

KENDALL SQUARE PLAN: SUMMARY OF ZONING & URBAN DESIGN RECOMMENDATIONS

VISION

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

- Expand opportunities for Kendall Square knowledge economy to continue to grow
- Foster a strong connection between the MIT campus and the rest of Kendall Square. Enable MIT to develop in a manner consistent with its academic and research mission, so that it continues to be a magnet attracting innovative businesses to the area
- Support a vibrant environment for creative interaction
- Three themes (below) working together supporting the central theme of nurturing Kendall's innovation culture

CREATE GREAT PLACES

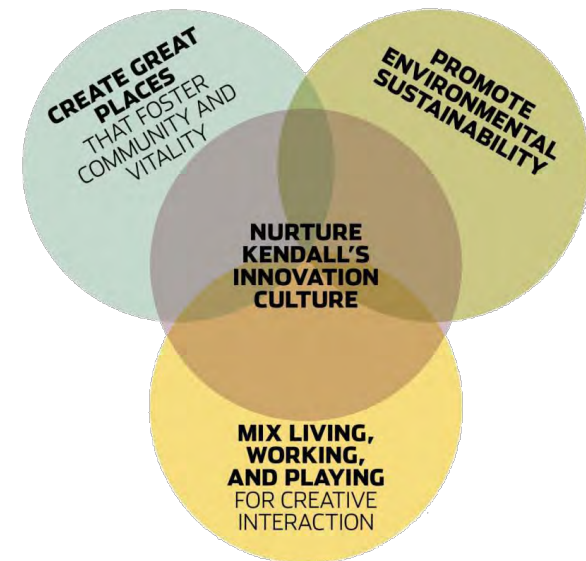
- Support open space and recreation needs of a growing neighborhood
- Create lively, walkable streets
- Expand opportunities for Kendall's diverse community to interact
- Development and public place improvements must happen in tandem

PROMOTE ENVIRONMENTAL SUSTAINABILITY

- Expand convenient, affordable transportation and 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

MIX LIVING, WORKING AND PLAYING

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



LAND USE CONCEPT PLAN: 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



PUBLIC SPACE CONCEPT PLAN: Create an interconnected network of public spaces accommodating a variety of activities spanning a continuum from more interactive to more personal experiences as denoted in the conceptual plan below.

- 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.
- Use public open space to better integrate the MIT campus with the rest of Kendall Square.



ZONING RECOMMENDATIONS

- Retain existing base zoning.
- Establish (or revise) regulations applicable to PUD subdistricts. (*see Proposed Zoning Districts map*)
- Establish area-wide regulations applicable to the entire Kendall Square Area, including design guidelines.

KENDALL SQUARE AREA-WIDE REGULATIONS: Establish common regulations for all Kendall Sq PUD subdistricts (PUD-KS1, KS2, KS3, KS4), except where more stringent regulations are created within the PUD language.

Building Design Standards

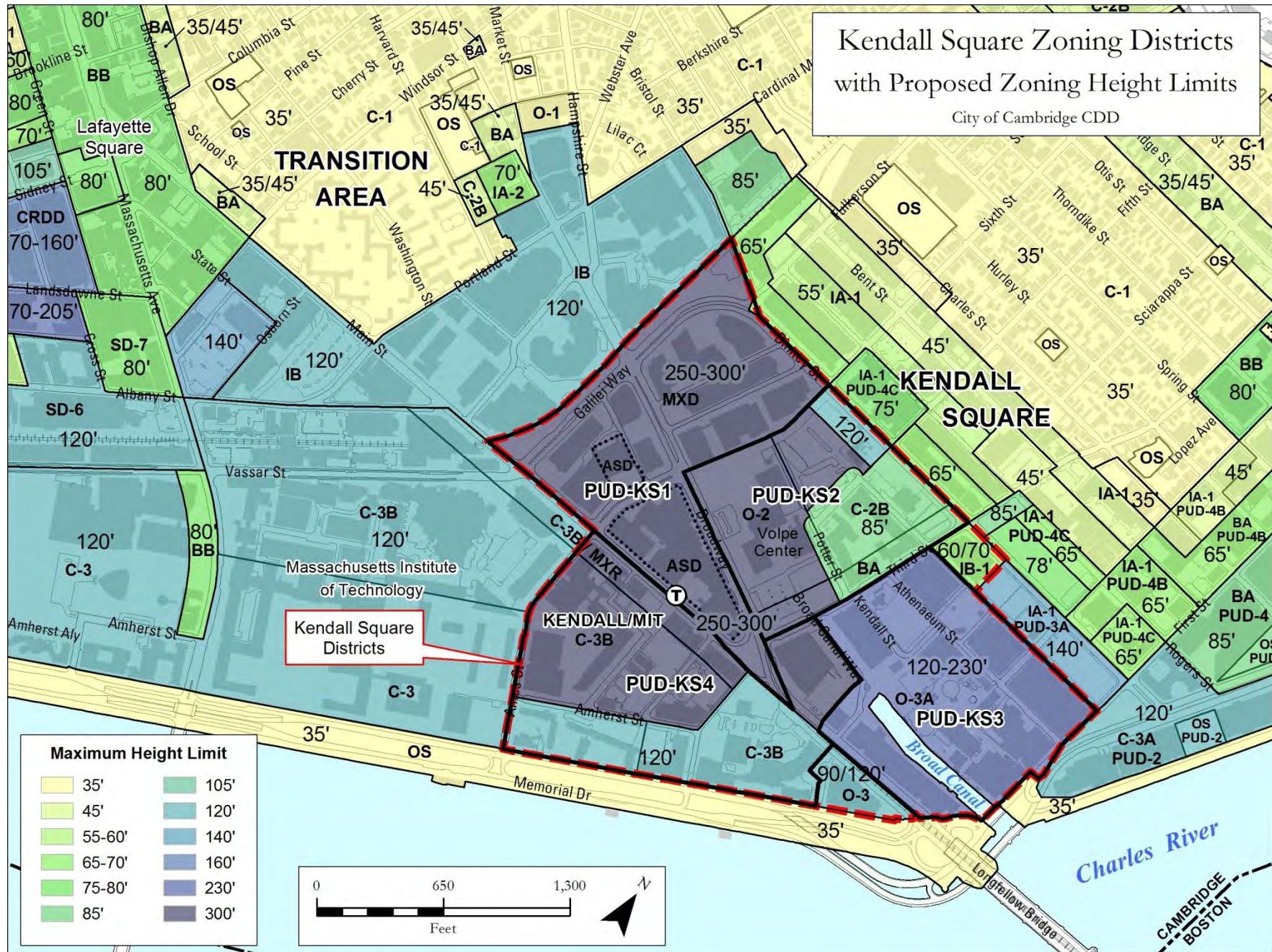
- Active ground floors encouraged throughout the Kendall Square Overlay District.
- Ground floor retail required along Main St, Third St, Ames St between Broadway and Main, and Broadway. Ground floor space may be exempt from counting towards GFA limit if limited to retail.
- Allow limited heights up to 250' (commercial) and 300' (residential) near Kendall T station (*see Height Limit map*)
- Building scale and massing (height step-backs and floorplate limits at different height levels – refer to design guidelines)

Project Review

- Article 19 project review special permit will apply in addition to PUD requirements

Design Guidelines & Consistency with the Plan

- Planning Board shall review development for consistency with the K2C2 Plan and Kendall Square Design Guidelines



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: require shared parking when peak daytime use is matched with peak nighttime use, such as Office/R&D with Residential

Use	Night	Day
Residential	100%	60%
Office/R&D	10%	100%
Retail/Commercial	Based on required shared parking study	
Restaurant		

Sustainability

- All development within the Kendall Square PUD Districts that is subject to Sec. 22.20 (Green Building Requirements) of the Cambridge Zoning Ordinance must meet LEED criteria at the Gold level.
- Buildings must track energy using Energy Star, Labs21, or LEED-EBOM tools and methodologies and must report energy use to CDD on an annual basis for 5 years after the building is occupied. Thereafter, report may be provided once every 5 years.
- 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.
- Development must evaluate the feasibility of using steam.
- Planning Board may allow dimensional or other zoning relief to allow co-generation and other energy systems that allow developments to utilize waste heat and other shared solutions to minimize energy loss.

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:** Required in buildings that exceed 250' in height. Middle income (defined as 80 – 120% of AMI) housing requirement would be calculated as 25% of residential GFA above 250' must be middle income units of diverse sizes, including 2-BR and 3-BR. Middle income units shall be distributed throughout the building, not just on the top floors. (Family units with 2 and 3 bedrooms are particularly encouraged on ground and courtyard levels with easy access to open space.)
- **Phasing of minimum required housing:** In PUD districts with a minimum housing requirement – 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.

Community Investments

- Establish a Kendall Square Fund for all future development that avails of GFA and height greater than is permitted in the base district with a \$10.00 per square foot payment to be paid at the time of building permit required to support the following uses (\$ to be distributed approx. equally).
 - **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 (EZride or other)
 - **workforce readiness training** for Cambridge residents (for all ages to supplement existing programs run by the City, school system, and local businesses)
- All non-residential GFA in the project shall be subject to contributions to the Fund. All residential GFA would be exempt.
- Contribution to the Fund would not be required from a project that builds exclusively under provisions of the base district.
- The Fund would be managed by a Kendall Sq Fund Committee appointed by the City Manager, including representation from K2 businesses /property owners, neighborhood residents, topic experts, and City staff.
- The Kendall square Fund contribution would be linked to cost of living and the contribution amount per sq. ft. would be re-evaluated every three years.
- In-kind contributions may be permitted in place of all or part of the financial contribution – must be evaluated on a case-by-case basis and approved by the Fund Committee, relevant City staff, and the City Manager.
- Project-specific mitigation of transportation and infrastructure impacts and improvements required to make the project possible would continue to be the responsibility of the proponent. Measures required to comply with PTDM requirement, project review conditions, mitigation requirements, and the cost of land leases may not be deducted from Fund contributions due.
- **Middle Income Housing** requirement as noted in the Housing section above
- **Ground Floor Retail** required along major streets -- Main St, Third St, Ames St between Broadway and Main, and Broadway.

Startup Innovation Space

- Require that 5% of all non-residential GFA in a PUD proposal must be devoted to affordable ‘innovation space’ specifically to accommodate technology startup companies. Up to 50% of the GFA devoted to startup innovation space may be exempt from the district GFA limit if limited to innovation space up to a maximum of 5% of non-residential GFA.
- General standards for 'startup innovation space':
 - ‘Innovation space’ must be contiguous in increments of 20,000 sf or more
 - a minimum of 50% of the space must be devoted to shared common areas and resources
 - space must be available for flexible, short term leases of 1 month duration.
 - no one company may lease more than 10% of the space designated as 'startup innovation space'.
 - average size of privately-rentable suites should be no more than 200 sq. ft.
- Proponents are invited to make a proposal for a format or size that differs from the model outlined above that meets the goals of providing affordable space for technology startups.
- Proponents must provide an annual report showing location and size of 'startup innovation space; number of separately leased spaces, if any; information regarding number of tenants, size of company, and area of endeavor. Tenant information may be anonymized.
- Property owners may provide ‘innovation space’ either in proposed new buildings or existing buildings in the district, or in partnership with other property owners within the Kendall Square Area.
- Consolidation of ‘innovation space’ within the Kendall Square Area is encouraged and the requirement may be met off-site in adjacent PUD districts within the Kendall Square Area.

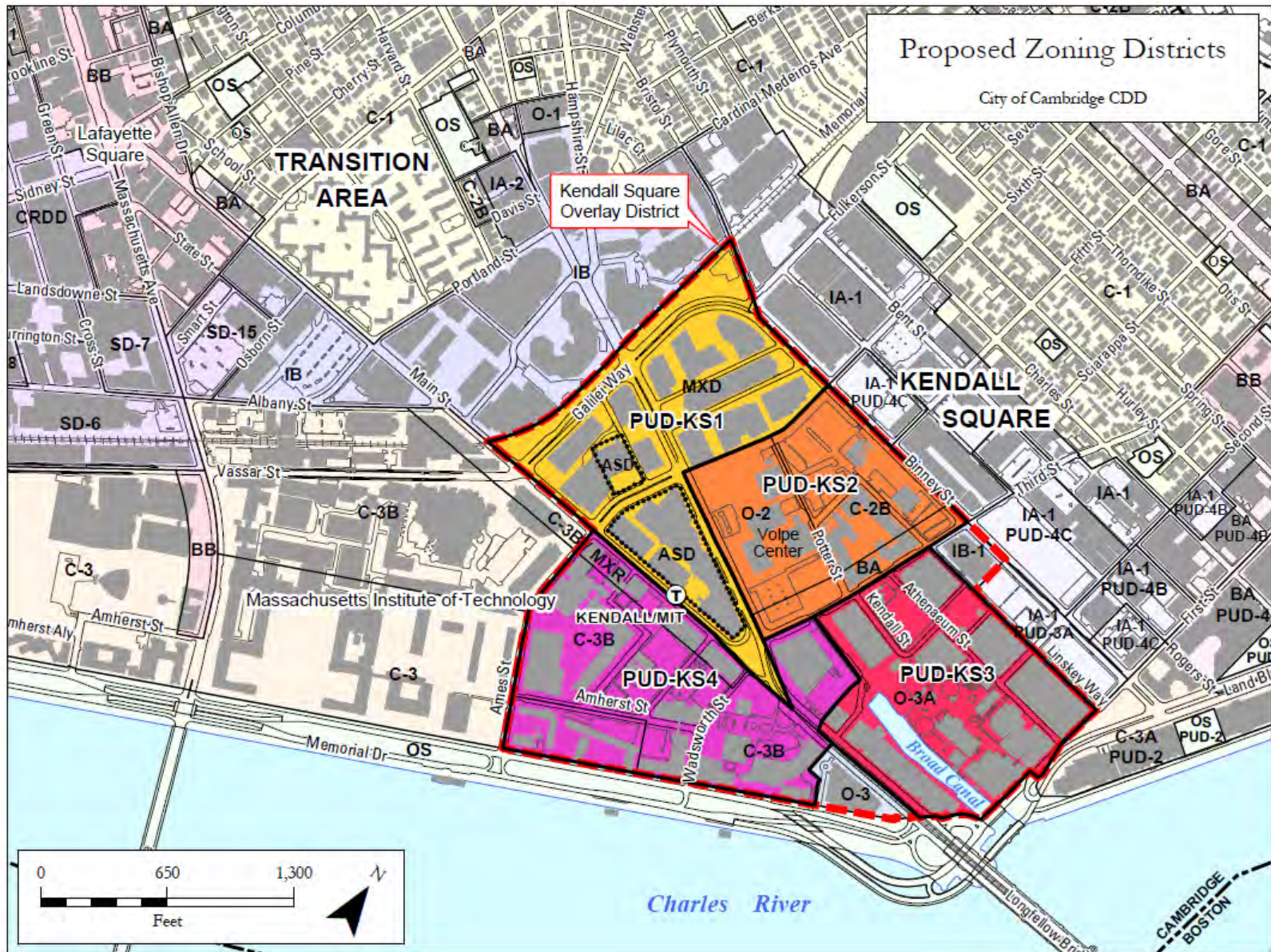
Citywide Regulations

- All PUD projects within the Kendall Square PUD Districts are 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:** 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.

KENDALL SQUARE PUD DISTRICT REGULATIONS



The four PUD districts within the Kendall Square Area should conform to the Kendall Square Area-wide requirements. Additional PUD-specific provisions for each of the PUDs are noted below.

PUD-KS1 (CRA/Boston Properties) – Create new PUD District

Base Zoning: MXD (as currently exists)

Overlay Zoning: Create new PUD District

- Any development above current MXD zoning limitations is subject to PUD requirements
- Require minimum 200,000 SF of housing in the district. Certificate of Occupancy for 200,000 SF minimum required residential requirement must be obtained before a certificate of occupancy for any new commercial GFA may be granted.
- Increase GFA permitted in the district by 1,000,000 SF under PUD regulations
 - Limit maximum additional non-residential GFA to 600,000 SF.
 - Remaining 400,000 SF may be used for residential development only.

PUD-KS2 (US DOT-Volpe Site) – Modify existing PUD provisions

Base Zoning: Residence C-2B; Office 2; Business A (as currently exists)

Overlay Zoning: Rename and modify 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 regarding location and configuration of park space; may be broken into smaller components; may be located anywhere on the parcel; should respond to adjacent uses on the site)

PUD-KS3 (multiple owners) – Modify existing PUD provisions

Base Zoning: Office 3; Office 3-A; Industry B-1 (as currently exists)

Overlay Zoning: Rename existing PUD-3 district and modify the provisions as follows

- Retain existing dimensional and open space requirements
- Create a Housing Incentive to further animate Third St: Allow additional FAR of 0.5 for residential or hotel use only; this additional GFA must be constructed within 400 feet of Third Street (transfers allowed with PB approval); new GFA constructed under this provision is subject to all Kendall Square Area-wide requirements.
- Create a Broad Canal and Main St Improvement Incentive: Notwithstanding any current nonconformity, an existing parcel or PUD adjacent to Broad Canal may increase its GFA by up to 10% (such GFA may be transferred to an adjacent lot), subject to PUD approval by the Planning Board; Kendall Square Area-wide requirements apply to new GFA (including Community Investments) although Planning Board may waive floorplate and parking requirements for new GFA so long as the nonconformity is not made worse; additionally, the PUD plan must include significant improvements to the Broad Canal and Main St including improved connections to the Canal from Main St, active ground-floor uses, publicly accessible open space (minimum 10% across the PUD), and improved public realm.

PUD-KS4 (MIT) – Create new PUD District

Base Zoning: Residence C-3B; Office 3-A (as currently exists)

Overlay Zoning: Create new PUD district (extents as shown on PUD District map)

- Increase GFA permitted in the district to allow an additional 1,000,000 SF of GFA. This new GFA is available for commercial (non-academic, non-residential), academic, or residential uses.
- Increase GFA permitted in the district to require minimum 200,000 SF of housing in the district, with phasing requirements as per Kendall Sq Area-wide requirements
- Allow greater flexibility for academic uses – academic uses not subject to floorplate limits up to 120 feet.