



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, October 20, 2015 at 7:00 p.m. in the second floor meeting room at 344 Broadway, Cambridge, Massachusetts on a petition by the Planning Board to amend Section 13.10 of the Cambridge Zoning Ordinance so as to change the development controls applicable in the Planned Unit Development at Kendall Square (PUD-KS) Overlay Zoning District. The majority of the PUD-KS District is occupied by the Volpe Transportation Systems Research Center operated by the U.S. Department of Transportation.

The following list summarizes the major proposed changes that would apply to a Planned Unit Development (PUD) in the PUD-KS District on a Development Parcel of at least five acres:

- Submission requirements and review criteria are included for a Development Proposal that would be reviewed at a Master Plan level.
 - The maximum Floor Area Ratio (FAR) for a PUD is changed to 4.5, with no additional bonus provided for inclusionary housing units. The requirement for at least 40% of a PUD to be housing is retained.
 - In lieu of current inclusionary housing requirements, at least 10% of total residential square footage is required to be affordable to low and moderate income households, and at least an additional 5% of total residential square footage is required to be affordable to middle income households.
 - Height limits are changed to 250 feet generally, with reduced heights allowed in areas closer to Binney Street and heights potentially allowed to reach 350 feet or, in the case of up to one building, 500 feet, with limitations, in areas closer to Broadway (see maps accompanying petition).
 - Required open space is changed to a minimum of 25% of the Development Parcel area, all of which is required to be under the control of a public agency and open to the general public.
 - Requirements for off-street parking are changed to set maximum parking ratios for most uses and require parking studies to determine whether further reductions in parking are warranted.
 - A minimum of 5% of residential Gross Floor Area is required to be devoted to dwelling units with three bedrooms or more.
 - Retail and other active ground floor space is required along major streets. Retail establishments of 5,000 square feet or less are excluded from FAR limitations.
 - Requirements for rooftop mechanical equipment noise mitigation are included.
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- “Innovation space” is required as a component of new office development, with shared spaces and facilities designed to serve small companies and start-ups. Half of innovation space is excluded from FAR limitations.
- Requirements for enhanced sustainable design are included, including design to a minimum LEED Gold standard, energy and emissions studies, water management, cool roofs, and provisions to allow approval of zoning relief for on-site energy and shared energy solutions.
- Funding contributions from new commercial development are required to support area-wide open space programming, transit improvements and workforce development.
- Special provisions are included to clarify that a government facility, if included in a PUD, would not be subject to the limitations applicable to private development.

This petition was refiled and originally heard on June 29, 2015.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway and online at www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments . Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.
