



Kendall Square Urban Renewal Plan

Public Forum | Thursday March 12

Hosted by the **Cambridge Redevelopment Authority**

Tonight's Agenda

6:00pm	Welcome	5 min
6:05pm	Presentation	25 min
6:30pm	Clarifying Questions	25 min
6:55pm	Group Exercise Instructions	5 min
7:00pm	Group Exercise	25 min
7:25pm	Circulate	15 min
7:40pm	Discussion & Next Steps	20 min

Forum Outline

- About the CRA
- Kendall Square Urban Renewal Plan Background
- Kendall Context in 2015
- Recent Planning Efforts
- The Proposed Project: Amendment #10
- Community Benefits

<Questions and Answers>

- Community Benefits Group Exercise
- Discussion & Next Steps

Glossary of Terms

- **CRA** = Cambridge Redevelopment Authority
- **KSURP** = Kendall Square Urban Renewal Plan
- **MXD** = Cambridge Center Mixed Use District
- **HUD** = U.S. Department of Housing & Community Development
- **DHCD** = MA Department of Housing & Community Development
- **MEPA** = Massachusetts Environmental Protection Act
- **GFA** = Gross Floor Area
- **FAR** = Floor Area Ratio

ABOUT THE CRA

About the CRA

Cambridge Redevelopment Authority

- Public Authority created under M.G.L. 121B
- Urban Renewal Projects funded by HUD
- History of Projects throughout Cambridge
- Most Recent Urban Renewal Plans
 - Kendall Square (KSURP)
 - Wellington Harrington

CRA Past Projects in Cambridge



Walden Square Urban Renewal Area



Riverview Urban Renewal Area



Wellington-Harrington Urban Renewal Area



Rogers Urban Renewal Area



Kendall Square Urban Renewal Area

What is an Urban Renewal Plan?

Implementation Plan for Development

- Sets Boundaries and Affected Properties
- Establishes Goals and Objectives
- Creates Land Use Controls
- Infrastructure Investments
- Economic Development Programs
- Housing Development

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 spaces 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.

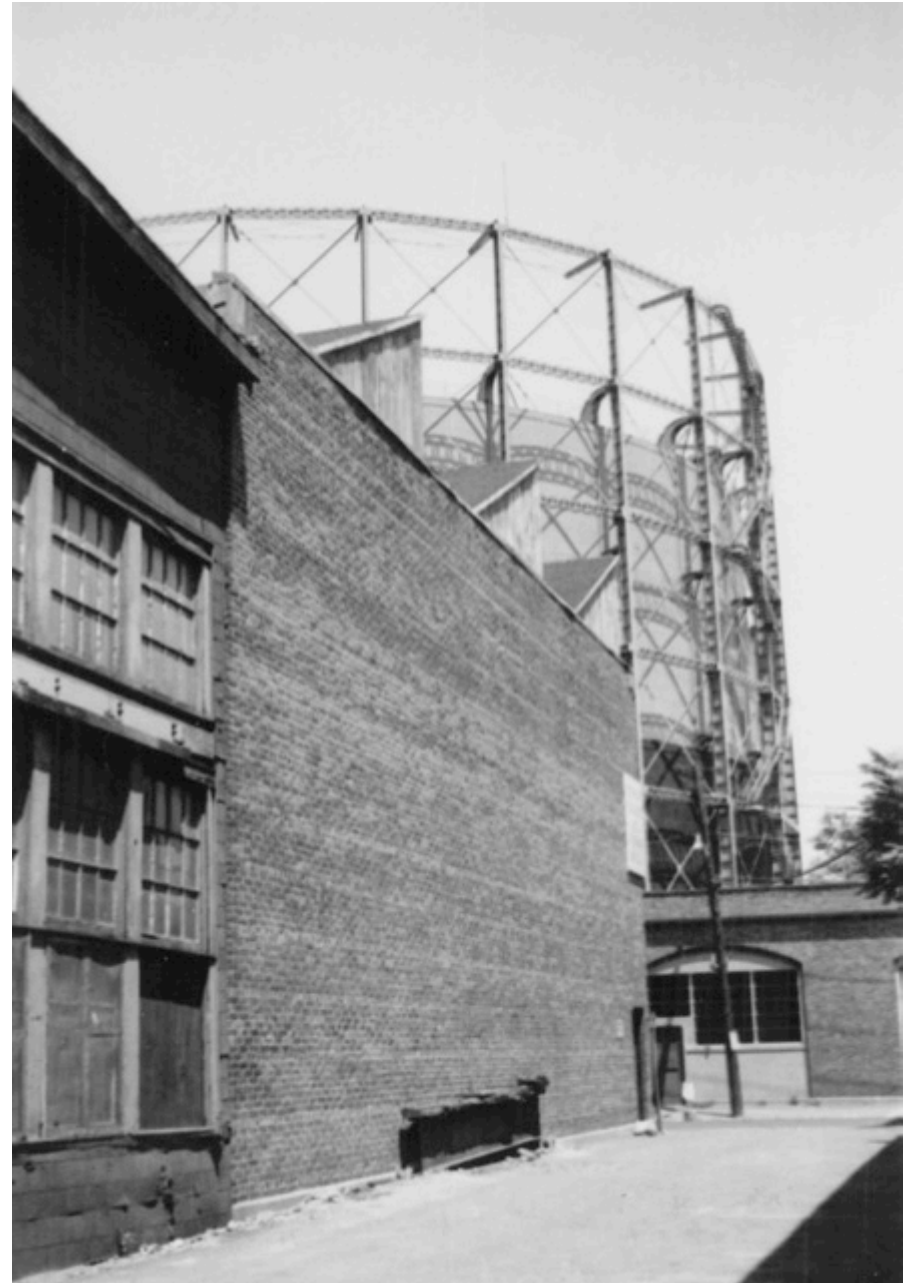
About the CRA

Cambridge Redevelopment Authority

- Public Authority created under M.G.L. 121B
- History of Projects throughout Cambridge
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- Most Recent Urban Renewal Plans
 - KSURP
 - Wellington Harrington
- Strategic Plan & New Initiatives
 - Foundry
 - Forward Fund
 - Grand Junction
 - EcoDistrict

KSURP HISTORICAL CONTEXT

Kendall Square – *Recent* History



KSURP History: NASA

1964 KSURP Adopted

1966 NASA Land Transaction

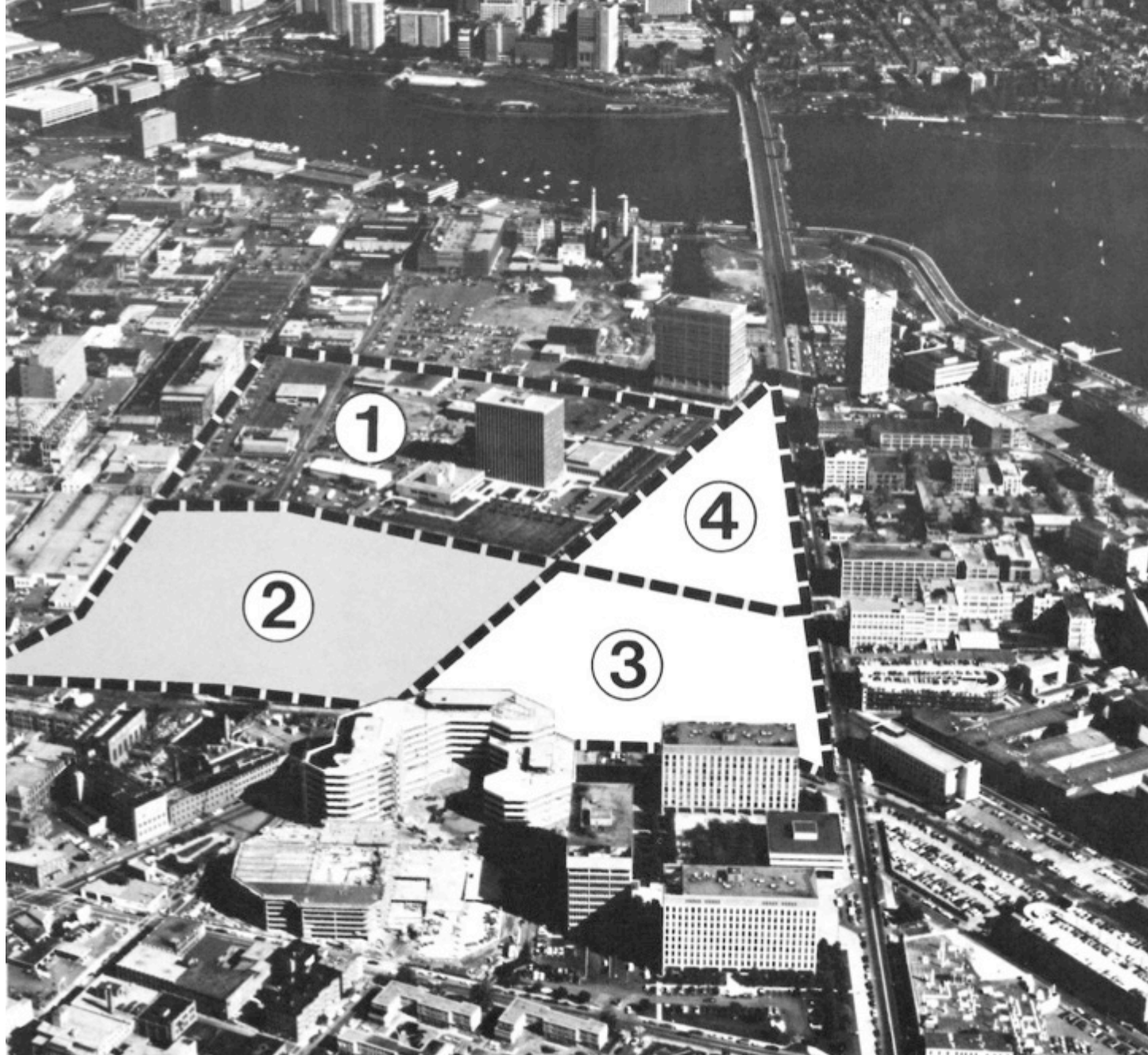
1970 NASA closes ERC – Transfers to DOT

1971 Surplus federal land released to CRA



Circa 1967

KSURP History: MXD (2,3,4)



KSURP History: MXD



Figure 64 — City Manager's Plan

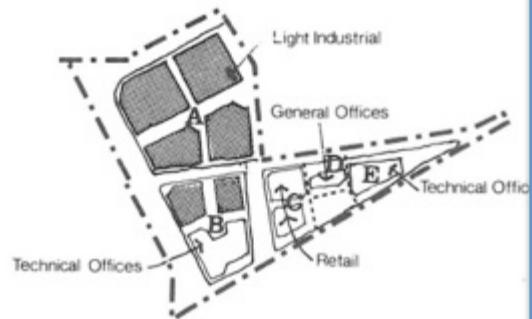


Figure 63 — Task Force Plan

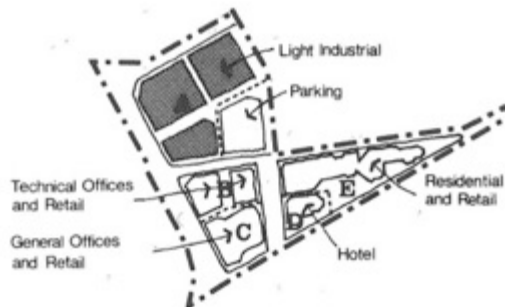


Figure 67 — Neighborhood Plan

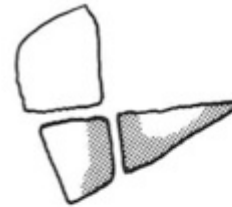


Figure 76 — Preferred retail location

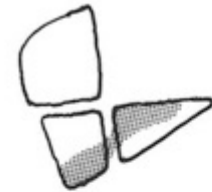


Figure 84 — Preferred residential location

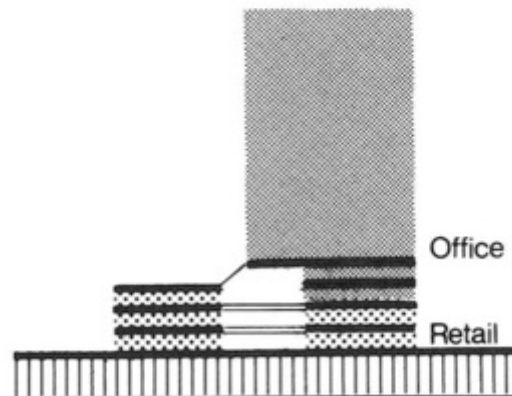


Figure 77 — #1 Retail in mixed-use building

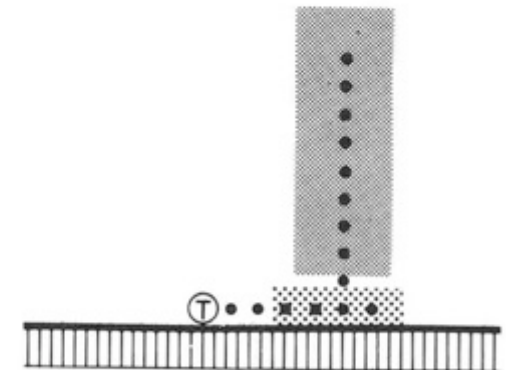


Figure 85 — a. Mixed-use tower development

KSURP History: MXD

Feasibility Study (1977)

- Depressed Office Market in Boston and Cambridge
- Systemic Divestment from Urban Areas
- Significantly Reduced Absorption
- Land Value Appraised at between \$0 - \$2 / SF

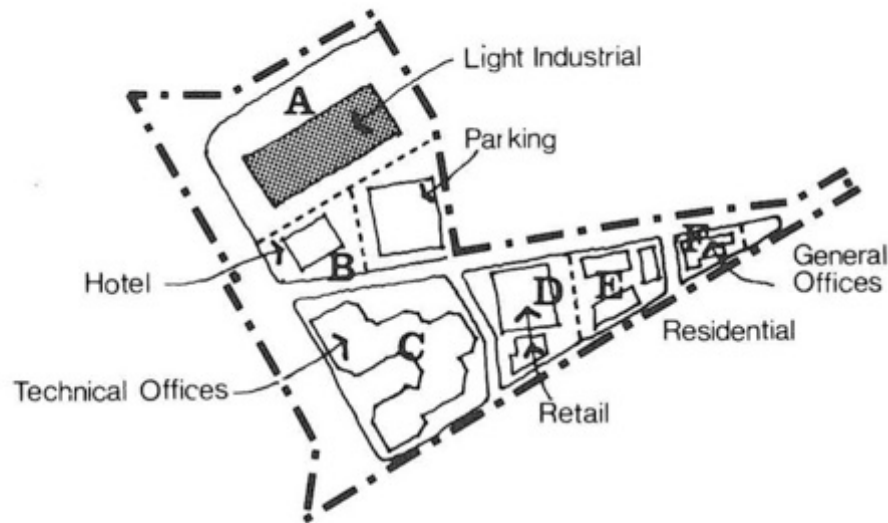


Figure 68—Bradley Plan

MXD Master Developer Selection

Request for Proposals

- Parcel 3 & 4 – “Golden Triangle”
- Parcel 2 – “Surplus DOT Land”



Selection Criteria

- Maximize Jobs & Capitalize on Transit
- Capacity to Deliver in Short Time Frame
- Establish Sense of Identity and Activity

Land Disposition Agreement

- Real Estate Agreement with Boston Properties
 - Parcel 3 & 4 in 1979
 - Parcel 2 in 1982
- Terms of Transaction
 - Development Rights
 - Infrastructure Obligations
 - Financial Consideration



Cambridge Center: Early Development



Four and Five Cambridge Center / 1982

Cambridge Center : Infrastructure Investments



- HUD Local Aid Agreement
- Streets, Transit, Parks, Utility Upgrades

Cambridge Center – Marriott and Kendall Station / 1987

Urban Renewal Plan Amendments



The background of the slide is an aerial photograph of a city skyline, featuring various high-rise buildings, parking lots, and green spaces. Overlaid on this image is a horizontal timeline of Urban Renewal Plan Amendments, represented by a series of colored boxes. The boxes are numbered 0 through 10, with the year of the amendment listed below each number. The boxes for amendments 0 through 9 are purple, while the box for amendment 10 is blue. The timeline is positioned in the upper half of the slide, above a purple semi-transparent box that contains the text 'Previous KSURP Amendments' and a list of four bullet points.

0	1	2	3	4	5	6	7*	8	9	10
1965	1977	1981	1993	1997	2001	2004	2005	2010	2014	2015

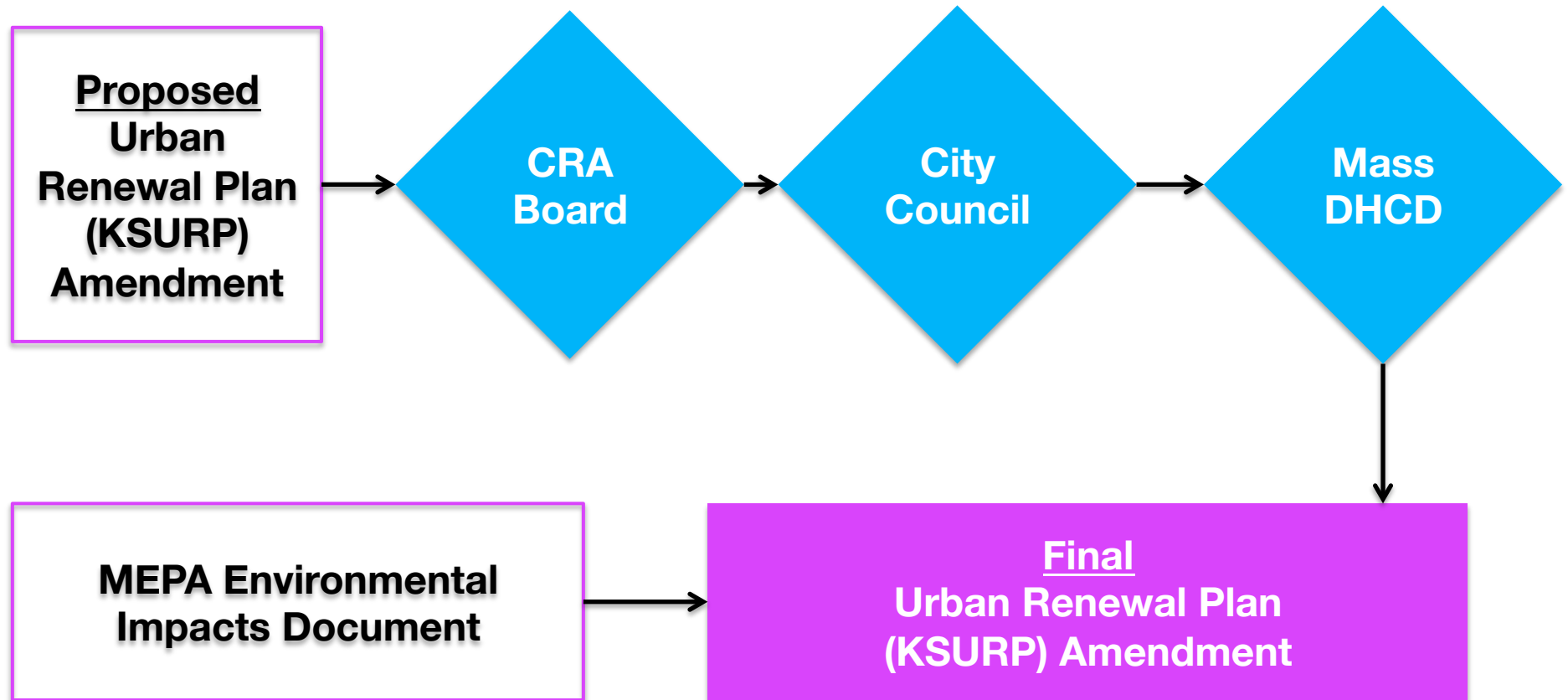
Previous KSURP Amendments

- Increased development
- Allowed biotechnology
- Expanded hotel and housing opportunities
- Time extensions

How an Urban Renewal Plan is Amended

Major Plan Amendment

- Approved by CRA Board then City Council
- Approved by State Dept Housing & Community Development



Existing Allowances Across KSURP / MXD District

Existing Aggregate GFA Limit / 3,302,100 square feet

Existing Allowances Across KSURP / MXD District

Existing Aggregate GFA Limit / 3,302,100 square feet



Existing Cumulative GFA Limits by Use Type

	Office & Biotech Manufacturing	1,634,100
	Industrial & Flex Space	1,743,000
	Retail & Consumer Services	150,000
	Residential: Housing	200,000
	Residential: Hotel	440,000

Total of Cumulative GFA Limits by Use / 4,167,100

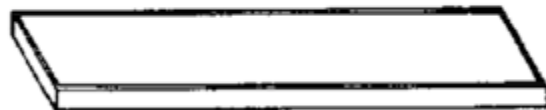
Note: "Industrial & Flex Space" allows industrial, entertainment, recreational, institutional, transportation, community, utility, office and biotechnology manufacturing, retail, consumer service and hotel uses.

Existing Allowances Across KSURP / MXD District

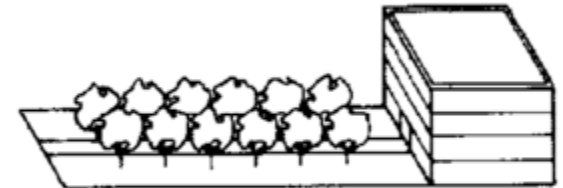
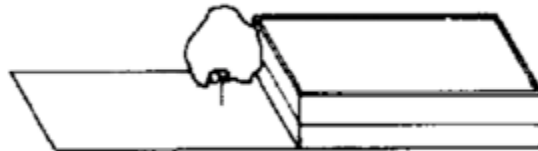
Existing Aggregate GFA Limit / 3,302,100 square feet

Existing FAR Limits by Use Type

	Office & Biotech Manufacturing	8
	Industrial & Flex Space	4/5
	Retail & Consumer Services	5
	Residential: Housing	4
	Residential: Hotel	6



1.0



Note: "Industrial & Flex Space" allows industrial, entertainment, recreational, institutional, transportation, community, utility, office and biotechnology manufacturing, retail, consumer service and hotel uses.

Existing Allowances Across KSURP / MXD District

Existing Aggregate GFA Limit / 3,302,100 square feet

Height Limit

Existing Cumulative GFA Limits by Use Type

Office & Biotech Manufacturing	1,634,100
Industrial & Flex Space	1,743,000
Retail & Consumer Services	150,000
Residential: Housing	200,000
Residential: Hotel	440,000

Total of Cumulative GFA Limits by Use / 4,167,100

Floor Area Ratio Limit by Use



Note: "Industrial & Flex Space" allows industrial, entertainment, recreational, institutional, transportation, community, utility, office and biotechnology manufacturing, retail, consumer service and hotel uses.



KENDALL CONTEXT IN 2015

Kendall Center

Research and Development



Kendall Center

Information Technology



Kendall Center Open Space

Activation/Landscape



KSURP MXD Existing Development



Reference	Development Limitation	Existing Conditions	Existing Allowance/ Requirement
A. TOTAL DEVELOPMENT (Aggregate GFA)			
S. 402 / p. 14	Maximum Floor Area	3,280,057 sf	3,302,100 sf *
	Allowance for Non-Multi-family	3,078,709 sf	3,102,100 sf
	Required Multi-family	- sf	200,000 sf
	Under Review	216,000 sf	
B. COMMERCIAL USES *			
S. 402 / p. 14	Office/Biotech. Manufacturing	2,071,432 sf	1,634,100 sf
			8.0 FAR
S. 402 / p. 14, 17	Retail	121,560 sf	150,000 sf
			5.0 FAR
S. 402 / p. 14, 15	Industrial & Flex Space	890,690 sf	1,743,000 sf
S. 412 / p. 22	Innovation Space	6,000 sf	none
C. RESIDENTIAL USES			
S. 402 / p. 15	Hotel	435,356 sf *	440,000 sf
			6.0 FAR
S. 402 / p. 15	Multi-family	200,000 sf	200,000 sf
			4.0 FAR
	Built	- sf	
	Under Review	200,000 sf *	

30 Years of Managing Traffic Growth

Cordon Average Annual Weekday Traffic Volumes 1994-2014



30 Years of Managing Traffic Growth



Catalyze Center of Innovation for State & Region



Kendall / MIT Center of Innovation



MIT ENERGY IT/DATA BIO/PHARMA VC

Source: MIT

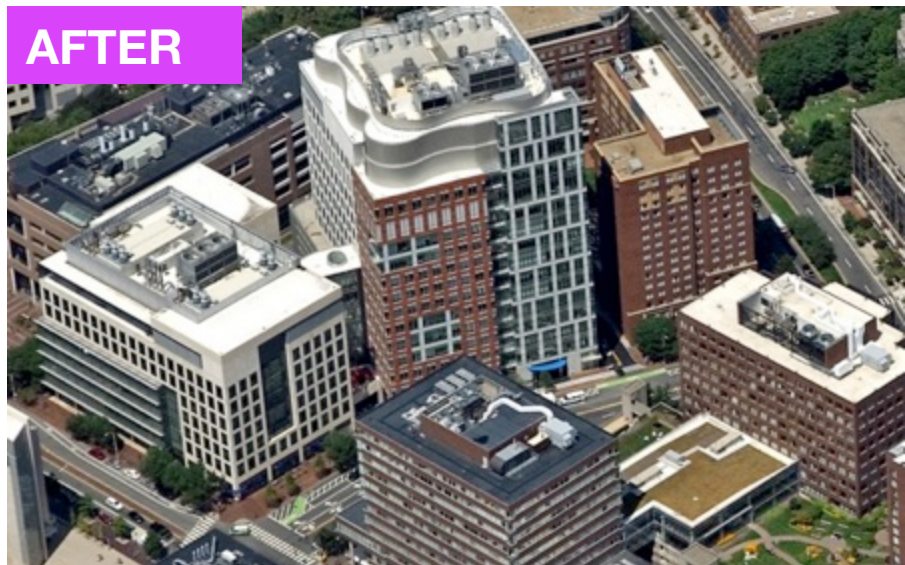
Mixed Use Development: Housing & Retail



Neighborhood Investments & Amenities



Infill Development: Broad Institute Expansion



Infill Development: Ames Street Residential

BEFORE



AFTER



AFTER



RECENT PLANNING EFFORTS

K2 Planning Study



1. **Nurture Kendall's Innovative Culture**
2. **Create Great Places**
3. **Promote Environmental Sustainability**
4. **Mix Living, Working, Learning, and Playing**

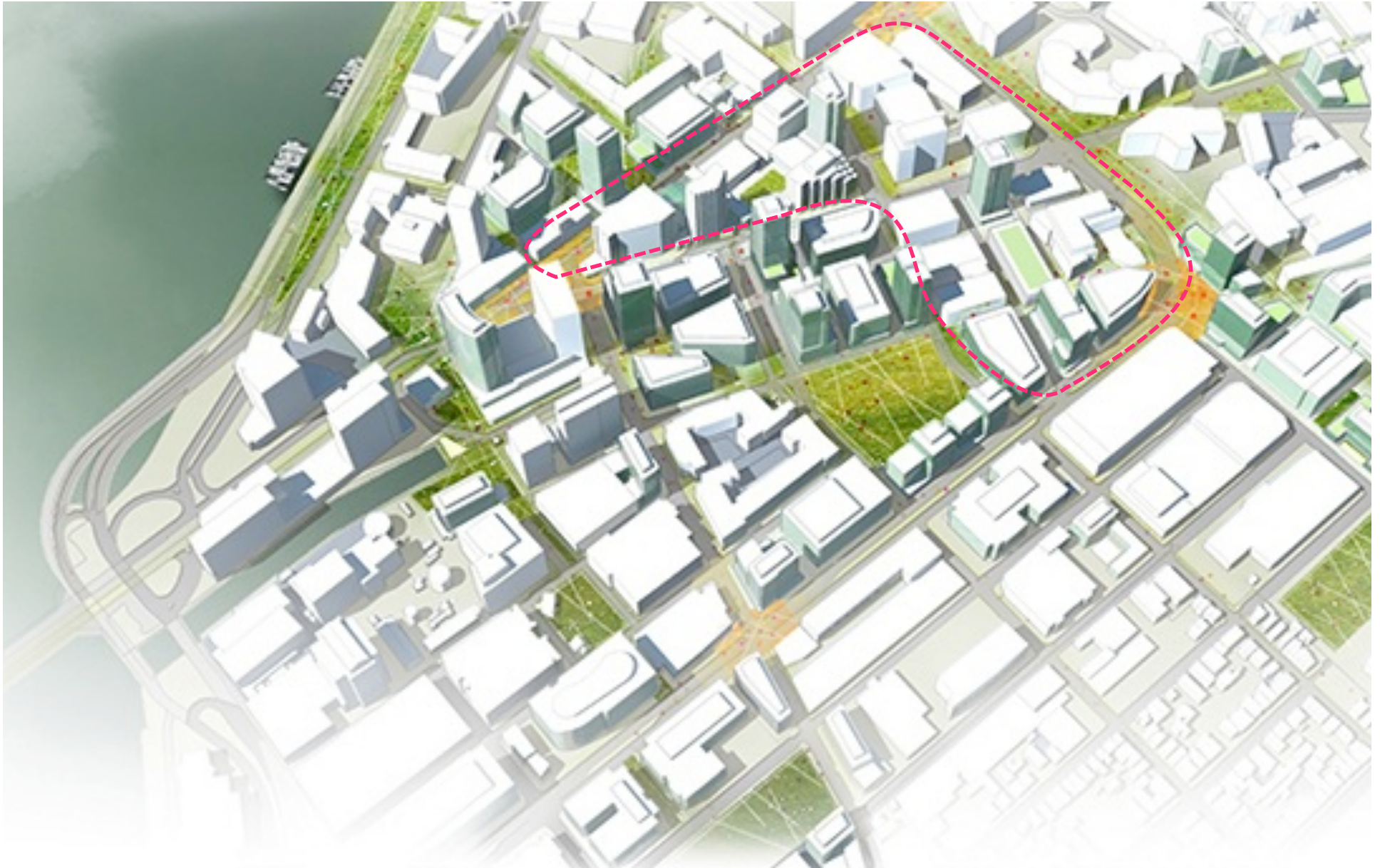
Source: City of Cambridge CDD

K2 Planning Study: Kendall Square Sketch



Source: City of Cambridge CDD

ECPT Study



Connect Kendall Open Space Competition



Source: City of Cambridge CDD

Kendall Square EcoDistrict

A FOCUS ON NEIGHBORHOOD INNOVATION

BUILDINGS



- Green buildings
- Building retrofits
- On-site renewables
- Demand management

DISTRICT



- Urban renewal
- BIDS > TMAs
- Enterprise zones
- Main streets
- Historic districts

CITY



- Smart growth
- Sustainability policies
- Infrastructure: transport, water, etc.



PROPOSED AMENDMENT 10

Participate Online

coUrbanize

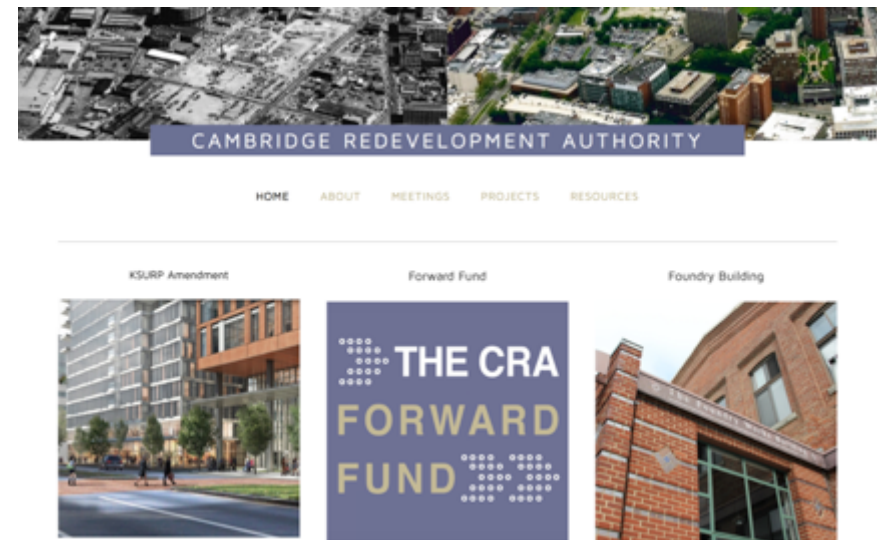
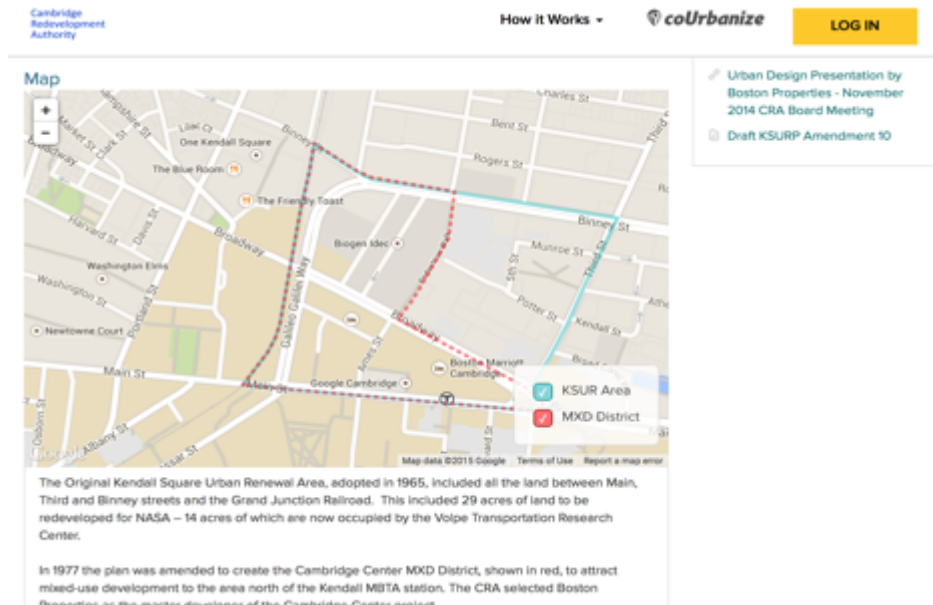
courbanize.com/kendall-sq-urban-renewal/

- Follow the project to receive updates
- View maps and image galleries
- Participate in the online community forum with others
- View an updated project timeline
- Download documents and plans

CRA Website

cambridgeredevelopment.org

- About the CRA and our mission
- Learn about all of our projects, our strategic plan, and historic resources



Plan Amendment Elements

- Update Goals and Objectives
- Allow Additional Square Footage
- Implement K2 Overlay Policies
 - Set Balance of Commercial and Housing
 - Incentivize Ground Floor Retail
 - Require Innovation Space
 - Incorporate Sustainable Measures
- Establish Housing Policies
- Create Transit Investment Tool
- Set Up Coordinated Design Review Process

Plan Amendment Elements

- Update Goals and Objectives

DRAFT KSURP Objective Evaluation Matrix				12/17/14
No. 1977 KSURP Objective	Historical Performance (Qualitative Grading System)	Relation to K2 Goals	Suggested Changes + Updates	Evaluation Summary
A Secure the elimination and prevent the recurrence of blighted, deteriorated, derelict or deleterious conditions in the project area To ensure the replacement of such conditions by well- planned, well-designed improvements which provide for the most appropriate reuse of the land in conformity and with definite local objectives which are as follows (1-5):	High level of performance	Not directly although related to all Goals	This language is consistent with Massachusetts G.L. 121B	
B The provision of land uses which maximize job opportunities at a variety of skill levels, including blue-collar and non-professional white-collar employment for present and future Cambridge residents, upgrade Cambridge workers' skills and wages in a manner commensurate with the cost of living in Cambridge, and help stabilize the City's industrial base and minimize the loss of local jobs.	Satisfactory / Objective Needs Updating	Goal 1: Nurture Kendall's Innovation Culture The provision of land uses which maximize job opportunities at a variety of skill levels, within Kendall Square's knowledge and innovation-based economy for present and future Cambridge residents, upgrade Cambridge workers' skills and wages in a manner commensurate with the cost of living in Cambridge, and help stabilize the City's economic base and maximize the provision of local jobs		Stretch has evolved as the 21st century version of light industry. The focus should be on diversity in level of jobs, diversity in industries, and strategic workforce development, maintaining dynamic fluid job markets. More contemporary phrasing may include knowledge economy, creative economy, sharing economy etc. The term industrial base may need to be upgraded to the maker economy or light manufacturing or smart clean manufacturing or additive manufacturing.
B.1 The improvement of land use and traffic circulation	High level of performance	Not directly although related to all Goals	The improvement of land development and design to facilitate multi-modal circulation	Mobility and accessibility in Kendall has successfully focused on internal trip capture (by design) through mixed use buildings and internal pathways through/out and public transit, pedestrian and bicycle facilities. The term highway and local use may be more modern language. Traffic in this context was referring to cars. Today's multimodal transportation priorities require us to think about transportation from the perspective of moving people most efficiently which means rapid transit, bicycle and pedestrian infrastructure.
B.2 The improvement of public transportation, public utilities and other public improvements	High level of performance	Not directly although related to Goal 3: Promote Environmental Sustainability	The improvement of public transportation facilities, public infrastructure and utilities, and other public realm improvements.	This passage was designed to focus on public infrastructure without using the word infrastructure. In the context of the \$100/700, all infrastructure was public, in the current context some key infrastructure is private (electric, gas, high-speed fiber, etc.). Perhaps have a better internal working definition of "other public improvements."
B.3 The improvement of truck access to and through the project area	High level of performance / Objective Needs Updating	Not directly although related to Goal 4: Mix Living, Working, Learning and Playing for creative interaction	The improvement of material handling and access to and within the project area	Binney Street is a City Designated Truck Route. Accommodating of truck through-movements is not conducive to a desirable, livable, walkable and workable neighborhood. However - dense mixed use urban environments require complex highly coordinated very thoughtfully planned delivery accommodations that need to be well integrated with, bikes, pedestrian and traffic, but also not a detriment to economic development.
B.4 The provision of a desirable, pleasant, and humane environment involving a mixture of those land uses needed to produce balanced development	High or Satisfactory level of performance / Further Attention or Renewed Attention Needed	Goal 2: Create Great Places that foster community vitality	no revisions suggested	The land use mixture referenced herein can to be improved, especially with additional residential and retail. Some may consider the 1980s architecture to be mildly inhumane, but a product of the time and place. The CRA should expand on the idea of humane through the use of human centered design principles, universal design and active design in the sense that Kendall has become one of the most recognized centers of high-tech and bio-tech research in the world, dramatically increased the value of the land for Cambridge and the metro region, created thousands of new jobs etc. However, the development may have achieved too much of a homogeneous built environment, and inadvertently a less diverse socio-economic environment, along with dependency on one or two specific industries.
B.5 To maximize the full socio-economic potential of the project area with the most appropriate land uses and densities, and consistent with the other objectives stated herein	High level of performance / Further Attention or Renewed Attention Needed	Goal 1 & Goal 4	merged with B: To capitalize on the location of rapid transit facilities to maximize the full socio-economic potential of the project area with the most appropriate land uses and densities, and consistent with the other objectives stated herein.	The KSURP area has significantly strengthened the city's tax base. Redevelopment can work to more explicitly enhance the city's cultural and social goals (livability development, open space, public art etc.)
C To promote economic development which strengthens the City's social and cultural environment	High level of performance	Not directly although related to Goal 1 and Goal 2	no revisions suggested	The City Council sets the land use controls through zoning. The CRA can work with developers to streamline processes to increase transparency, public input, while also seek efficiencies, and reduce uncertainty, through its processes and result in better outcomes for the public interest.
D To establish the minimum necessary land use controls which promote development, yet protect the public interest	Satisfactory level of performance / Further Attention or Renewed Attention Needed	Not directly, although related to Goal 2 and Goal 4	merged with F	

	<p>Design review process has been revised in practice. Updates are needed to allow for continued success and collaboration with the City, the community and to respond to market conditions.</p> <p>Process updates are needed to allow for continued success and collaboration with the City and the Planning Board. Delays and relevant processes can translate into development costs which then impact tenant costs for commercial and residential tenants, and/or delay certain public realm investments or programs.</p> <p>The KJUPP will focus the next decade of its existence on implementing the K1 Plan which featured considerable involvement from surrounding neighborhoods and set a broad policy agenda for the Kendall Square area. The KJUPP will benefit from future MIT investment along Main Street with new housing added in 2023.</p> <p>Compared to the 1960s, the East Cambridge neighborhood beyond Kenney Street is considerably more stable from the perspective of blight, deteriorating properties and underutilized land. Additional work should be undertaken to enhance economic connections to Area Four and Westling-Harrington.</p> <p>The primary focus of the KJUPP area is to create value in the urban landscape, TDM, parking controls and smart transportation policy has proven effective in keeping traffic growth under control. Through proper roadway design in the East Cambridge neighborhood and policy evolution in Kendall, streets should be safe for all users even as Kendall's density increases.</p>	
<p>ensuring mobility through East Cambridge for all goods movement</p>		
<p>controlling</p>	<p>The language surrounding adjacent neighborhoods could mention collaborative relationships not just architectural ones.</p> <p>Work should be undertaken to explore the public manifestation of innovation, entrepreneurship, biotech, high tech in the public realm. Kendall Square needs a unified, identifiable brand along with significant wayfinding.</p> <p>While Kendall has dramatically changed since the 60s and 70s, it has not reached its full potential as a mixed use high density urban neighborhood. Many blocks are devoid of activity after 6pm and on weekends, especially in winter.</p> <p>In specific cases some development could more directly address the location and pedestrian desire lines associated with the Red Line station. In addition, the Kendall Red Line capital investments and subway operations have not kept pace with demand and development in terms of capacity, maintenance, aesthetics and technology and is no longer an adequate representation of the identity of the neighborhood nor is it designed to harmoniously integrate into the public realm and with surrounding buildings.</p>	
<p>use of identity and place for Kendall square as a built environment,</p>	<p>Proposed additional objective.</p>	
<p>development of Kendall Square as an activity center to learn</p>	<p>Proposed additional objective.</p>	
<p>neighborhood safety, public health, and wellness through active environmental design,</p>		
<p>environmental sustainability and climate change</p>		
<p>resource efficient development and district level zoning.</p>		

The Process in 2015

KSURP

**Proposed
KSURP
Amendment 10**

CRA
Board

City
Council

Mass
DHCD

Final KSURP 10

MEPA Document

**Notice of
Project Change**

Public
Comment

--Response to Comments--

MEPA
Decision

Final MEPA NPC

MXD Zoning

**Proposed MXD
Zoning Petition**

CRA
Board

Plan
Board

City
Council

Final MXD Zoning

Amend Land Disposition Agreement

**Newly Updated Land
Disposition Agreement**

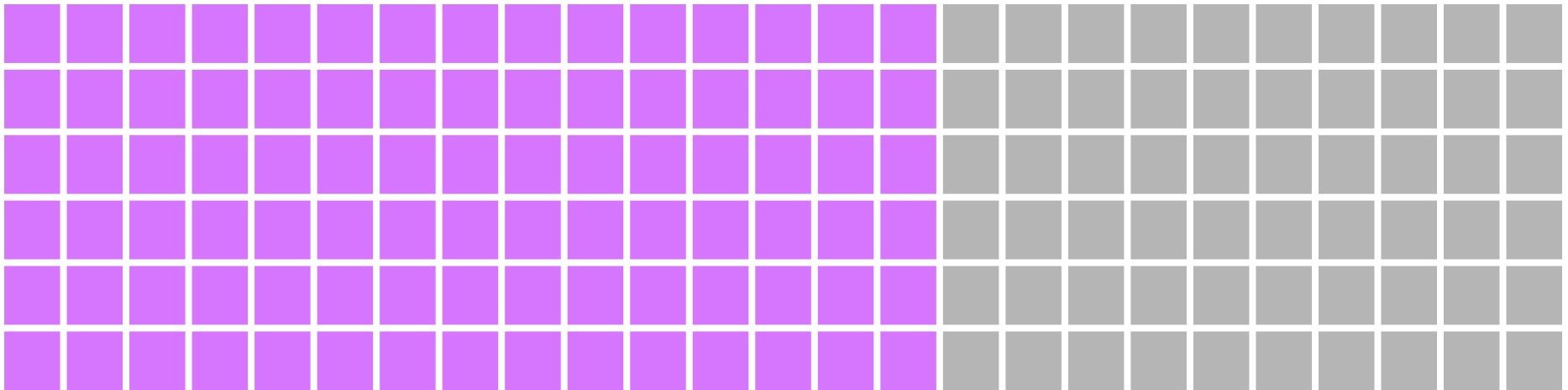
MEPA – Environmental Impacts Review (NPC)

- **Transportation & Parking**
- **Air Quality**
- **Greenhouse Gas Emission Assessment**
- **Stormwater Management**
- **Water and Wastewater**
- **Hazardous Materials**
- **Construction**



What is proposed to be added?

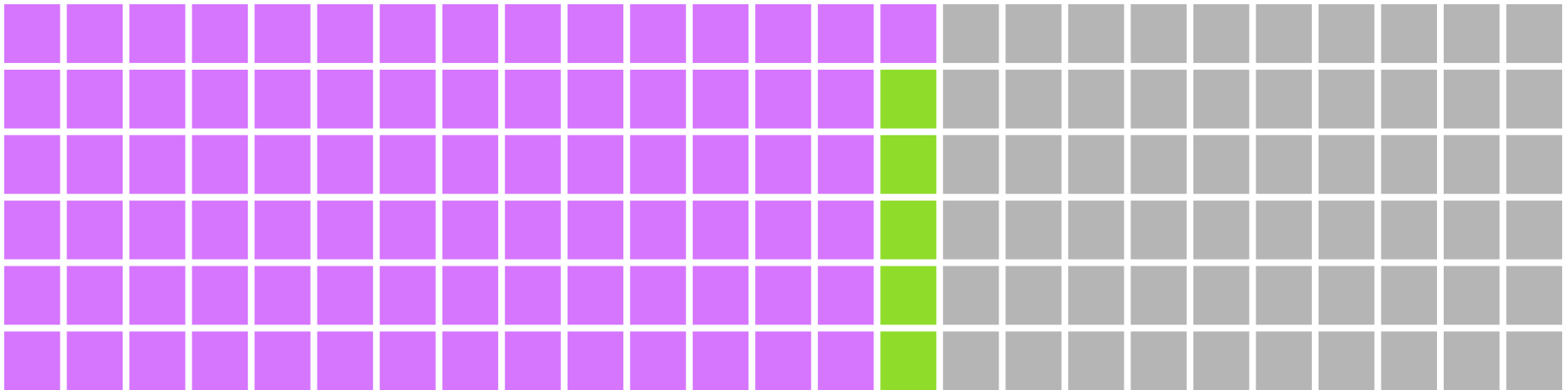
■ **Commercial / 600,000 sq ft**



Note: Retail under 10,000 sq ft will not be counted against GFA and can be placed in a mixed use commercial or residential building.

What is proposed to be added?

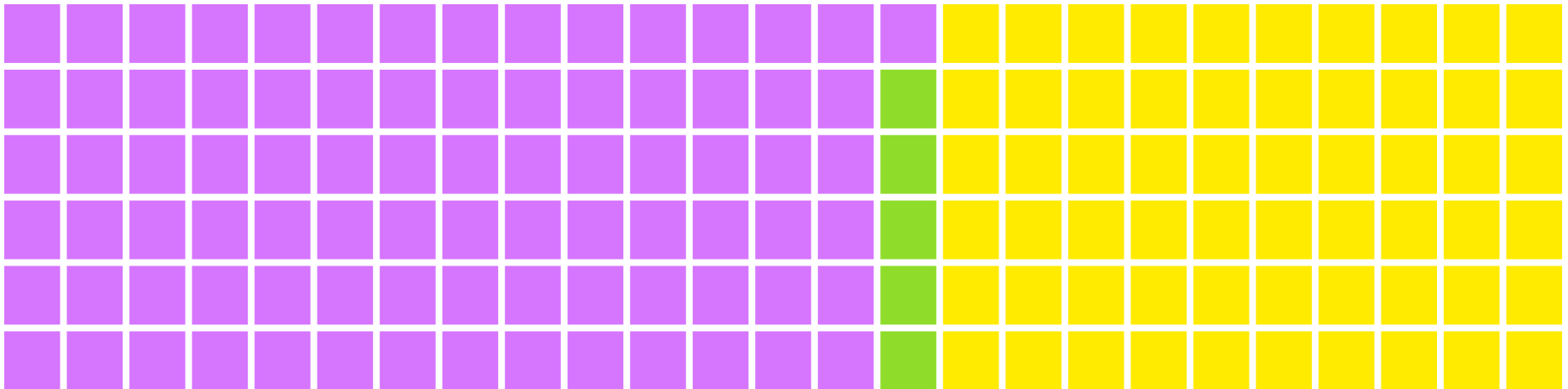
- Commercial / 600,000 sq ft
- 5% Innovation Space



Note: Retail under 10,000 sq ft will not be counted against GFA and can be placed in a mixed use commercial or residential building.

What is proposed to be added?

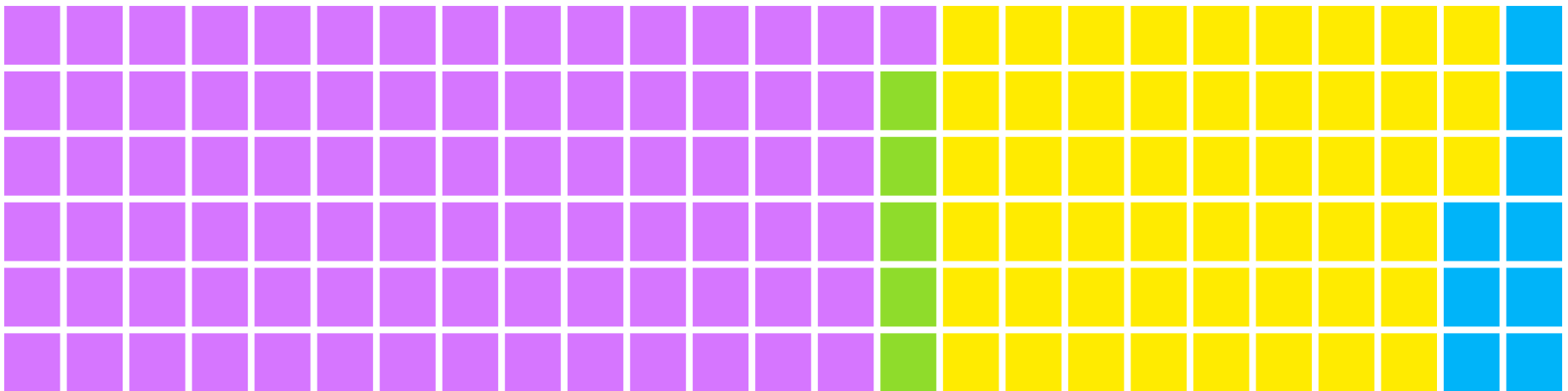
- Commercial / 600,000 sq ft
- 5% Innovation Space
- Housing / 400,000 sq ft



Note: Retail under 10,000 sq ft will not be counted against GFA and can be placed in a mixed use commercial or residential building.

What is proposed to be added?

- **Commercial / 600,000 sq ft**
- **5% Innovation Space**
- **Housing / 400,000 sq ft**
- **15% Inclusionary Housing**



Note: Retail under 10,000 sq ft will not be counted against GFA and can be placed in a mixed use commercial or residential building.

KSURP Plan & MXD Zoning

Current

3,102,100

200,000

Future

3,702,100

600,000

■ Commercial Sq Ft GFA

■ Residential Sq Ft GFA

Land Use	Current Allowance	Amendment	Future
Commercial	3,102,100 sq ft	600,000 sq ft	3,702,100 sq ft
Housing	200,000 sq ft	400,000 sq ft	600,000 sq ft
Total	3,302,100 sq ft	1,000,000 sq ft	4,302,100 sq ft

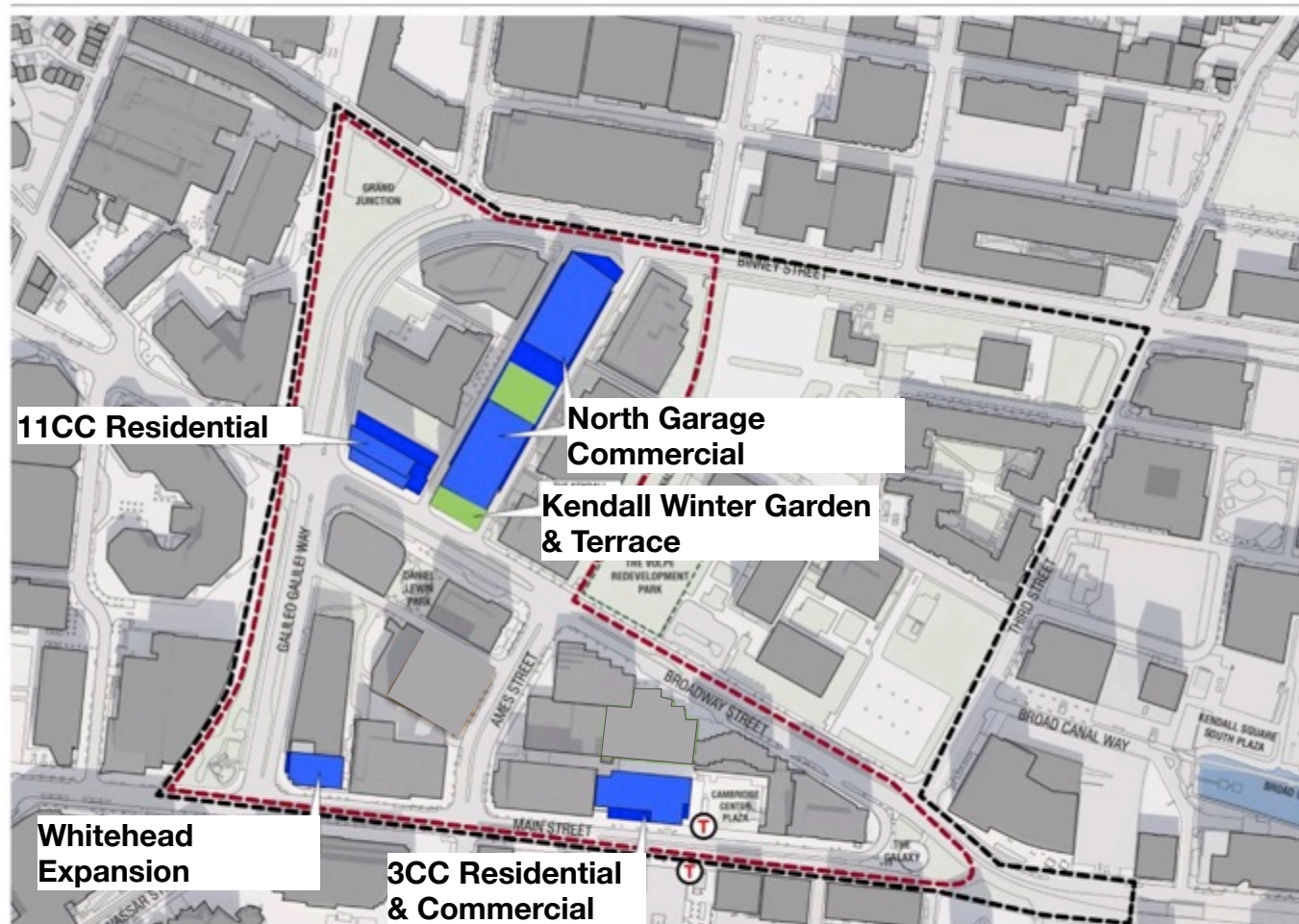
Additional Requirements

- 5% of Commercial = Innovation Space
- Ground floor retail along street frontages
- 15% of Housing = Inclusionary
- Housing paced with Commercial

Exemptions from GFA

- Retail < 10,000 SF
- 50% of Required Innovation Space
- Middle Income Housing Units
- Residential Balconies

Sites



LEGEND

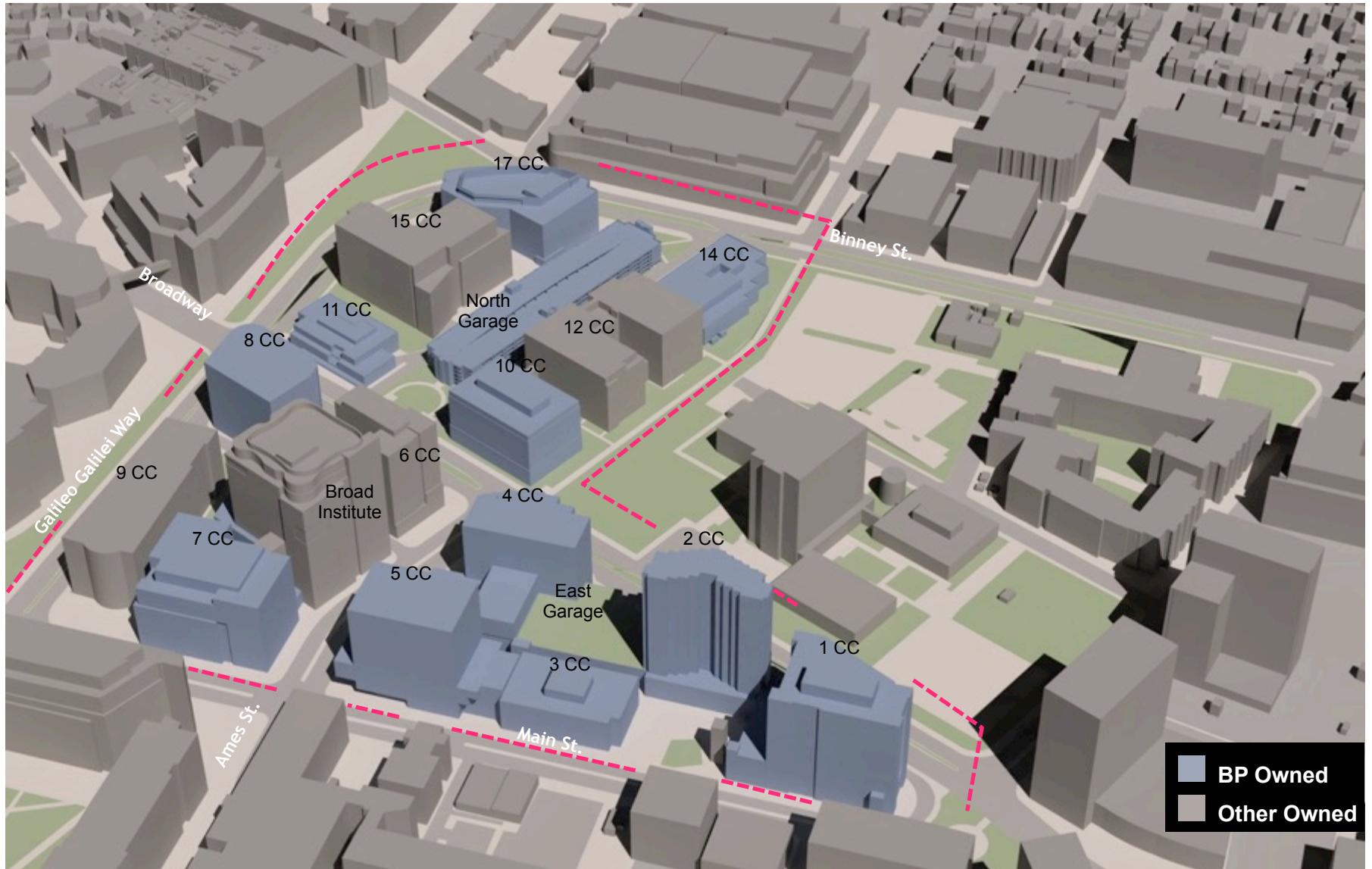
- KSURP Boundary
- MXD Boundary

- Proposed Building Projects
- Proposed Publically Accessible Open Spaces



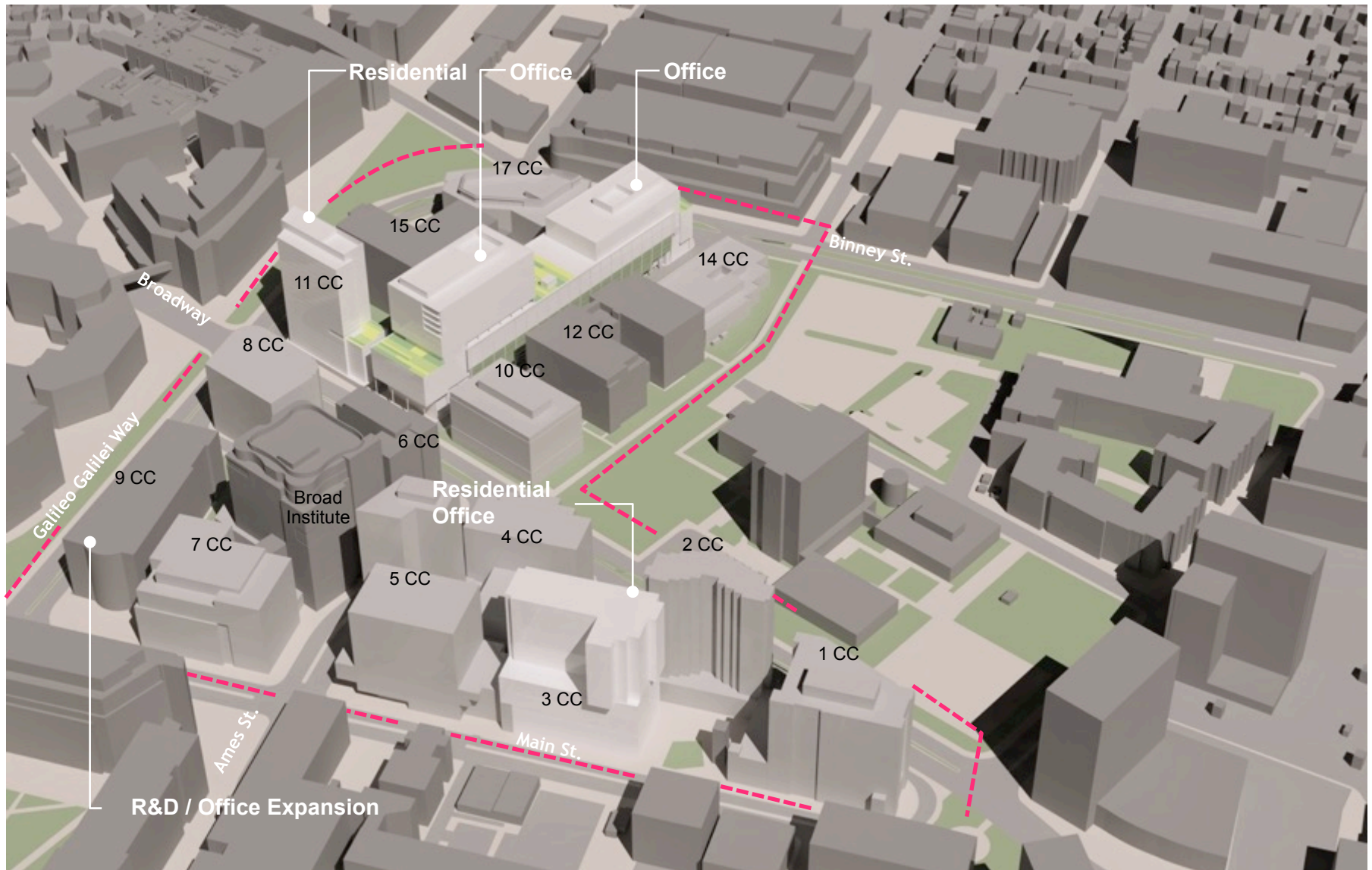
Design Scenario

Ownership



Design Scenario

MXD Proposed Land Uses



Design Scenario

Parcel 2 - Boston Properties



Parcel 2: Office and Housing



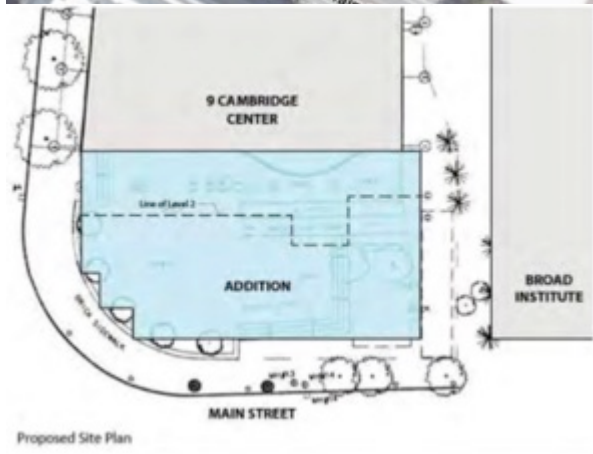
Kendall Center Winter Garden



Housing @ Broadway and GG Way



Whitehead Expansion @ Main & GG Way

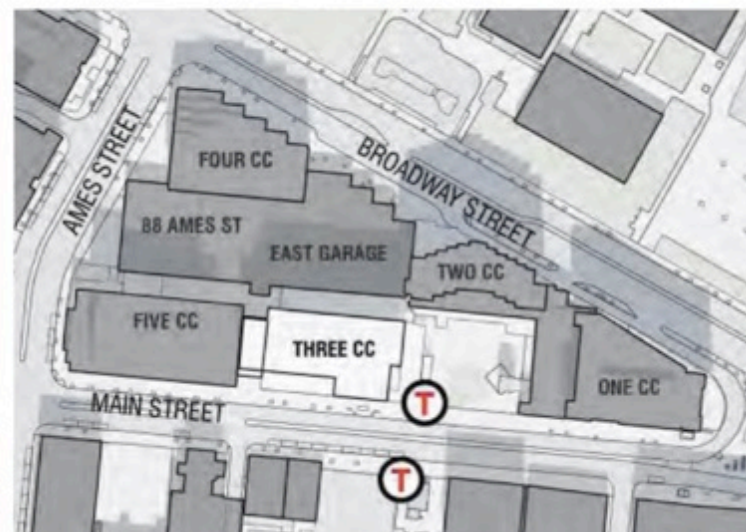


Office and Housing @ T Station

Parcel 4 Mixed Use Building at T Station Headhouse



Existing Site Photo



Proposed Site Plan

COMMUNITY BENEFITS

Previous Studies



Community Benefits

Housing	Economic Development	Open Space & Public Realm
Transportation	Sustainability	Other

Initial Public Benefits

Open Space / Public Realm

Grand Junction Multi-Use Path

Point Park Improvements

Pork Chop Park Programming

Sixth St Walkway Revitalization

Broadway / Binney Streetscape

Connections to Charles River

Public Art Programs

Kendall Identity, Branding and Wayfinding

Dog Park

Economic Development

Provide Space for Drug Store

Creation of Innovation Space

Provide Space for Food Market

Workforce Programs

Increase Ground Floor Retail

Local Hiring / Training

Entrepreneur Opportunity Program

Housing

Inclusionary Housing Increased to 15%

Middle Income Housing Incentive

Mix of Rental and Ownership

Add Bay & Balconies / Residential Character

....What We Have Heard

Transportation
Bus Rapid Transit
Assist Red Line Improvements
Kendall Station Improvements
Grand Junction Transit
Grand Junction Bike Path
Transit Screen at Kendall Plaza
Broadway Steetscape Continuation
Main St Streetscape Continuation
Galileo Way Roadway Reconfiguration
MBTA Resiliency
Bus Transit Hub

Sustainability
Renewable Generation
Expansion of Cogeneration
Increase Steam Connections
Resiliency in Buildings
Stormwater Control and Reuse
Shade and Heat Mitigation
Sewage and Water Infrastructure
Urban Habitat

[illegible]

Q&A

COMMUNITY BENEFITS GROUP EXERCISE

Community Benefit Exercise

Goal: To identify specific potential projects and set priorities

- **Propose different projects.**
- **Provide a name, location, and the reason(s) why the project is important to you.**
- **Project cards with the highest priorities should be placed at the top of the board provided.**
- **The left column of your board is for near-term improvements and the right side is for long-term.**

Community Benefit Exercise

- 1. 5 Min:** On your own, fill out the cards with your project ideas categorized by benefit type.
- 2. 20 Min:** As a group, share, discuss, and organize your cards on the board provided.
- 3.** Finalize your board when you've reached consensus.
- 4. 15 Min:** Circulate to read other boards.
- 5. 25 Min:** Re-group for discussion.
- 6.** Hand in sheet with any questions, comments, concerns.

ECONOMIC DEVELOPMENT Project Name: _____ Description: _____ Location: _____ Partnerships for Implementation: _____	OPEN SPACE Project Name: _____ Description: _____ Location: _____ Partnerships for Implementation: _____
HOUSING Project Name: _____ Description: _____ Location: _____ Partnerships for Implementation: _____	SUSTAINABILITY Project Name: _____ Description: _____ Location: _____ Partnerships for Implementation: _____
TRANSPORTATION Project Name: _____ Description: _____ Location: _____ Partnerships for Implementation: _____	OTHER Project Name: _____ Description: _____ Location: _____ Partnerships for Implementation: _____

Initial Public Benefits

Open Space / Public Realm

Grand Junction Multi-Use Path

Point Park Improvements

Pork Chop Park Programming

Sixth St Walkway Revitalization

Broadway / Binney Streetscape

Connections to Charles River

Public Art Programs

Kendall Identity, Branding and Wayfinding

Dog Park

Economic Development

Provide Space for Drug Store

Creation of Innovation Space

Provide Space for Food Market

Workforce Programs

Increase Ground Floor Retail

Local Hiring / Training

Entrepreneur Opportunity Program

Housing

Inclusionary Housing Increased to 15%

Middle Income Housing Incentive

Mix of Rental and Ownership

Add Bay & Balconies / Residential Character

....What We Have Heard

Transportation
Bus Rapid Transit
Assist Red Line Improvements
Kendall Station Improvements
Grand Junction Transit
Grand Junction Bike Path
Transit Screen at Kendall Plaza
Broadway Steetscape Continuation
Main St Steetscape Continuation
Galileo Way Roadway Reconfiguration
MBTA Resiliency
Bus Transit Hub

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DISCUSSION & NEXT STEPS



Thank You!