

KENDALL SQUARE URBAN RENEWAL AREA
CAMBRIDGE REDEVELOPMENT AUTHORITY
URBAN RENEWAL PLAN

JULY 15, 2015-October 21, 2015

(DRAFT AMENDMENT 10) EXCERPT OF DRAFT REVISIONS



CAMBRIDGE
REDEVELOPMENT
AUTHORITY

Section 402: Dimensional Requirements

Dimensional requirements pertaining to floor area ratios, dwelling unit densities, and height limitations in the MXD District of the project area shall be as follows:

- 1) Aggregate GFA: The Aggregate Gross Floor Area ("GFA") of development in the MXD District shall not exceed three million, six hundred and seventy-three thousand, (3,673,000) square feet plus six hundred thousand (600,000) square feet that shall be limited to multi-family residential, for a total GFA not to exceed four million, two hundred seventy-three thousand (4,273,000) square feet. Aggregate GFA of development in the MXD District is at any time the sum of the GFA of all buildings (i) which are then located in the MXD District, (ii) which are being constructed or may be constructed in the MXD District pursuant to the effective building permits, and (iii) which, pursuant to then outstanding contracts (including options) with CRA and so stated in certificates from the CRA to the Superintendent of Buildings, may be constructed in the MXD District in the future.⁶ [5] [6] [8] [9] [10]

Two hundred thousand (200,000) square feet of the multi-family residential GFA shall occur only within the area designated on the Zoning Map as the "Ames Street District" (the "Ames Street Residential Project"), the construction of which shall precede the occupancy of any commercial GFA in excess of three million and seventy three thousand (3,073,000) square feet, other than the 60,000 square feet of commercial space that may be permitted by special permit pursuant to Section 416.¹ [10]

Additionally, the commencement of construction of a second residential project of at least 200,000 square feet shall precede the occupancy of any commercial GFA in utilizing Infill Development GFA (as defined in Section 504 below) in excess of three hundred and seventy-five thousand (375,000) square feet.

- 2) Cumulative GFA: In addition to the Aggregate GFA limitation, the Cumulative GFA for each of the use groups shall not exceed the respective amounts stated below, except as provided hereinafter. The sum of the Cumulative GFA limitations below exceeds the Aggregate GFA limitation to provide flexibility between uses in the Project Area. Cumulative GFA for a use group is at any time the sum of the GFA of all portions, occupied or to be occupied by uses within such use group, of all buildings (i) which are then located in the MXD District, (ii) which are being constructed or may be constructed in the MXD District pursuant to then effective building permits, and (iii) which, pursuant to then outstanding contracts (including options) with the CRA to the Superintendent of Buildings, may be constructed in the MXD District in the future.

1. Industrial uses permitted by Section 401(1):

⁶ Previous versions of the Plan included an additional 29,100 GFA provided to Seven Cambridge Center via Amendment 6 and a subsequent variance from the MXD Zoning. The GFA limitations have revised to match the zoning ordinance and additional language allowing GFA exemptions for variances is added in Section 402 (4).

¹ Provision allows the GFA provided by the Whitehead Institute zoning petition to be added independent of the residential obligation.

- 3) Floor Area Ratio: In addition to both the Aggregate and Cumulative GFA limitations established herein, there shall also be a density limitation for each lot within the MXD District. The following Floor Area Ratios (hereinafter referred to as "FAR") for each lot shall not be exceeded, except as provided hereinafter. The area of the lot to be counted in determining FAR shall include land dedicated by the owner or former owner of the lot as public open space under Section 403, as well as developed land.

Industrial and Wholesale Uses: FAR 4.0

Office Uses and Biotechnology Manufacturing Uses: FAR 8.0 [3]

Retail and Consumer Services Uses: FAR 5.0

Residential uses:

- Multi-family housing: FAR 8.0 [10]

- Hotel/Motel: FAR 6.0

Other uses: FAR 4.0

If development on a lot is to include activities in more than one of the uses above, the maximum FAR for the lot shall be the FAR for the use group containing the largest proportion of space on the lot.

(4) 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 the Plan and Article 14 of the Zoning Ordinance:

- (A) Variances: Aggregate GFA within the District authorized by a variance issued by the Board of Zoning Appeal.
- (B) Residential Outdoor Area Exemptions: Private outdoor decks or balconies for multi-family residential development, up to five percent (5%) of the building floor area.
- (C) Innovation Space: ~~Fifty percent (50%) of the~~ Innovation Space GFA required in Section 412 below.
- (D) Retail: The GFA occupied by retail and consumer service uses listed in Article 14.21.3 of the Zoning Ordinance, if the conditions set forth in Section 14.32.6(4) or 14.72.4, as applicable of the Zoning Ordinance are met.
- (E) Middle Income Residential Housing Units: The GFA committed to the provision of middle income housing units per the provisions of Section 411 below.
- (F) Transfer of Development Rights: Any GFA acquired through the transfer of development rights provisions of the Zoning Ordinance [10]

(5) Building Height Limits

The maximum building height for commercial buildings in the MXD District shall be 250 feet, except for the area of the District 450 feet north of Broadway where the maximum building height shall be 200 feet. Residential buildings elsewhere in the District may be permitted to be built up to 350 feet. ~~provided they meet the provisions for the Middle Income Housing Height Bonus described within Section 411 below.~~ No more than two buildings within the MXD District may exceed 250 feet in height. ~~utilize the Middle Income Housing Height Bonus.~~ Additionally the average floorplate of the occupied portions of a building above 250 feet shall not exceed 12,000 square feet. [10]

These requirements shall not apply to chimneys, water towers, air conditioning equipment, elevator bulkheads, skylights, ventilators, solar or wind turbine energy systems, and other necessary features appurtenant to buildings, which are usually carried above roofs and are not used for human occupancy. These requirements shall also not apply to (i) domes, towers or spires above buildings if such features are not used for human occupancy and occupy less than ten percent (10%) of the lot area, (ii) wireless or broadcasting towers and other like un-enclosed structures which occupy less than ten percent of the lot area or (iii) rooftop terraces and enclosed structures ancillary thereto (provided that such structures occupy less than ten percent (10%) of the lot area). [10]

Section 403: Open Space Requirements

To the maximum feasible degree, the CRA will dispose of project land in such a manner as to achieve the mixture and density of those land uses needed to produce balanced development in accordance with the objectives set forth in Section 102.

1) Public Open Space Requirement: The CRA will reserve at least 100,000 square feet of land in the MXD District for the development of public open space for parks, gardens and plazas. Public open space shall be open space reserved for public use and enjoyment as guaranteed through one or more of the following:

- (1) Retention by the CRA;
- (2) Dedication to and acceptance by the City or other public entity;
- (3) Easements or deed restrictions over such land sufficient to ensure its perpetual reservation for public open space purposes;
- (4) Dedication, by covenant or comparable legal instrument. to the community use of the residents, lessees and visitors to the MXD District for reasonable amounts of time on a regular basis; or
- (5) Lease agreements of 99 years or longer from the private developer or owner to the City or other public entity.

2) Project Open Space Requirement: Each development project shall be required to contribute to the open space network of the Project Area. Table One lists the minimum amount of open space (public, private or combined) to be provided by each development within the MXD District, subject to the reduction provided hereinafter. When development on a lot includes uses in more than one of the use categories in Table One, the requirement for each use

Section 404: Vehicular Access, Parking and Loading Regulations

- 1) Buildings erected in the MXD District need not be located on lots that have frontage on a street. However, provisions for access to all buildings by emergency and service vehicles in lieu of public street access shall be made possible by the layout and design of driveways, interior service roads, or pedestrian and bicycle circulation corridors not normally open to vehicular traffic to the reasonable satisfaction of the City Fire Department, and the City Traffic Department.
- 2) With the exception of multi-family residential development, there are no minimum parking requirements in the MXD District. Multi-family residential development shall provide a minimum of 0.4 ~~25~~ parking spaces per dwelling unit. The CRA may approve arrangements for shared parking of such residential parking spaces with commercial spaces or otherwise adjust the minimum residential parking requirements based on review and analysis of anticipated parking demand. Otherwise off-street parking allowance for motor vehicles within the MXD District shall be restricted according to building use, with additional standards as follows in Table One: [10]

Table One: Off Street Parking Maximum Allowance

Use Group	Maximum Parking Allowance
Light Industrial and Wholesale Uses allowed by Section 401(1)	.8/1000 sq ft
Office and Biotechnology Manufacturing Uses allowed by Section 401(2)	.9/1000 sq ft
Retail and Consumer Service Uses allowed by Section 401(4)	.5 /1000 sq ft
Residential Uses allowed by Section 401(4) Multifamily housing Hotel or Motel	.75/unit 1 / 4 sleeping rooms
Other Uses	.9/1000 sq ft

No permanent surface (i.e. not structured), off-street parking areas shall be allowed in the MXD District. [10]

The parking for requirements specified above may be allocated in total or in part by a lease agreement between the developer and the City, other public entity, or private consortium for use of parking spaces in a public or pooled private parking facility located within the MXD District (or, in the case of the spaces required for residential uses, located outside of the MXD District but within 1,000 feet of the residential building for which the parking is being provided). [10]

At least ten (10) additional parking spaces reserved for car-sharing services shall be provided by the first development project utilizing at least 100,000 square feet of Infill Development GFA. Parking spaces permanently dedicated to accessible parking, car sharing programs, vanpools, or electronic vehicle charging stations are not included in the maximum parking space calculations so long as the aggregate number spaces of the special designated spaced does not exceed 10% of the maximum allowance per use. [10]

Parking requirements for bicycles within the MXD District shall be provided as called for in Article 6 of the Zoning Ordinance. [10]

- 3) Sufficient off-street loading facilities shall be constructed within the MXD District to meet the needs of users located there. Each building of 25,000 square feet or greater shall provide loading bays per Article 14. 53 of the Zoning Ordinance. [10]

In addition, parking and loading areas must be laid out, constructed, paved, equipped, landscaped, and effectively screened to provide an attractive visual appearance.

- 4) The parking and loading of vehicles within the remainder of the project area on land designated to be acquired shall be provided in accordance with the provisions of "Article 6 Off-Street Parking and Loading Requirements", as set forth in the Zoning Ordinance, as it may be amended from time to time.

Section 405: Vehicular Access and Discharge Areas

All buildings within the Project Area on land designated to be acquired, shall be suitably provided with automobile, bicycle and truck access and service and delivery areas in such a way as not to impede general vehicular and pedestrian traffic flow in public streets and rights-of-way. [10]

Section 406: Building Construction

All buildings within the project area shall be constructed as Type I or Type II, in full conformity with the provisions of and as defined in the Massachusetts Building Code, as amended from time to time.

Section 407: Signs and Advertising Devices

Signs within the project area, except for official, uniform traffic and parking signals and devices, shall be provided in accordance with development guidelines established pursuant to Section 502 of the Plan.

Section 408: Storage

The open air storage of materials, equipment, or merchandise, other than the temporary parking of automobiles, shall not be permitted within the project area on any land designated to be acquired.

Section 409: Exterior Lighting

Exterior lighting within the project area shall be provided in accordance with development guidelines established pursuant to Section 502 of the Plan.

Section 410: Landscaping

All open areas within the project area on land disposed of by the CRA must be suitably landscaped so as to provide a visually attractive environment in accordance with development guidelines established pursuant to Section 502 of the Plan.

Section 411: Housing

1) Affordable Housing Requirements

Multi-family housing development shall provide that at least a final net fifteen percent (15%) of the Infill Development GFA of new housing development is made permanently available to households qualifying for affordable housing under the Inclusionary Housing Ordinance, or the minimum required by the Zoning Ordinance, whichever is greater. The CRA will utilize this square footage measurement rather than unit counts for meeting this requirement to provide opportunities for larger affordable units with two and three bedrooms to be constructed. [10]

2) Middle Income Housing

~~New residential development may utilize the middle income housing bonus as described below to construct buildings up to 350 feet in height, under the following conditions:~~

~~(a) the use of any occupiable space situated above 250 feet in height shall be limited to residential units, and associated amenity and mechanical space, and~~

~~(b) Middle Income Units (as defined below in Article 14.35(c) of the Zoning Ordinance.) shall occupy an aggregate GFA equal to at least twenty-five percent (25%) of the total residential GFA of the portions of each the residential building utilizing Infill Development GFA, that exceed 250 feet in height. Such Middle Income Units shall be distributed throughout the each residential building and be comparable in size, configuration and quality to the market rate units. The floor area of Middle Income Units provided per this Section 411 shall not be counted against the Aggregate or Cumulative GFA limitations in the District. [10]~~

~~For the purposes of this Section 411, Middle Income Units shall be defined as residential dwelling units meeting the requirements specified in Article 14.35(c) of the Zoning Ordinance. [10]~~

Section 412: Innovation Space

Any proposal for new commercial development utilizing Infill Development GFA (as defined in Section 14.32.2 of the Zoning Ordinance) and containing more than 100,000 square feet for Office and Biotechnology Manufacturing Uses shall include a plan for Innovation Space meeting the requirements below. Innovation Space within the MXD District must occupy GFA equal to, or in excess of, **five-ten percent (105%)** of newly constructed non-residential GFA. Existing GFA within the MXD District may be converted to meet this requirement. The Innovation Commercial Space requirement shall be met through the provision of office spaces of at least

10,000 square feet 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) Required Space. For a development proposal containing new Office and Biotechnology Manufacturing Uses, Innovation Commercial Space within the MXD District must at a minimum occupy Gross Floor Area equal to the amount of Gross Floor Area that is five-ten percent (10.5%) of newly constructed Gross Floor Area for Office and Biotechnology Manufacturing Uses. Existing Gross Floor Area within the District may be used to meet this requirement.
- (b) Combined Spaces. Developers of properties within the MXD 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 create a Joint Innovation Space Plan. 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 districts.
- (c) Characteristics. For the purposes of this Section 412, Innovation Space shall have the characteristics specified in Article 14.32.5(c) of the Zoning Ordinance.
- (d) Variations. In reviewing development proposals, variations in the specific characteristics set forth above, may be allowed if the proposed Innovation Space is found to be consistent with the purposes of these characteristics. [10]

Section 413: Interim Uses

The CRA may devote real property designated to be acquired, or acquired under special conditions, prior to the time such properties are needed for disposition for reuse and development in accordance with the provisions of the Urban Renewal Plan to temporary, interim uses for signs for project identification, relocation, parking, traffic circulation and public transportation, project or site improvements or building construction, storage, recreation, or landscaping in accordance with such provisions, requirements, standards, controls, and regulations as the CRA may deem essential, necessary, or appropriate to the carrying out of the objectives of the Urban Renewal Plan.

Section 414: Permitted Uses on Land Designated to be Acquired Under Special Conditions

In the event that the real property described in Section 202 above is acquired by the CRA the land use provisions and building requirements, which shall pertain thereto shall be those set forth in Chapter 4 of the Urban Renewal Plan.

Section 415: Special Provisions Applicable Within the Ames Street District

- 1) Applicability. The provisions set forth in this Section 415 shall apply solely within the Ames Street District. Where this Section 415 specifies some standard or makes some other requirement contrary to the standards or requirements set forth elsewhere in Chapter Four of this Plan, the provisions of this Section 415 shall control. [9]

The design review process will be conducted by the CRA in coordination with the City and the Planning Board, as described in Section 506. [10]

Section 503: Compliance with Plan and Development Guidelines

Redevelopment in the project area shall conform to the Plan objectives, land use provisions, building requirements, design principles, and other controls as set forth in the Urban Renewal Plan and to development guidelines established by the CRA.

Section 504: Infill Development Concept Plan

The CRA will cause an Infill Development Concept Plan to be prepared providing for the distribution of any GFA associated with new development within the MXD District above and beyond 3,333,000 square feet (Infill Phase 2 Development GFA) to supplement the original Redevelopment Concept Plan. This Infill Development Concept Plan shall contain the required elements described in Article 14.32.2.1 of the Zoning Ordinance. All new development utilizing Infill Development GFA shall be consistent with the Infill Phase 2 Development Concept Plan (as the same may be modified in accordance with Section 506 below.)

An individual building proposal utilizing Infill Development GFA may be submitted concurrently with the preparation and approval of the Infill Development Concept Plan. Notwithstanding anything contained in this Section 14.32.2 to the contrary, (i) the GFA utilized for the Ames Street Residential Project and (ii) a maximum of 60,000 square feet of GFA associated with any project proceeding under Section 416 above, shall not be deemed to be Infill Development GFA for the purposes of the Plan. [10]

Section 505: Proposed Building and Architectural Plans

All development proposals and architectural plans will be subject to design review, comment, and approval by the CRA prior to land disposition (if applicable) and prior to the commencement of construction. All construction work will be subject to review by the CRA in order to assure compliance of development proposals and architectural plans, with any previously approved plans.

A schematic development proposal shall consist of text, maps and drawings that describe to the CRA how the parcels will be developed. The form, content and time schedule for each development proposal will be specified in development guidelines established by the CRA pursuant to Section 502 of the Plan, and the Infill Development Concept Plan pursuant to Section 504. [10]

Proposed building and architectural plans and related materials including diagrams, scale models, perspective sketches, and photographs illustrating building design and arrangement, to a suitable scale, and based upon the land development specifications set forth above, shall show, among other things:

- 1) Detailed elevations and floor plans for all buildings, and dwelling unit types;

- 2) The specific use of all non-residential floor space;
- 3) The location and layout of all signs; and
- 4) Outline specifications for building types, including construction and finish, together with actual samples of proposed exterior and interior building materials.

Section 506: Inter-Agency Design Review

For any development requiring the approval of both the CRA and the Planning Board in accordance with the Zoning Ordinance, the CRA shall conduct its design review in close coordination with the City and the Planning Board. In connection therewith, the CRA may make such modifications to the Concept Plan as may be necessary to reflect development proposals.

Review and approval of the Infill Development Concept Plan, detailed in Article 14.32.2 of the Zoning Ordinance, as well as subsequent building design review, shall be performed jointly by the CRA and the Planning Board.

~~For this purpose, the CRA and the Planning Board shall establish an Inter-Agency Working Group, consisting of two members of the CRA Board and two members of the Planning Board. The Working Group may utilize additional staff from either agency as needed. Three members is to be considered a quorum.~~

~~The Working Group will meet regularly to review development proposals and to issue joint recommendations to both the CRA and the Planning Board. The Working Group's review of subsequent building designs will be guided by the Objectives outlined in Section 102, the Design Principles and Development Guidelines outlined in Sections 501 and 502, as well as by applicable design guidelines in the Zoning Ordinance. The CRA Board and the Planning Board shall hold regular joint meetings to consider the Concept Plan and as necessary to review subsequent building designs. act upon Working Group joint recommendations.—[10]~~