
14.32.5 Innovation Space: An Concept Plan proposing more than one hundred thousand (100,000) square feet of GFA for Office and Biotechnology Manufacturing Uses shall include a plan for Innovation Space meeting the requirements below. Innovation Space within the District must occupy GFA equal to, or in excess of, ten percent (10%) of nonresidential Infill GFA. Existing GFA within the District may be converted to meet this requirement. The Innovation Space requirement shall be met through the provision of office spaces of at least ten thousand (10,000) square feet or [ten percent (10%) of the newly constructed non-residential GFA, if less] within a single building and may be satisfied by means of a lease to a single user who will operate and manage a facility meeting the requirements hereof:

- a) Combined Spaces. Developers of properties within the District may collaborate with other developers in adjacent zoning districts in the Kendall Square area (defined as zoning districts reviewed as part of the K2 Planning Study) to develop a Joint innovation Space Plan. In such a case, the total square footage of joint Innovation Space. In such a case, the total square footage of joint Innovation Space must be large enough to satisfy the sum of the requirements, if any, for such participating developers and zoning district.
 - b) Characteristics. For the purposes of this Section 14.32.5, Innovation Space shall have the following characteristics:
 - i. Durations of lease agreements (or other similar occupancy agreements) with individual office tenants shall be for periods of approximately one (1) month.
 - ii. No single business entity may occupy more than two thousand (2,000) square feet or ten percent (10%) of the entire Innovation Space provided in the District, whichever is greater.
 - iii. The average size of separately contracted private office suites may not exceed two hundred (200) square feet of GFA.
 - iv. Innovation Space shall include shared resources (i.e., co-working areas, conference space, classroom space, office equipment, showroom, shop or lab equipment, storage, circulation, supplies and kitchens) available to all tenants and must occupy at least fifty percent (50%) of the Innovation Space.
 - v. Individual entities occupying Innovation Space may include small businesses, incubators, small research laboratories, office space for investors and entrepreneurs, facilities for teaching and for theoretical, basic and applied research, product development and testing and prototype fabrication or production of experimental products.
 - c) Variations. In approving an Concept Plan, Major or Minor Amendments to the Concept Plan, or through subsequent design review of individual building design per Section 14.32.2.4, the Planning Board may approve variations in the specific
-

characteristics set forth above if the proposed Innovation Space is found to be consistent with the purposes of these characteristics.

14.32.6 GFA Exemptions.

The following items shall be excluded from the calculation of Aggregate GFA within the District for the purposes of determining compliance with the intensity of development requirements of Article 14:

- 1) Variances: Any GFA within the District authorized by a variance issued by the Board of Zoning Appeal
 - 2) Residential Outdoor Area Exemptions: Private outdoor decks or balconies for multifamily residential development, up to eight percent (8%) of the building floor area.
 - 3) Innovation Space: Innovation Space GFA up to twenty percent (20%) of the Infill GFA dedicated to Office and Biotechnology Manufacturing Uses. In order for the Innovation Space GFA to be exempt from the Aggregate GFA limitations, at least twenty-five percent (25%) of the Innovation Space utilization (measured by square footage or shared space membership) must be set aside as below market rate space to be offered by the CRA or the city to qualifying tenants for short-term leases consistent with Section 14.32.5(b).
 - 4) Retail: The GFA occupied by retail and consumer service uses listed in Section 14.21.3, if the following conditions are met:
 - a) the excluded GFA is not located above the ground level of a building (provide, however, that the Planning Board may waive this limitation in specific instances where it finds that the proposed use would be uniquely beneficial to area residents, such as a grocery store or pharmacy);
 - b) the excluded GFA has frontage and direct pedestrian entrances onto Main Street, Binney Street Broadway, Ames Street, Galileo Way, Pioneer Way internal service drives or onto open space that is directly accessible and not more than one (100) feet distant from at least one of the aforementioned streets or service drives;
 - c) the excluded GFA is occupied by separate retail establishments, each occupying no more than five thousand (5,000) square feet of floor area (provided, however, that the Planning Board may waive this limitation in specific instances where it finds that the proposed use would be uniquely beneficial to area residents, such as a grocery store, pharmacy, or an innovative retail format where multiple small vendors occupy a larger market space);
 - d) the ground level façade is designed with entrances and glazing materials such that at least sixty percent (60%) of the façade area is transparent
-