



DESIGN REVIEW COMMITTEE MEETING
Wednesday, April 27, 2016

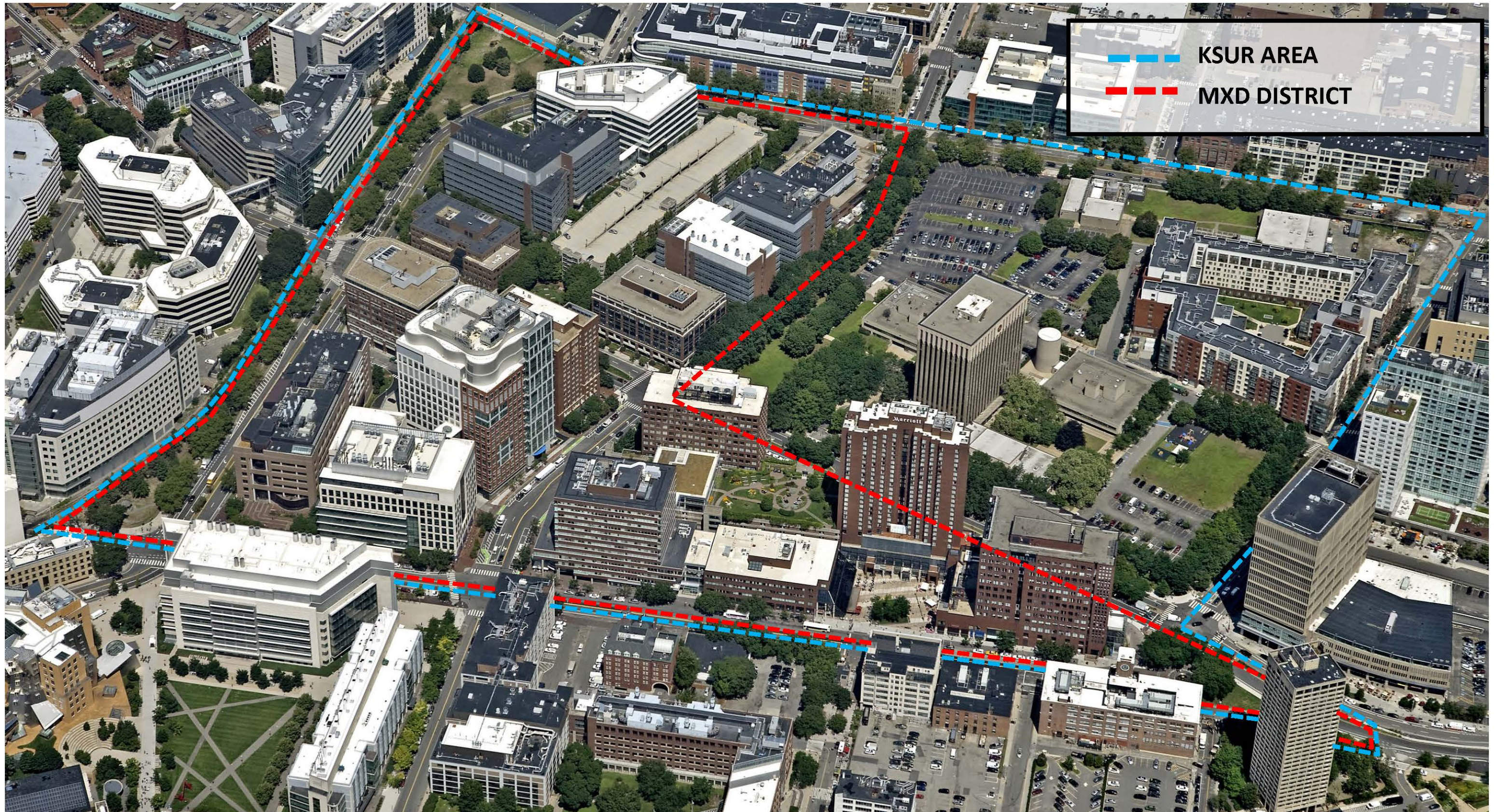


SASAKI

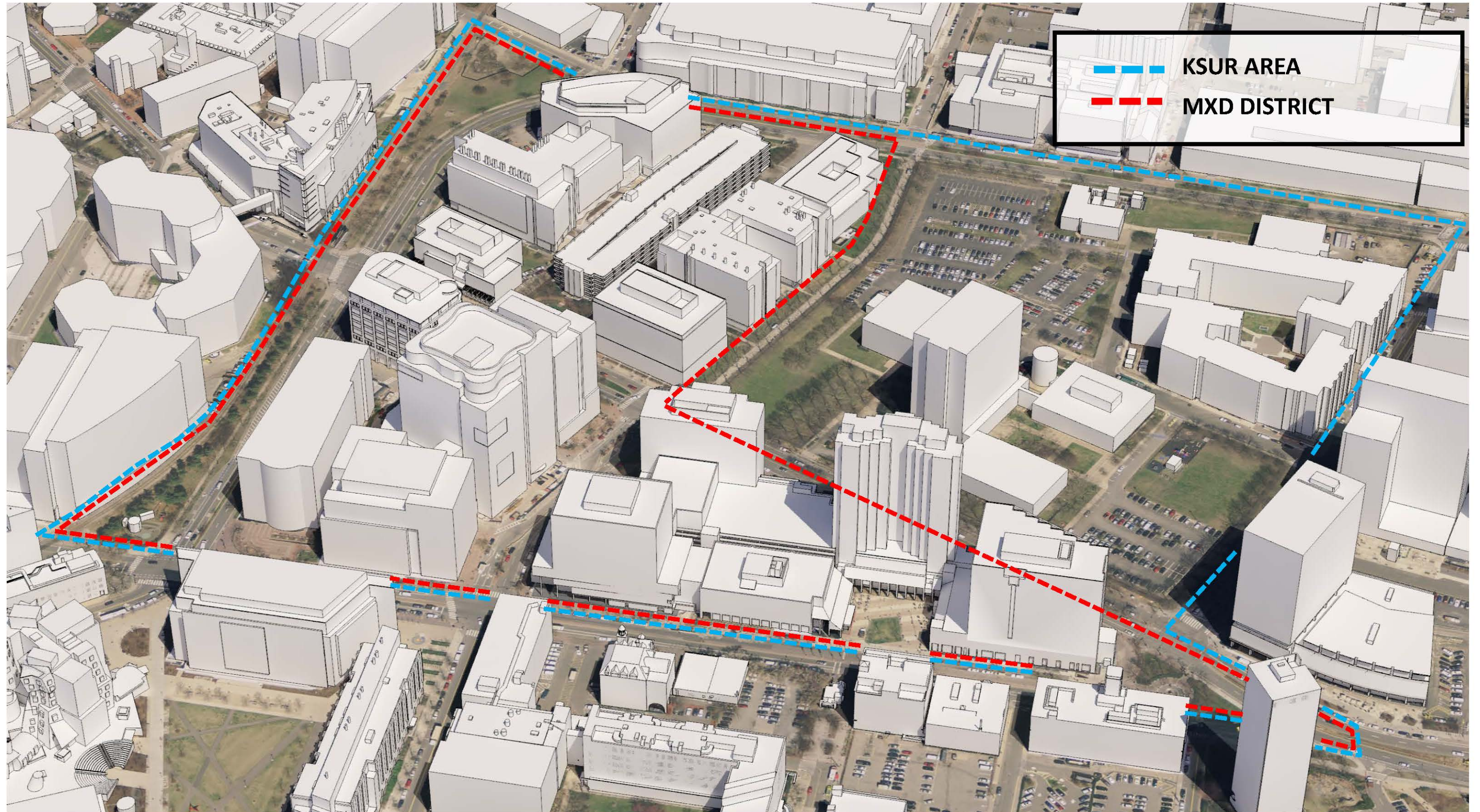


Boston Properties

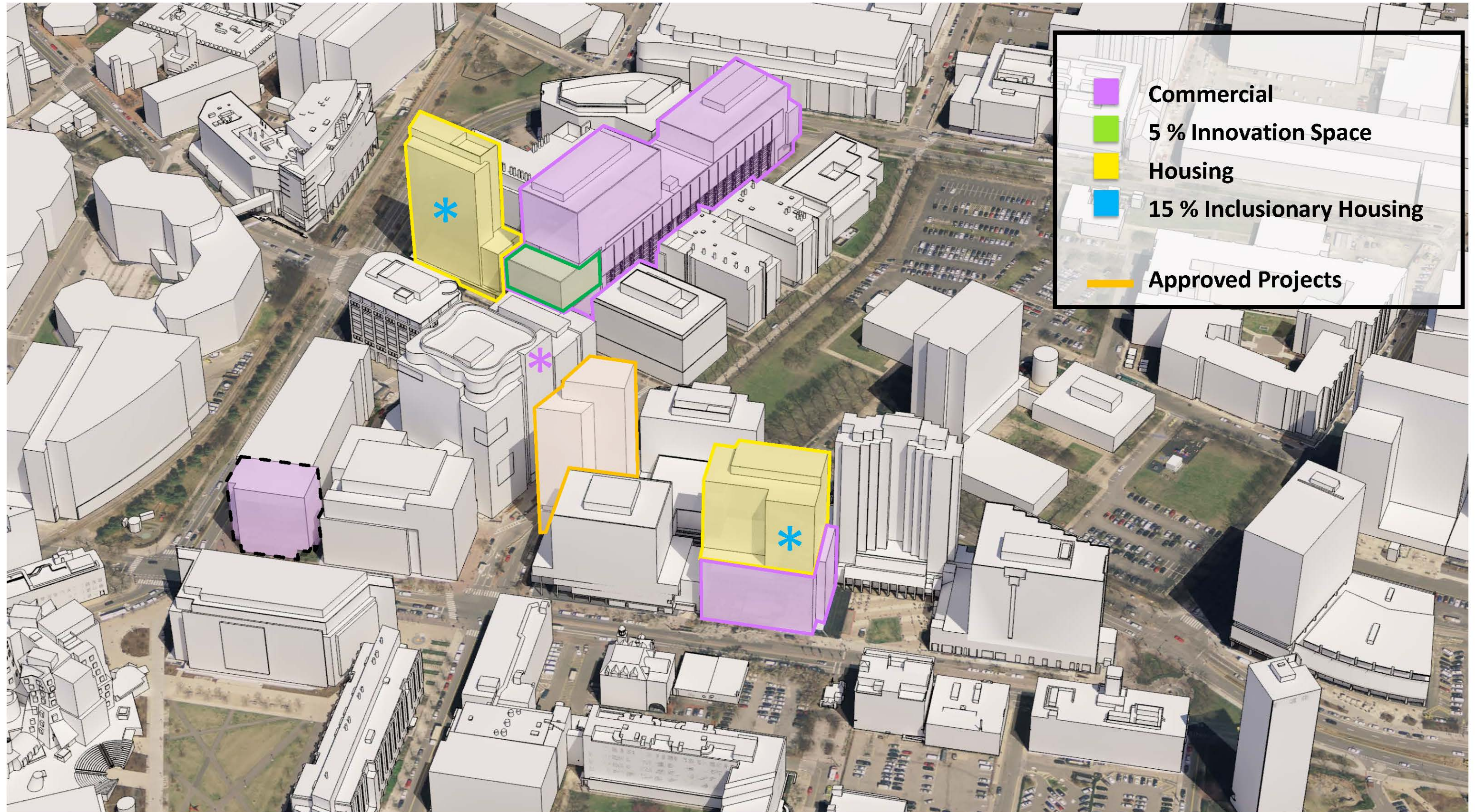
EXISTING SITE CONDITIONS 2015



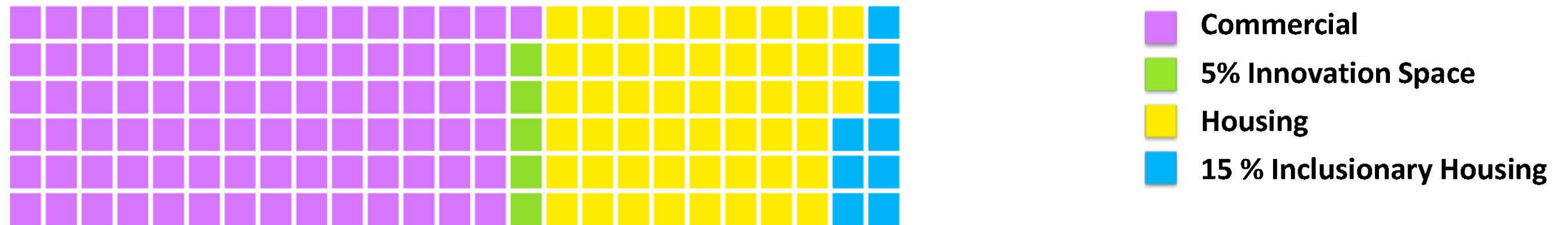
EXISTING SITE CONDITIONS



EIR KSURP PROGRAM Oct 15, 2015



Approved program (Single Environmental Impact Report) Oct 15 2015



Additional Requirements

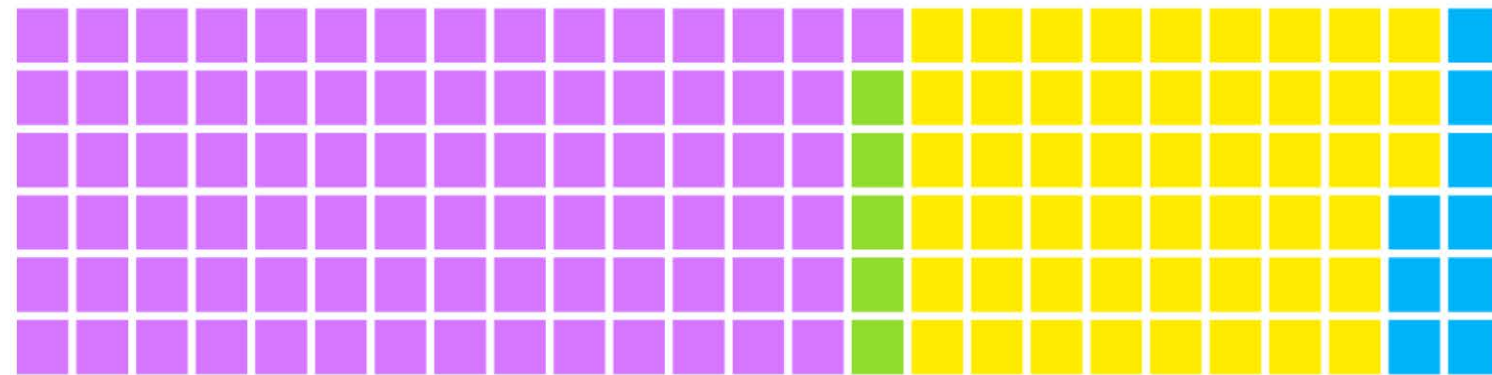
- 5% of Commercial = Innovation Space
- Ground floor retail along street frontages
- 15% of Housing = Inclusionary
- Housing paced with Commercial

Exemptions from GFA

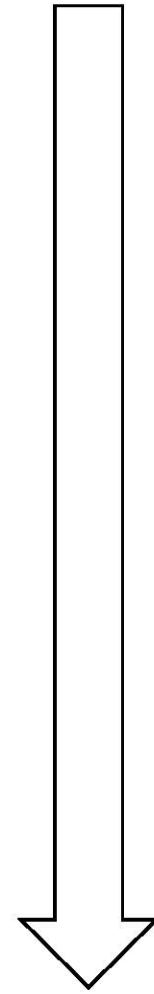
- Retail < 10,000 SF
- 50 % Innovation space
- Middle Income Housing Units
- Residential Balconies

PROGRAM ADAPTATION - ARTICLE 14 REQUIREMENTS Dec 21, 2015

Approved program (Single Environmental Impact Report) Oct 15 2015



- Commercial
- 5% Innovation Space
- Housing
- 15 % Inclusionary Housing



Additional Requirements

- 20% of Commercial = Innovation Space
- Ground floor retail along street frontages
- 20% of Housing = Inclusionary
- 5% of Housing = Middle Income
- 5% of Housing = 3 BDRM
- Housing paced with Commercial

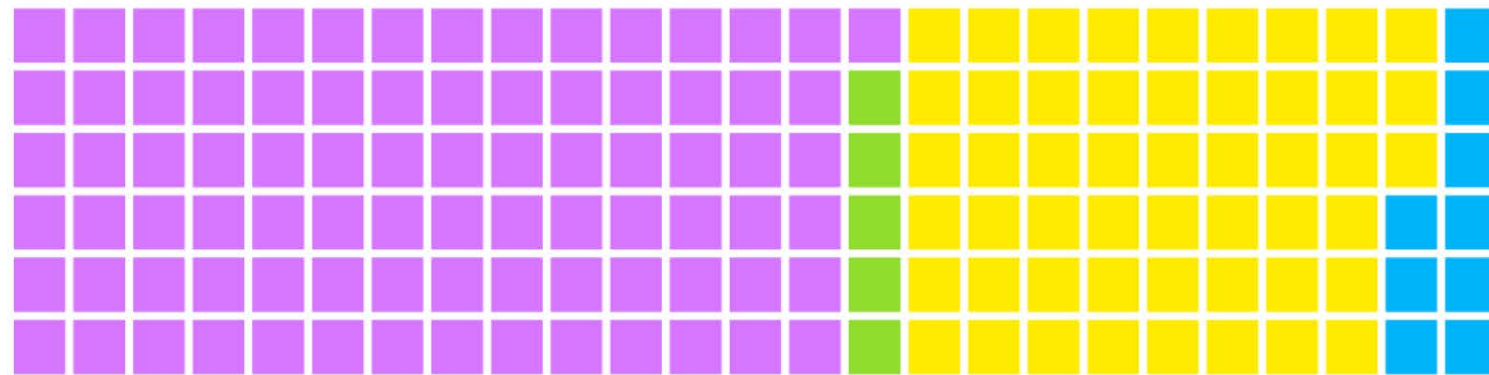
Exemptions from GFA

- Retail < 10,000 SF
- Up to 20% Innovation space
- Middle Income Housing Units
- Residential Balconies

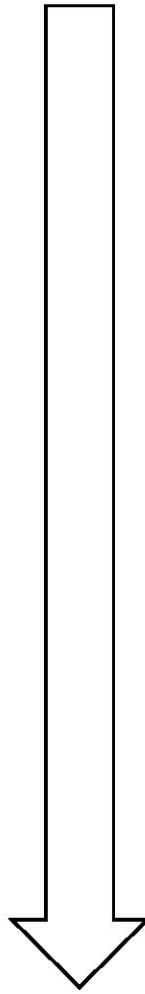
PROGRAM ADAPTATION - ARTICLE 14 REQUIREMENTS

Dec 21, 2015

Approved program (Single Environmental Impact Report) Oct 15 2015



- Commercial
- 5% Innovation Space
- Housing
- 15 % Inclusionary Housing



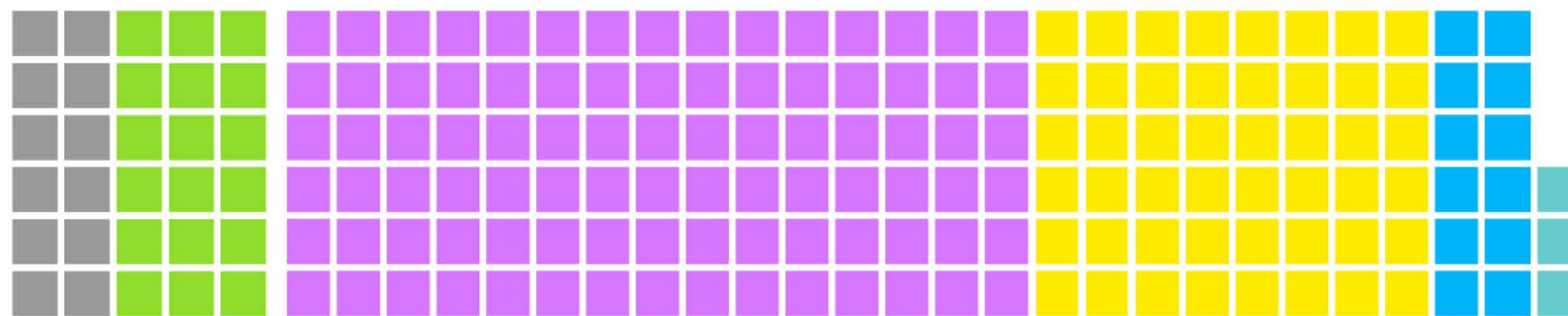
Additional Requirements

- 20% of Commercial = Innovation Space
- Ground floor retail along street frontages
- 20% of Housing = Inclusionary
- 5% of Housing = Middle Income
- 5% of Housing = 3 BDRM
- Housing paced with Commercial

Exemptions from GFA

- Retail < 10,000 SF
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Article 14 Dec 21 2015

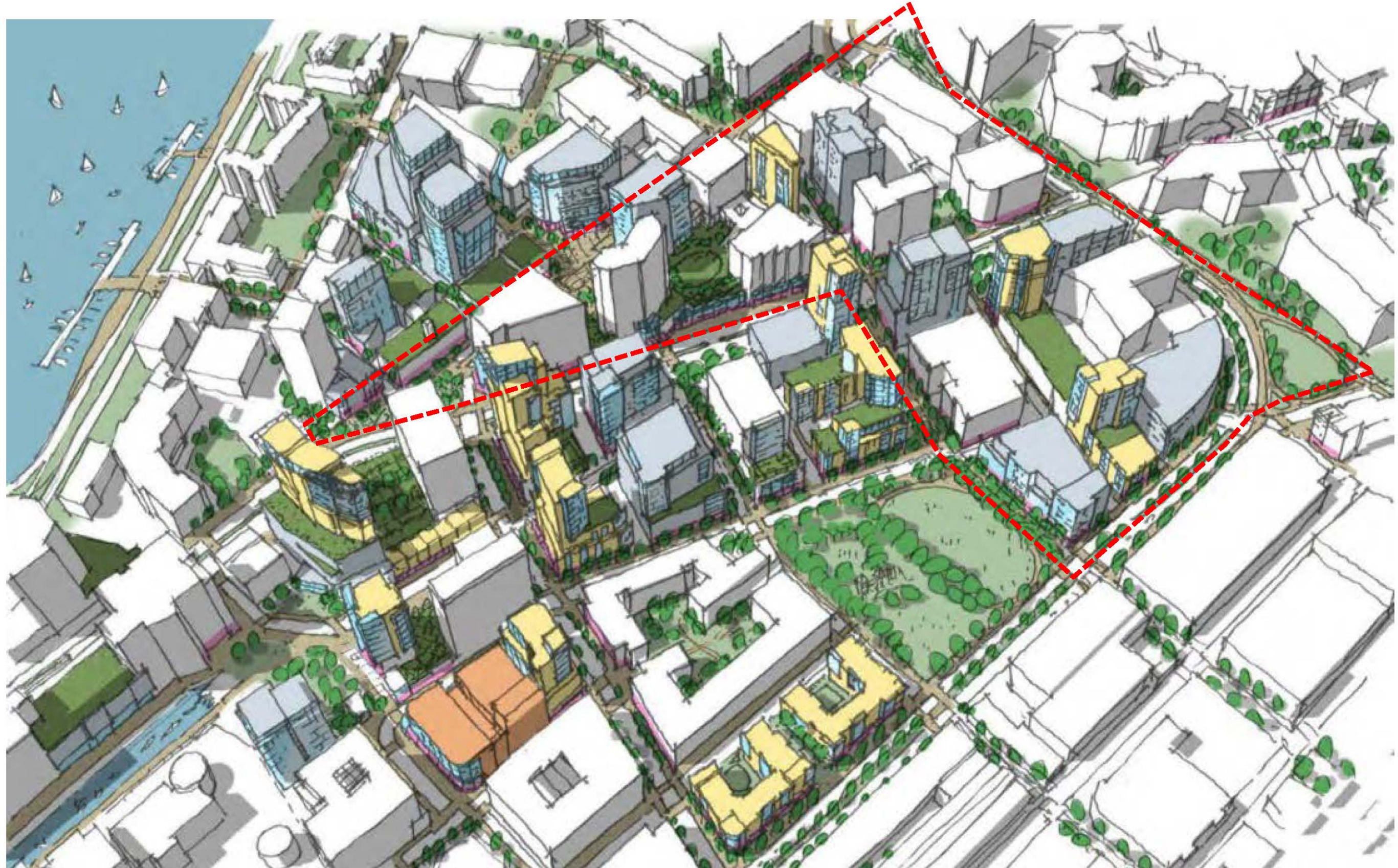


- Commercial
- *20 % Innovation Space
- Housing
- 20% Inclusionary Housing
- *5% Middle Income

*Exempt from GFA

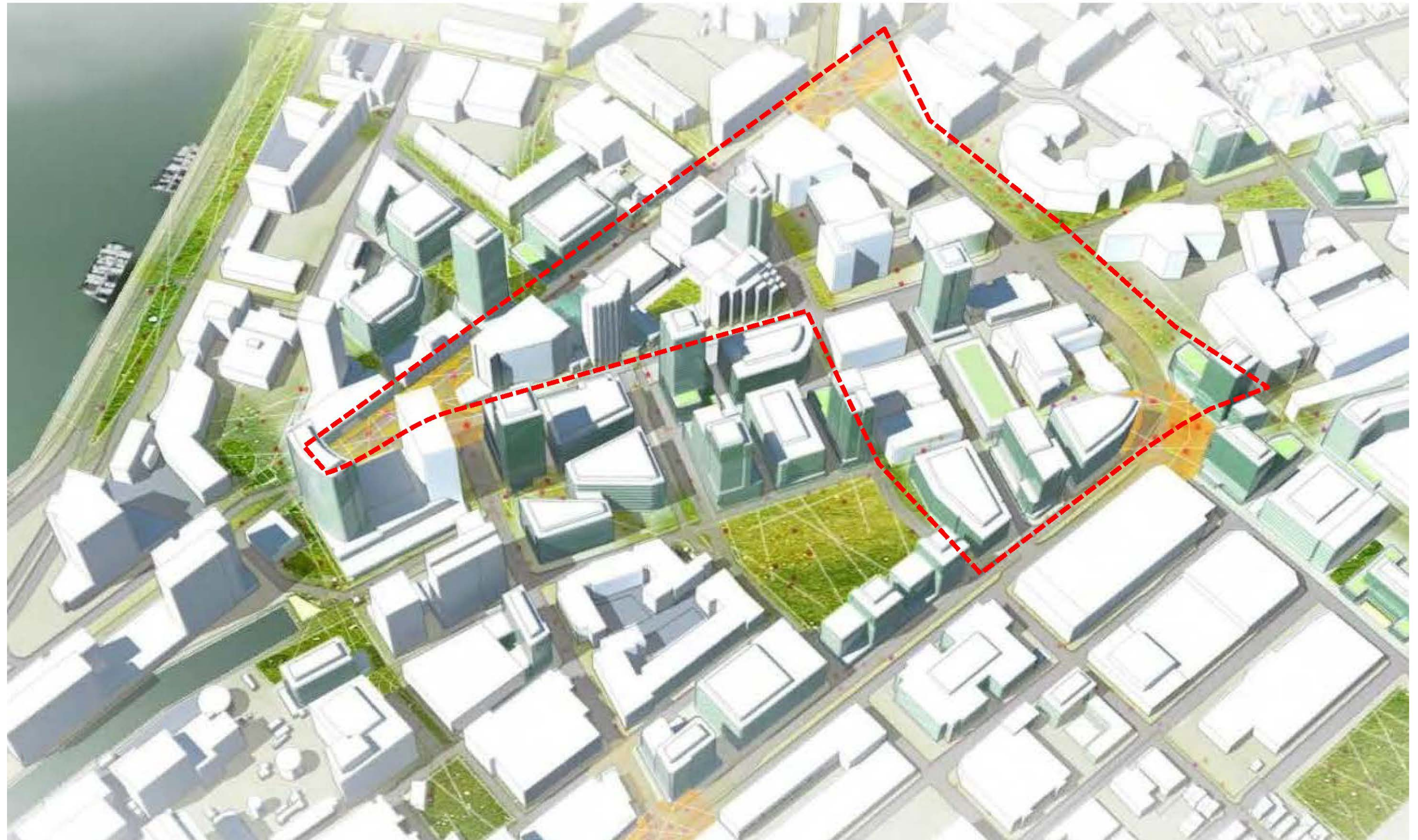
PRIOR STUDIES

*Image from K2 Final Report - 2013

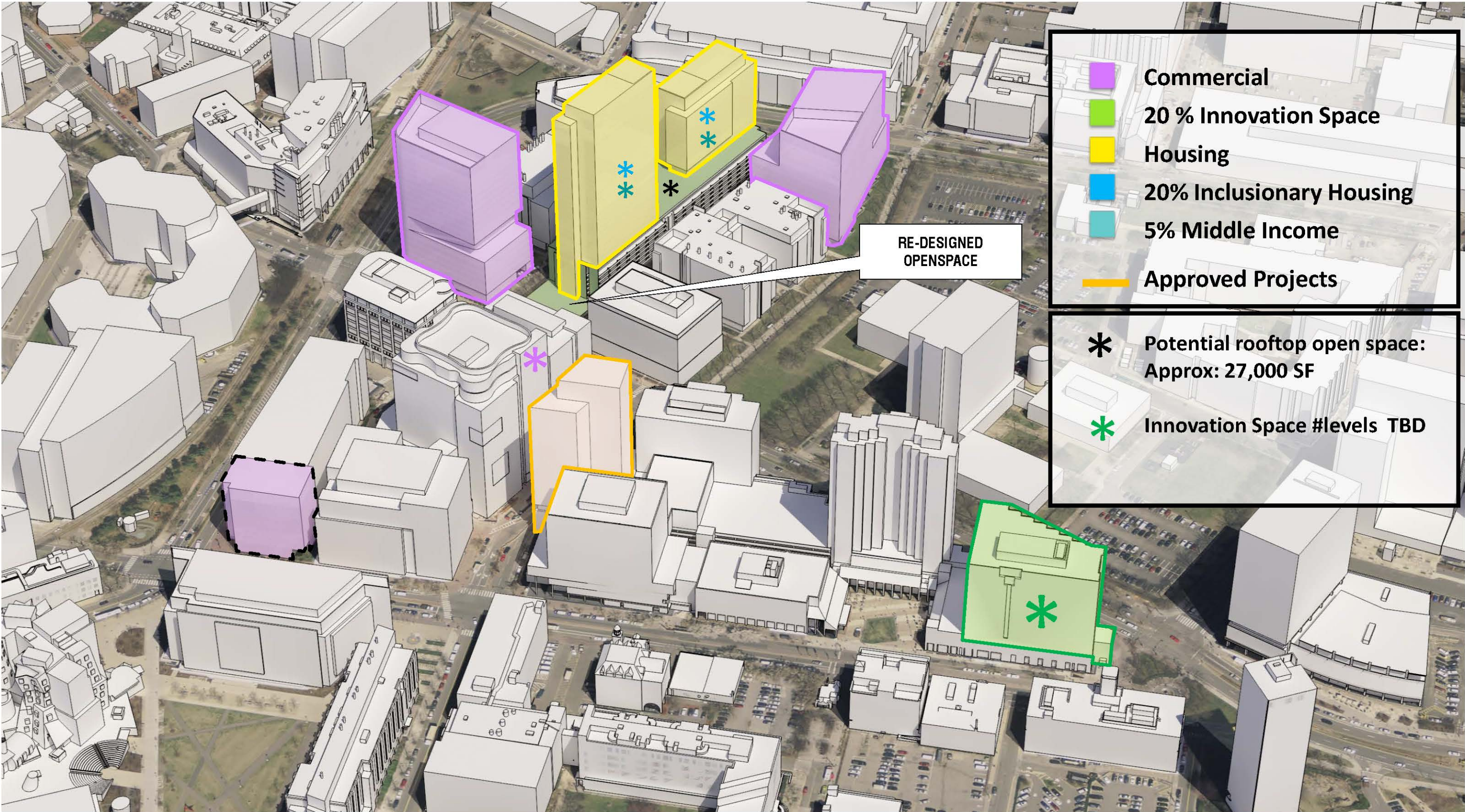


PRIOR STUDIES

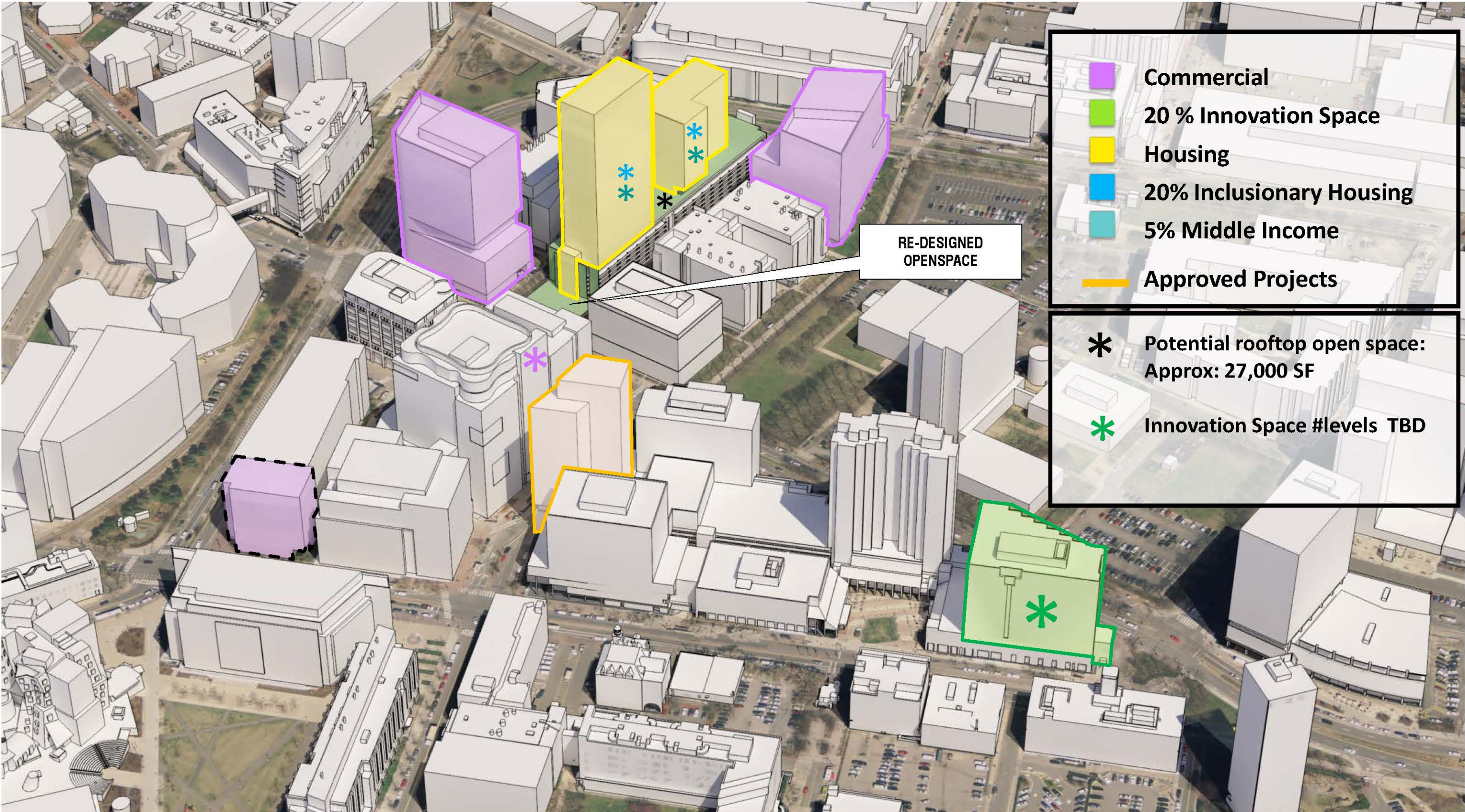
*Image from ECPT Kendall Square Planning Study- 2012



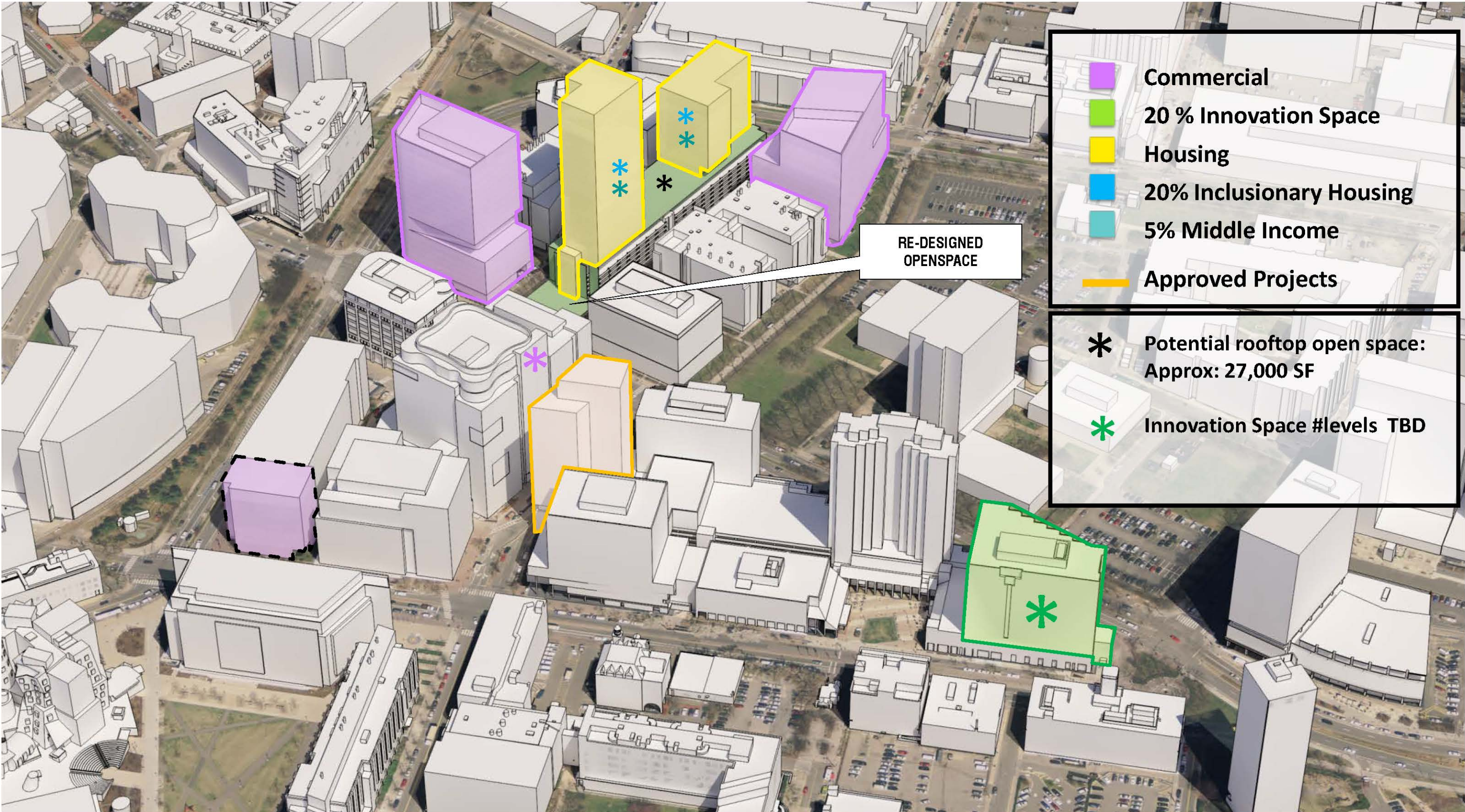
ADAPTATIONS TO ARTICLE 14 – APPROACH A.



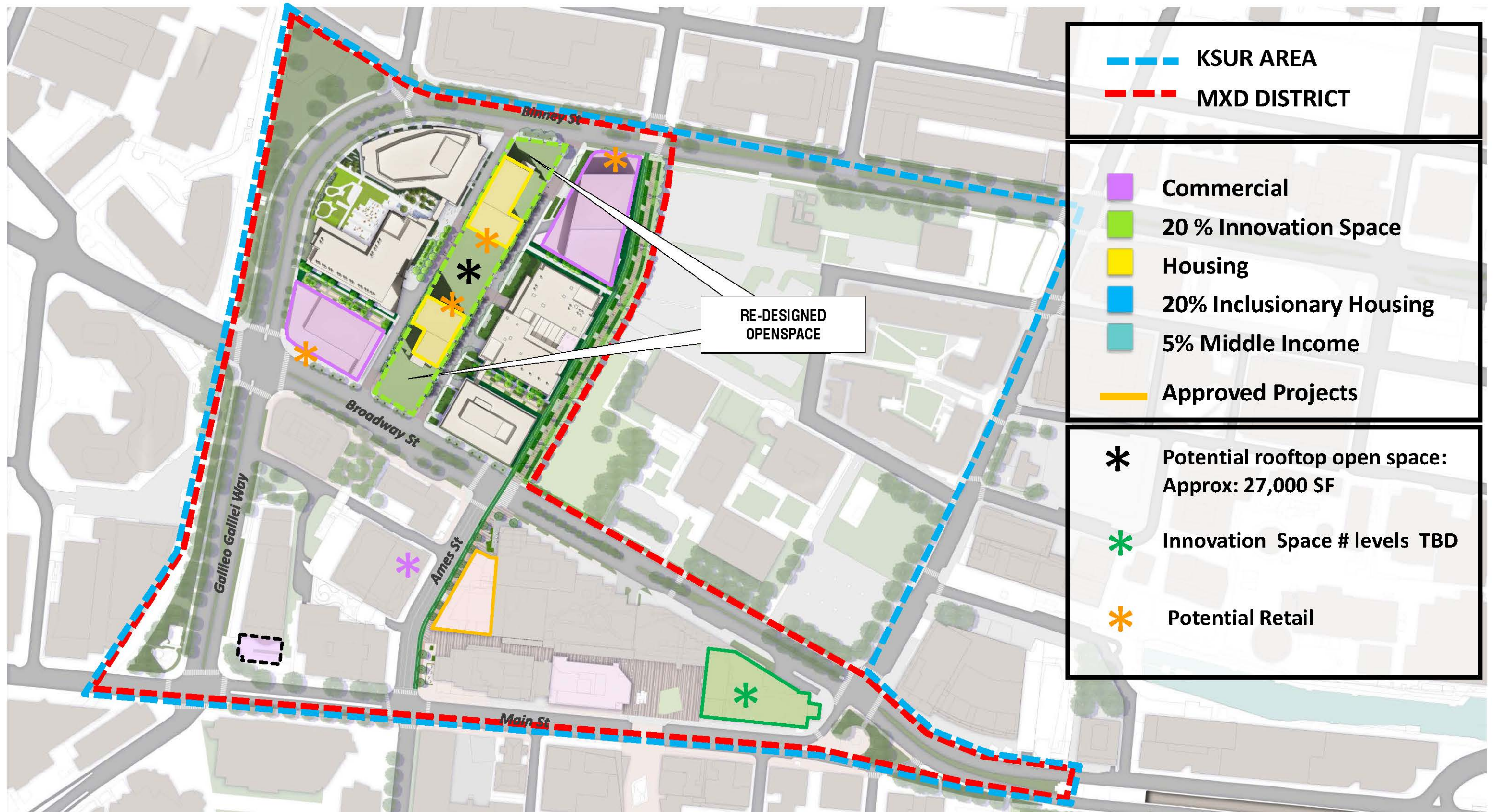
ADAPTATIONS TO ARTICLE 14 – APPROACH B.



ADAPTATIONS TO ARTICLE 14 – APPROACH C.

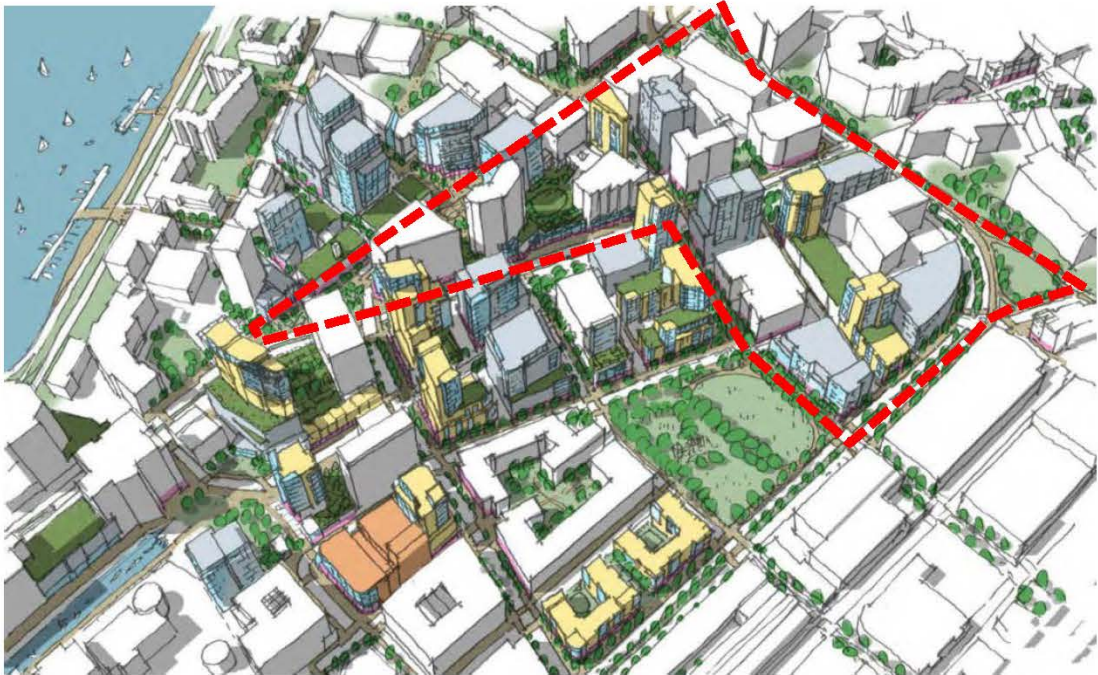


KENDALL SQUARE OPEN SPACE – APPROACH C.

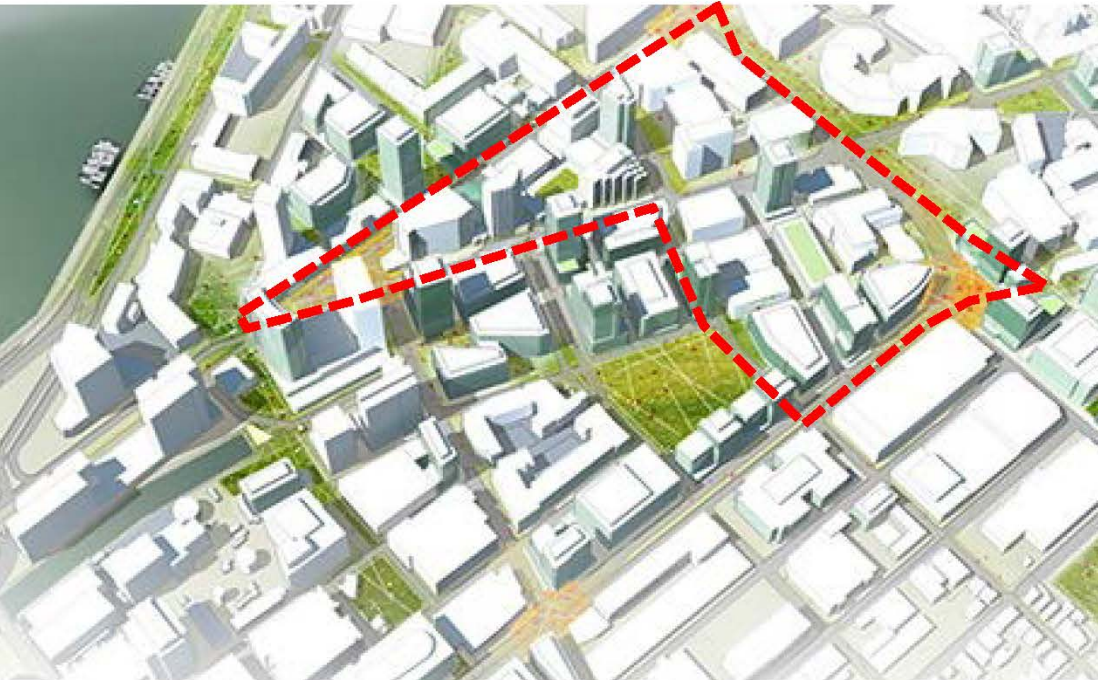


	KSUR AREA
	MXD DISTRICT
	Commercial
	20 % Innovation Space
	Housing
	20% Inclusionary Housing
	5% Middle Income
	Approved Projects
	Potential rooftop open space: Approx: 27,000 SF
	Innovation Space # levels TBD
	Potential Retail

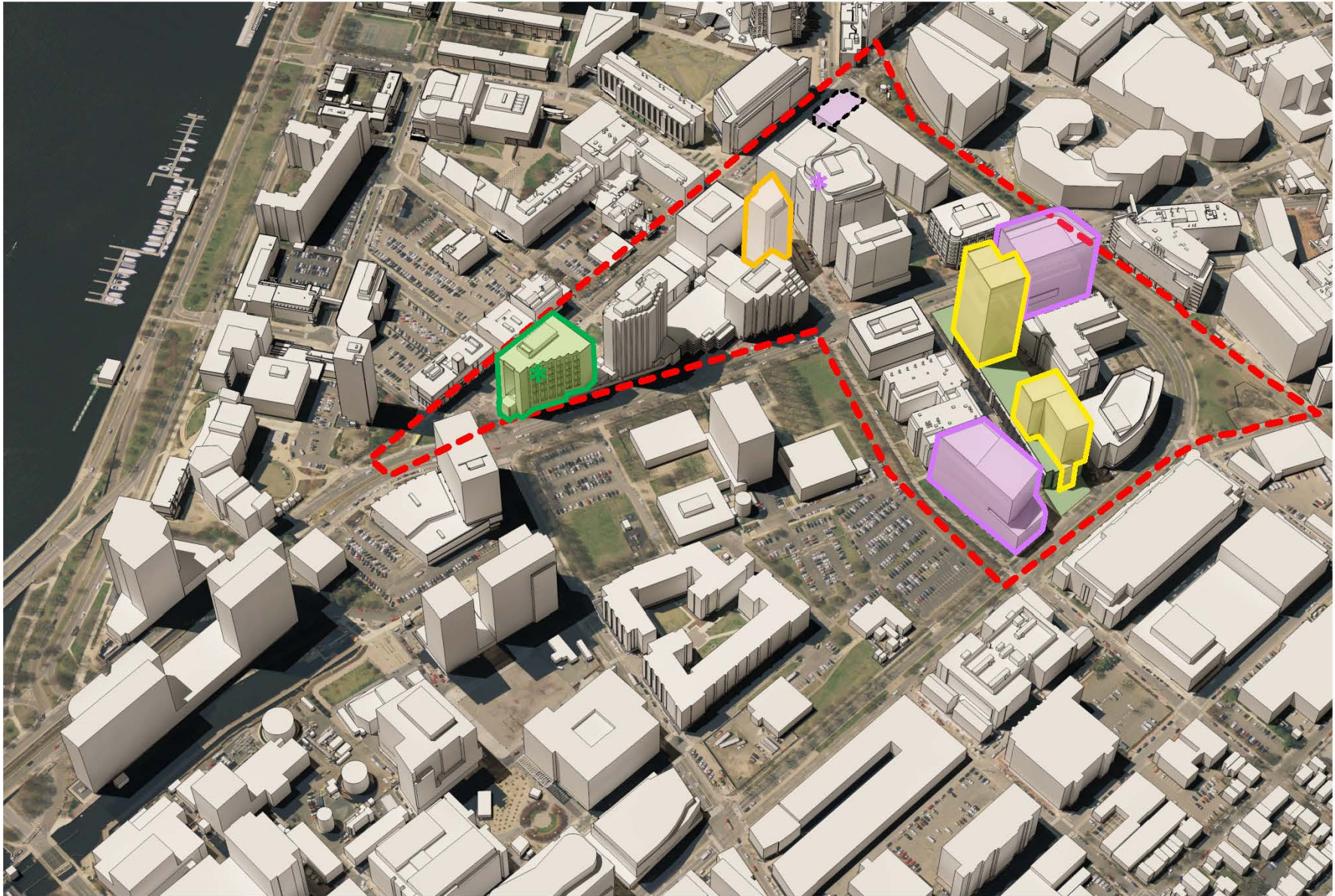
STUDY COMPARISONS



**Image from K2 Final Report - 2013*



**Image from Kendall Square "Smart Blocks" - 2012*



**Approach C. April 2016*