

**Summary of proposed Kendall Square Urban Renewal Plan Amendment  
and**

**Petition to amend Article 14 of the Cambridge Zoning Ordinance:**

**MIXED USE DEVELOPMENT DISTRICT: KENDALL CENTER**

Below is a summary of changes to the Kendall Square Urban Renewal Plan (KSURP) and the corresponding MXD Zoning (Article 14 of Zoning Code) proposed to facilitate the relocation of the planned Eversource substation into the commercial center of Kendall Square.

**Allowed Use:** Clarify regional substation as an allowed use – currently the language focuses on district-serving infrastructure

**GFA Cap:** Increase the aggregate development Gross Floor Area (GFA) allowance to 5,073,000, an increase of 800,000 SF. This new GFA is defined as Substation GFA and is only available if the substation is relocated.

**Housing Requirement:** Adjust the timing of residential requirement such that the full 400,000 SF of multi-family housing is delivered with the first commercial Substation GFA.

**GFA Exemptions:** The square footage of the substation is exempt from the aggregate GFA and other development limitations.

**IDCP:** The Infill Development Concept Plan (IDCP) must include design information about the substation facility even though the substation is not subject to special permit review. The IDCP will also include expanded pedestrian and open space connectivity plans between Parcel Two and the Volpe development.

**FAR:** Revise the current lot-by-lot land use-based Floor Area Ratio (FAR) restrictions to become a block-by-block FAR cap of 6.0 blending all applicable land uses.

**Height Limit:** Increase the height limit to 400 feet for residential and removing the 200-foot height limit for properties along Binney Street to allow design flexibility in articulating the commercial buildings.

**Retail Requirement:** Modify the active ground floor requirement for residential buildings to allow the lobby area to serve as up to 50% of this requirement.

**Condominiums:** Eliminating the reference to the letter of commitment from 2015 requiring condominiums to make up 20% of the residential Infill Development GFA. Residential affordability requirements remain unchanged.

**Parking:** Reducing the minimum automobile parking requirement to .25 spaces per residential unit. Allowing added flexibility regarding interim shared parking. Keeping the bicycle parking ratios but allowing modifications to the dimensional standards.