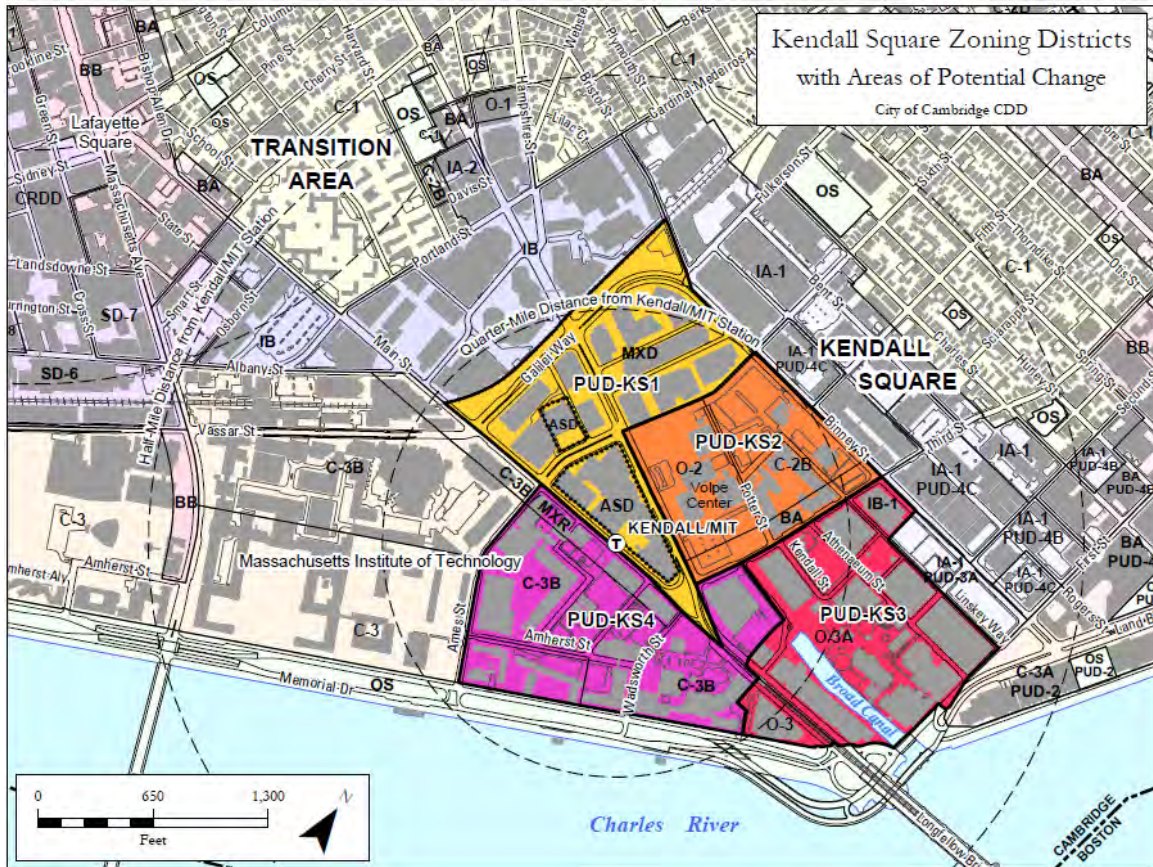
Project-specific mitigation of transportation and infrastructure impacts would continue to apply.

- **Citywide Regulations:** All PUD projects within the Kendall Square Overlay District subject to Kendall Square standards and requirements as well as citywide requirements such as Article 19 Special Permit review, Inclusionary Housing, Incentive Zoning, PTDM, among others

Allowances and Flexibility

- **Ground Floor Retail:** Allowed as-of-right (with some limitations) throughout the district
- **Retail Exemption:** Ground-level GFA along Main Street, Broadway, Ames Street, Third Street or Broad Canal may be exempted from district limitations, if limited to retail use in perpetuity
- **Fast Order Food:** Limits waived by Planning Board based on proposed use
- **Startup space:** Consider incentives/requirements (?) for affordable space specifically to accommodate startup companies
- **Historic Preservation:** Allowed GFA may be transferred from an existing built lot (with some limitations) in exchange for a historic preservation easement on a preferably preserved property
- **Minimum Lot Area Per Dwelling Unit:** Waived for PUD development
- **Loading:** Planning Board may waive required number of loading bays

Kendall Square Subdistrict (PUD) Regulations



PUD-KS1 (CRA/Boston Properties)

Base Zoning: MXD (as currently exists)

Overlay Zoning: Create new PUD District

- Any development above current MXD zoning limitations is subject to PUD requirements
- Increase GFA permitted in the district by 1,000,000 SF under PUD regulations
- Limit maximum additional non-residential GFA to 600,000.
- Require minimum 250,000 SF of housing in the district. To be built before any new commercial GFA

PUD-KS2 (US DOT-Volpe Site)

- Base Zoning: Residence C-2B; Office 2; Business A (as currently exists)
- Overlay Zoning: Rename existing PUD-KS district
- Increase FAR allowed under PUD regulations from 3.00 to 4.00
- Maintain minimum 40% of housing required as part of any PUD project, with phasing requirements for construction of housing relative to commercial requirements as per Kendall Sq Overlay District requirements
- Retain requirement for 42% open space and 7.5 acres public park (incorporate flexibility on configuration)

- PUD projects are subject to Kendall Square standards and requirements (*see prior page*)

PUD-KS3 (multiple owners)

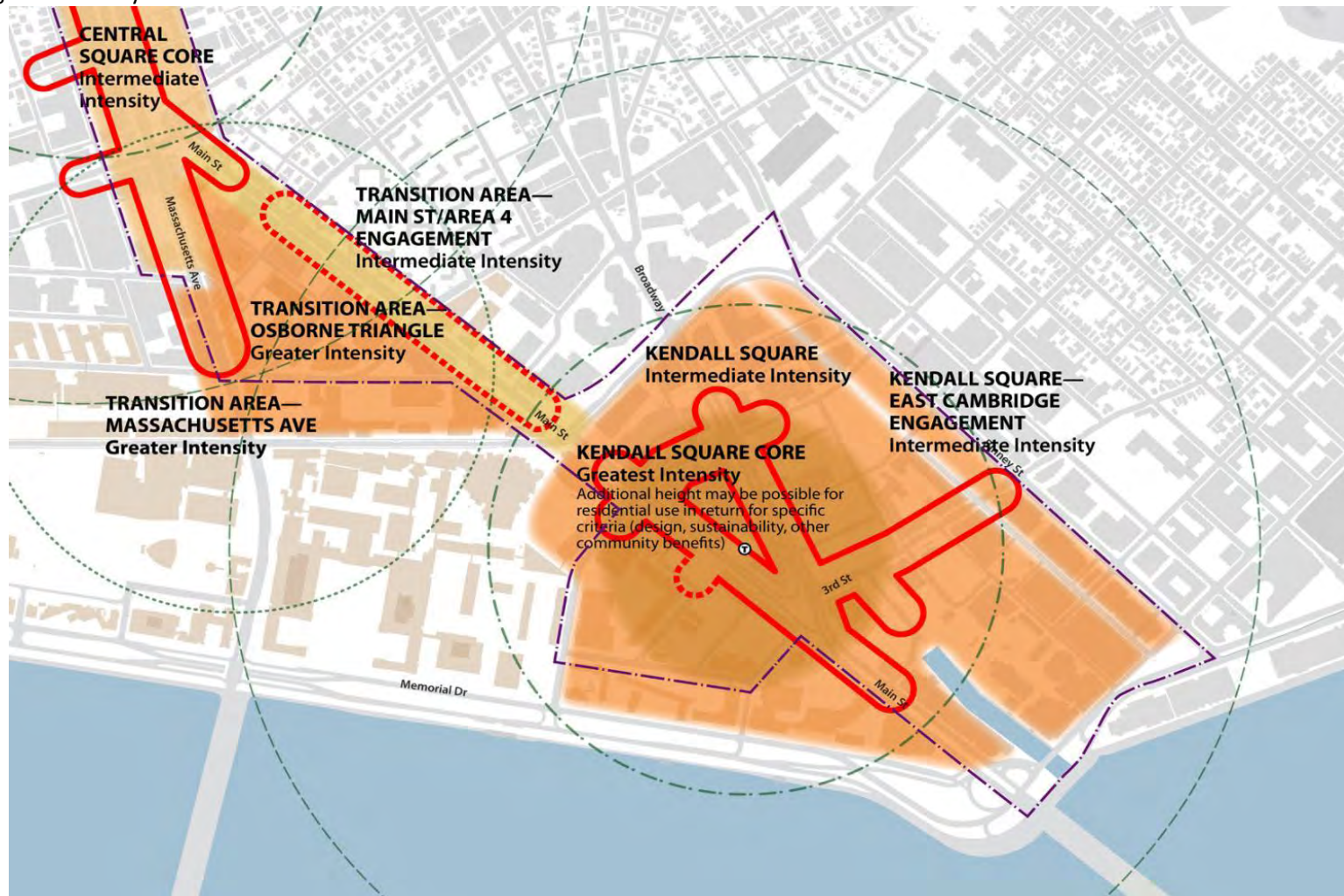
- Base Zoning: Office 3; Office 3-A; Industry B-1 (as currently exists)
- Overlay Zoning: Rename existing PUD-3 district and change boundaries somewhat
- Retain existing requirements for open space
- PUD projects are subject to Kendall Square standards and requirements (*prior page*)
- Allow limited GFA expansion of existing buildings or PUDs in exchange for meeting Kendall Square standards and other area-specific requirements

PUD-KS4 (MIT)

- Base Zoning: Residence C-3B; Office 3-A (as currently exists)
- Overlay Zoning: Create new PUD district (extents as proposed by 2011 MIT Rezoning Petition)
- Increase GFA permitted in the district to allow an additional 1,000,000 SF of non-residential, non-academic GFA.
- Require minimum 200,000 SF of housing in the district, with phasing requirements as per Kendall Sq Overlay District requirements
- Allow greater flexibility for Academic uses in terms of height and floorplate limitations

LAND USE CONCEPT: Create a mix of uses throughout Kendall Square, with highest intensity (density and height) around transit.

- Support Kendall Square’s ability to continue to foster the knowledge economy by creating room for research and technology businesses to locate and grow. Capitalize on the few remaining opportunities that can accommodate the large floorplates desired for lab uses.
- Encourage a significant presence of housing amidst other uses, both within the Kendall Square core and within a reasonable walk, bike or transit ride. Require a minimum amount of housing development within and near the study area.
- Add active ground floor uses that enhance the quality of sidewalks and other public spaces, provide amenity to residents, workers and students, and promote informal gathering supporting innovation culture and social community.
- Leverage community and innovation benefits of mixed-use environment



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

* 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

PUBLIC SPACE PLAN: Create and interconnected network of public spaces accommodating a variety of activities spanning a continuum from more interactive to more personal experiences.

- Confirm public open space programming priorities in detail through an open space survey and broad-based open space planning process for the open space network. Address needs and aspirations of the full range of users, including residents, workers, students, people with disabilities, and all age groups.
- Identify priorities and guidelines for future open spaces to be used as a basis for design and programming of new and existing public spaces.

