KENDALL SQUARE PLAN

ZONING RECOMMENDATIONS: AREA-WIDE

Cambridge Community Development Department

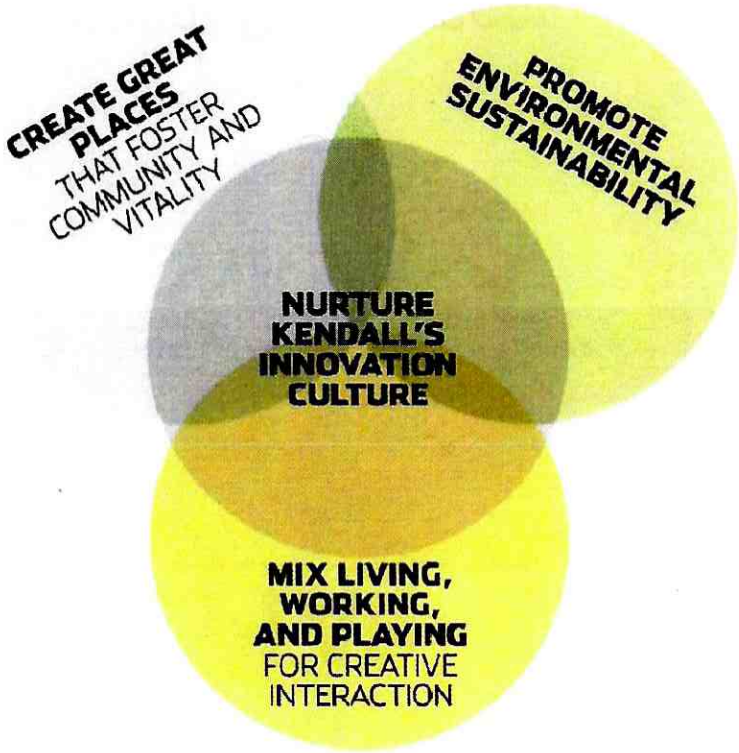
Planning Board Meeting November 20, 2012

ATTACHMENT A

VISION & GOALS

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.

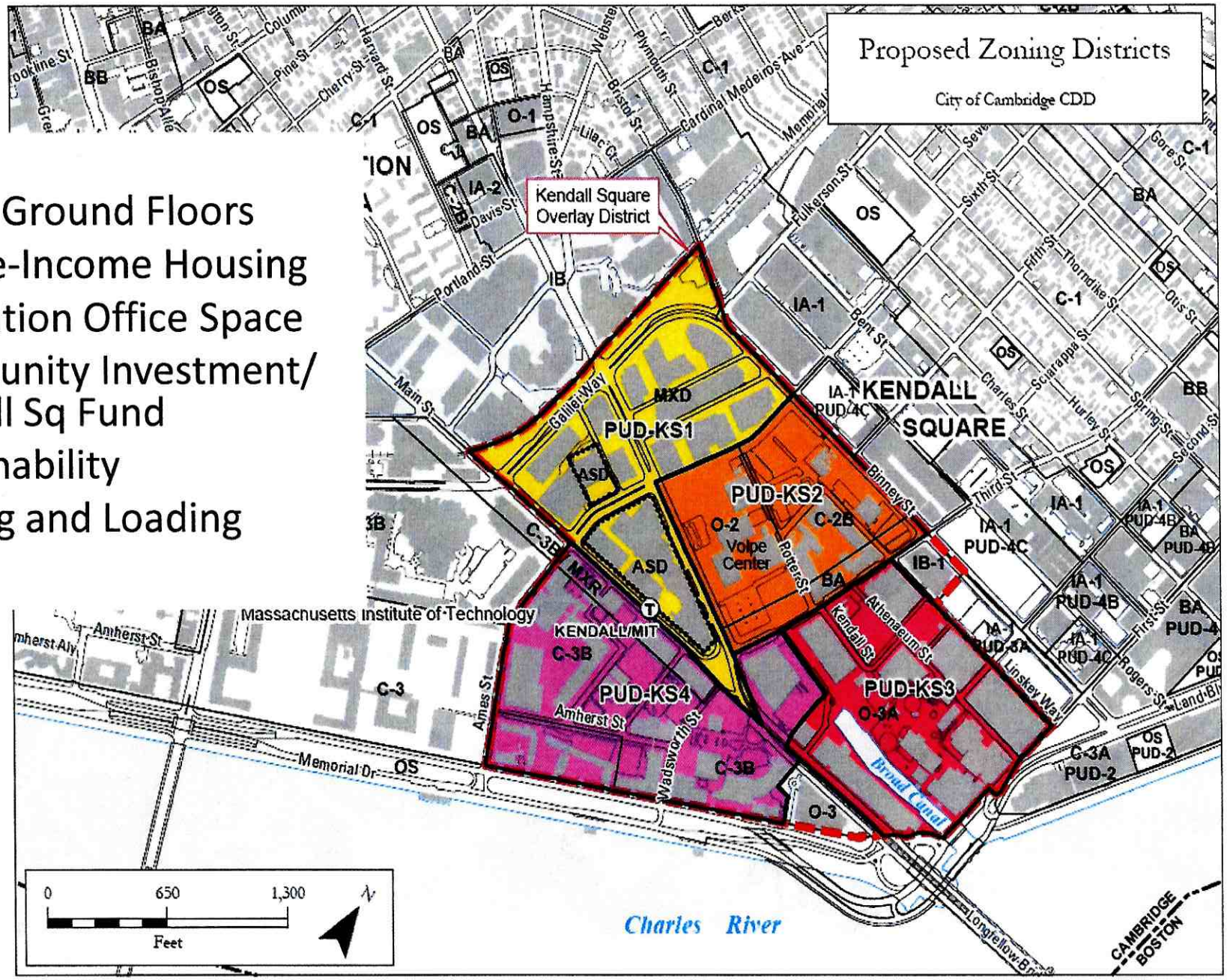
- Nurture Kendall's innovation culture
- Create great places
- Promote environmental sustainability
- Mix living, working and playing



Broadway
Main
Pitney

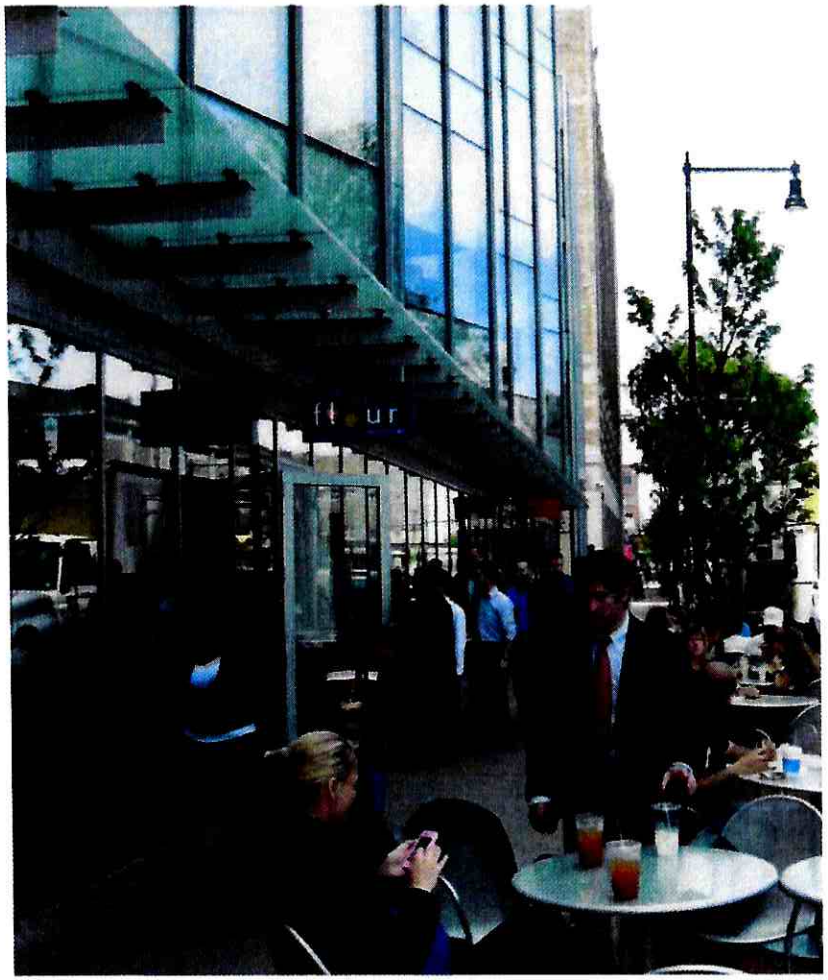
AREA-WIDE ZONING REQUIREMENTS

- Active Ground Floors
- Middle-Income Housing
- Innovation Office Space
- Community Investment/ Kendall Sq Fund
- Sustainability
- Parking and Loading



Active Ground Floors

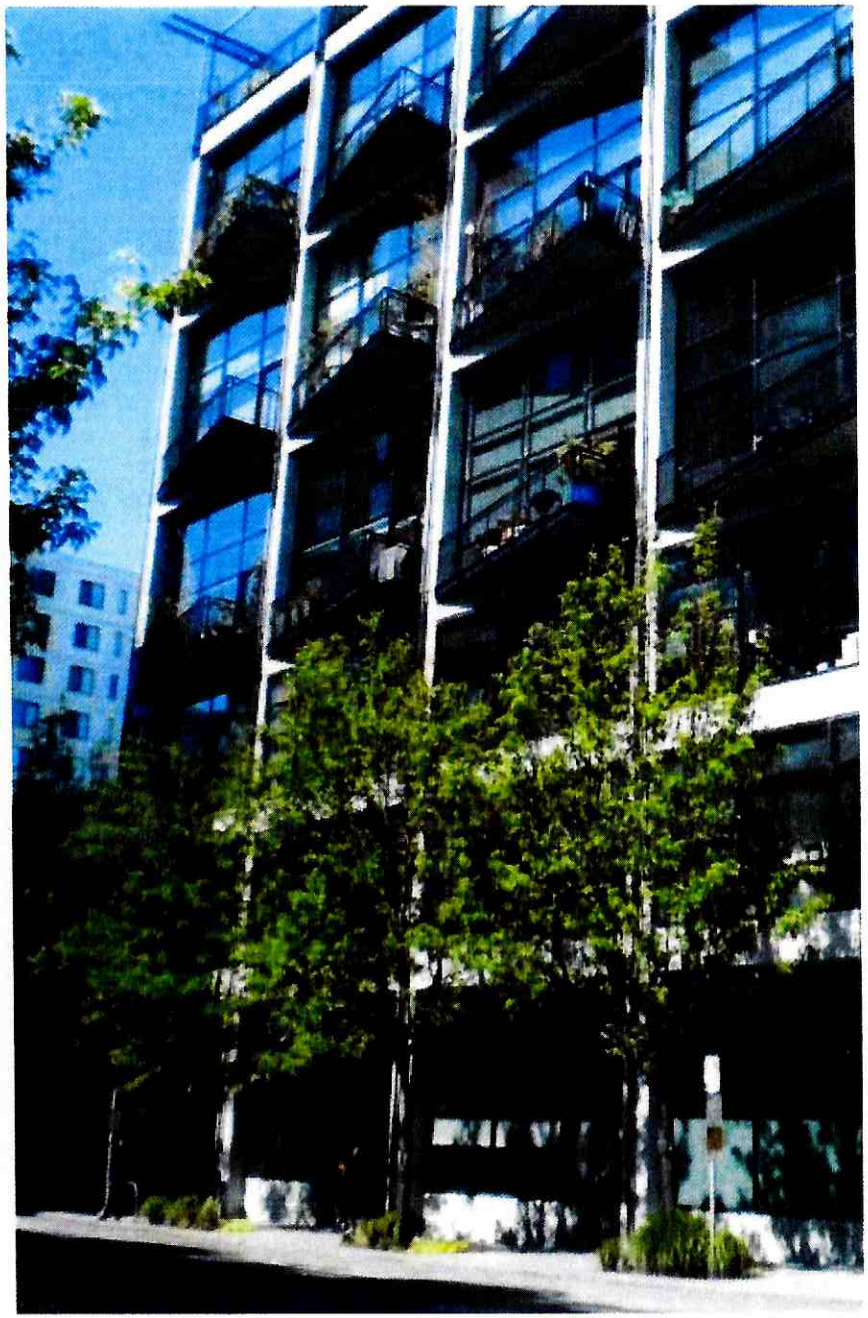
- **Active ground floor uses** encouraged along all public streets and open spaces
- **Ground Floor Retail: Required along** Main Street, Broadway, Ames Street, Third Street and non-residential frontage along Broad Canal Way



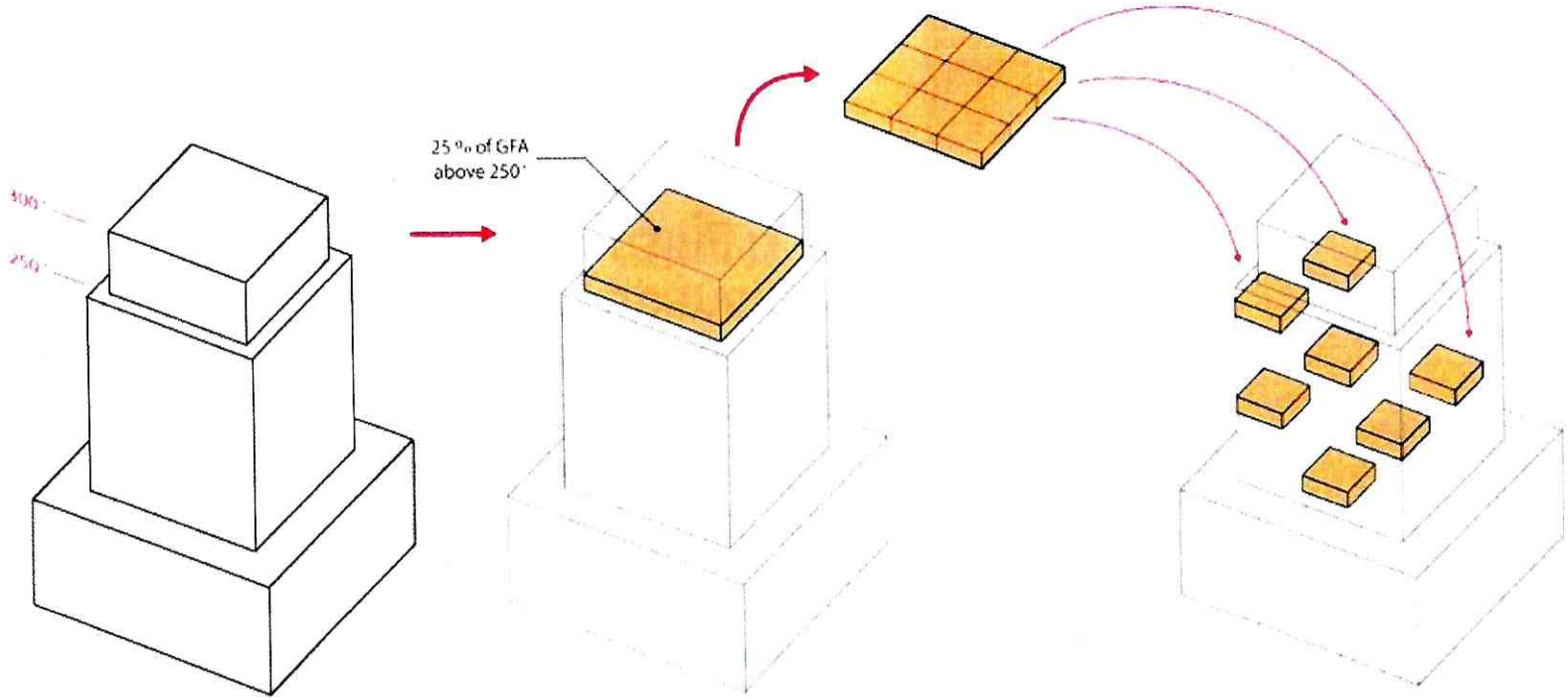
- **Retail Exemption:** Ground-level retail exempted from the district GFA limitations
- **Criteria** for required and exempt retail
  - -- Min. 75% frontage
  - -- Min. 40' average depth
  - -- Individual pedestrian entrances
- Encourage needed retail e.g. **grocery** and **pharmacy**
- **Remove restrictions on retail** and **open-air retail** (not including drive-in retail) -- as-of-right if within an existing building and 5,000 SF or less; by Planning Board special permit otherwise.

Housing

- **Minimum required housing:** PUD KS-1, KS-2, and KS-4 include a minimum housing requirement.
- **Middle Income Housing** (80 – 120% of AMI)**:** Required in buildings that exceed 250' in height. Diverse sizes, including 2-BR and 3-BR. Distributed throughout the building, not just on the top floors.
- **Phasing of minimum required housing:** 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.



Middle-Income Housing



1. Residential development in a PUD

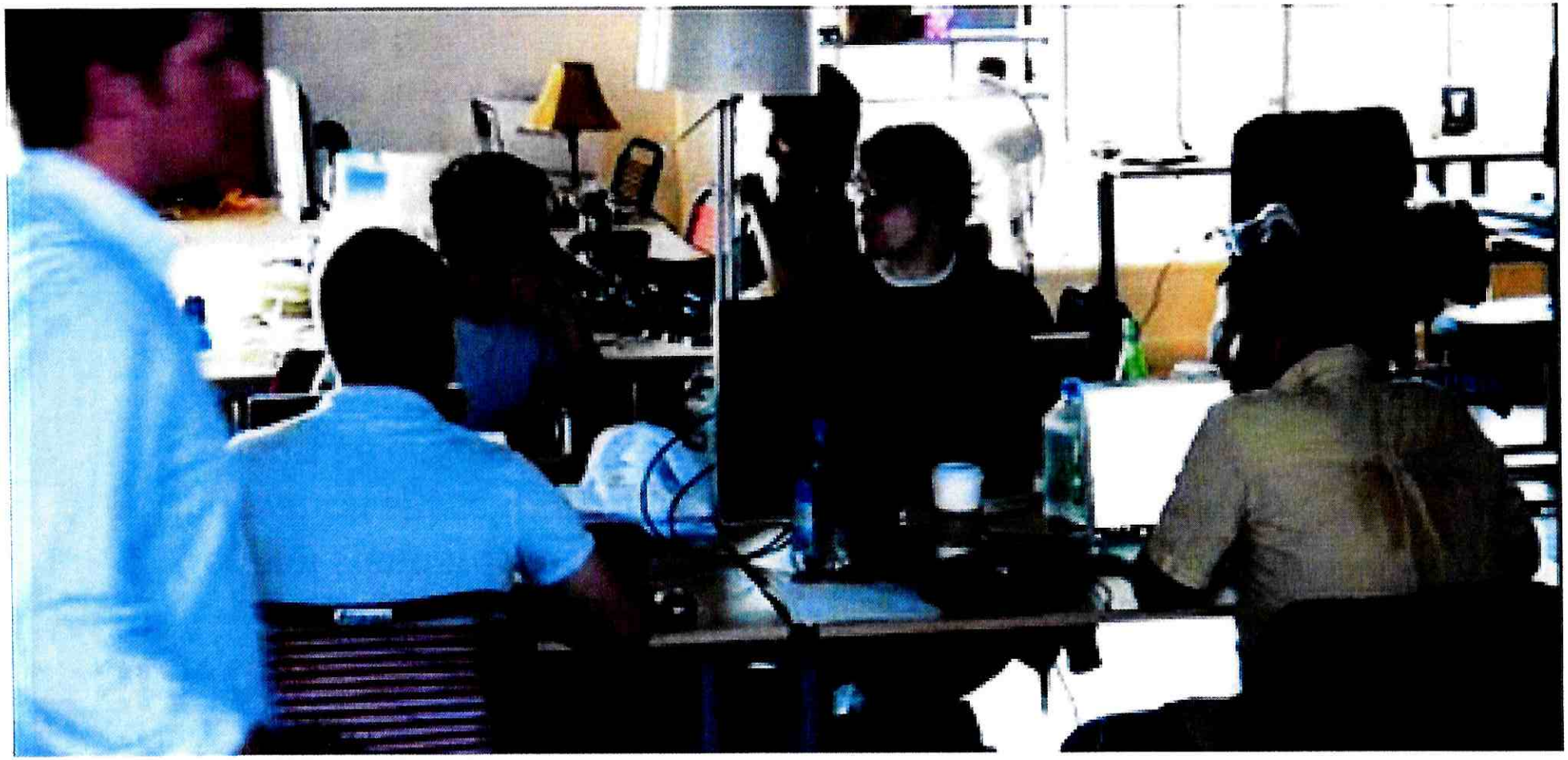
2. Calculate the amount of middle-income housing required

3. Middle-income housing may be distributed throughout the project

- **Middle Income** is 80 – 120% of AMI
- **Buildings over 250'** must include middle income units
- Units may be of **diverse sizes**, including 2-BR and 3-BR
- Units to be **distributed throughout the building**. Ground floor units with access to open space are preferred for **family size units**
- **Inclusionary housing** and **incentive zoning** requirements continue to apply

Startup Innovation Space

- 5% of all non-residential GFA to be affordable 'startup innovation space' for technology startup companies
- Up to 50% of startup innovation GFA exempt from GFA limit (up to a max. 5% of non-residential GFA in the PUD)



Startup Innovation Space

- General standards for 'startup innovation space':
  - -- must be provided in contiguous in increments of 20,000 sf or more
  - -- Min. 50% of space devoted to co-working & shared common areas
  - -- flexible, short term leases of 1 month
  - -- ≤ 10% of the 'startup innovation space' to be leased by single company
  - -- average size of privately-rentable suites ≤200 sq. ft.
  - -- Alternative format w/PB approval

- To be located in new or existing buildings, or in partnership with other property owners.
- Annual reporting required -- number of tenants, size of spaces etc.
- May be provided off-site. Consolidation encouraged.

Community Investments/ Kendall Square Fund

- **Kendall Square Fund** $10.00 per square foot payment on all non-residential GFA in a PUD (min. 30% to each category)
  - **public open space** (primarily management and programming; land, design, and construction in some cases)
  - **Enhanced transit connections** to benefit Kendall Square needs e.g. 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)
- Oversight by K2 Fund Committee
- In-kind contributions possible
  - May not include project-specific mitigation, PTDM measures, project review conditions, and the cost of land leases

Sustainability

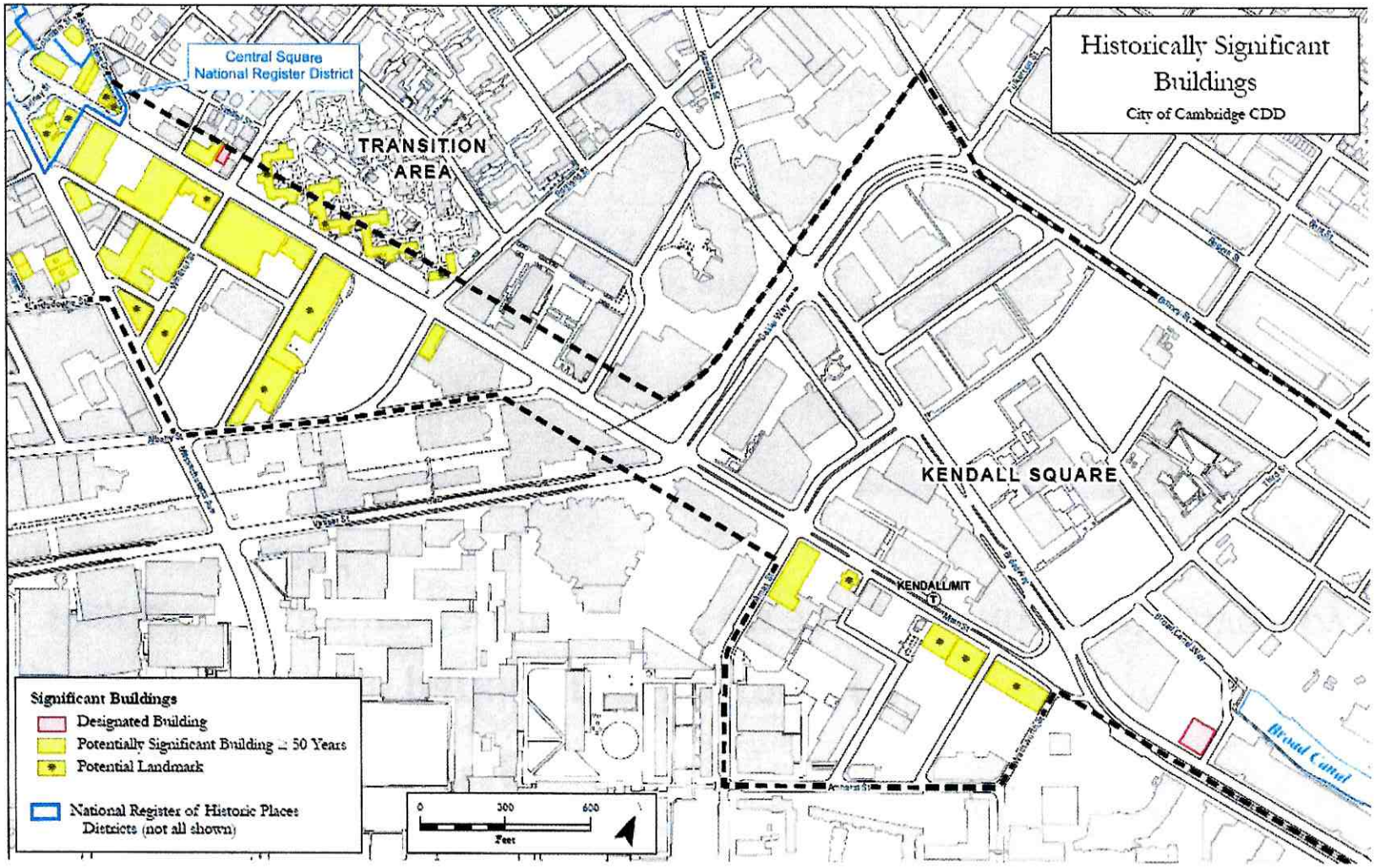
Key sustainability goals	Example initiatives
Improve building energy performance	Require **LEED Gold** for new & existing buildings and **enhanced energy efficiency** Require **energy tracking & reporting**
Increase use of renewable energy and/or district steam	Encourage **on-site energy** systems and **co-gen**; Assess **district steam** potential for new buildings
Reduce reliance on automobiles; increase use of alternative fuel vehicles	Utilize '**enhanced TDM**' mode shares for future development Advocate **enhanced transit links** (Central, North Point, Sullivan, LMA...) via MBTA and EZ Ride – **via K2 Fund** Adjust **parking ratios**; encourage **shared parking** **Hubway** stations in Kendall
Prevent urban heat gain	Require **cool roofs** (green/white); Encourage **green walls** & plant more **trees**
Reduce storm water runoff quantity, improve quality	Require **on-site stormwater retention and treatment**; Encourage LID measures (i.e. **graywater, rain gardens**)

Parking & Loading

- Establish **defined parking maximums** for all uses
- **Flexible minimum** parking based on analysis and as approved by Planning Board

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

- **Shared parking study** required for mixed-use development (for uses with different peak utilization e.g. housing & office)
- Expand distance within which **off-site shared parking** is permitted to 2,000'
- Planning Board may waive required number of **loading** bays to allow consolidation of loading operations

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.