8/10/15 City Council Meeting

For the record DMD 1 Dudley Ct. Vice Chair

At tonight's Council meeting the Cambridge Redevelopment Authority is submitting our proposed amendments to the MXD Zoning Ordinance and our proposed amendments to the Kendall Square Urban Renewal Plan, known by its acronym as the KSURP. Under the state Urban Renewal statute, the KSURP is the underlying governing plan for an urban renewal district, and City Council approval of the plan is required along with approval of proposed amendments to the MXD Zoning Ordinance.

The City's Kendall Square Planning Study, the K2 Plan, forms the basis for these proposed amendments. Over the last year the CRA has developed the new KSURP with the participation and help of the public at more than 15 meetings.

In keeping with Kendall Square's role at the forefront of the knowledge based economy in Massachusetts, the plan and ordinance propose another 1m sq ft of development. In keeping with the K2 recommendations to build a truly mixed use district, and in light of the need for more housing in the district, a minimum of 400,000 sq,ft must be residential, with the possibility to convert another 200,000 of the allowed commercial development to residential development.

5% of new office/R&D must be developed as innovation space. Ground floor retail is both required and incentivized.

A minimum of 15% of the total floor area of residential development must be devoted to affordable housing. In addition the proposal provides the ability for the Planning Board to approve a height bonus for middle income housing development.

The proposal contains many more important provisions and requirements in variety of areas such as open space, sustainablilty, transportation, way too much for tonight's public comment.

So I want to conclude by reading the CRA mission:

The CRA is committed to implementing imaginative, creative development that achieves social equity and environmental sustainability. Our goal is to work in the public interest to facilitate infrastructure investments and development projects that integrate commercial, housing, civic and open space uses. We are a public real estate entity with a unique set of redevelopment tools, working in close partnership with the City of Cambridge and other organizations.

We look forward to working with the City Council and the Planning Board on the continued evolution of the Kendall Square Urban Renewal Project.