



Kendall Square
**Urban Renewal Plan Amendment
MXD Zoning Petition**



Ordinance Committee | September 23

PRESENTATION OUTLINE

- CONTEXT**
- KSURP PLAN AMENDMENT**
- DEVELOPMENT SUMMARY**
- COMMUNITY BENEFITS**
- REVIEW PROCESS**

KSURP History – Industrial Past



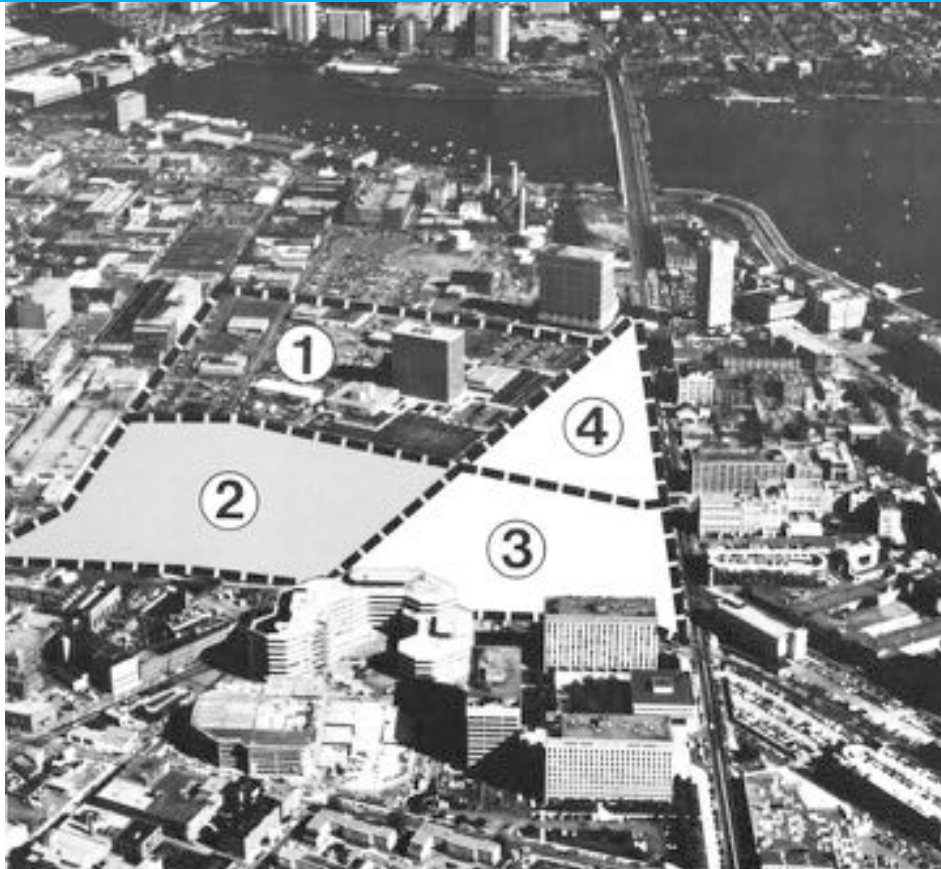
KSURP History: NASA to MXD

1964 KSURP Adopted
1966 NASA Land Transaction
1970 NASA closes ERC – Transfers to DOT
1971 Surplus federal land returned to CRA
1977 KSURP – MXD Amendment



Circa 1967

KSURP History: MXD District (Parcels 2, 3, and 4)



KSURP History: Master Developer Selection

Feasibility & Valuation

Request for Proposals

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

Selection Criteria

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



Figure 64 – City Manager's Plan



Figure 63 – Task Force Plan



Figure 67 – Neighborhood Plan

KSURP History: Cambridge Center



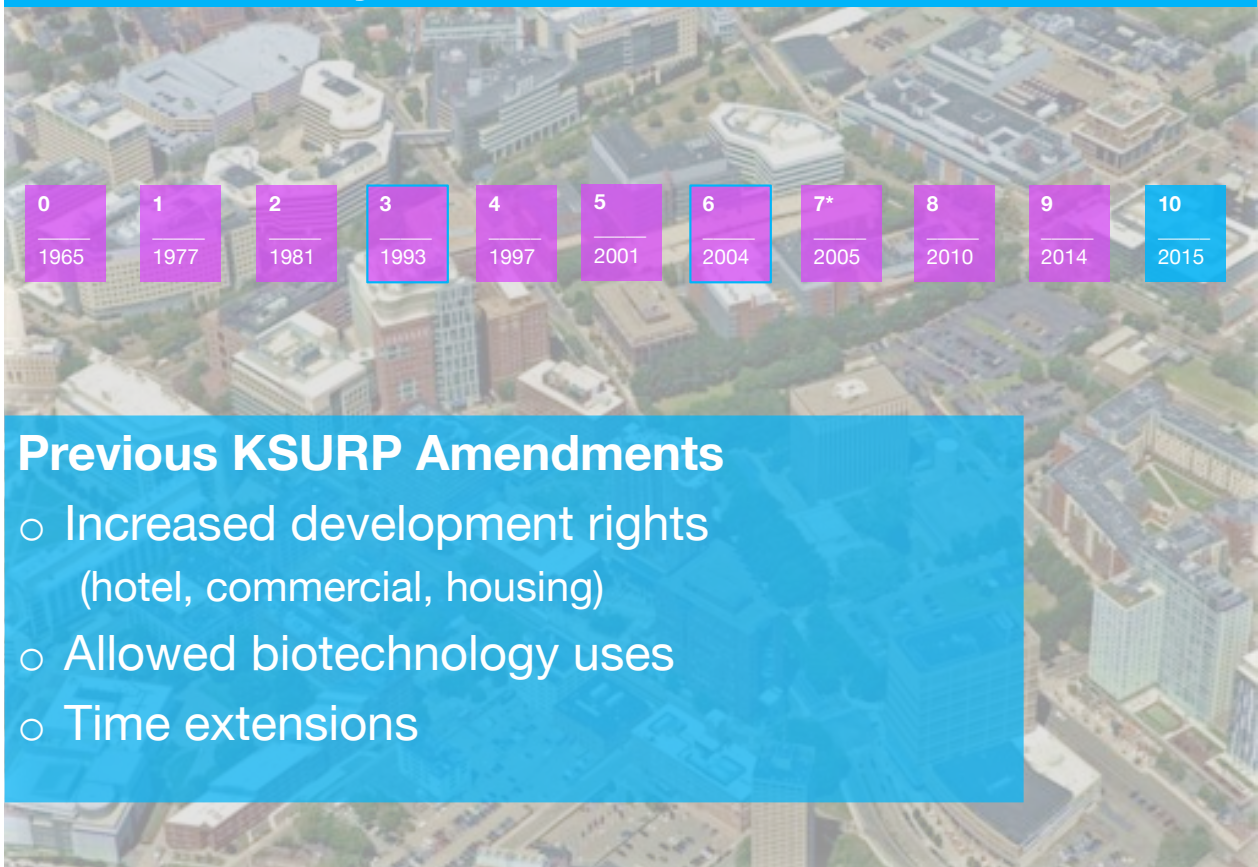
Agreement with Boston Properties

- 1979 for Parcel 3 & 4
- 1982 for Parcel 2

Terms of Transaction

- Development Rights
- Infrastructure Obligations
- Financial Consideration

KSURP History: Urban Renewal Plan Amendments



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1965	1977	1981	1993	1997	2001	2004	2005	2010	2014	2015

Previous KSURP Amendments

- Increased development rights (hotel, commercial, housing)
- Allowed biotechnology uses
- Time extensions

KSURP History: Kendall Center

Biotechnology & Information Technology Cluster



PLAN AMENDMENT & MXD DEVELOPMENT SUMMARY

KSURP Amendment: CDD K2 Planning Study



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

KSURP Amendment: Other Plans / Initiatives

- East Cambridge Planning Team Study
- Cambridge Transit Strategic Plan
- Cambridge Bicycle Network Plan
- Eastern Cambridge/Kendall Square Open Space Study
- Getting to Net Zero Energy Task Force
- Cambridge Conversations
- Kendall Square EcoDistrict
- Climate Change Vulnerability Assessment
- Kendall Square Mobility Task Force

KSURP Amendment

Elements of Changes

1. Revised Objectives
2. Clarify Historic Language
3. Increase Development Allowances
4. Revise Land Use Controls
5. Create Joint Review Process
6. Time Extension

KSURP Amendment & MXD Petition

Urban Renewal Plan

- Goals and Objectives
- Redevelopment Programs
- Allowed Land Uses
- Use Limitations
- General Development Controls
- Process and Procedures

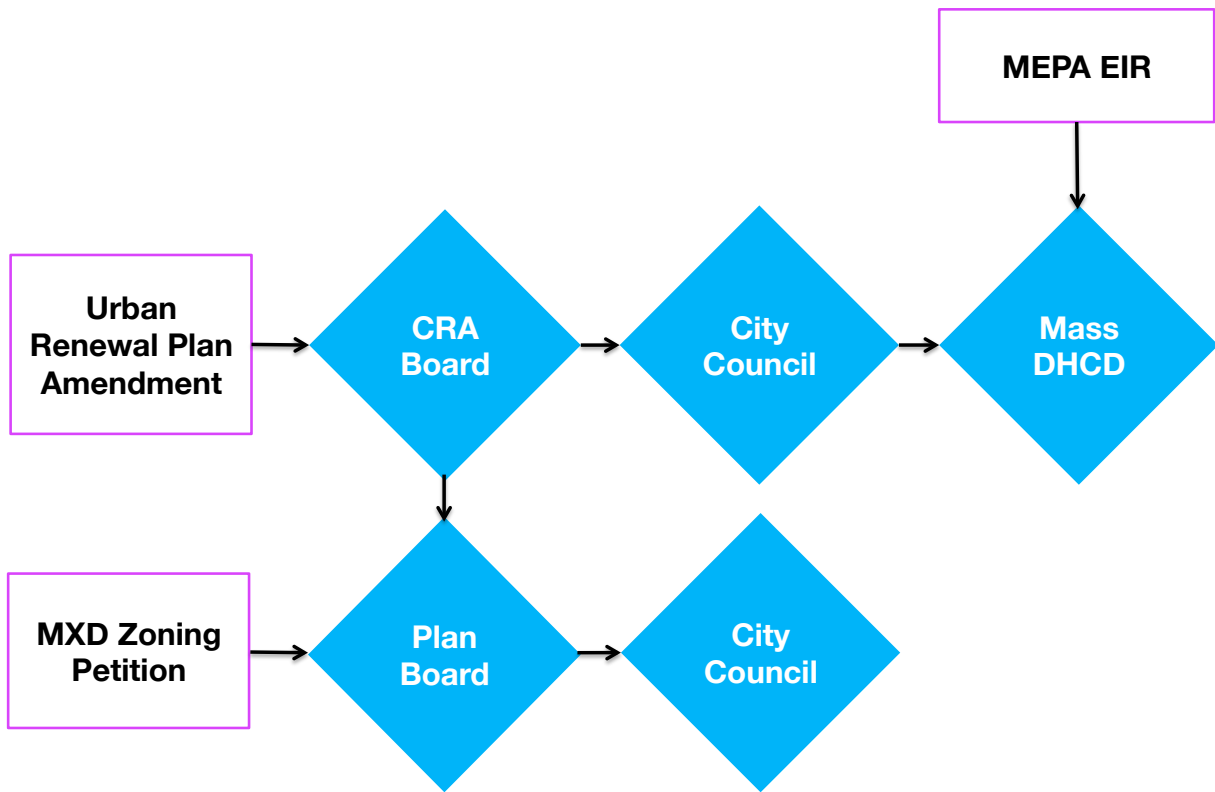
MXD Zoning

- Allowed Land Uses
- Dimensional Requirements
- Parking
- District Open Space
- Innovation Space
- Active Ground Floor Uses
- Affordable Housing

Infill Development Concept Plan

- Site Plan & Phasing
- Housing / Commercial Program
- Open Space
- Infrastructure / Sustainability

KSURP Amendment: Steps

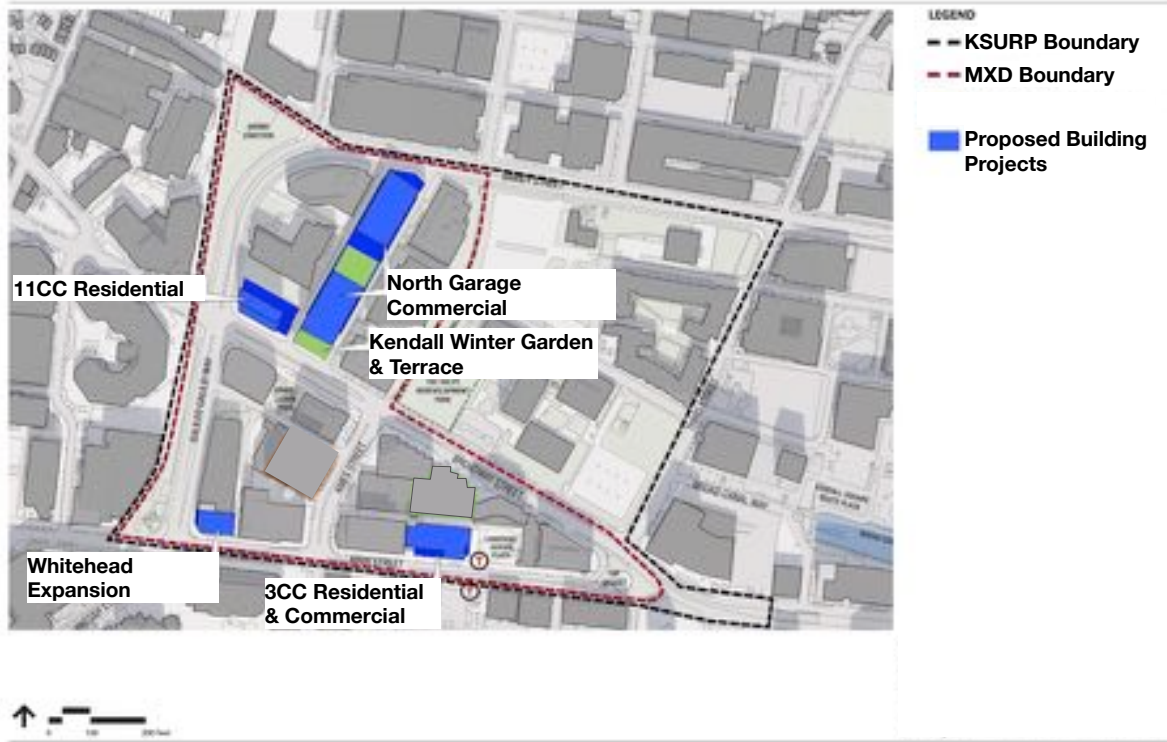


KSURP Plan & MXD Zoning



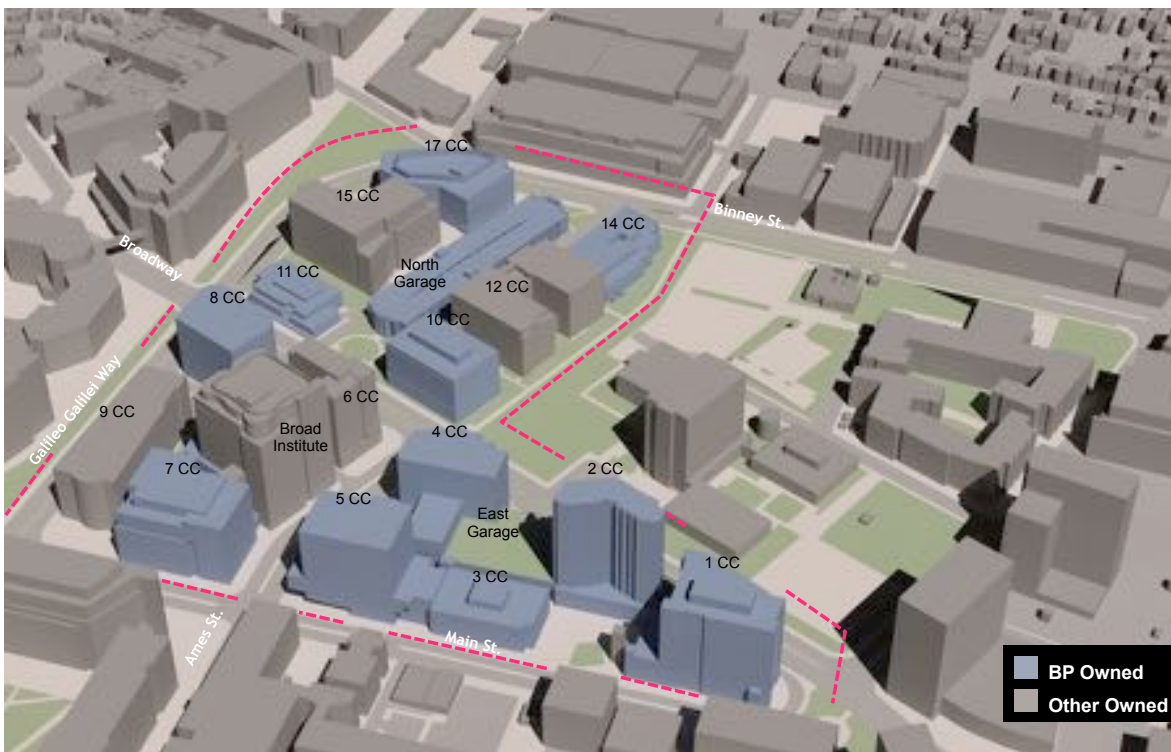
Land Use	Current Allowance	Amendment	Future
Commercial	3,102,100 sq ft	600,000 sq ft	3,702,100 sq ft
Housing	200,000 sq ft	400,000 sq ft	600,000 sq ft
Total	3,302,100 sq ft	1,000,000 sq ft	4,302,100 sq ft

MXD: Opportunity Sites



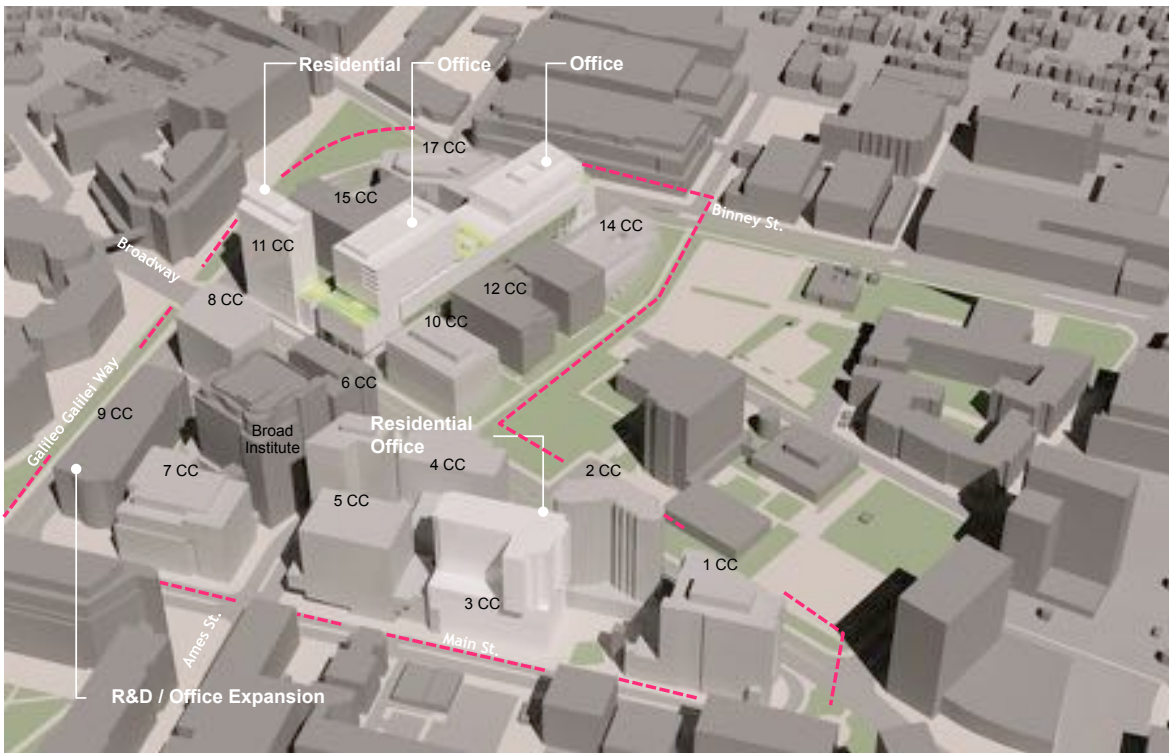
MXD: Infill Development Concept Plan

Existing Ownership



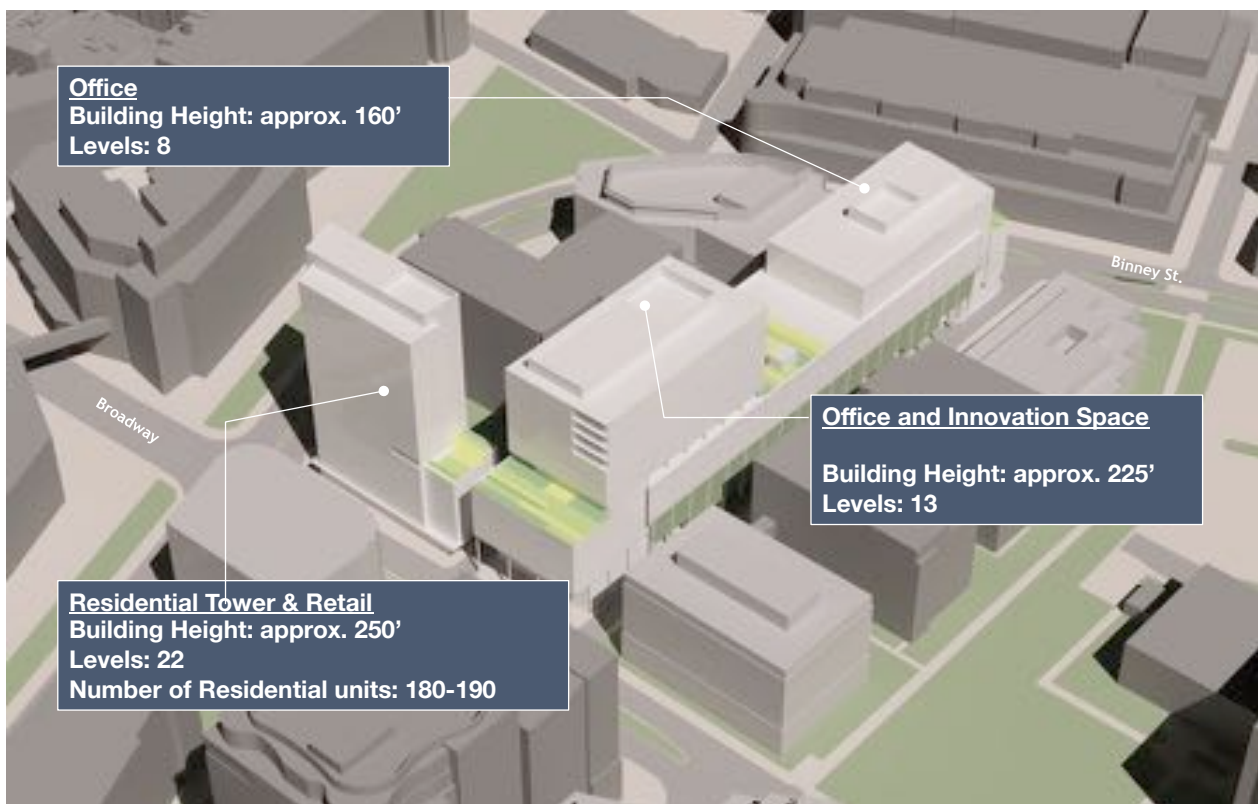
MXD: Infill Development Concept Plan

KSURP/MXD Opportunity Sites



MXD: Infill Development Concept Plan

Initial Phase - Parcel 2



MXD: North Garage Redevelopment

Broadway Perspective



MXD: Whitehead Expansion @ Main & GG Way



MXD: Broad Addition @ 75 Ames St.

- Conversion of 15K mechanical space



MXD: Office and Housing @ T Station

Mixed Use Building at T Station Headhouse



Existing Site Photo



Proposed Site Plan

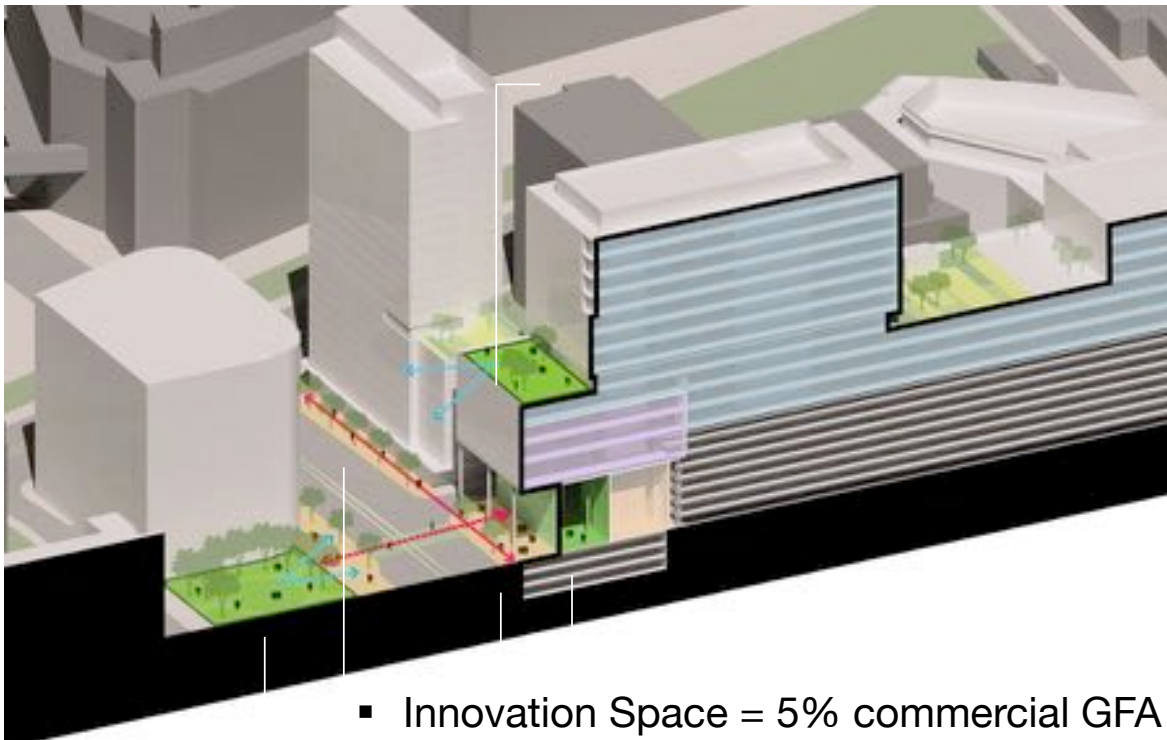
MXD: Residential Development Requirements

- Inclusionary
 - 15% Net Inclusionary requirement
 - based on sq. ft.
- Middle Income
 - Height bonus to 350 ft
 - 25% of additional space
 - Units exempt from GFA
 - Floorplate restriction of 12,000 sq. ft. above 250 ft.



Proposed Housing on Broadway

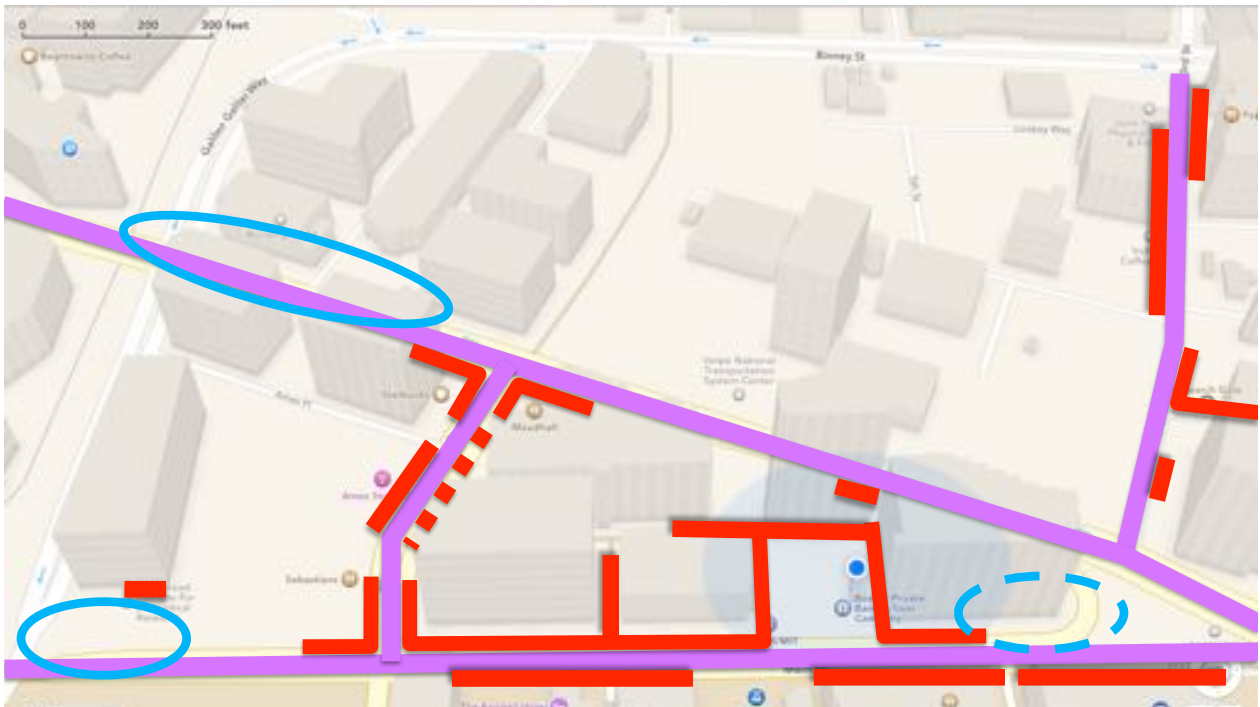
MXD: Commercial Space Requirements



- Innovation Space = 5% commercial GFA
- Active Uses = 75% street frontage
- KSURP Innovation Opportunity Program

MXD: Filling the Retail Picture

Red = Existing Retail Frontage



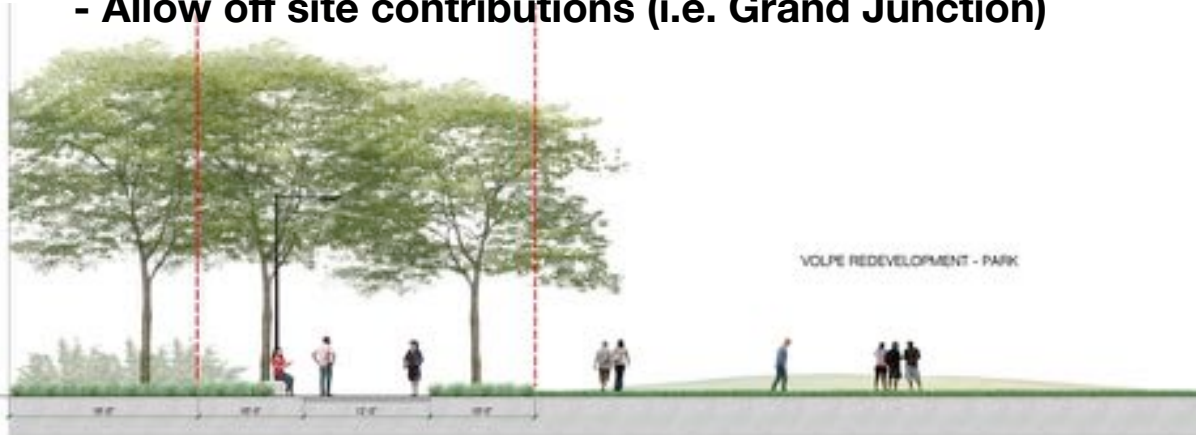
MXD: Open Space Enhancements



* Illustration from Burck Associates

MXD: Open Space Requirements

- Expand 100,000 open space requirement to 15% of develop project area (150,000 SF)
- Adjust lot-by-lot requirement in KSURP (8 sf per 100 sf of GFA)
 - Credit private space to public space enhancement
 - Allow off site contributions (i.e. Grand Junction)



MXD Parking Restrictions

- Parking Minimums to Maximums
- Utilize Existing Garages
- Advanced PTDM Measures
- Bike Parking
- Space for electric vehicles and car-sharing

Land Use	Minimums	Maximums
Office	none	.9 per 1000 SF
Research and Development	none	.8 per 1000 SF
Retail	none	.5 per 1000 SF
Housing	.25 per unit	.75 per unit

KSURP: MEPA – Environmental Impacts Report

- Project Description
- Transportation
- Air Quality
- Sustainability, GHG Emission Assessment, and Climate Change Adaptation
- Stormwater Management
- Water and Wastewater
- Hazardous Materials
- Construction

MXD: Development Overview

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 Regulations

- 5% of Commercial = Innovation Space
- Active uses along 75% street frontages
- 15% of Housing = Inclusionary
- Housing paced with Commercial
- Height up to 350 ft. for 25% Middle Income

Exemptions from GFA

- Middle Income Housing Units
- Residential Balconies
- Retail < 5,000 SF
- 50% of Required Innovation Space

COMMUNITY BENEFITS & REVIEW PROCESS

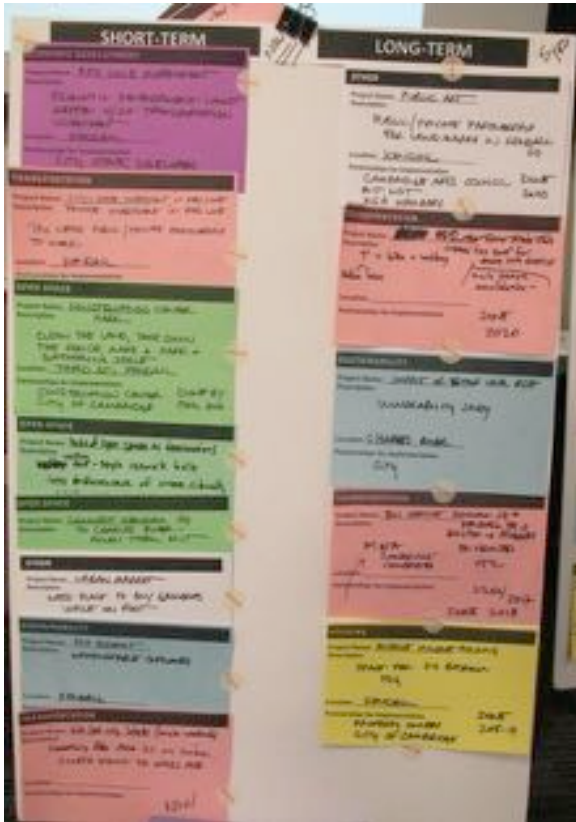
KSURP Planning Process To Date



March 2014:	Planning Board Informational Presentation
July 2014 – June 2015:	10 CRA Monthly Board Meetings
Ongoing:	CoUrbanize Website
January 2015:	KSA Lunch & Learn
February 2015:	Preliminary Draft Plan Amendment issued
March 2015:	Community Forum
March 2015:	Kendall Square Residents Association
May 2015:	MEPA Public Scoping Meeting
June 2015:	ECPT Neighborhood Meeting
July 2015:	CRA Board Adopts Plan Amendment
August 2015:	Amendment and MXD Petition Filed



KSURP Community Forum



KSURP Ongoing Engagement and Monitoring

coUrbanize

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

- Maps and image galleries
- Participate in the online community forum with others
- Download documents and plans

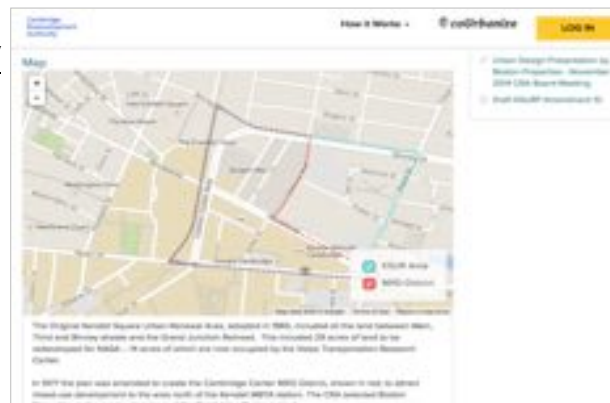
CRA Website

cambridgeredevelopment.org

- About the CRA, updated mission, strategic plan and projects
- Board Meetings and Design Review

Implementation Plan

- Outline CRA Programs
- Track Progress



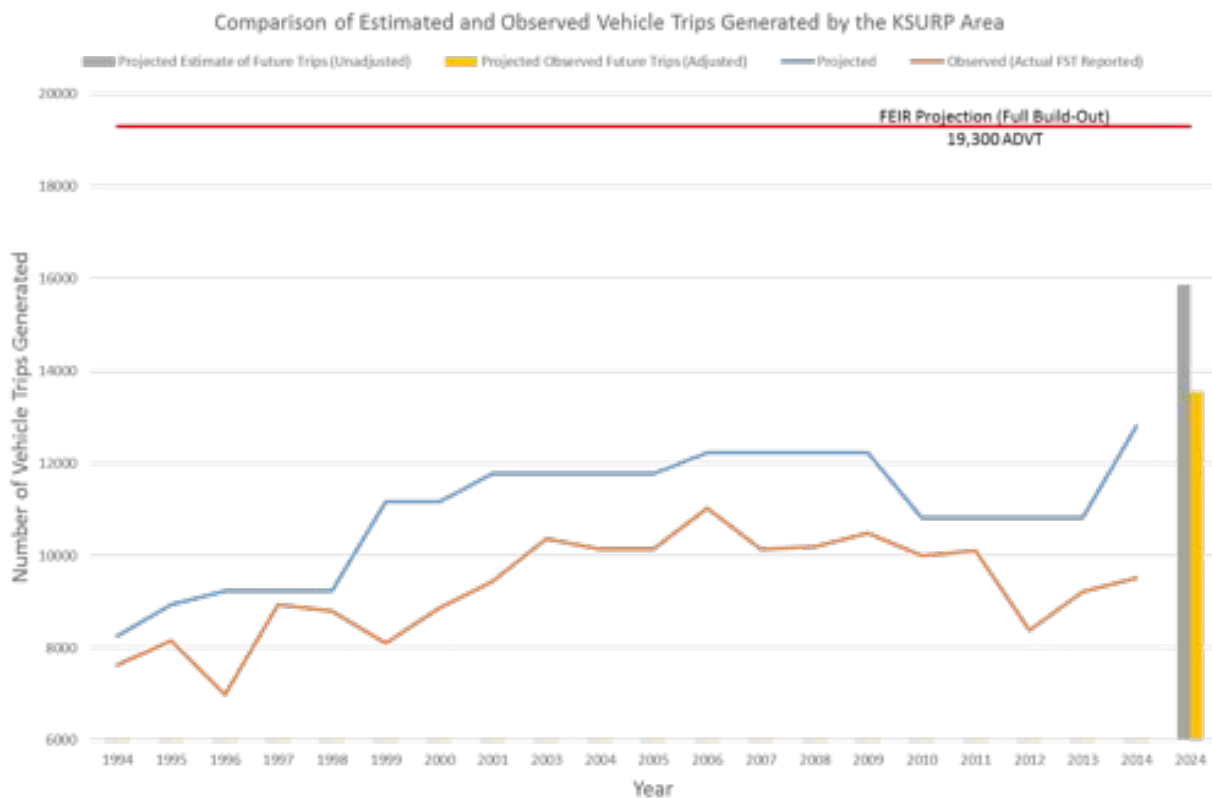
HOUSING				
#J Objective				
Project	Description	Timeline	Resources Required	Relevant Policy Areas
Project Name	Project Description	Short Term Long Term	██████████ \$\$\$	
Project Name	Project Description	Short Term Long Term	██████████ \$\$\$	

KSURP: CRA Mission



- We are inspired to achieve **social equity and a balanced economic system**
- We work in the **public trust**
- Our goal is to **balance economic vitality, housing, and open space** in sustainable communities
- We are an **independent, agile public authority** working in partnership with the City

KSURP Transit Enhancements

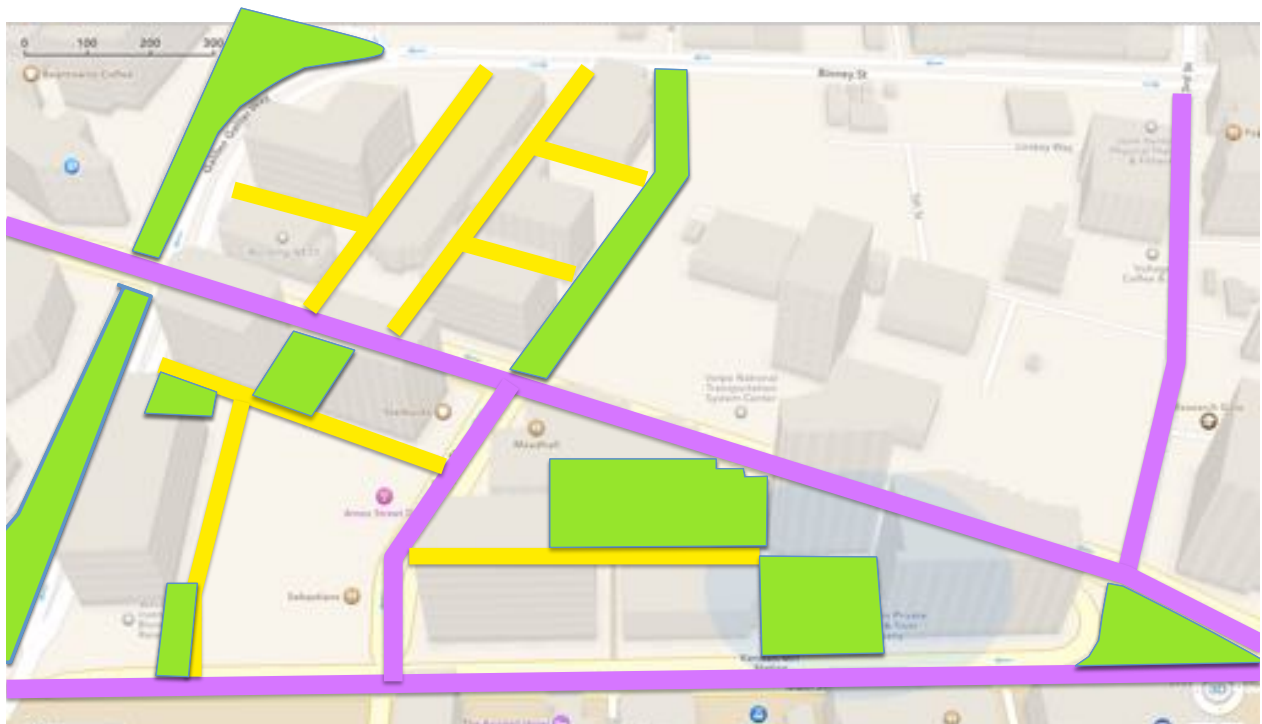


KSURP Transit Enhancements



KSURP Enhanced Open Spaces & Connections

Yellow = Interstitial Spaces To Be Improved



KSURP: Enhance Connections & Connections

East Drive – Blue/North Garage: Potential Future Enhancements



- Convert private setback areas to public space
- Create pedestrian connections and activate spaces
- Develop public art and local wayfinding programs

KSURP: Kendall Center Winter Garden




KSURP: Sustainability / MEPA Review

- Climate Change Resiliency measures
- Enhanced neighborhood based stormwater systems
- Solar Ready Design
- Water & Energy Efficient Design
- Ongoing Sustainable Operations
- District Energy Expansion
- EcoDistrict



KSURP Review Process

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- Merge Previous CRA Practice with Special Permit
 - Concept Plan Design Review Committee
 - Joint Approval of CRA and Planning Board
 - Design Review for Individual Buildings



cambridgeredevelopment.org