



Kendall Square

Transit Enhancement Program - Update

Cambridge Transit Committee Presentation | December 4, 2019





ABOUT THE CRA

Our Mission

The Cambridge Redevelopment Authority is committed to implementing **imaginative, creative initiatives** to achieve **social equity and a balanced economic ecosystem**. We work in the public trust to bring a human dimension to development improving the **quality of life** for residents, businesses, employees, and visitors. Our goal is to balance **economic vibrancy, housing**, and open space to create **sustainable communities** through new and revitalized development. We are an independent, agile public authority bringing a **unique set of redevelopment tools** to work in close partnership with the City of Cambridge and other organizations.

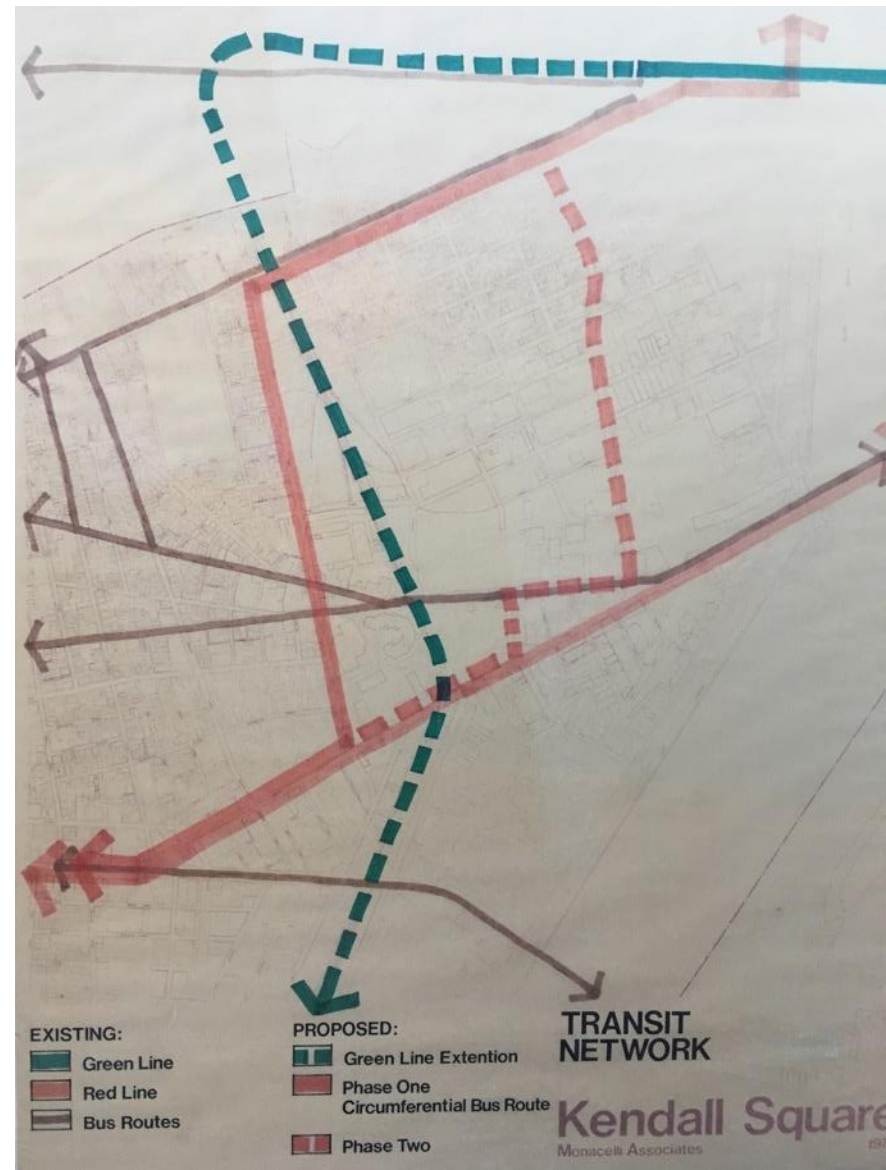
KENDALL SQUARE URBAN RENEWAL PLAN - BACKGROUND



Since 1977 - Planning for commercial development with transit expansion and reduced parking



Cambridge Redevelopment Authority |



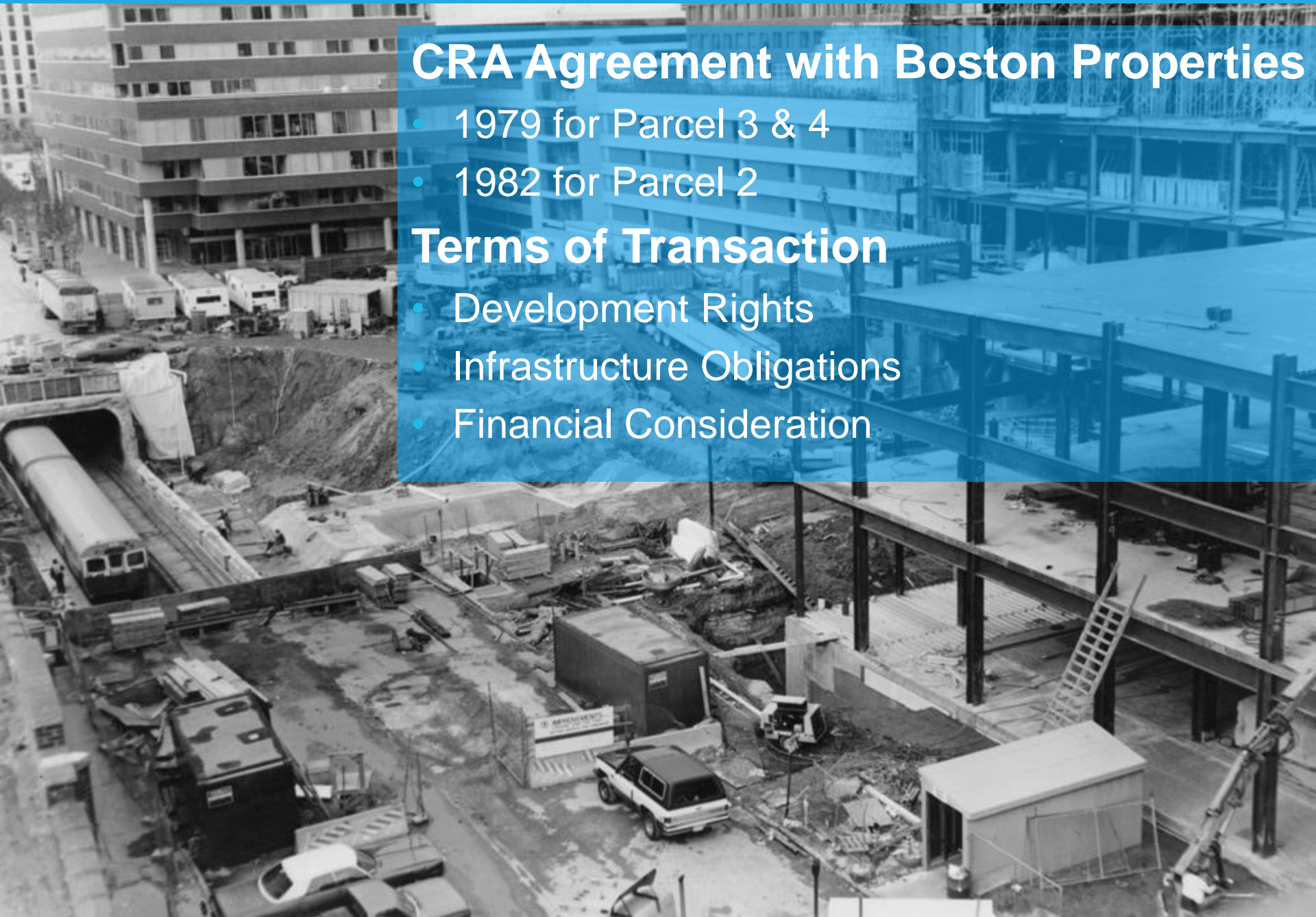
KSURP HISTORY: CAMBRIDGE CENTER

CRA Agreement with Boston Properties

- 1979 for Parcel 3 & 4
- 1982 for Parcel 2

Terms of Transaction

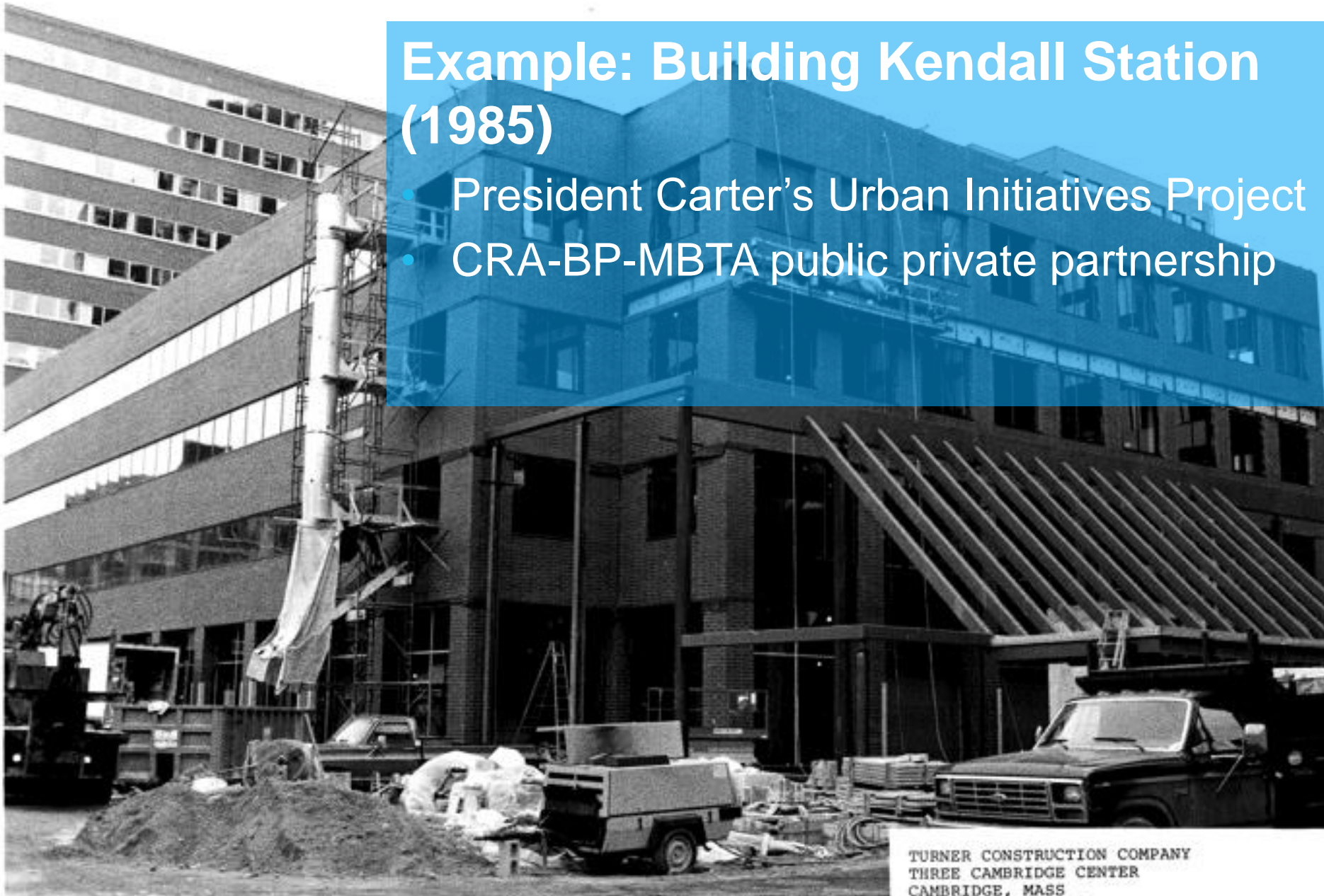
- Development Rights
- Infrastructure Obligations
- Financial Consideration



KSURP HISTORY: CAMBRIDGE CENTER

Example: Building Kendall Station (1985)

- President Carter's Urban Initiatives Project
- CRA-BP-MBTA public private partnership



TURNER CONSTRUCTION COMPANY
THREE CAMBRIDGE CENTER
CAMBRIDGE, MASS

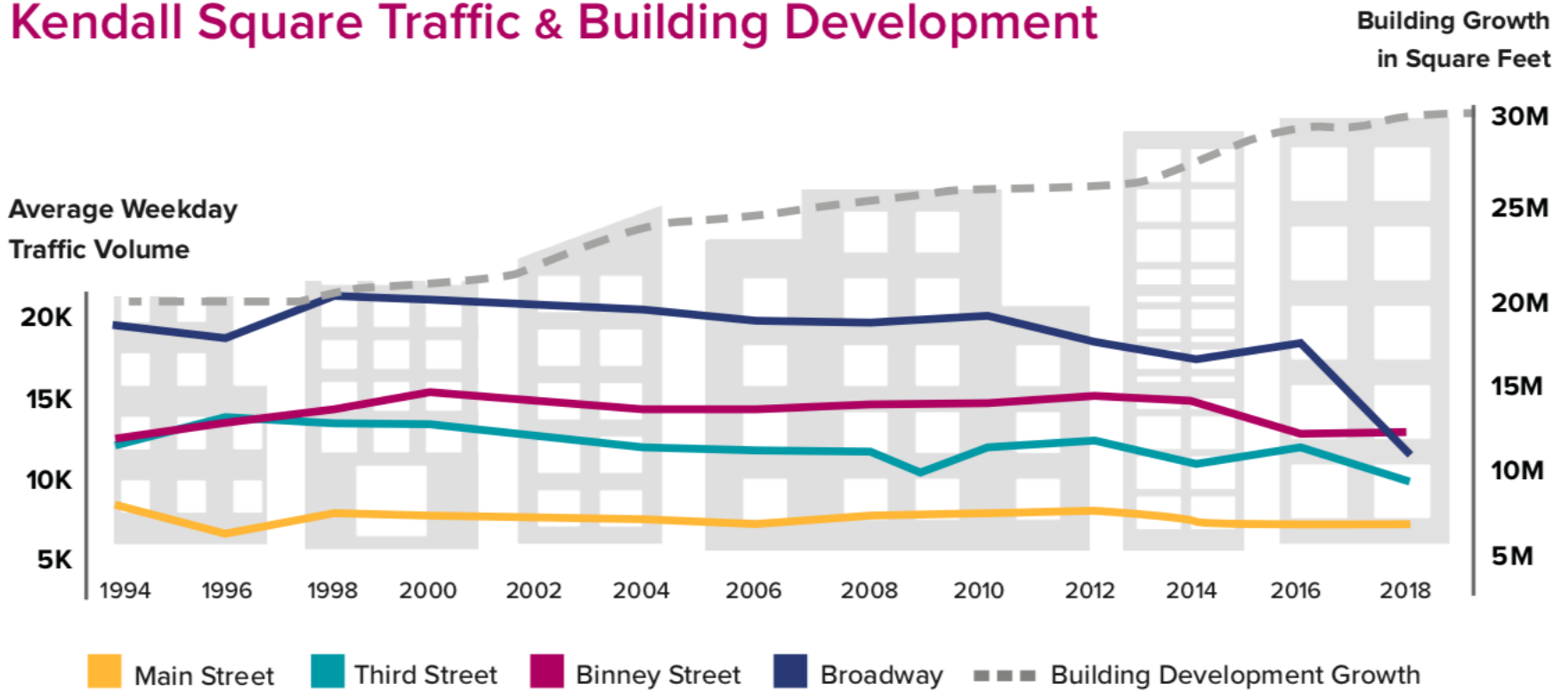


2015



KSURP PLAN & MEPA

Kendall Square Traffic & Building Development

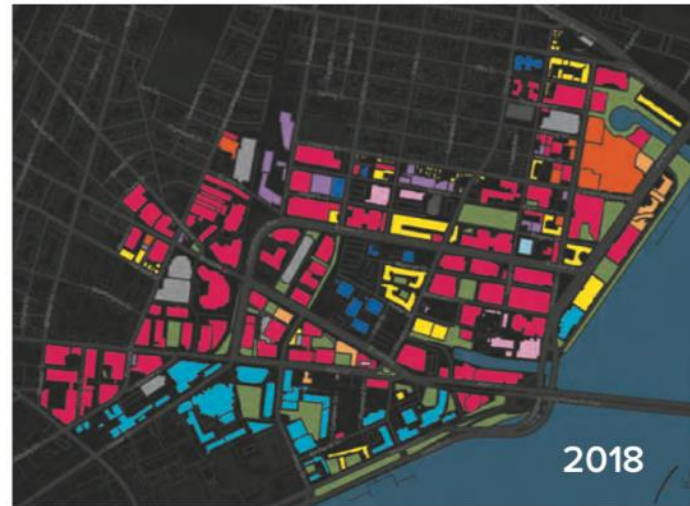


Source: Cambridge Redevelopment Authority Kendall Square Urban Renewal Area Section 61 Findings Annual Traffic Update



GROWTH IN KENDALL

Kendall Square Development Map Development Growth and Shifts in Land Use



LAND USE KEY

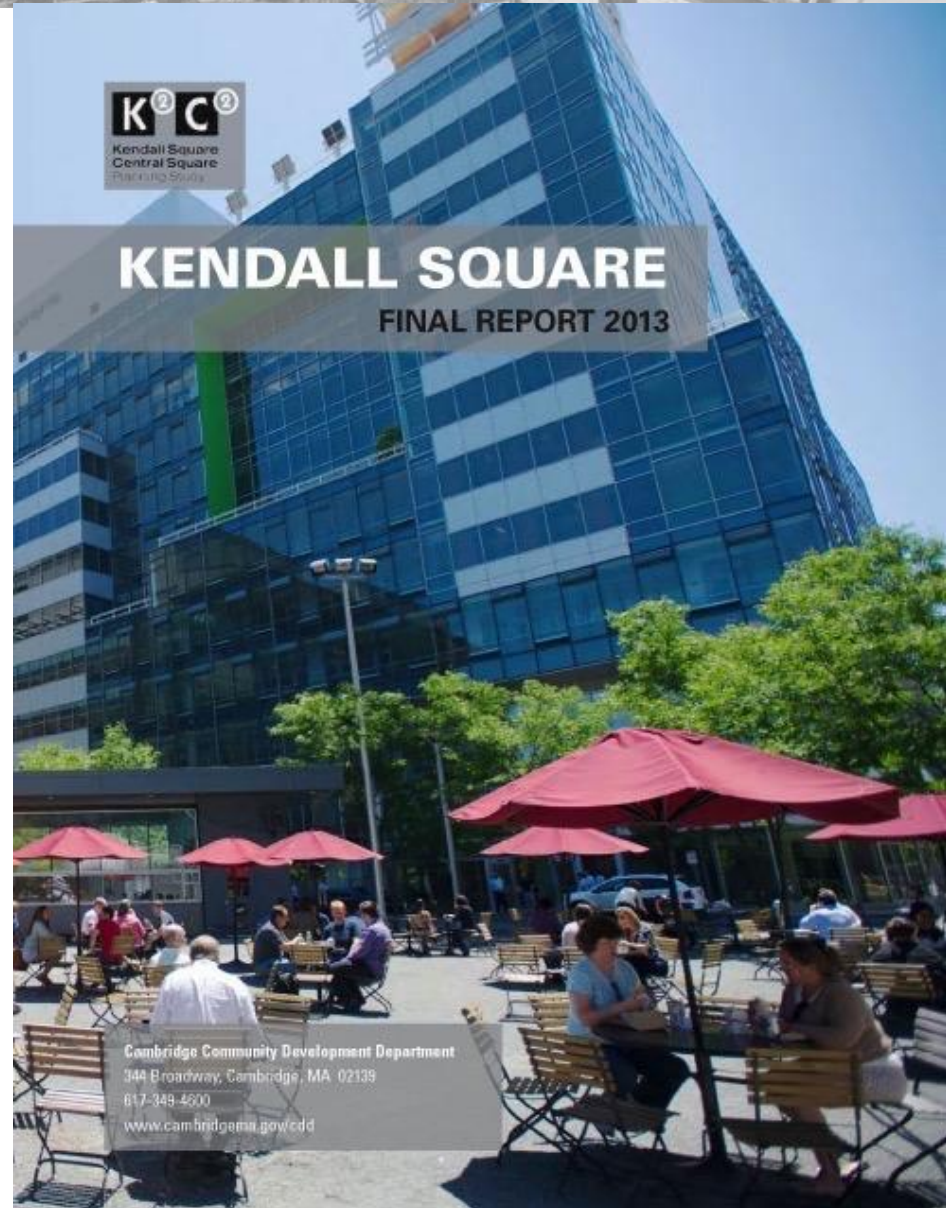
- Office / R&D
- Higher Education
- Residential
- Parking & Transportation
- Retail
- Hotel
- Industrial
- Government
- Vacant

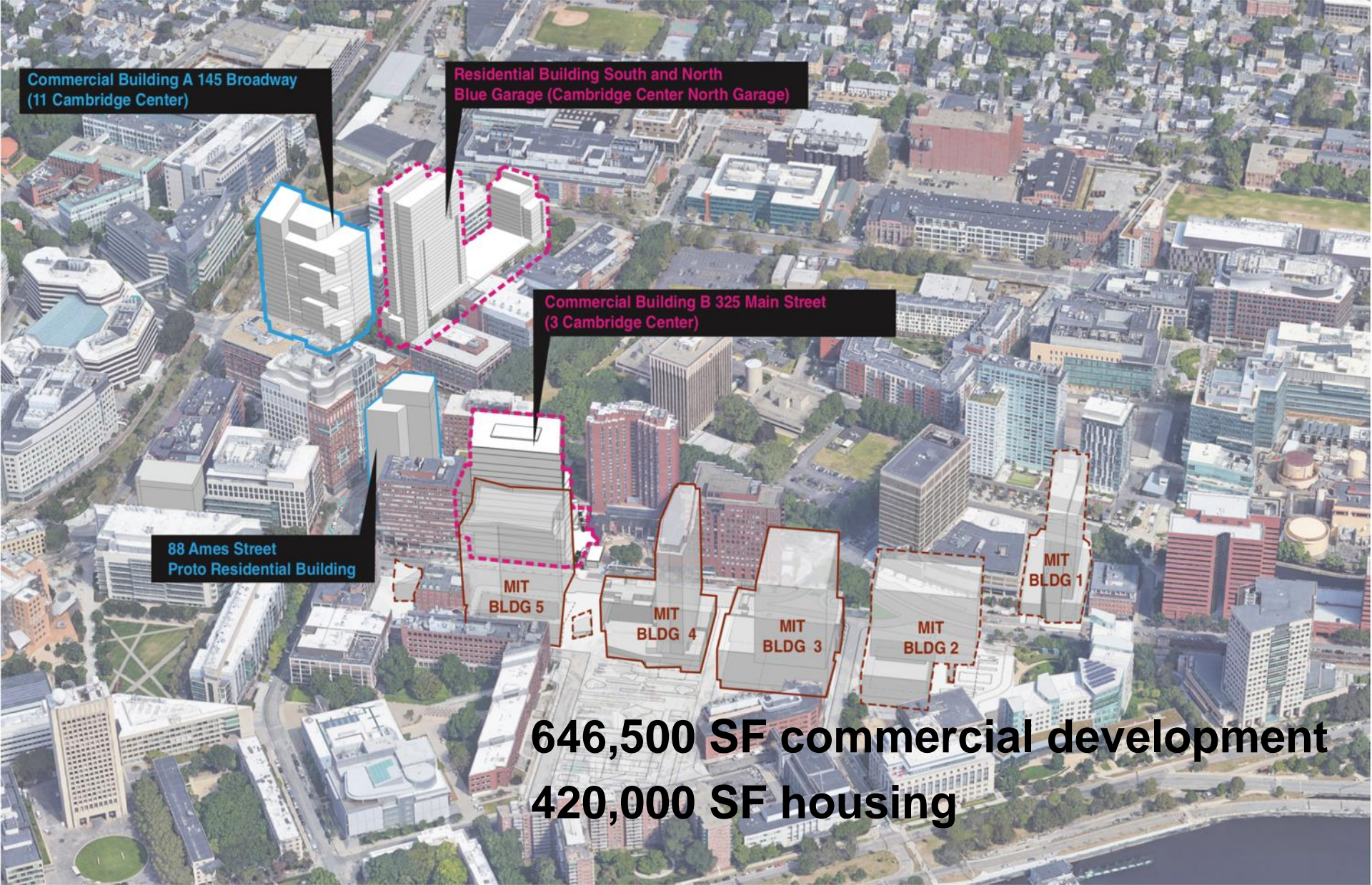
Source: Cambridge Redevelopment Authority <http://www.cambridgeredevelopment.org/interactive-map/>



GROWTH IN KENDALL

1. Nurture Kendall's Innovative Culture
2. Create Great Places
3. Promote Environmental Sustainability
4. Mix Living, Working, Learning, and Playing





Commercial Building A 145 Broadway
(11 Cambridge Center)

Residential Building South and North
Blue Garage (Cambridge Center North Garage)

Commercial Building B 325 Main Street
(3 Cambridge Center)

88 Ames Street
Proto Residential Building

MIT
BLDG 5

MIT
BLDG 4

MIT
BLDG 3

MIT
BLDG 2

MIT
BLDG 1

646,500 SF commercial development
420,000 SF housing



KSURP PLAN & MEPA

- EIR – KSTEP Concept & Initial Funding Formula
Value Capture program linked to commercial development
- Development Agreement (CRA & Boston Properties)
\$6 million (50/50 contribution)
- MOU (CRA, City, MBTA, MassDOT, Boston Properties)
- Working Group – Governance and Procedures
(finalize in 2019)



KSTEP MOU

- Working Group – makes technical recommendations:
 - Parties to original MOU
 - Additional KSTEP contributors
 - To draft ‘metrics of success’
- CRA Board – Authorizes funding
- City Manager – Provides Concurrence & Approval
- MBTA GM or MassDOT Secretary Approval (state assets)



KSTEP MOU

- **Project Priorities Criteria**
 - Measurable improvement to transit service levels for any transit that touches Kendall Square including connections to and from
 - Ability to leverage multiple layers of public and private funds
 - economically sustainable from capital and operational perspective
 - High level of utility from a mobility perspective
- **Utilize recommendations of relevant planning efforts**
 - Kendall Square Mobility Task Force
 - Collect input from stakeholders (TAC, KSA, others)



MOBILITY TASK FORCE & TRANSPORT KENDALL

EIR



Kendall Square Mobility Task Force – MassDOT Appointed / City completed



KSTEP



Red Line Improvements



Grand Junction Corridor



Expand Bus Service



MOBILITY TASK FORCE & TRANSPORT KENDALL

Actions to
Transform Mobility



MOBILITY TASK FORCE & TRANSPORT KENDALL

EIR



- Kendall Square Mobility Task Force – MassDOT Appointed / City completed
- Relevant planning efforts



KSTEP



Red Line Improvements



Grand Junction Corridor



Expanded Bus Service



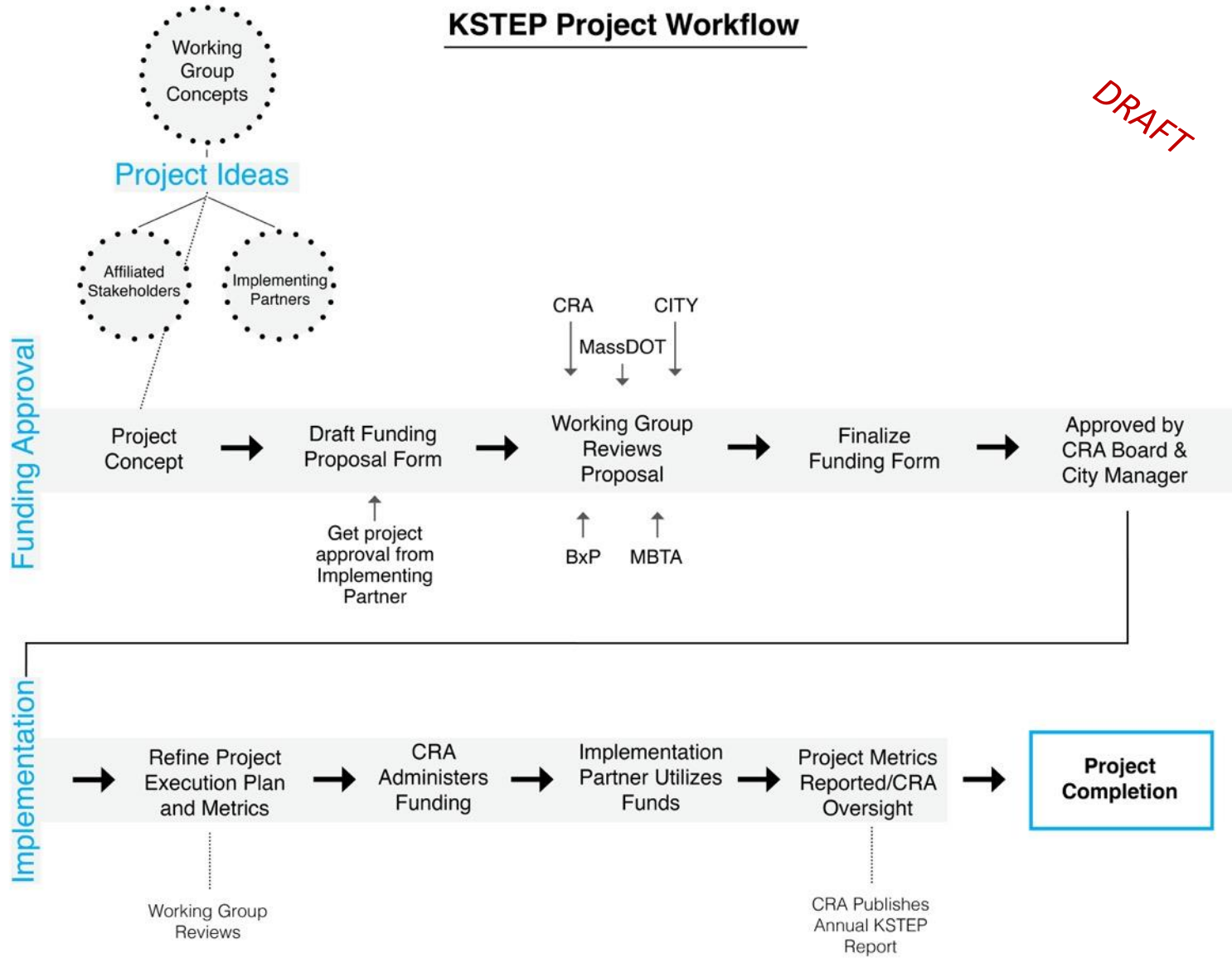
KSTEP MOU

- Initial Funding allocation – \$2 million
 - MBTA Bus Improvements
 - EZ Ride
 - Bus lanes, shelters or transit prioritization
- Longer Term Investments - \$4 million
 - Red Line improvements
 - New Transit connections
 - Leverage other sources
- Parties to seek expansion opportunities



KSTEP Project Workflow

DRAFT





cambridgeredevelopment.org