

# KENDALL SQUARE

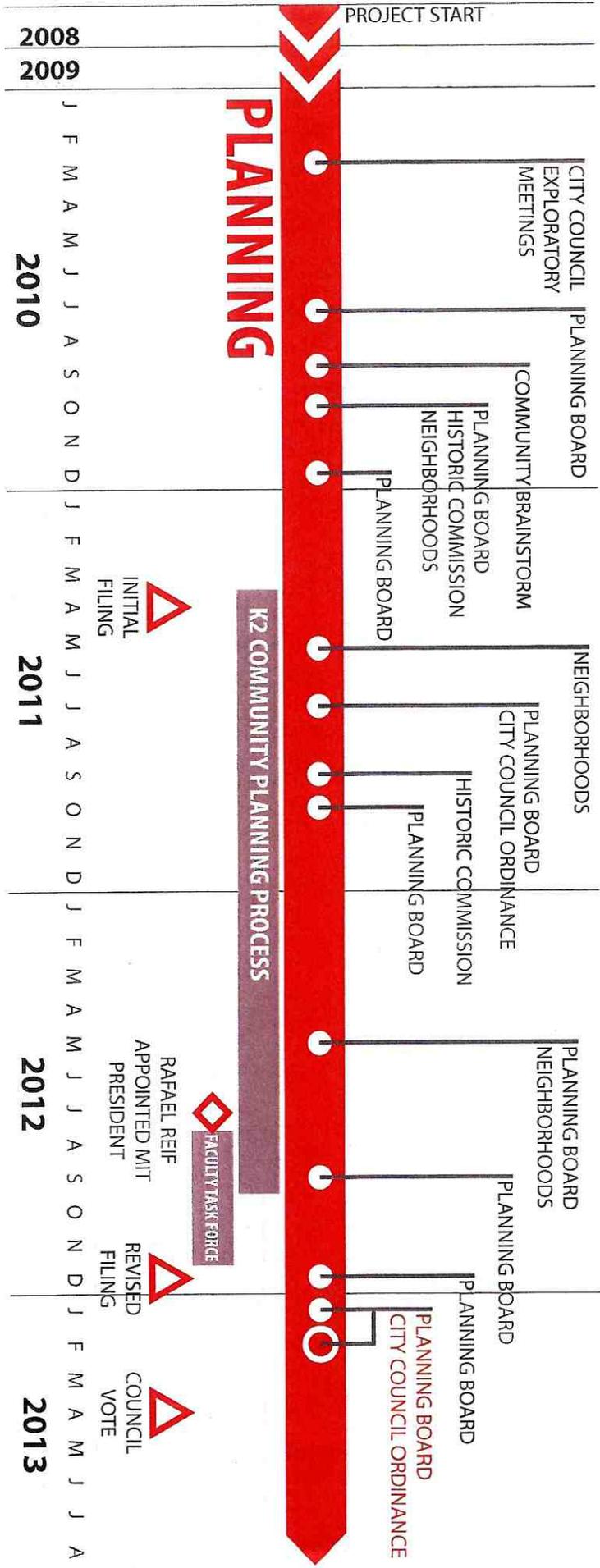
# INITIATIVE

## OVERVIEW OF THE PUD-5 ZONING PROPOSAL

UPDATED MARCH 22, 2013

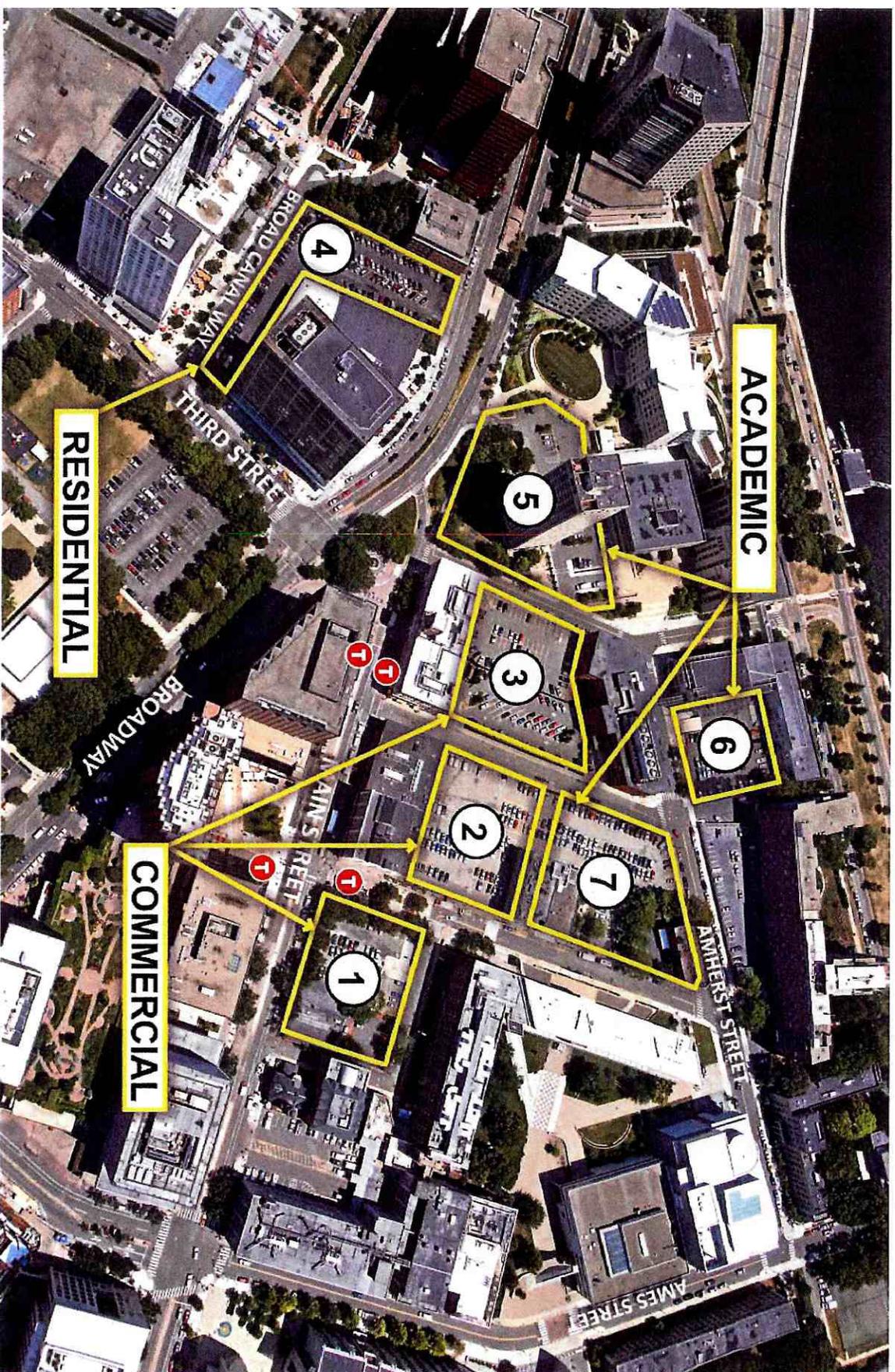
# KENDALL SQUARE INITIATIVE

## PROCESS

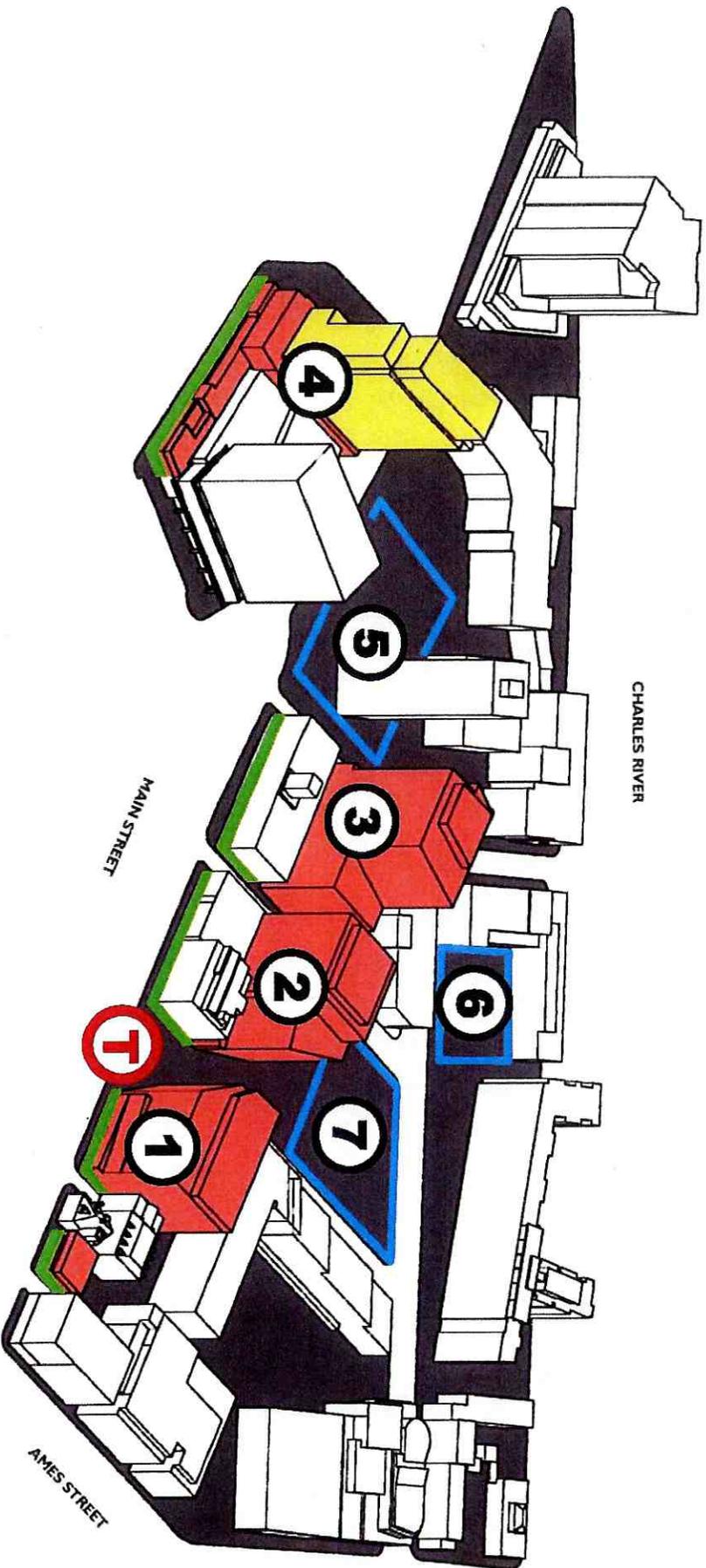


# KENDALL SQUARE INITIATIVE

## 7 PARKING LOTS



# KENDALL SQUARE INITIATIVE DEVELOPMENT OVERVIEW



Residential	Office/Lab/ Retail	Academic
240,000 sf	980,000 sf	800,000 sf

# KENDALL SQUARE INITIATIVE

## COMMUNITY REQUESTED INVESTMENTS\*

Affordable/Moderate Housing	Approximately 48,500 SF
Other Housing	Approximately 240,000 SF
<b>Total Housing</b>	<b>Approximately 290,000 SF</b>
Retail Space	100,000 SF
Innovation Space	50,000 SF
<b>Other Required Spaces</b>	<b>150,000 SF</b>
Incentive Zoning Payment	\$4.3 million
Community Fund	Approximately \$10 million
<b>Total Community Benefit Payments</b>	<b>Approximately \$14.3 million</b>

\* Not including jobs or taxes.

# KENDALL SQUARE INITIATIVE

## INNOVATION LANDING @ ONE BROADWAY

-  RESIDENTIAL
-  OFFICE / INNOVATIONS
-  RETAIL

NEW BUILDING

INNOVATION  
LANDING

ENHANCED  
CONNECTIONS &  
COLLABORATIONS

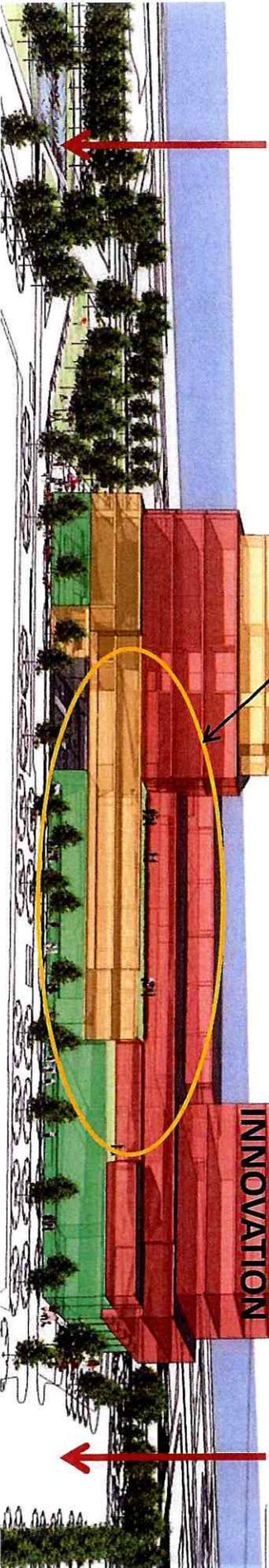
INNOVATION  
CLUSTER

EXISTING

BROADWAY

TECH  
VENTURE  
CAPITAL  
INNOVATION

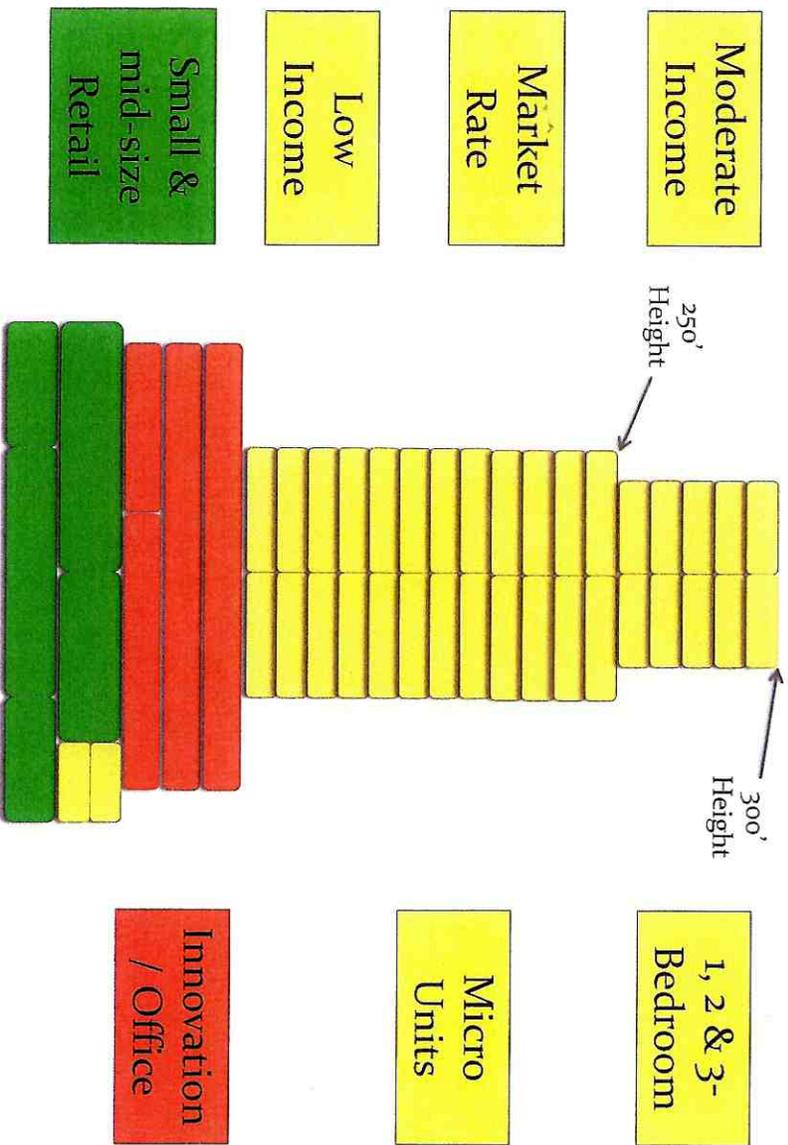
THIRD  
STREET



BROAD CANAL WAY

# KENDALL SQUARE INITIATIVE

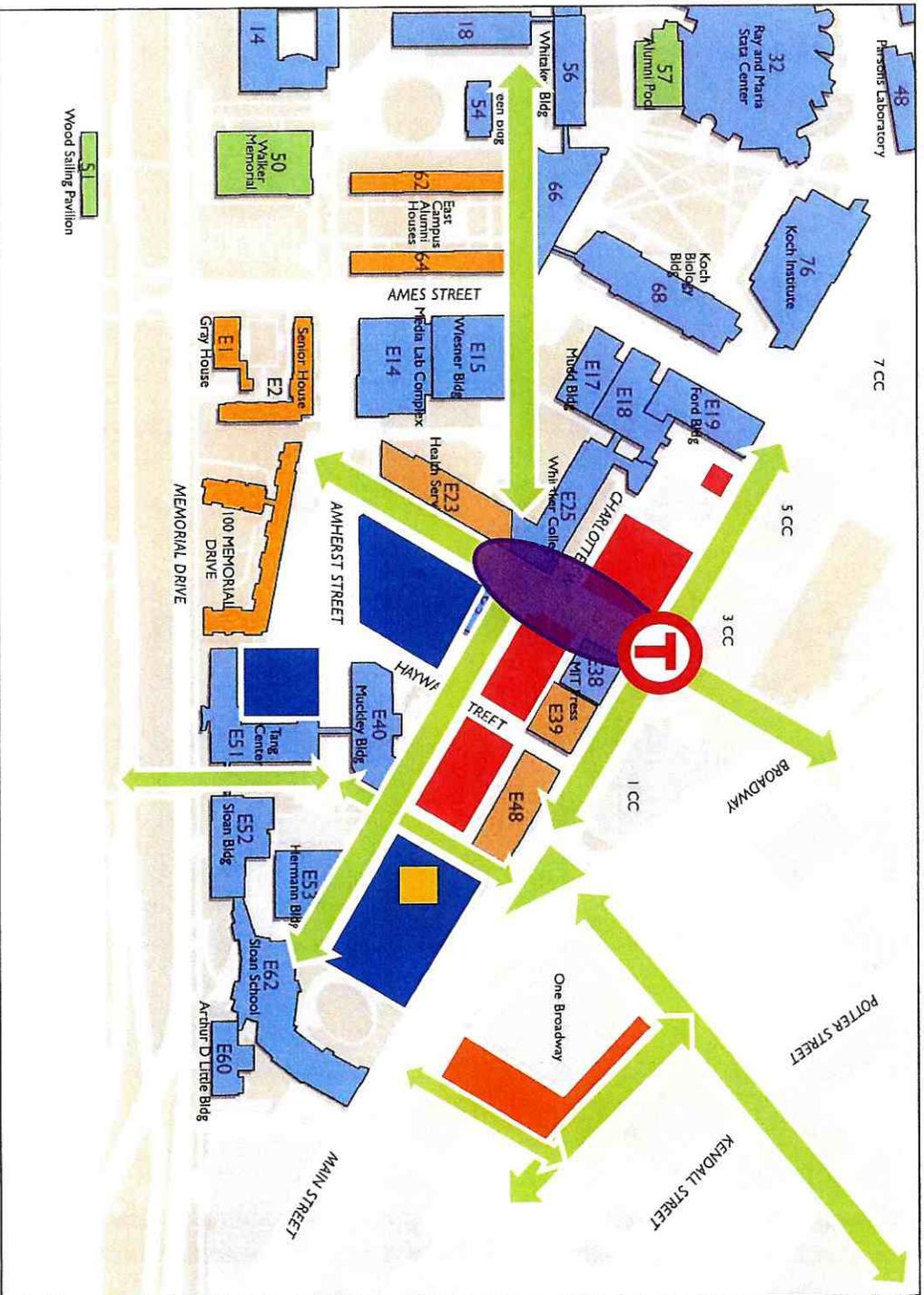
## INNOVATION LANDING @ ONE BROADWAY



TYPE	COUNT
INNOVATION / MICRO	30-45
AFFORDABLE & MODERATE	50-60
MARKET	225-260
	UP TO 365

# KENDALL SQUARE INITIATIVE PLANNING DIAGRAM

- Academic & Research
- Residential & Institute Housing
- Athletics & Student Life
- Service & Administration
- Possible Future Academic
- ➔ Connections
- Proposed Commercial and Residential Development
- Gateway / Node

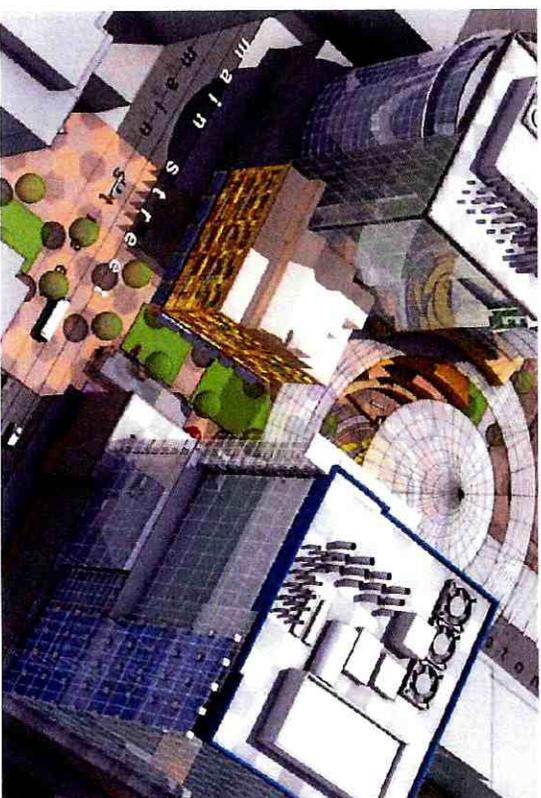
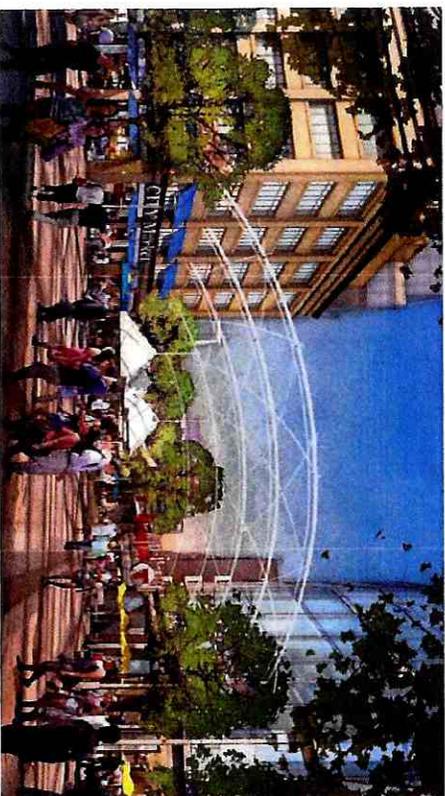
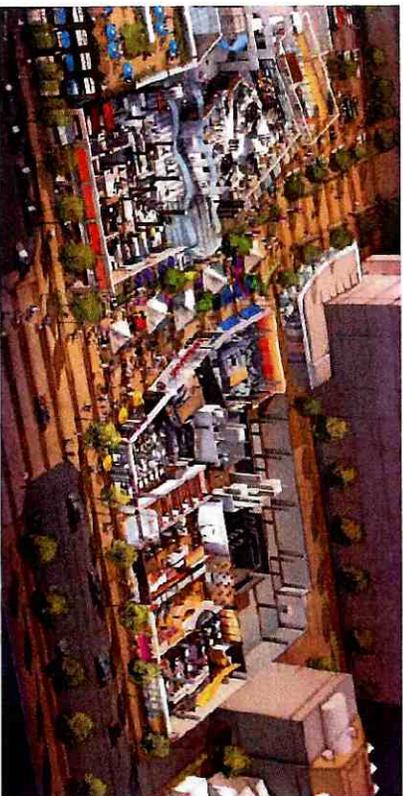


# KENDALL SQUARE INITIATIVE EXISTING GATEWAY TO MIT



# KENDALL SQUARE INITIATIVE EAST CAMPUS GATEWAY

Some Early Concepts with MIT Press

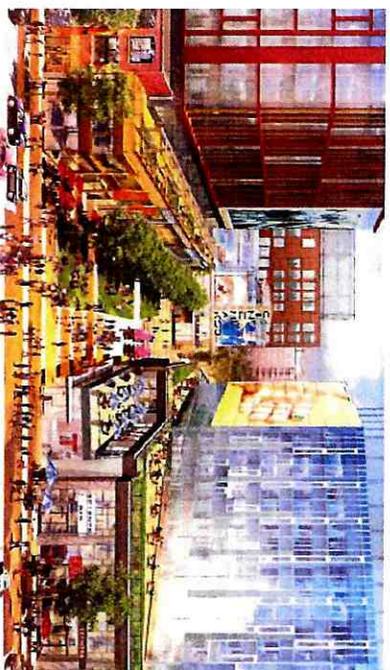
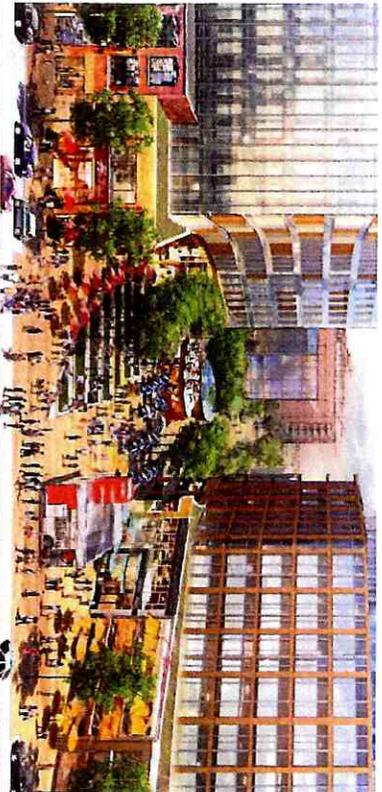
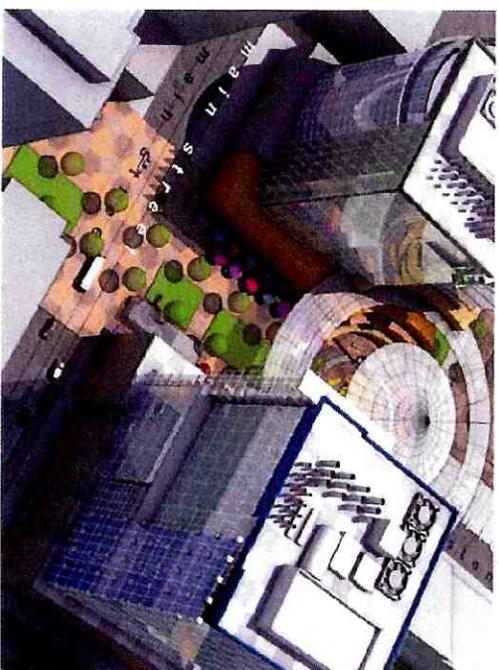
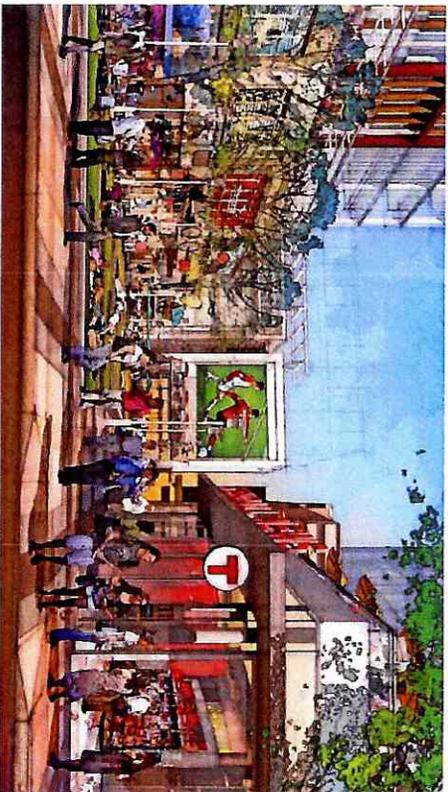


More to come after East Campus/Gateway Planning Study...

# KENDALL SQUARE INITIATIVE

## EAST CAMPUS GATEWAY

*Some Early Concepts without MIT Press*

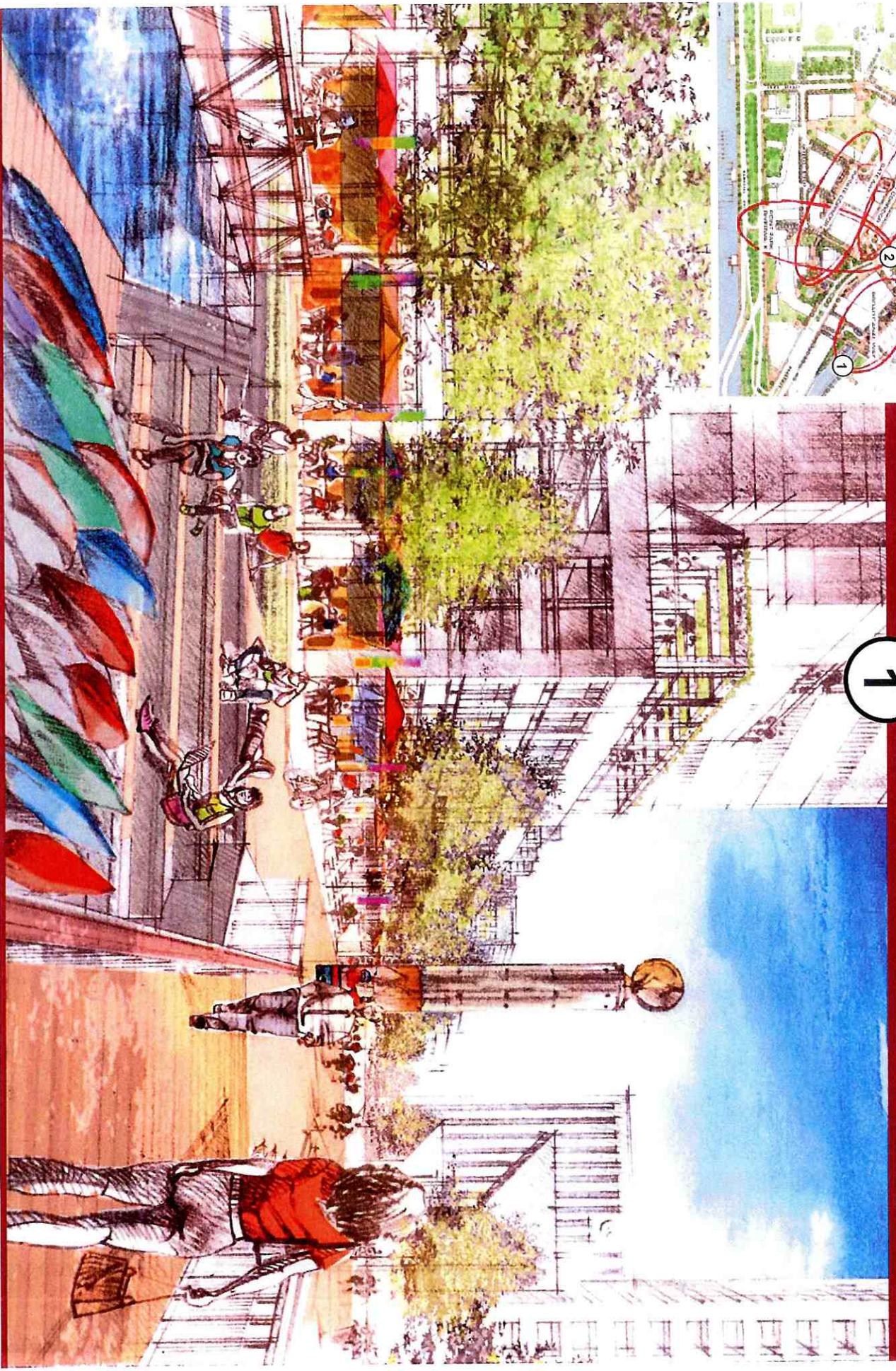


*More to come after East Campus/Gateway Planning Study...*



# 1

# ENLIVENMENT

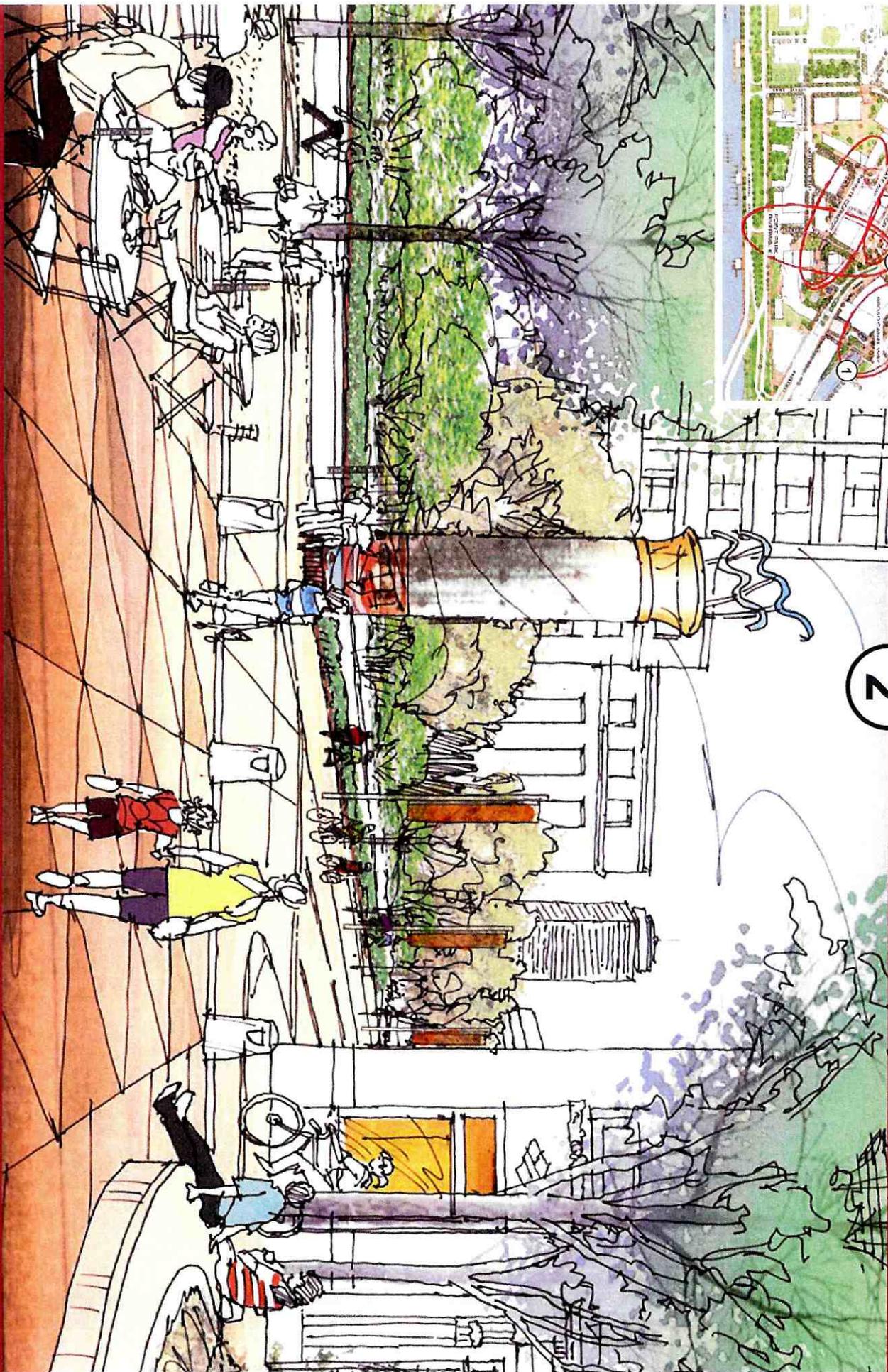


Development along the north and east sides of One Broadway with active ground floor uses will further energize the Broad Canal.



# ACCESS TO THE RIVER

2

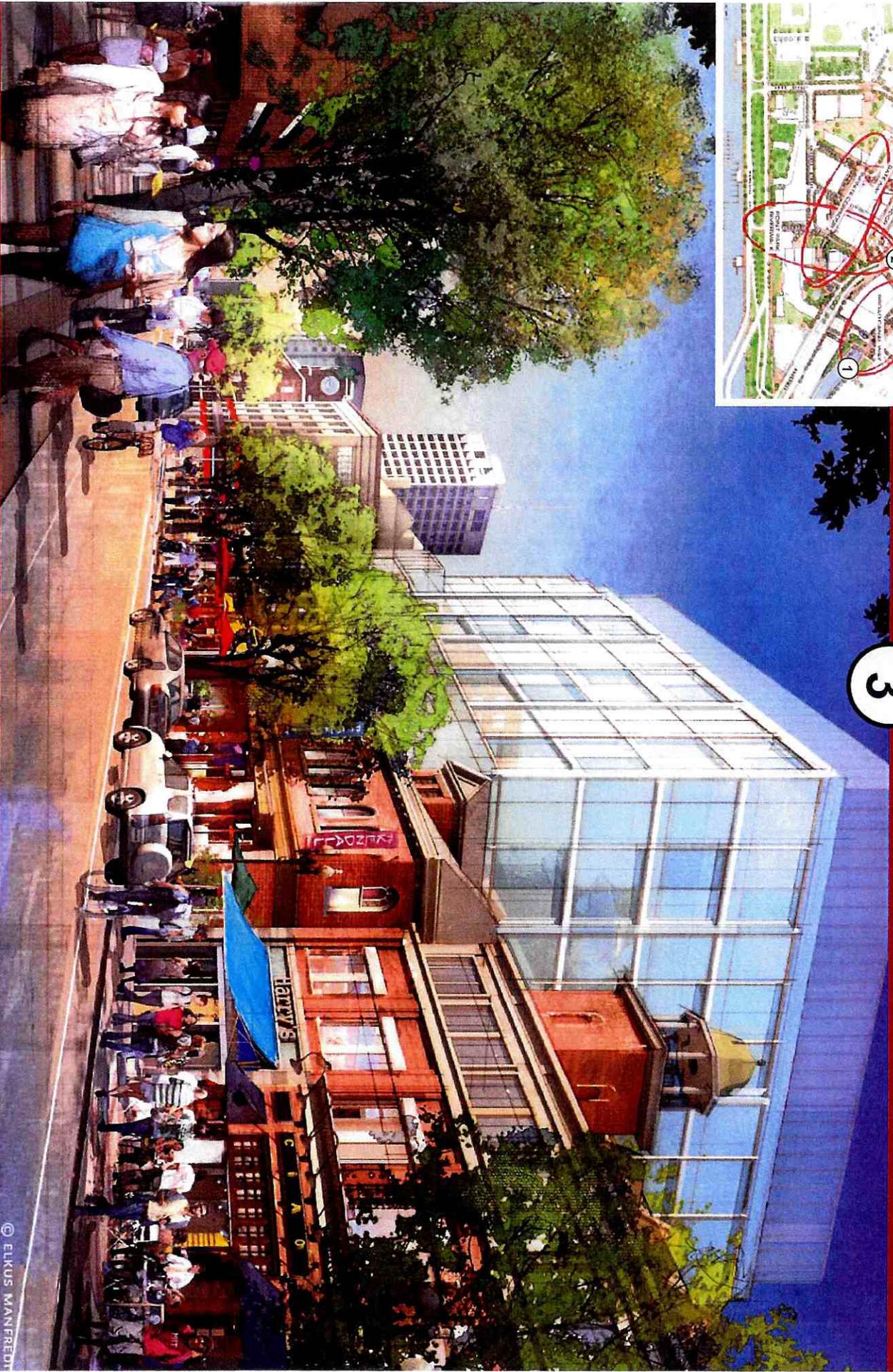


Improvements to Point Park and Wadsworth Street will provide a direct and visible connection to the Charles River.



3

# VIBRANT RETAIL



Development of parking lots with active ground floor uses will create a vibrant Main Street retail corridor.

# KENDALL SQUARE INITIATIVE

## PUD-5 ZONING PETITION OVERVIEW

Future Academic SF - Currently Allowed	800,000 SF
Office/Lab/Retail Maximum SF	980,000 SF
Residential Minimum SF	240,000 SF
Floor Area Ratio (FAR)	3.9
Allowable Height	150' to 300'
	Additional Review over 200'; Over 250' must be residential
Floorplate Restrictions	Smaller floorplates at higher height
Minimum Open Space	15%
	0.9 office, 0.8 lab and 0.5 retail (max)
	0.5 -.75 residential
	1/4 hotel rooms
Parking Ratios	
Signage Ordinance	Subject to all Business, Office and Industrial District standards
Innovation Space Requirement	5% of office space in district
Sustainability Requirement	All buildings LEED Gold except non-traditional high-tech academic labs
Community Fund Contribution	Contribution to Community Fund of \$10 psf of commercial development
Ground Floor Active Use Requirement	75% of ground level space along Third St., Main St., Broad Canal Way
Low and Moderate Income Housing Requirement	48,500 SF
Incentive Zoning Payment	Up to \$4.3m contribution to Affordable Housing Trust

## COMMENTS ON THE MIT PETITION (FROM ORDINANCE COMMITTEE REPORTS)

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### General

- The petition promotes a more sustainable growth towards a more diverse, livable and sustainable Cambridge.
- The plan has taken 2 years to put together. This proposal allows this unique area to thrive and realize its potential. The public process has led to a good balance.
- Good dialogue with East Cambridge. Many ideas from the ECPT sponsored study have been included in the MIT petition.
- There has been no dialogue with Area 4 on this project
- MIT was good with their outreach to the Wellington-Harrington community. The neighborhood is looking for a good match. Kendall Square will work better with the proposed changes and benefit Wellington-Harrington residents.
- Want to see a new mixed use petition succeed, but still concerned about the institutional use of the property south of Main Street and cost and benefits of eliminating this emphasis. Commercial development will overwhelm the academic and institutional foundation of Kendall Square.
- If there is a master plan with a transportation plan and affordable housing plan much better decisions could be made.
- Concern about granting any zoning until the City Council understands the impact on the city.
- Kendall Square has density and brings life, revenue and business to Cambridge. Other cities are trying to bring industry in and trying to imitate Kendall Square.
- City Council should include strong conditionality about density. MIT's graduate housing study is productive, but this will not come until July. Caution to City Council about approving zoning before it is complete.

### Community benefits

- Community benefits should be decided by the community, not MIT.
- The community fund provides funds to neighborhoods most affected by development -- workforce development, open space and transportation
- Want more detail on about workforce development because this is important to Area 4 residents who want to have meaningful work.
- Interest in creating a pathway to help CRLS student get into MIT.
- The MIT petition is a productive contribution to socially, economically and responsible development in the city.
- \$10.00 per foot is too low.

### Built form

- Concern about the shadow impact of very tall buildings, especially on Broad Canal; it is best to place height south of Main Street.
- Want the tallest building to be in Cambridge and spoke about building interest in Kendall Square and open space.
- Focus on the zoning envelope. Zoning is the first step; design is the next step.
- Built form - make it look pretty.
- Sacrificing the historic buildings should be considered.
- Linkage between what is allowed in Kendall Square and what is in Central Square, especially transferable development rights should be explored more fully.

### Public Space/ Vibrancy

- The plan will provide connected open space and vibrant streets around Kendall Square.
- Be sure that the public spaces are active and that development in this critical area enlivens the entire area.
- MIT needs a new front door to create a grander eastern gateway to the campus.
- Concerned with the definition of 'publicly beneficial open space'.
- Get rid of Main Street and direct traffic onto Ames Street and create a pedestrian plaza on Main Street from Ames Street to Point Park.

### Use mix including Retail

- MIT proposal will increase retail space and encourage small business to move to Kendall Square in small retail space.
- Consider institutional use provisions such as graduate student housing and innovation space. The speaker favored more innovation, less corporation.
- The theme of the CBT plan is parks, homes and shops. East Cambridge residents want a better Main Street on both sides.

### Housing

- Housing is an important component. There have to be more residences to support the neighborhood activity.
- The amount of housing in the petition should be doubled.
- The plan increases the affordable and moderate housing. 20% moderate and affordable housing with the housing proposed is a great thing.
- If housing is planned for people at the beginning of their career, the units will be small and cannot accommodate families. Need affordable housing for families.
- Concern re. MIT graduate student housing. Pros and cons from the student body. Pros: creates an innovation center next to MIT; improves eastern portion of the campus and creates a gateway; helps MIT's finances and helps the endowment grow. Cons: limits MIT opportunity to expand academic use; on campus corporate offices may interfere with the academic atmosphere; impact on housing market.
- MIT students and staff live in Area 4 add to the pressure of rental units in the area and increase rents.
- Support graduate student housing, but it does not have to be in Kendall Square; there are other MIT properties where housing can be built. At the end of the MIT housing study MIT will be able to take the appropriate actions.
- MIT has to build housing for 6,000 of its students. If all the students are in campus housing, housing will be protected for families.

### Innovation space

- Business diversity must be kept in Kendall Square. Innovation, flexibility, location and sharing common areas are important aspects for this area.
- MIT has been a place for innovation for decades. Kendall Square is a hub of innovation and supports collaboration and ideas.
- The petition will increase innovation space. The petition will provide affordable housing and affordable start up space, which is needed.
- If there were a downturn in the economy it will be the innovators who will stay in the area.

- 5% innovation space is important. Small, less expensive space is needed for startups who want to be in Kendall Square.
- The speaker has not been able to find affordable space in Kendall Square for his start up. He favored the MIT proposal.
- The speaker wanted to move his business to Kendall Square, but there is no space for his company in Kendall Square that is affordable. He employs 800 workers and hires locally in communities where his businesses are located. He favored moving the project forward.
- Innovation needs to be balanced and well rounded.

#### Transportation

- Don't have good transportation analysis
- A transit oriented development goal is to reduce parking and people should rely on public transit.
- On parking, transportation, traffic and safety issues - nothing has been done to address the growth. Need traffic and parking data.

#### Environment/Noise

- Concern about limited setback requirements
- Concern about inadequacy of current noise standards. Noise pollution is a health hazard and people have no control over their exposure.
- The City sees itself as a green community, committed to sustainability and a vibrant place to live. The policy of the City officials is to increase the tax base to the extent that it is politically feasible. Neighborhoods have felt the brunt of development.

#### Process

- Support the process and the recommendations keep improving. Kendall Square will be vibrant and this vibrancy will benefit Central Square as well.
- The proposal is premature, jumping in front of the K2C2 process.
- This is a great opportunity because MIT wants a lot of things.
- All up-zoning plans should show what could be achieved with the existing zoning fully built out compared with what is being proposed. Without this comparison there is a bias toward the up-zoning process. Most of MIT proposal could be achieved under the current zoning.
- The City Council should let the petition expire and settle the housing issue.



Martin A. Schmidt, *Associate Provost  
Professor of Electrical Engineering  
and Computer Science*

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Cambridge, MA 02139-4307  
Phone 617-253-7817  
Fax 617-253-8388  
Email schmidt@mit.edu

March 22, 2013

Dear Members of the Cambridge City Council,

We appreciate all the expressions of concern for MIT graduate student housing that we have heard at the various forums regarding the MIT petition. The launch of the Graduate Student Housing Working Group, headed by former Chancellor Phillip Clay, is an important step for us in understanding and addressing the need. We look forward to this Working Group productively working with the city as we study this issue.

A number of individuals have suggested that MIT should do more to house graduate students on campus, and indeed some have suggested that we should house all graduate students on campus. We believe this is a complex issue, particularly given the diversity of our graduate student population. Consequently, that is why we place such importance on the thoughtful deliberations of the Working Group. In order to provide some data that we hope helps you understand the current graduate student housing situation, we have prepared the attached information. I would like to draw your attention to several important points:

- While the graduate student population at MIT has grown 19% (1020 students) from 1998 to today, the majority of this increase (811 students) has been accommodated by expansion of MIT housing.
- In 2012, MIT was able to offer housing to 84% of the graduate students that requested on-campus housing.
- In a survey of graduate students in 2011, when asked '*What top two reasons were factors in your decision to live off-campus?*', more than 50% indicated '*Wanted to live away from MIT*' as one of their top two reasons.
- In the same survey, when asked '*In general, how satisfied are you with the availability of housing?*', approximately 79% indicated that they were with somewhat satisfied (51.6%) or very satisfied (27.3%).

We wanted to share this information not to suggest that we do not think there is a problem, but rather to suggest that the solution requires careful thought and reconciliation with what we know about graduate students needs.

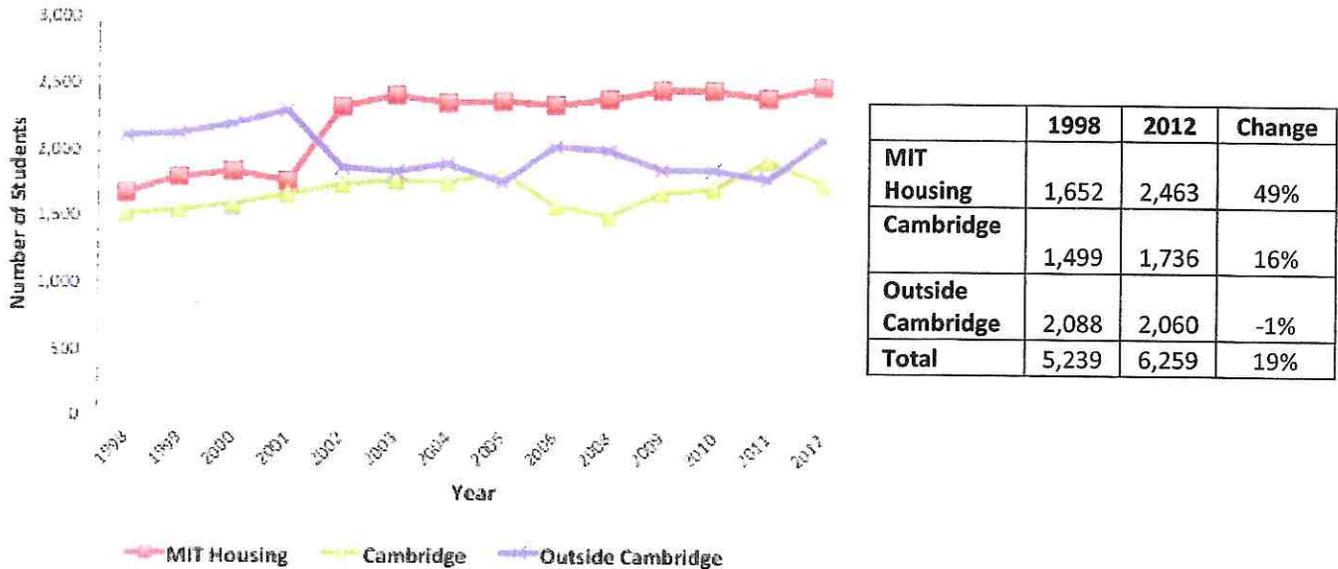
With best regards,

Martin Schmidt  
Associate Provost and  
Professor of Electrical Engineering and Computer Science

# MIT GRADUATE STUDENT HOUSING INFORMATION

## Campus Capacity[1]:

- Since 1998, the number of graduate students housed on campus has increased by 49%



- MIT has added more than 1,300 new graduate beds since 2001
  - The Warehouse, 224 Albany St (2001): 120 beds
  - Sidney-Pacific, 70 Pacific St (2002): 681 beds
  - Ashdown, 235 Albany St (2008): 541 beds

## Access[2]:

- 84% of graduate students requesting on-campus housing were assigned a room in 2012

### Graduate Fall Housing Allocation

	2011			2012		
	Applied	Assigned	Percent	Applied	Assigned	Percent
<b>Single Students</b>						
New	823	823	100%	886	877	99%
Continuing	500	424	85%	512	345	67%
<b>Total</b>	<b>1323</b>	<b>1247</b>	<b>94%</b>	<b>1398</b>	<b>1222</b>	<b>87%</b>
<b>Family</b>						
New	138	137	99%	148	97	66%
Continuing	117	55	47%	103	64	62%
<b>Total</b>	<b>255</b>	<b>192</b>	<b>75%</b>	<b>251</b>	<b>161</b>	<b>64%</b>
<b>Overall Total</b>	<b>1578</b>	<b>1439</b>	<b>91%</b>	<b>1649</b>	<b>1383</b>	<b>84%</b>

## MIT GRADUATE STUDENT HOUSING INFORMATION

### Survey[3]: MIT Housing Related Results (2011 Graduate Enrolled Student Survey)

Whether you live on or off campus...		Degree		
		Master's	Doctorate	Overall
In general, how satisfied are you with the availability of housing?	Very dissatisfied	5.0%	3.7%	4.1%
	Somewhat dissatisfied	18.2%	16.4%	17.0%
	Somewhat satisfied	48.4%	53.2%	51.6%
	Very satisfied	28.5%	26.7%	27.3%
	N	864	1746	2610
In general, how satisfied are you with the cost of housing?	Very dissatisfied	22.7%	21.1%	21.6%
	Somewhat dissatisfied	38.0%	41.1%	40.0%
	Somewhat satisfied	30.1%	31.2%	30.8%
	Very satisfied	9.3%	6.7%	7.5%
	N	874	1744	2618

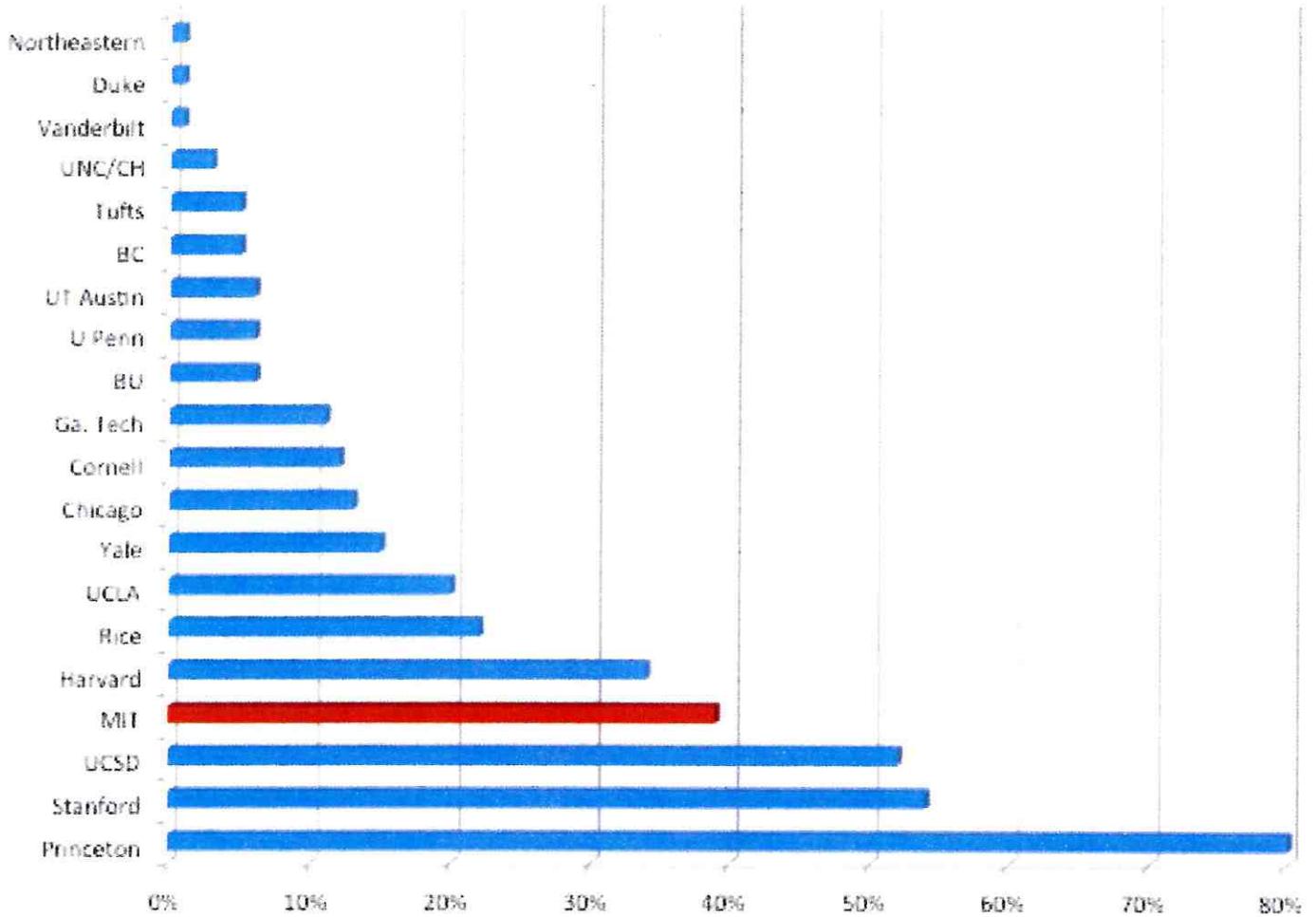
*'Not applicable' counted as missing.*

What top two reasons were factors in your decision to live off-campus?		Degree		
		Master's	Doctorate	Overall
Reason 1	Was not offered a space on-campus from MIT Housing	7.7%	5.2%	6.1%
	Price	20.6%	34.5%	29.5%
	Wanted to live with friends	18.1%	16.9%	17.4%
	Wanted to live away from MIT	25.3%	25.6%	25.5%
	Other	28.3%	17.8%	21.6%
	N	586	1039	1625
Reason 2	Was not offered a space on-campus from MIT Housing	5.2%	4.3%	4.6%
	Price	28.6%	31.1%	30.2%
	Wanted to live with friends	19.4%	22.9%	21.7%
	Wanted to live away from MIT	30.0%	29.0%	29.3%
	Other	16.9%	12.7%	14.1%
	N	444	885	1329

Rate the extent to which the following factors have been an obstacle to your academic progress.		Degree		
		Master's	Doctorate	Overall
Cost of living	Not an obstacle	46.6%	55.7%	52.5%
	A minor obstacle	38.5%	34.2%	35.7%
	A major obstacle	14.9%	10.1%	11.8%
	N	1033	1910	2943
Housing situation	Not an obstacle	59.5%	62.7%	61.6%
	A minor obstacle	32.1%	30.3%	30.9%
	A major obstacle	8.5%	7.0%	7.5%
	N	1017	1906	2923

# MIT GRADUATE STUDENT HOUSING INFORMATION

## Peer Comparison[3]: Percent Of Graduate Students Housed On Campus



### Sources:

1. MIT Town-Gown Reports (<http://ogcr.mit.edu/additional-resources-links>)
2. MIT Housing Office
3. MIT Office of the Provost: Institutional Research (<http://web.mit.edu/ir/>)

ATTACHMENT D

POTENTIAL REAL ESTATE VALUE AND TAX PAYMENT DATA

CURRENT VALUATION----- \$3,015,700

CURRENT TAXES-----\$ 64,838

NEW VALUE (VACANT)-----\$27,729,374

NEW TAXES (VACANT)-----\$ 656,378

} Estimated

NEW VALUE (BUILT OUT)----- \$ 540,000,000

NEW TAXES (BUILT OUT)----- \$ 10,524,990

} Estimated

**Lopez, Donna**

ATTACHMENT E.

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**From:** Carol O'Hare [c.burchardohare@att.net]  
**Sent:** Thursday, March 21, 2013 7:45 PM  
**To:** City Council  
**Cc:** Lopez, Donna  
**Subject:** Mayor Davis/City Council: Roundtable Meeting re MIT's 26-acre PUD Zoning Proposal - Remaining Significant Concerns & Glitches  
**Attachments:** ZoningKendall-MIT-CityCouncilRoundtable130322-CBOMemo120321.doc

Dear Mayor Davis and City Councillors:

I've attached for your review my memo outlining some significant, if nitty-gritty, remaining issues and concerns. It addresses some remaining significant "devils in the details" of MIT's proposal as well as some substantive issues that many others have raised as well.

I hope you find my thoughts and analysis helpful and convincing.

Sincerely,

Carol O'Hare

cc: Donna Lopez, Interim City Clerk: **Please include this and my attached memo with the Official Record.**  
Robert W. Healy, City Manager  
Richard C. Rossi, Assistant City Manager  
Planning Board  
Brian Murphy, Assistant City Manager, Community Development  
Susan Glazer, Deputy Director, Community Development  
Sarah Eusdon Gallop, Co-Director, Office of Government and Community Affairs, MIT  
Steve Marsh, Managing Director, MITIMCo  
Michael Owu, Director, MITIMCo

## Memo

**To:** Mayor Davis and Cambridge City Councillors  
**Cc:** Donna Lopez, Interim City Clerk, for the Official Record, and others listed on p. 3.  
**Fr:** Carol O'Hare, Magazine St. near Memorial Drive  
**Date:** March 21, 2013  
**Re:** Tomorrow's Roundtable Meeting about MIT's 26-acre PUD-5 Proposal

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During your Roundtable discussion tomorrow morning, please take into account the classic developer's zoning-change strategy: Ask for the sky, drag your heels for a while, and finally settle for what you were after in the first place.

MIT/MITIMCo's rezoning petition has indeed come a long way since their initial mid-2011 submission, but that's no surprise. As both the Planning Board and the Council observed back then, their initial submission was so out of sync, "a long way" was the only way to go from there.

As you're well aware, zoning is all about tedious, unglamorous details and nitty-gritty. The fact that MIT's petition is to expire on April 15 doesn't mean you should pass it without addressing those important matters. A number of remaining issues are raised by CDD staff in their January 11 memo (CDD Memo) to the Planning Board and by the wide array of people who've written and spoken at your various proceedings.

MIT's presentations by their academic, development and professional honchos and their beautifully rendered drawings and models certainly make part of MIT's case for rezoning. I gather they've also spent considerable time in less formal meetings with the public. But, with zoning amendments, especially of this scale, the devil is in the details, which take time to understand and apply.

So, here again are my sharpened and new comments and suggestions. Some are obvious; some are subtle or technical, but significant, zoning concerns. I respectfully ask you to consider them before approving this major rezoning.

### **A. Signs and Illumination – Unfortunately, this again because major loopholes remain!**

I implore you: Please do not allow MIT to inadvertently or intentionally create a giant loophole or ambiguity that would surely come back to haunt us all, via MIT's prospective tenants sign proposals, if not via MIT. MITIMCo's reps have assured me they don't want any special zoning privileges for signs and illumination in this PUD. But their proposed text belies this.

MIT's Proposed Text: "13.810.1 Signs. The **sign regulations of Article 7.000** applicable to Business, Office and Industrial Districts **shall be applicable to new buildings** in the PUD-5 District." [Emphasis added.]

1. MIT's proposal could be interpreted to actually create a back-door exemption from existing zoning restrictions on sign-illumination in this new PUD-5. Why? and How? Zoning Article 7.000 is entitled "Signs and Illumination" and includes provisions restricting both. MIT's proposal is entitled only "Signs" and says only that Article 7's "sign regulations" regulations shall be applicable to "new buildings." To me, their proposal could arguably exempt from Article 7's zoning restrictions (i) all signs and all sign-illumination installed on existing buildings and (ii) all illumination of signs installed on new buildings!

- Do you really want to create a huge loophole in MIT's 26-acre PUD for yet more glaring signs like Microsoft's back-door (courtesy of CRA's former Executive Director Joseph Tulumieri)?
- Just because the K2 recommendations did not address this does not mean that people don't take it seriously. Please just recall the public outcry and opposition from all constituencies to the Microsoft/ Building-Identification Sign Amendment!

2. Let's just be done with this whole subject. Heather Hoffman is right! MIT only needs to entirely delete its proposed §13.810.1. I, too, believe that's the clearest, simplest way of assuring that Zoning Article 7's existing restrictions on both **Signs and Illumination** will apply in MIT's PUD-5. I'm virtually certain the City's Law Department will agree that saying anything in this PUD-5 amendment about signs or their illumination is unnecessary and raises more questions than it resolves.

### **B. Graduate Student Housing**

I needn't repeat what so many reasonable and thoughtful people have convincingly written and said about (i) how the undersupply of graduate-student housing affects students' quality of life and studies and (ii) how the overflow of graduate students into the general Cambridge rental-housing market affects the availability of affordable housing for the general population. So, why not, at least, get MIT's binding, written commitment now, before you approve this 26-acre PUD, to provide much more graduate student housing in conjunction with getting this PUD approved?

### **C. Rooftop Mechanical Noise**

If, for cost-savings, MIT and its tenants choose to install mechanical equipment on their roofs instead of inside their buildings, they should be required to use state-of-the-art equipment to eliminate or reduce noise and other negative impacts to the extent technologically possible.

First, it makes no sense that MIT's so-called "mitigation" proposal for Rooftop Mechanical Equipment Noise is actually less restrictive than the existing Noise Standards currently applicable in (i) the City's residential districts and (ii) even in City's Industrial Districts that have residential uses. And, that's without even considering the fact that the City's existing Noise Standards<sup>1</sup> are woefully out of date, as it is.

MIT's Proposed Text: 13.89.1 Rooftop Mechanical Equipment Noise Mitigation. Sound emanating from rooftop mechanical equipment on all **new structures** in an approved Final Development Plan shall be minimized by the adoption of **best available and feasible practices** regarding the location and sizing of equipment, the selection of equipment and **sound attenuation measures**. Any noise or vibration emanating from **new commercial buildings** shall comply with the provisions of the City of Cambridge Noise Ordinance applicable to **Commercial Areas** (as such term is defined in the Noise Ordinance). [Emphasis added.]

Second, MIT's "Noise Mitigation" proposal seems internally inconsistent. Are the noise standards for "new structures" or just "new commercial buildings"? Must noise be minimized with the "best available and feasible. . . sound attenuation measures" or will satisfying the existing noise standards in Commercial Areas suffice?

**In short, these Noise Mitigation requirements need to be clarified and tightened.** Of all developers, our esteemed educational institutions should be sensitive to protecting residents, including their own graduate students, from disturbing, extraneous noise that intrudes, with windows open or shut. The ever-increasing noise pollution that disturbs the quiet enjoyment of our residential neighborhoods is a serious quality of life issue. Our living in an urban environment doesn't mean residents should have to endure louder, more frequent and more persistent noise intrusion or "pollution" any more than we're expected to endure air or water pollution. Noise pollution can be as psychically harmful as air and water pollution are physically harmful.

### **D. Minimum Building Setbacks: Insignificant or None**

Under MIT's proposal, the **following buildings** would be **exempt** from any absolute, building-setback requirements:

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<sup>1</sup> You can refer to Cambridge's "Table of Zoning District Noise Standards" at the end of this memo.

- The first 9± stories (0' - 85' up) of all buildings, including new ones; above 9 stories, 1/3 of the façade length may also be exempt;
- Existing and new buildings along 1/3-mile of Memorial Drive and all streets, other than Main St., Third St. and Broadway;
- Existing and new non-commercial buildings, including residential and institutional uses;
- New institutional buildings that include up to 25% of commercial space, not even counting any 1<sup>st</sup>-floor commercial space; and
- Existing buildings, of course, and future renovations.

Referring minimum setback requirements to the volunteer, changing-composition Planning Board and a set of *Design Guidelines* seems very risky, especially for a long-term build-out of such a large area.

**E. Memorial Drive 150'-Height Subdistrict: Too High/Too Massive – 8 1/2 Acres!**

The CDD Memo notes that the K2 study recommends maintaining the currently allowed height of 120'. Do you want to allow this >8 1/2-acre, 1/3-mile stretch along Memorial Drive (from MIT's Sloan School to Gray House at Ames St.) to have 150'-tall/13±-story buildings with no minimum yards or setbacks and no maximum FAR?

What about the 100 Memorial Drive apartment complex (owned by New England Mutual, not MIT) located in the middle of this Subdistrict? Does this rezoning mean they'll have the right to increase the height and bulk of some or all their structures?

**F. Required Planning Board Considerations for Buildings Higher than 200' Should Be Incorporated into the Kendall Square Design Guidelines.**

Please refer to the CDD's January 11 Memo, p. 11.

Thank you for your time and consideration.

Note: You can refer to page 4 for Cambridge's **TABLE OF ZONING DISTRICT NOISE STANDARDS**.

cc: Robert W. Healy, City Manager  
Richard C. Rossi, Assistant City Manager  
Planning Board  
Brian Murphy, Assistant City Manager, Community Development  
Susan Glazer, Deputy Director, Community Development  
Sarah Eusdon Gallop, Co-Director, Office of Government and Community Affairs, MIT  
Steve Marsh, Managing Director, MITIMCo  
Michael Owu, Director, MITIMCo

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**Cambridge Noise Control Ordinance**

**TABLE 8.16.060**

**TABLE OF ZONING DISTRICT NOISE STANDARDS  
Maximum Allowable Octave Band Sound Pressure Levels**

Octave Band Center Frequency Measurement (Hz)	Residential Area		<b>Residential in Industrial*</b>		Commercial Area	Industry Area
	Daytime	Other Times	Daytime	Other Times	Anytime	Anytime
31.5	76	68	79	72	79	83
63	75	67	78	71	78	82
125	69	61	73	65	73	77
250	62	52	68	57	68	73
500	56	46	62	51	62	67
1,000	50	40	56	45	56	61
2,000	45	33	51	39	51	57
4,000	40	28	47	34	47	53
8,000	38	26	44	32	44	50

Single Number Equivalent (dB(A))	60	50	65	55	65	70
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*\*These noise standards are set to protect residential uses situated in Industrial Zoning Districts.  
[Note & color added by C. O'Hare]*