

KENDALL SQUARE PLAN

ZONING & URBAN DESIGN

RECOMMENDATIONS

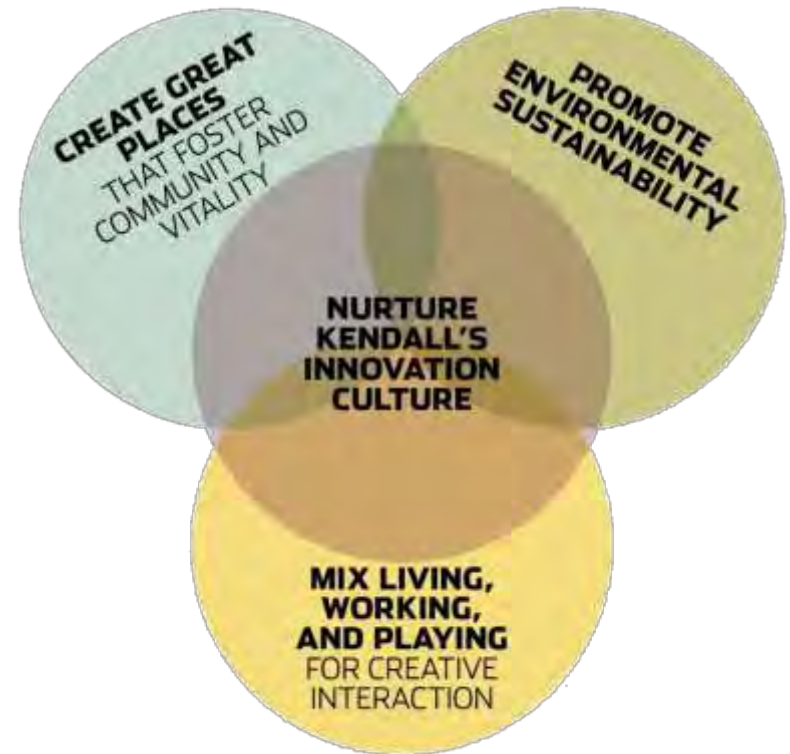
Cambridge Community Development Department
Planning Board Meeting

July 10, 2012

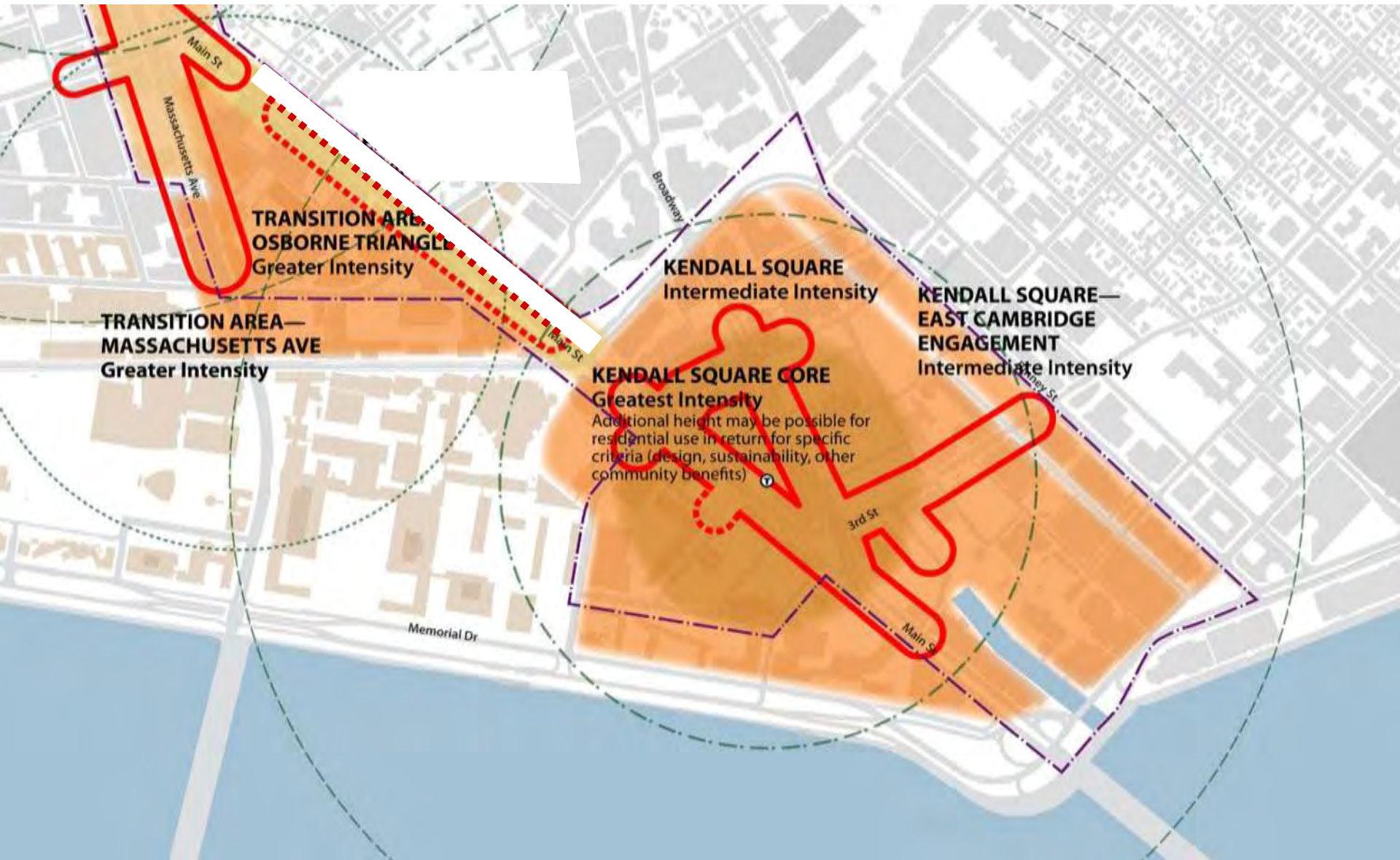
VISION & GOALS

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

- Nurture Kendall's innovation culture
- Create great places
- Promote environmental sustainability
- Mix living, working and playing



LAND USE CONCEPT PLAN



PUBLIC SPACE CONCEPT PLAN



Transportation

- **Expand EZ Ride service coverage/frequency;** increase employer membership, contributions
- Require **enhanced TDM**
- **Improve priority walking/biking corridors** including connections to Charles River, neighborhoods, and regional bike facilities
- Implement **Hubway bike-share** system
- Create **complete streets** accommodating pedestrians, bikes, transit, autos
- Limit driving –Create **parking maximums** for all uses, **shared parking**
- **Manage vehicular traffic** from future development and minimize additional traffic on **neighborhood streets**
- Direct auto traffic to use the **most appropriate routes** within and around the study area roadway network





Main

Broadway

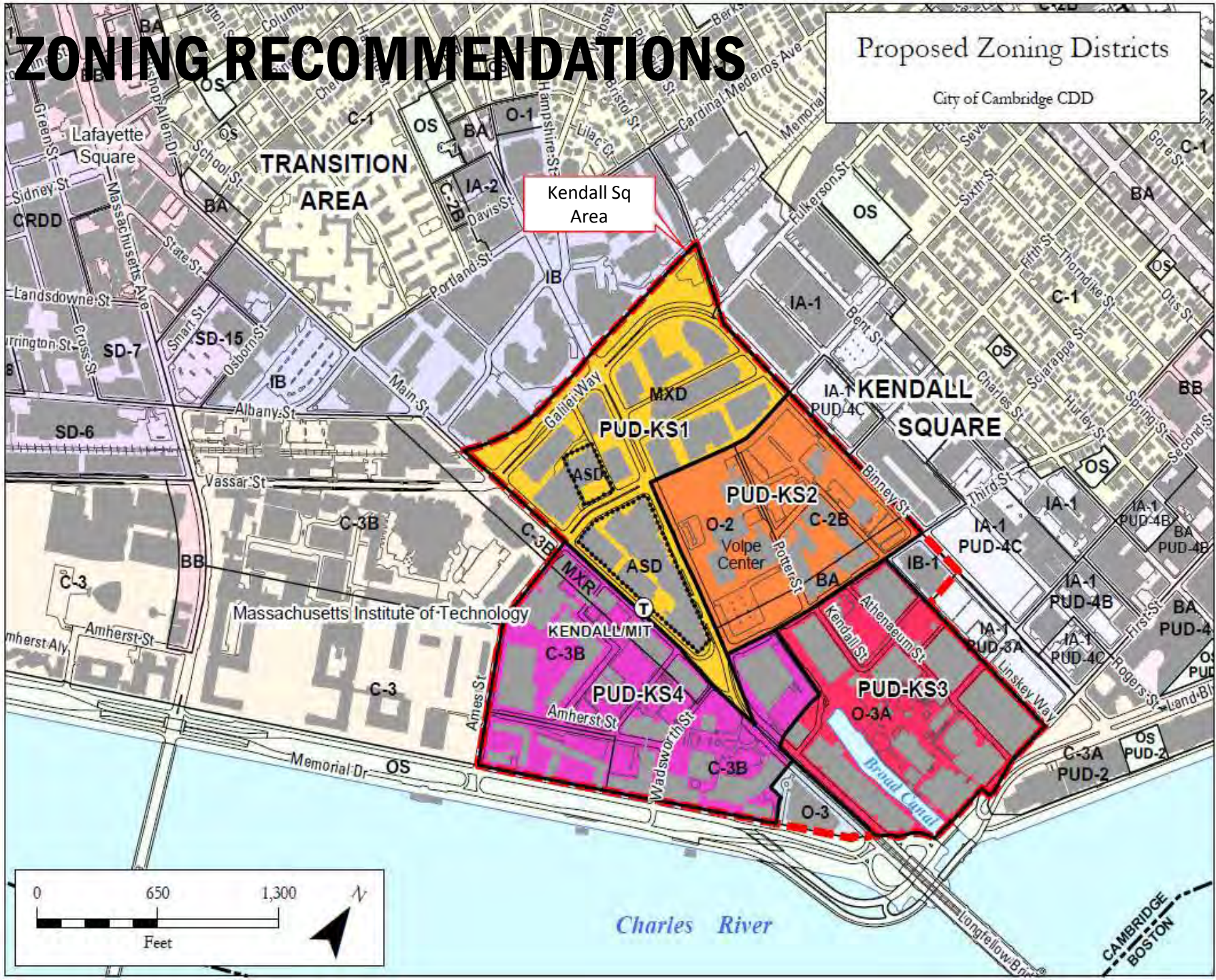
Anes

Third

Binney

ZONING RECOMMENDATIONS

Proposed Zoning Districts
City of Cambridge CDD



AREA-WIDE REQUIREMENTS

Building Design Standards

- Ground floor retail required along Main St, Third St, Ames St between Broadway and Main, and Broadway.
- Allow limited heights up to 250' (commercial) and 300' (residential) near Kendall T station

Citywide Regulations continue to apply

Design Guidelines & Consistency with the
Plan

Housing

- **Minimum required housing:** PUD KS-1, KS-2, and KS-4 include a minimum housing requirement.
- **Inclusionary housing and incentive zoning:** requirements continue to apply.
- **Middle Income Housing (80 – 120% of AMI):** Required in buildings that exceed 250' in height. Diverse sizes, including 2-BR and 3-BR. Distributed throughout the building, not just on the top floors.
- **Phasing of minimum required housing:** Certificate of occupancy for no more than 60% of the non-residential capacity may be granted until a Certificate of Occupancy for 100% of the required housing is obtained.



Sustainability

| Key sustainability goals | Example initiatives |
|--|---|
| <i>Improve building energy performance</i> | Require LEED Gold for new & existing buildings and enhanced energy efficiency Energy tracking & reporting |
| <i>Increase use of renewable energy and/or district steam</i> | Encourage on-site energy systems and co-gen ; Assess district steam potential for new buildings |
| <i>Reduce reliance on automobiles; increase use of alternative fuel vehicles</i> | Advocate enhanced transit links (Central, North Point, Sullivan, LMA...) via MBTA and EZ Ride; Hubway stations in Kendall |
| <i>Prevent urban heat gain</i> | Plant more trees ; require cool roofs (green/white); Encourage green walls |
| <i>Reduce storm water runoff quantity, improve quality</i> | Require on-site stormwater retention and treatment ; Encourage LID measures (i.e. graywater, rain gardens) |
| <i>Minimize waste generation</i> | Intensify purchasing, recycling, composting programs |
| <i>Make sustainability visible</i> | Display information explaining sustainability initiatives and green infrastructure |

Community Investments

- **Kendall Square Fund** \$10.00 per square foot payment.
 - **public open space** in Kendall Square and adjoining neighborhoods (primarily management and programming; land, design, and construction in some cases)
 - **transit** to benefit Kendall Square needs such as improved connection and frequency to LMA and North Station and Orange Line (EZ Ride or other)
 - **workforce readiness training** for Cambridge residents (for all ages to supplement existing programs run by the City, school system, and local businesses)
- In-kind contributions possible
 - May not include project-specific mitigation, PTDM measures, project review conditions, and the cost of land leases



Startup Innovation Space

- 5% of all non-residential GFA to be affordable 'startup innovation space' for technology startup companies.
- Up to 50% of startup innovation GFA exempt from GFA limit (up to a max. 5% of non-residential GFA)
- General standards for 'startup innovation space':
 - must be contiguous in increments of 20,000 sf or more
 - Min. 50% of space devoted to shared common areas and resources
 - space must be available for flexible, short term leases of 1 month
 - $\leq 10\%$ of the 'startup innovation space' to be leased by single company
 - average size of privately-rentable suites ≤ 200 sq. ft.
- May propose alternative format.
- Located in new or existing buildings, or in partnership with other property owners.
- May be provided off-site. Consolidation encouraged.



Parking

- Establish defined parking maximums for all uses; flexible minimum parking based on analysis and as approved by Planning Board; shared parking required for mixed-use development

| Use | Auto Parking | |
|-------------------------|-------------------|---------------------|
| | Minimum | Maximum |
| R&D | Based on analysis | 0.8 sp/1000 sq. ft. |
| Office | | 0.9 sp/1000 sq. ft. |
| Retail/consumer service | | 0.5 sp/1000 sq. ft. |
| Residential | 0.5 sp/du | 0.75 sp/du |

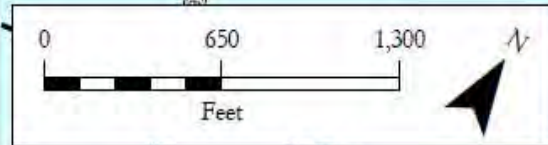
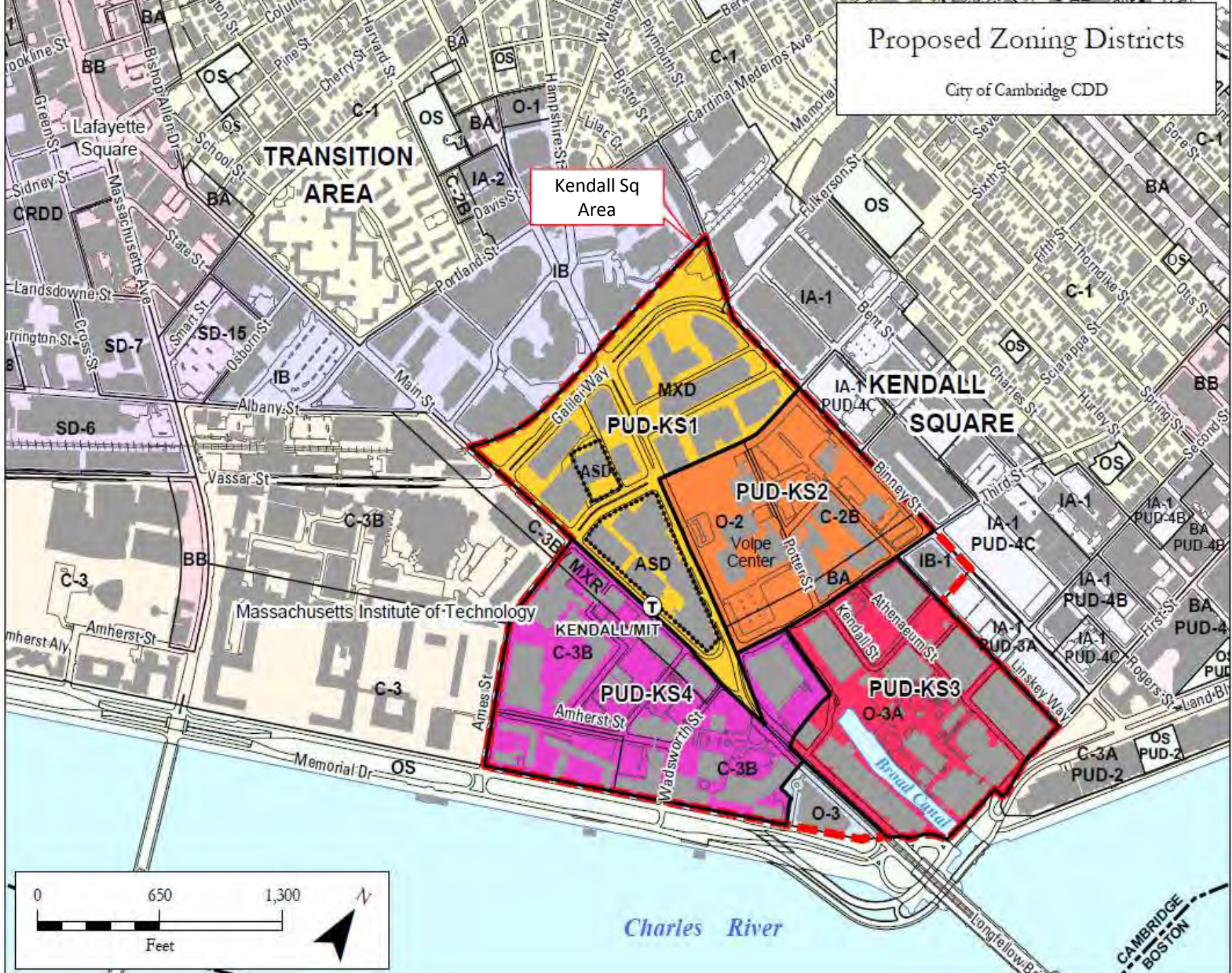
- For mixed use developments: **shared parking** when peak daytime use is matched with peak nighttime use, such as Office/R&D with Residential

Allowances & Flexibility

- **Ground Floor Retail:** Uses in 4.35 (retail, consumer service, restaurant, fast order food, entertainment) and open-air retail (but not including drive-in retail) are allowed throughout the district -- as-of-right if within an existing building and 5,000 SF or less; by Planning Board special permit otherwise.
- **Retail Exemption:** Ground-level GFA along Main Street, Broadway, Ames Street, Third Street or Broad Canal may be exempted from the district GFA limitations, if limited to retail use.
- **Historic Preservation:** Allowed GFA may be transferred (with some limitations) to a site elsewhere in the PUD from an existing lot containing a building determined by the Cambridge Historical Commission to be historically or architecturally significant.
- **Minimum Lot Area Per Dwelling Unit:** Waived for PUD development.
- **Loading:** Planning Board may waive required number of loading bays to allow consolidation of loading operations.

Proposed Zoning Districts

City of Cambridge CDD



PUD-KS1



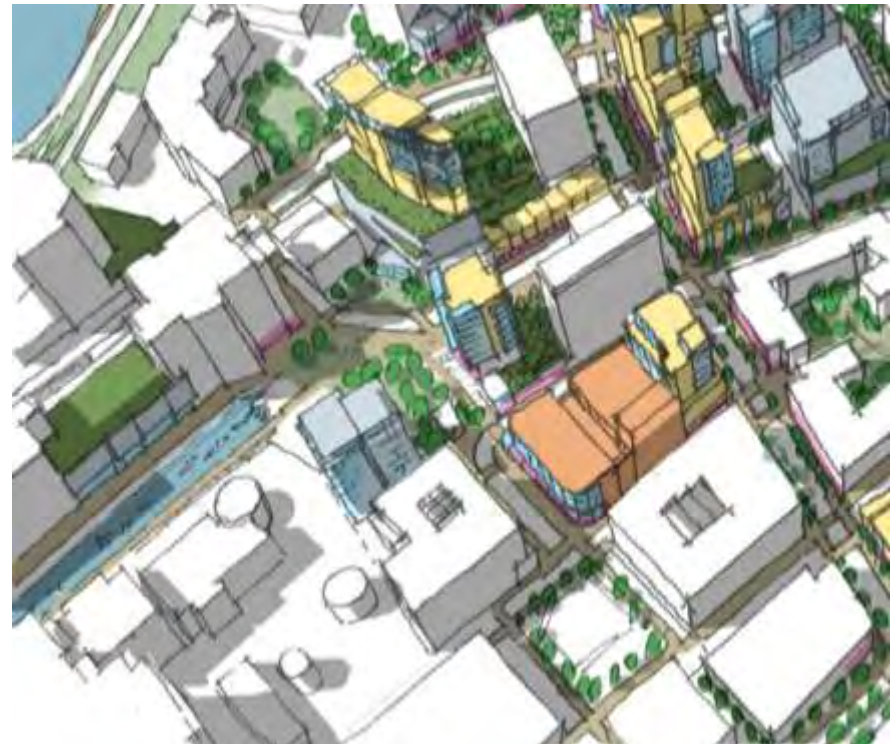
- Increase GFA permitted by 1,000,000 SF
 - 600,000 SF non-residential max.
 - Remaining 400,000 SF residential only.
- 200,000 SF minimum housing requirement. CofO before any new commercial CofO.

PUD-KS2 US DOT Volpe Site -- Modify existing PUD



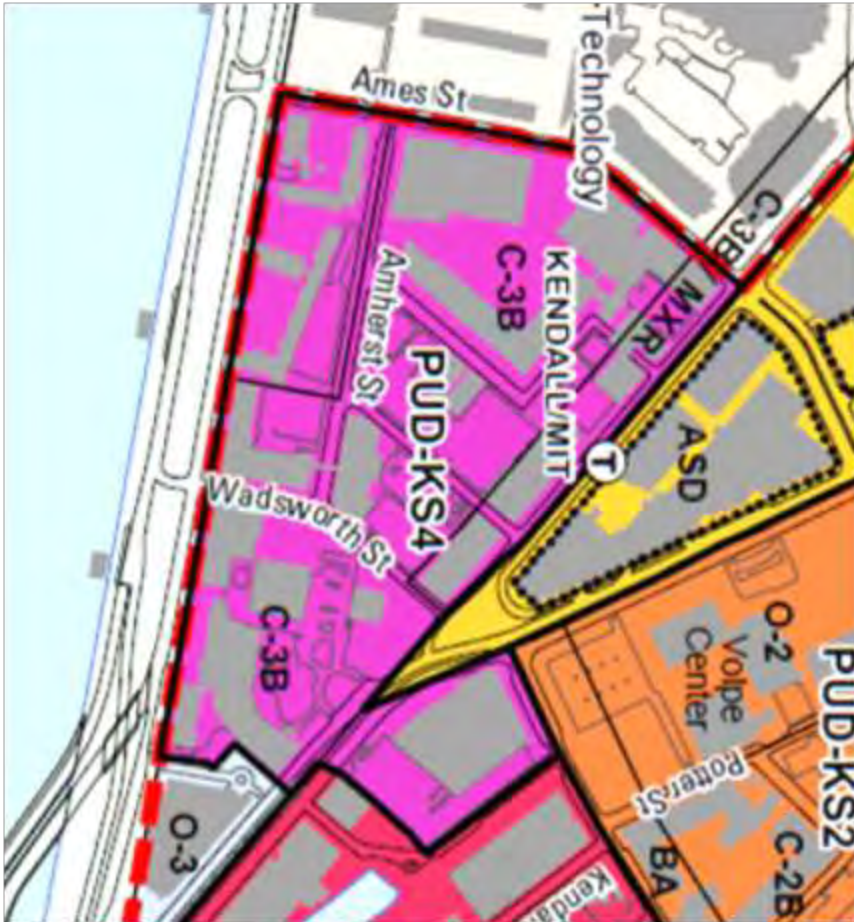
- Increase **FAR** from 3.00 to 4.00
- Minimum 40% **housing** required
- 42% **open space**, incl. 7.5 acres public park (flexibility re. location and configuration of park)

PUD-KS3 Multiple Owners -- Rename/modify existing PUD



- **Housing Incentive:** Allow additional FAR of 0.5 for residential or hotel use only; used within 400 feet of Third Street
- **Broad Canal and Main St Improvement Incentive:** Adjacent to Broad Canal, may increase GFA by up to 10%.
 - improved connections to Broad Canal from Main St
 - active ground-floor uses
 - publicly accessible open space (minimum 10%) & improved public realm.

PUD-KS4 MIT



- **Increase GFA**
 - additional 1,200,000 SF for commercial (non-academic, non-residential), academic, or residential uses.
 - require minimum 200,000 SF of housing
- **Flexibility for academic uses** from floorplate limits up to 120 feet.