

Kendall Square Initiative

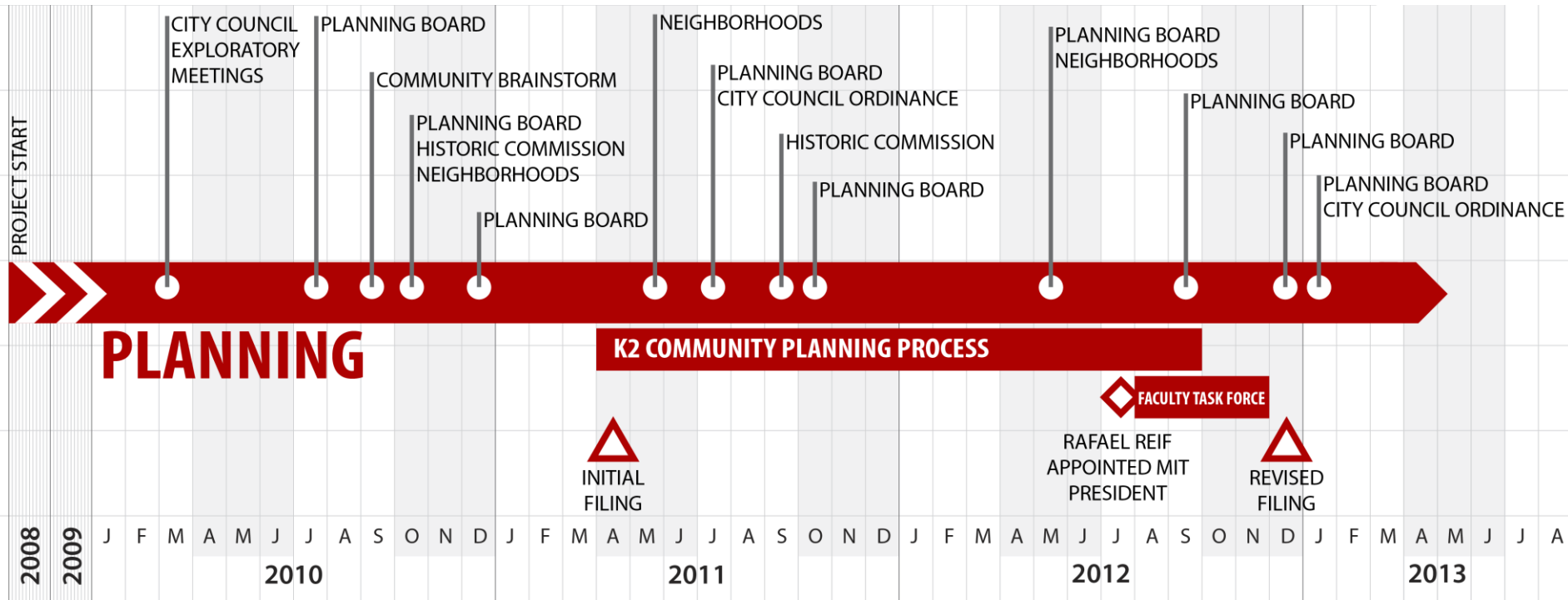
Zoning Presentation

to the Cambridge City Council, Ordinance Committee

January 24, 2013



PROCESS

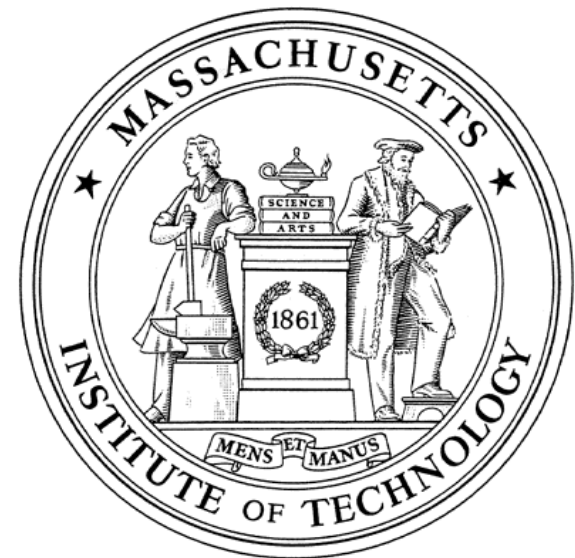


1. Introduction
2. MIT Context
 - MIT and the Innovation Economy
 - MIT Housing
 - Moving Forward
3. PUD-5 Zoning Petition Overview
 - Review of Language
 - Alignment with Planning Studies
 - Evolution of Proposal
4. Conceptual Buildout / Mix of Uses
 - East Campus Planning
 - Repurpose of 7 parking lots
 - Housing and Lab
 - Open Space and Connections
 - Retail and Active Uses
5. Discussion

MIT

Context

- MENS ET MANUS : mind and hand
- Real world problem solving and hands-on research
- Innovation continuum from basic science/engineering to applied research to start-up companies
- MIT stands apart in the depth, breadth, continuity and intensity of our connections with industry

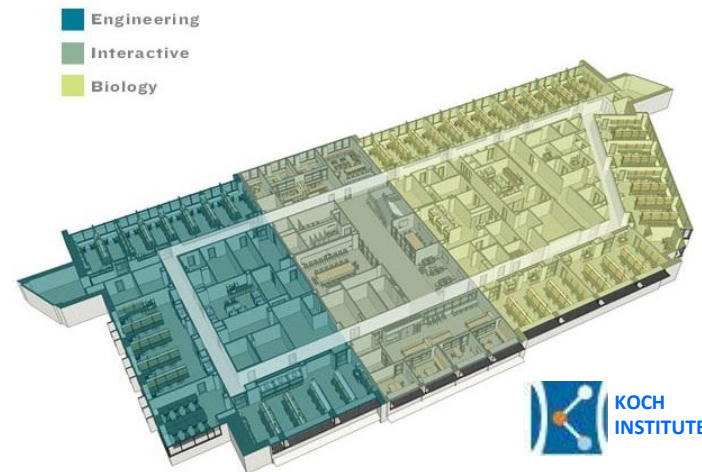


MIT AND THE INNOVATION ECONOMY



PLANNING CONSIDERATIONS

- Dynamic relationship between campus and an enhanced mixed-use district
- Redevelopment and growth in the campus context
- Large scale, specialized research facilities and the need for connection, interaction, collaboration at the building level

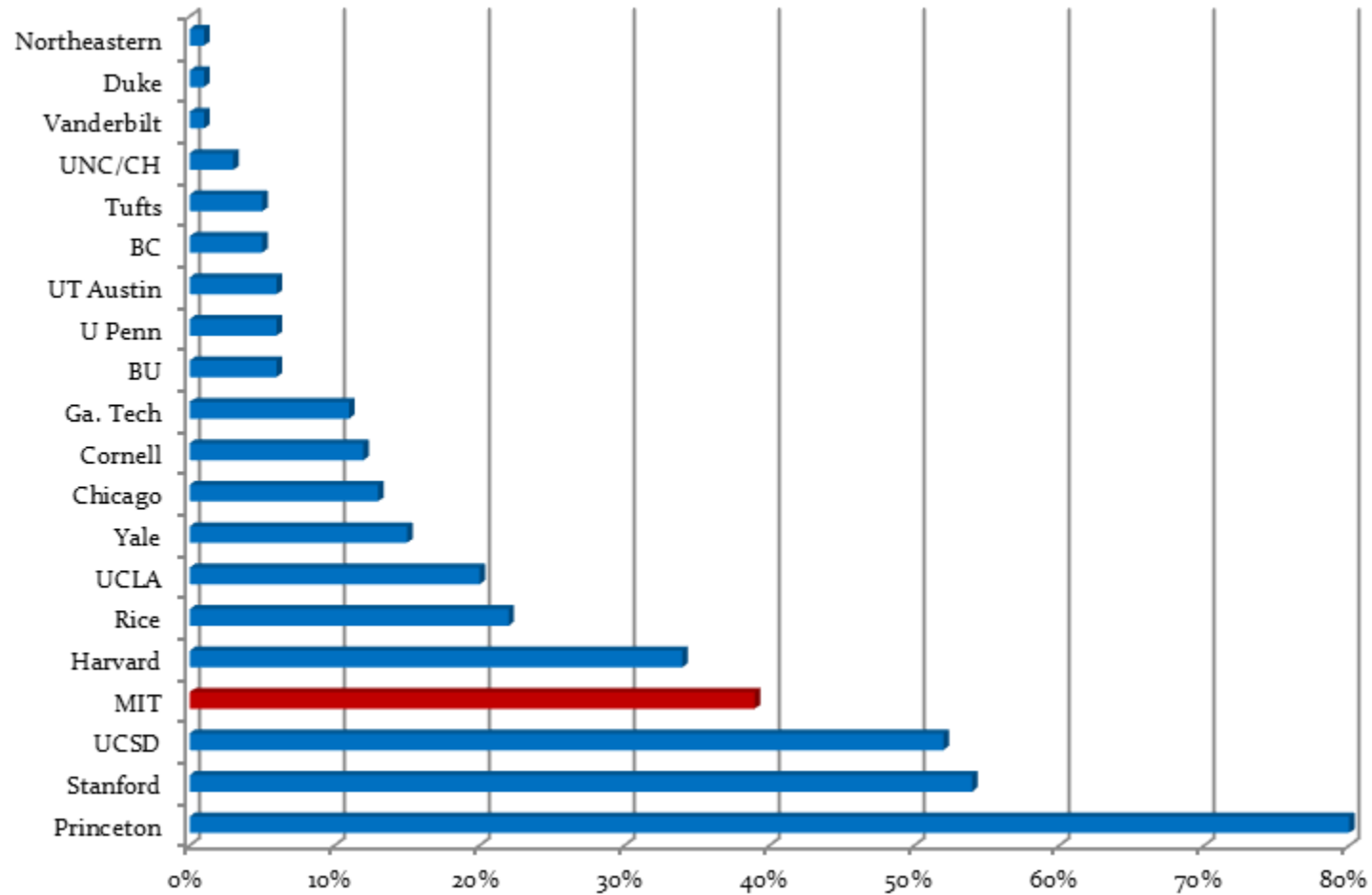


GRADUATE AND UNDERGRADUATE

- Over 98% of MIT's 4,363 undergraduates live in residence halls or FSILGs
- MIT houses 39% of its 6,259 graduate students
- Since 1997, over 1,300 new graduate beds added in the northwest sector of campus in Ashdown House (541 beds), Sidney-Pacific (681 beds), and The Warehouse (120 beds)



Percentage of **graduate** students housed by a sampling of other colleges and universities:



Source: Phone survey and web searches, updated 2012

PUD-5 Zoning Petition Overview

PURPOSE

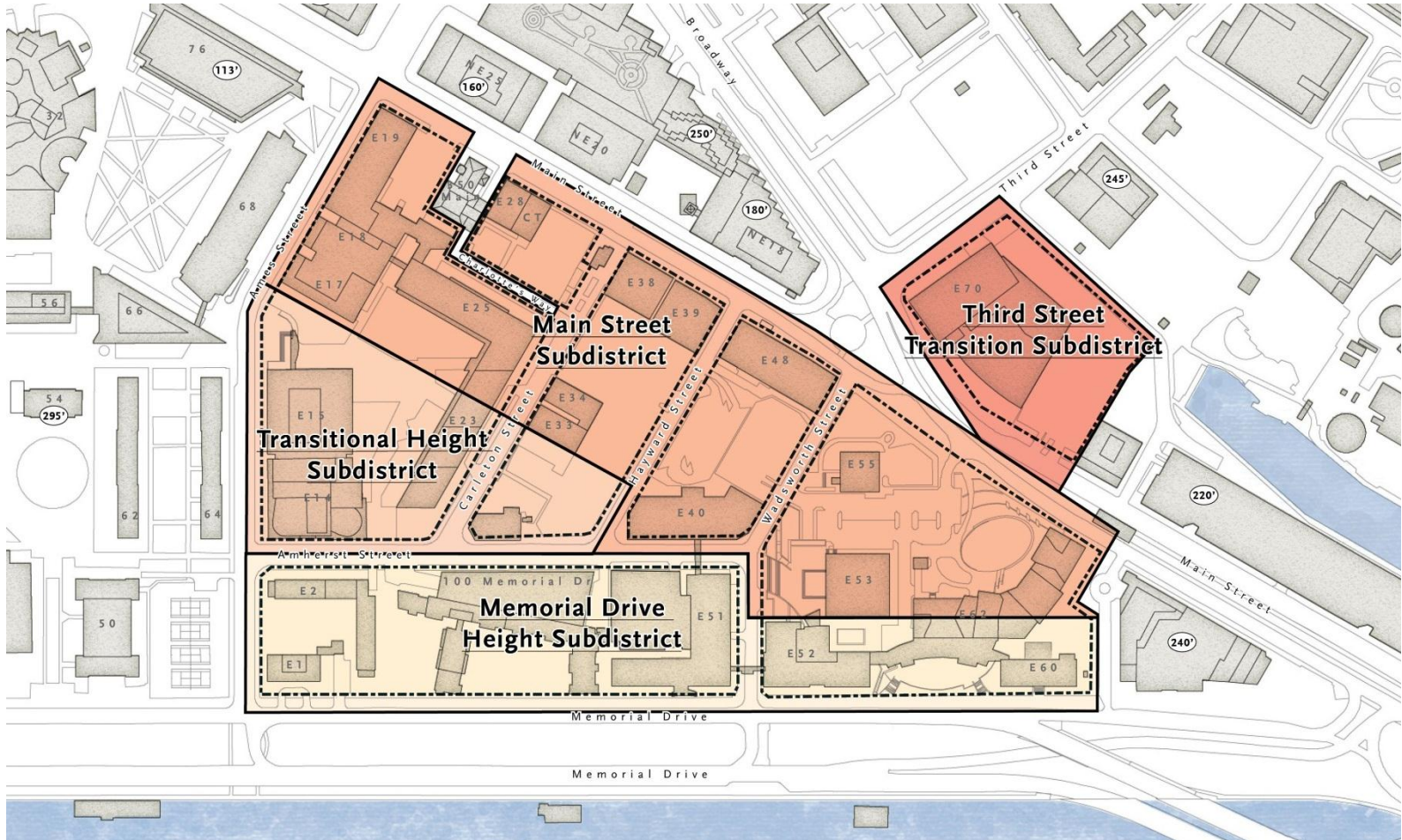
SECTION 13.80

- Advance Kendall Square as a world-renowned center of innovation
- Create a vibrant mixed-use district
- Enable MIT's academic mission



PUD LIMITS AND SUBDISTRICTS

SECTIONS 13.81.1 AND 13.81.2



26 acres

SECTION 13.82

- All uses are allowed across the entire district.
 - Residential – allows multifamily and hotel
 - Transportation / Communications – MBTA
 - Office and lab uses
 - Institutional uses, including dormitories
 - Retail
 - Open Air / Drive-in – does not allow drive-thru but does enable open air retail and entertainment
 - Light industry – allows light manufacture of a variety of goods to support entrepreneurial retail but no noxious or heavy industry
 - Planning Board may allow other uses consistent with objectives of PUD-5

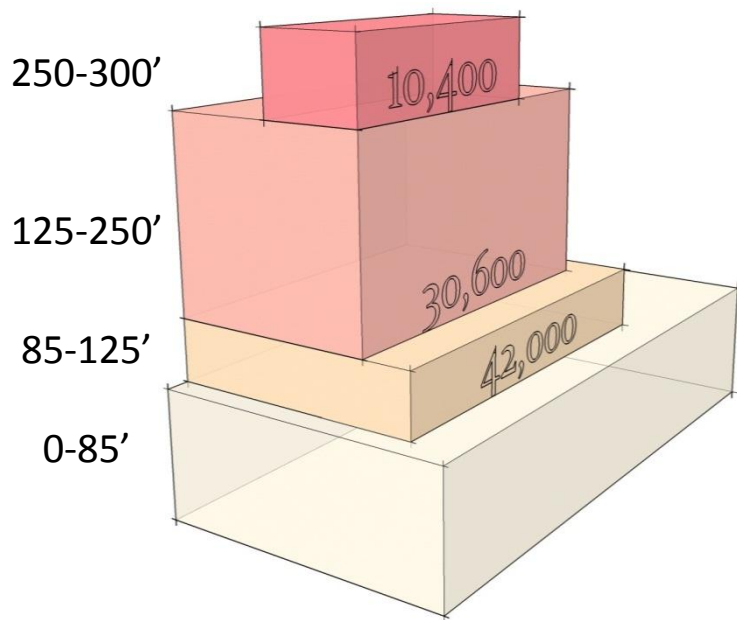
SECTIONS 13.83.1 AND 13.83.2

- Maximum FAR for the entire district is 3.9
- Any parcel can exceed as long as it does not cause the entire district to be over
- Ground floor retail is excluded from FAR

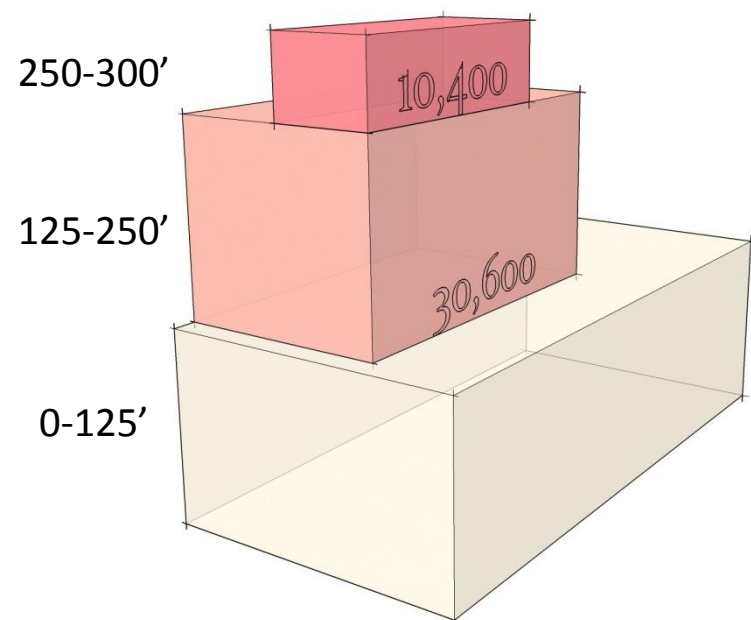
GFA LIMITATIONS

SECTION 13.83.3

- No more than 980,000 sf of new commercial
- Floor plates aligned with K2 recommendations
- More flexibility for institutional floor plates



COMMERCIAL

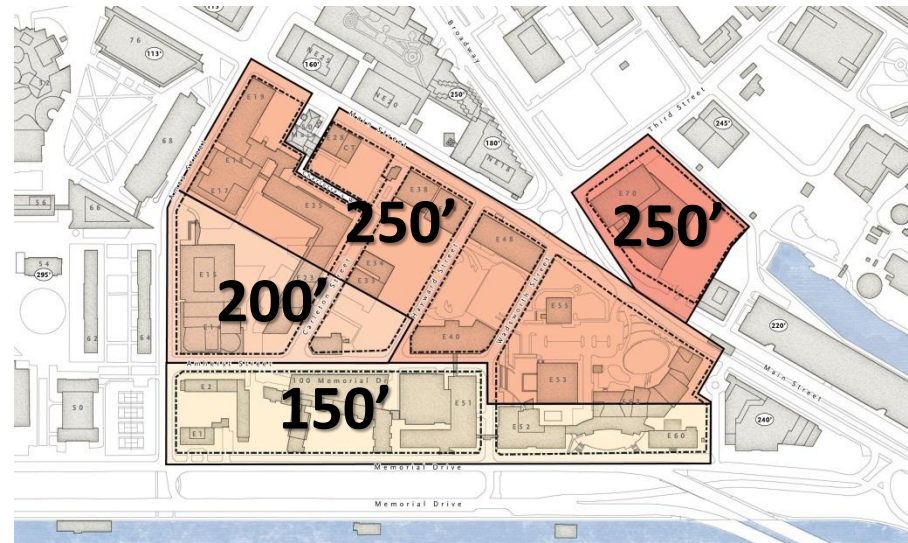


INSTITUTIONAL

- Minimum size for development parcel is 25,000 sf
- Setback 16' at and above 85' in height along Main Street, Third Street and Broadway
- Pedestrian bridges are allowed, with City Council approval when over public land, and are exempt from floor plate restrictions

SECTION 13.86

- One new building in the Main Street Subdistrict and another in the Third Street Transition Subdistrict is allowed to a height of 300' if the use above 250' is residential
- Additional residential square footage above 250' is subject to a moderate income housing requirement



OPEN SPACE

SECTION 13.87

- Minimum Open Space 15% across the PUD-5 district



PARKING

SECTIONS 13.88.1 TO 13.88.4

- Automobile parking consistent with Traffic, Parking & Transportation recommendations in the K2 study
 - 0.90 spaces per 1000 sf of Office
 - 0.80 spaces per 1000 sf of Lab
 - 0.50 to 0.75 spaces per residential unit
 - 0.50 spaces per 1000 sf of Retail
 - 0.25 spaces per hotel key



Electric Vehicle Charging Station
One Broadway

PARKING

SECTIONS 13.88.5 TO 13.88.10

- Development proposals to include shared parking study
- Requires below grade parking south of Main Street but allows extension of above grade at One Broadway; allows 5% on grade
- Temporary parking provisions during project phasing
- Provisions for replacement of existing parking for continuing uses
- Loading flexibility between buildings
- Bike parking complies with the ordinance



SECTIONS 13.89.1 AND 13.89.2

- Requirement for construction commencement of 240,000 sf of residential prior to commercial development over 600,000 sf
- Residential GFA is subject to 11.203.2 Inclusionary Housing of affordable units
- Commercial GFA is subject to 11.203.1 Incentive Zoning Contribution (\$4.44 per sf – up to \$4.3m)

SECTION 13.89.3

- The district must include innovation space that is equal to 5% of the new commercial GFA
- Characteristics include small business incubators, flexible short-term leases & shared space
- 5 year review of the implementation of such innovation space may be requested by the Planning Board or developer
- Existing innovation space GFA can be used to meet this requirement



Cambridge Innovation Center
One Broadway



- LEED Gold for new commercial lab and office buildings
- Incorporate best practices in energy and emissions, landscape and water management, healthy living, transportation and sustainability awareness



SIGN ORDINANCE

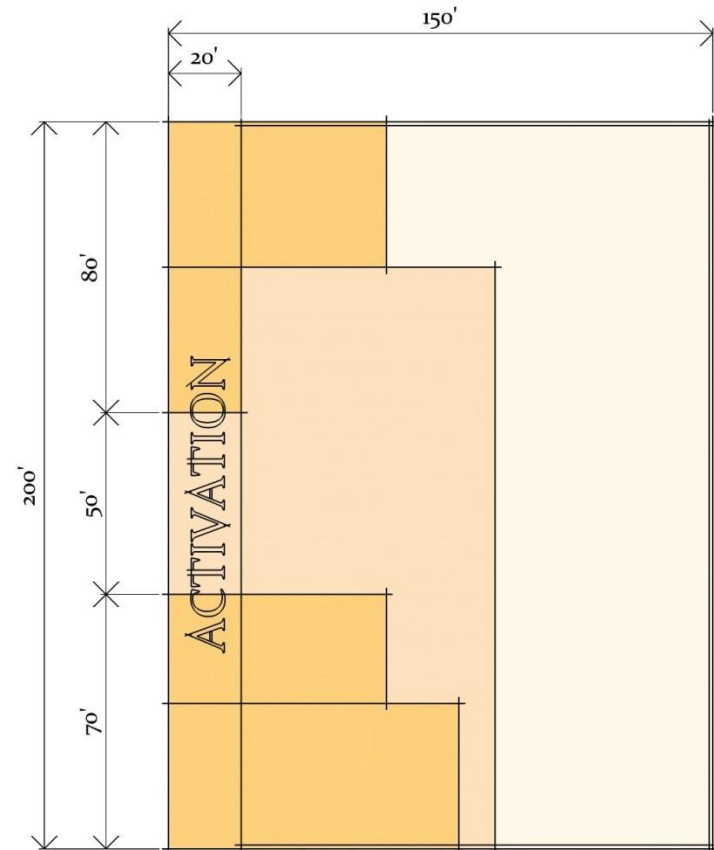
SECTION 13.810.1

- Article 7 - Business, Office and Industrial Districts (7.16.22) sign regulations applicable to PUD-5



SECTION 13.810.2

- 75% of first floor new GFA at 20' depth along Main Street, Broadway and Broad Canal Way must be devoted to active uses including retail, institutional uses open to the public, open air retail and other uses approved by the Planning Board that meet the criteria
- Lobbies are not considered active uses



- Establishment of a Community Fund
- 7 member committee including one from each of 3 abutting neighborhood associations, KSA and MIT
- \$10.00 per new gfa paid at Certificate of Occupancy
- Three components are:
 - Open spaces within 500 feet of the district
 - Transportation improvements to Kendall and adjacent neighborhoods
 - Workforce development citywide
- Preapproved credits are allowed

GENERAL ALIGNMENT WITH KENDALL PLANNING

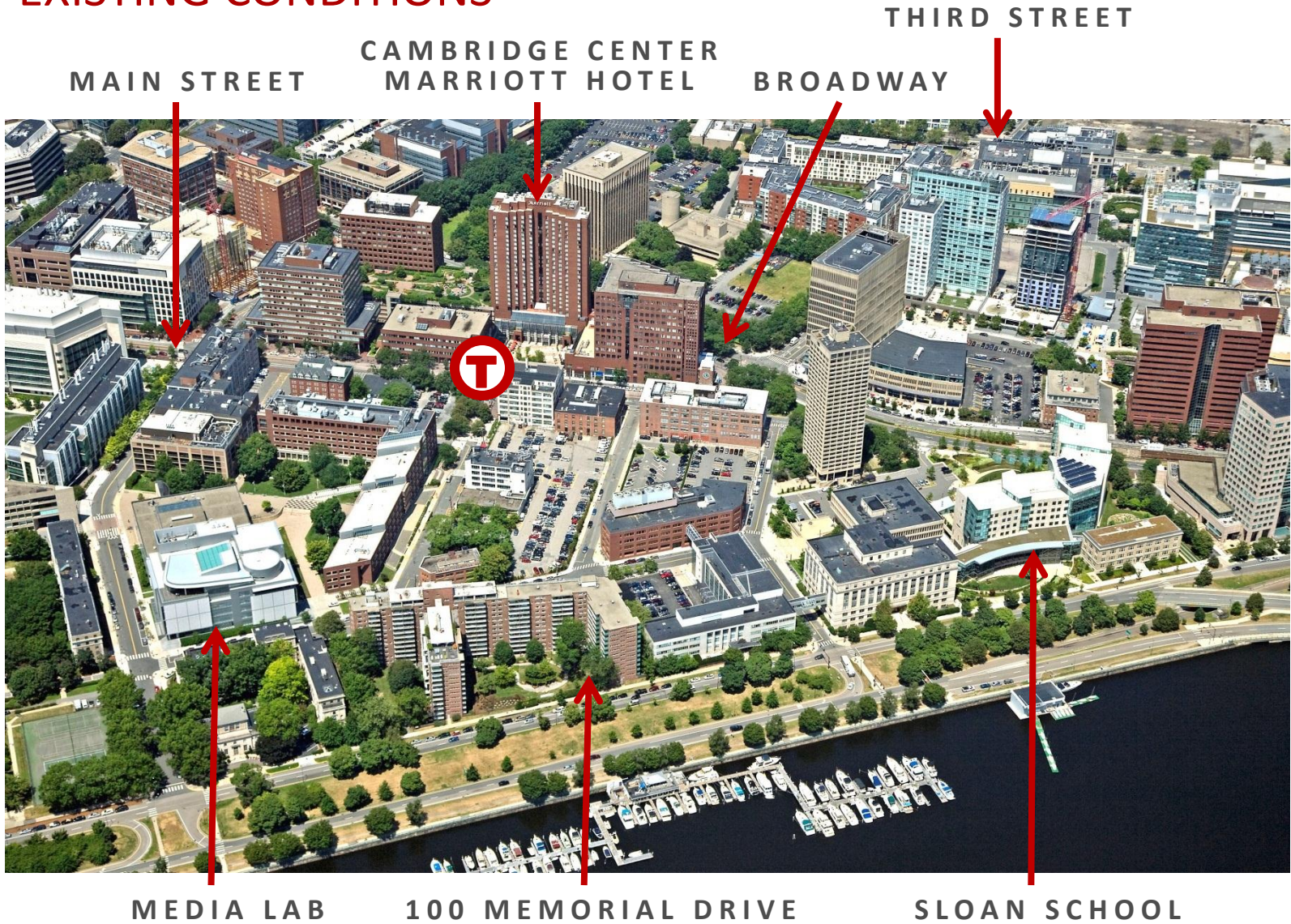
	MIT	K2	CBT
Heights	✓	✓	✓
Floorplates	✓	✓	✓
Total SF	✓	✓	✓
Residential SF	✓	✓	✓
Commercial SF	✓	✓	✓
Active Ground Floor Use	✓	✓	✓
Parking Ratios	✓	✓	N/A
Open Space Network	✓	✓	✓
Public Realm	✓	✓	✓
Middle Income Housing	✓	✓	N/A
Sustainability	✓	✓	N/A
Setbacks	✓	✓	N/A
Innovation Space	✓	✓	N/A
Community Benefits	✓	✓	N/A

ZONING PETITION OVERVIEW

	2011	2012
Commercial Max.	980,000 SF	Same
Residential Min.	120,000 SF	240,000 SF
FAR	3.8	3.9
Height	150' - 250' Up to 300' may be allowed	Same Up to 300' may be allowed only for residential with a middle income component
Floorplates	None	Smaller floorplates at higher height
Open Space	15%	Same
Parking	.9 office, 0.5 residential & retail	Same
Ratios	.9 lab 1/2 hotel rooms	.8 lab 1/4 hotel rooms
Signage	No limitations	Commercial sign regulations apply
Innovation Space	Not included	5% of office space in district
Sustainability	Not addressed	New Commercial Buildings LEED Gold
Community Fund	Not addressed	Contribution to Community Fund of \$10 psf of commercial development
Active Uses	Minimum 60,000 SF	75% of ground level space along Third St., Main St., and Broad Canal Way
Low & Moderate Income Housing	42,000 SF	48,500 SF
Incentive Zoning Payment	Not included	Up to \$4.3m contribution to Affordable Housing Trust

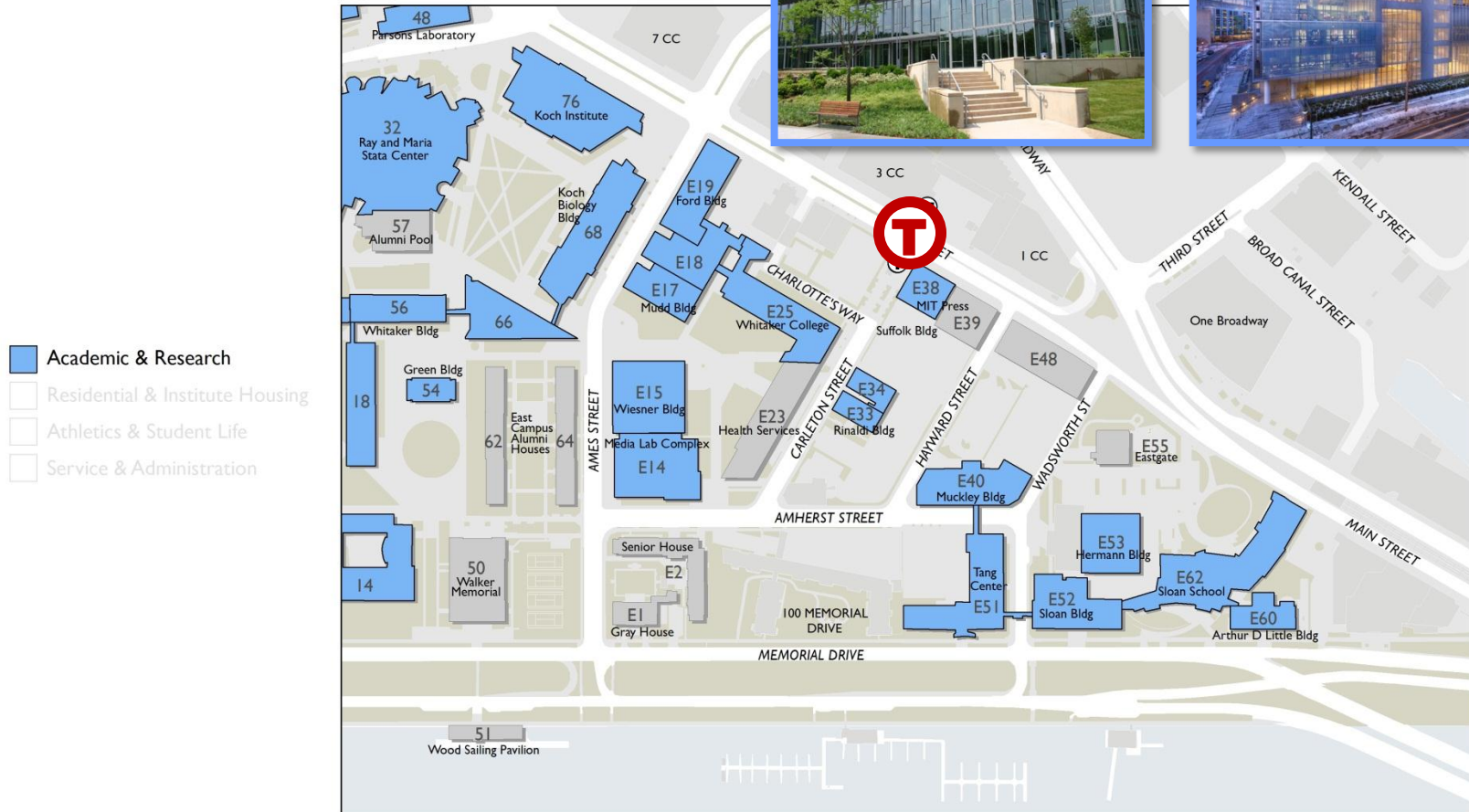
Conceptual Buildout

MIT EAST CAMPUS EXISTING CONDITIONS



Aerial by : www.lesvants.com

MIT EAST CAMPUS CURRENT USES

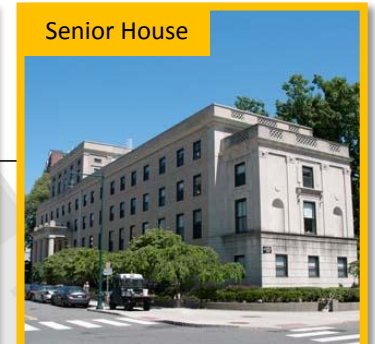
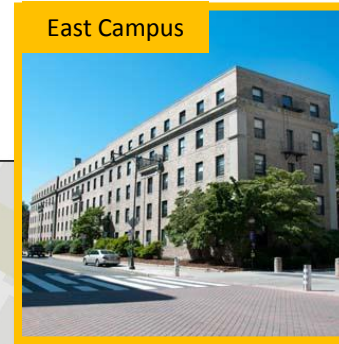
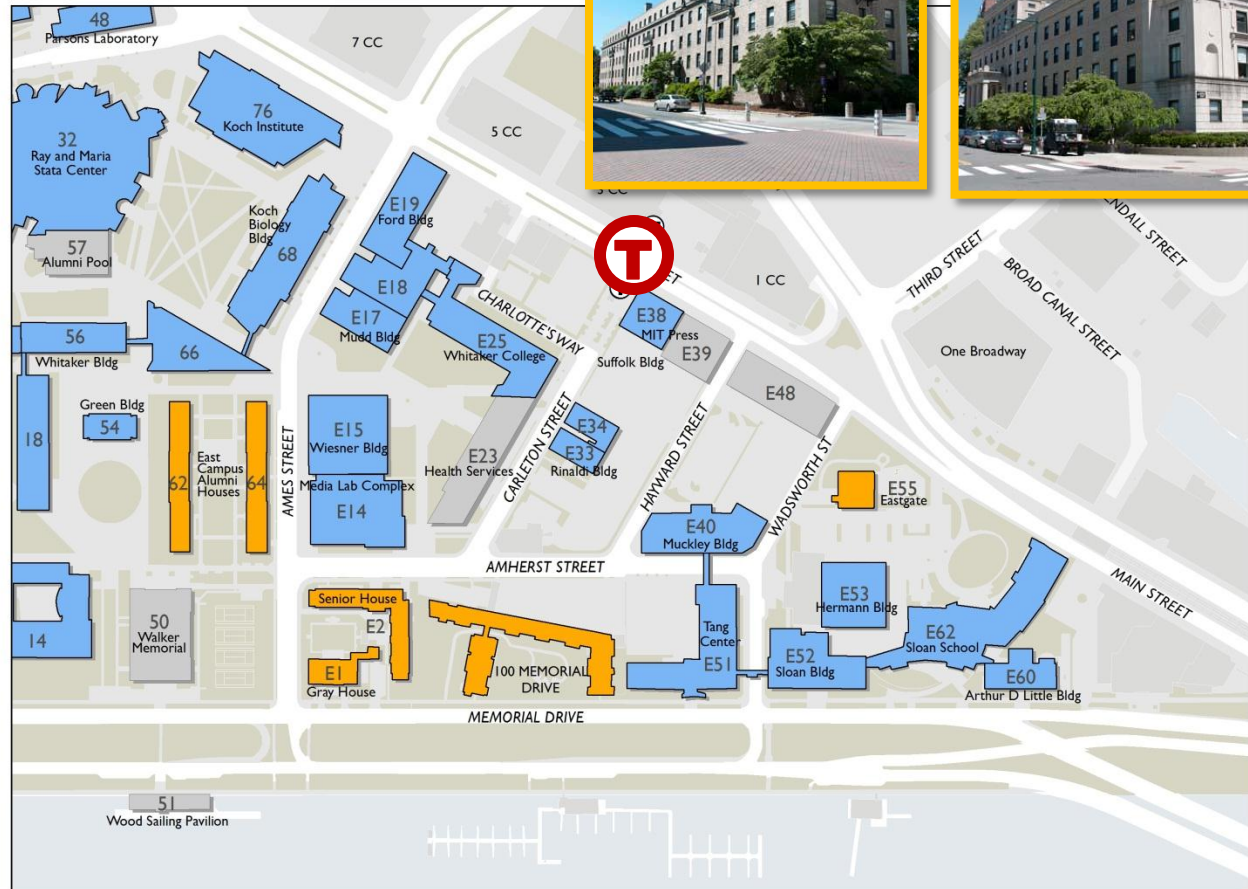


MIT EAST CAMPUS

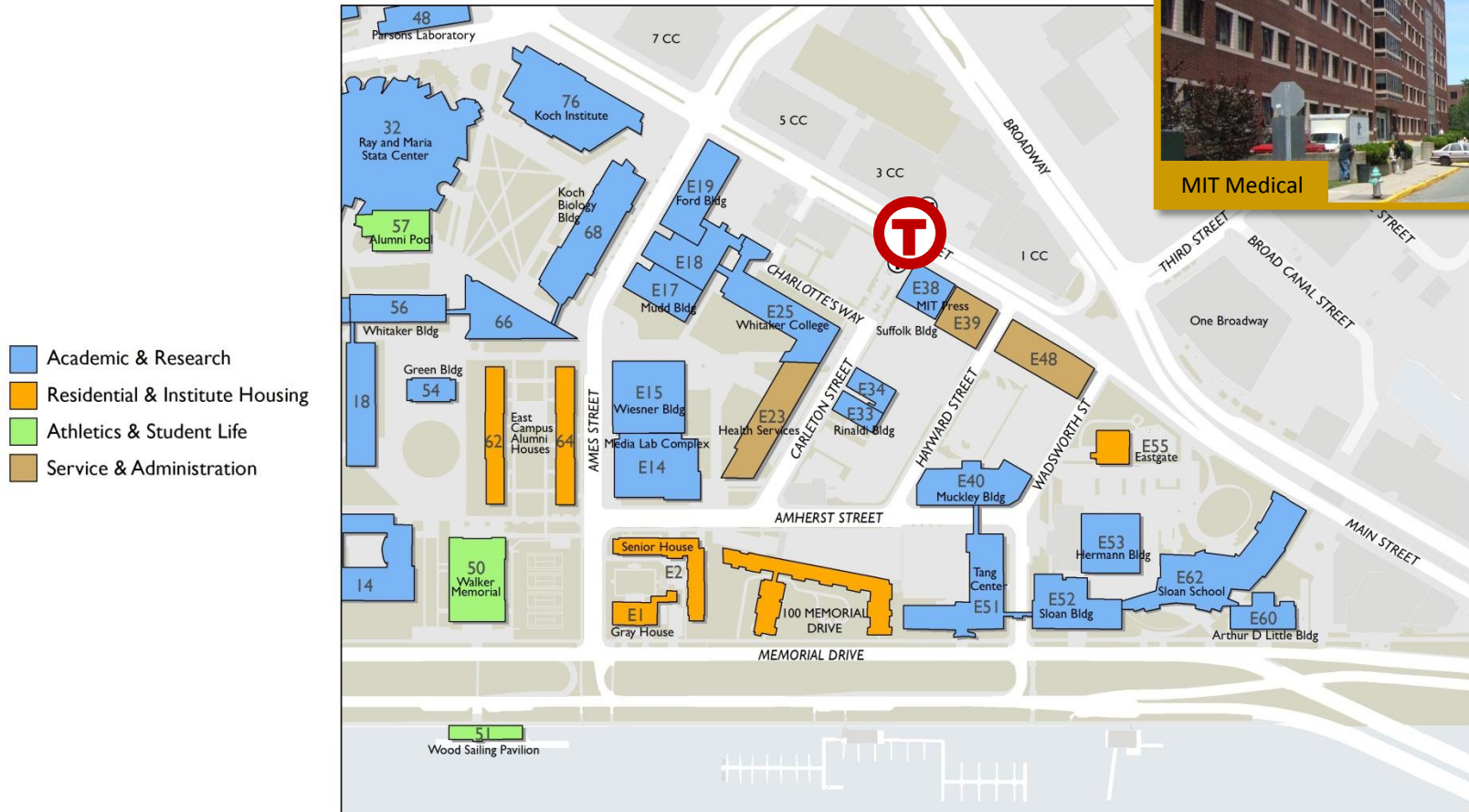
CURRENT USES

STUDENT	
East Campus	354 beds
Senior House	146 beds
Eastgate	201 units
MARKET	
100 Memorial	270 units

- Academic & Research
- Residential & Institute Housing
- Athletics & Student Life
- Service & Administration

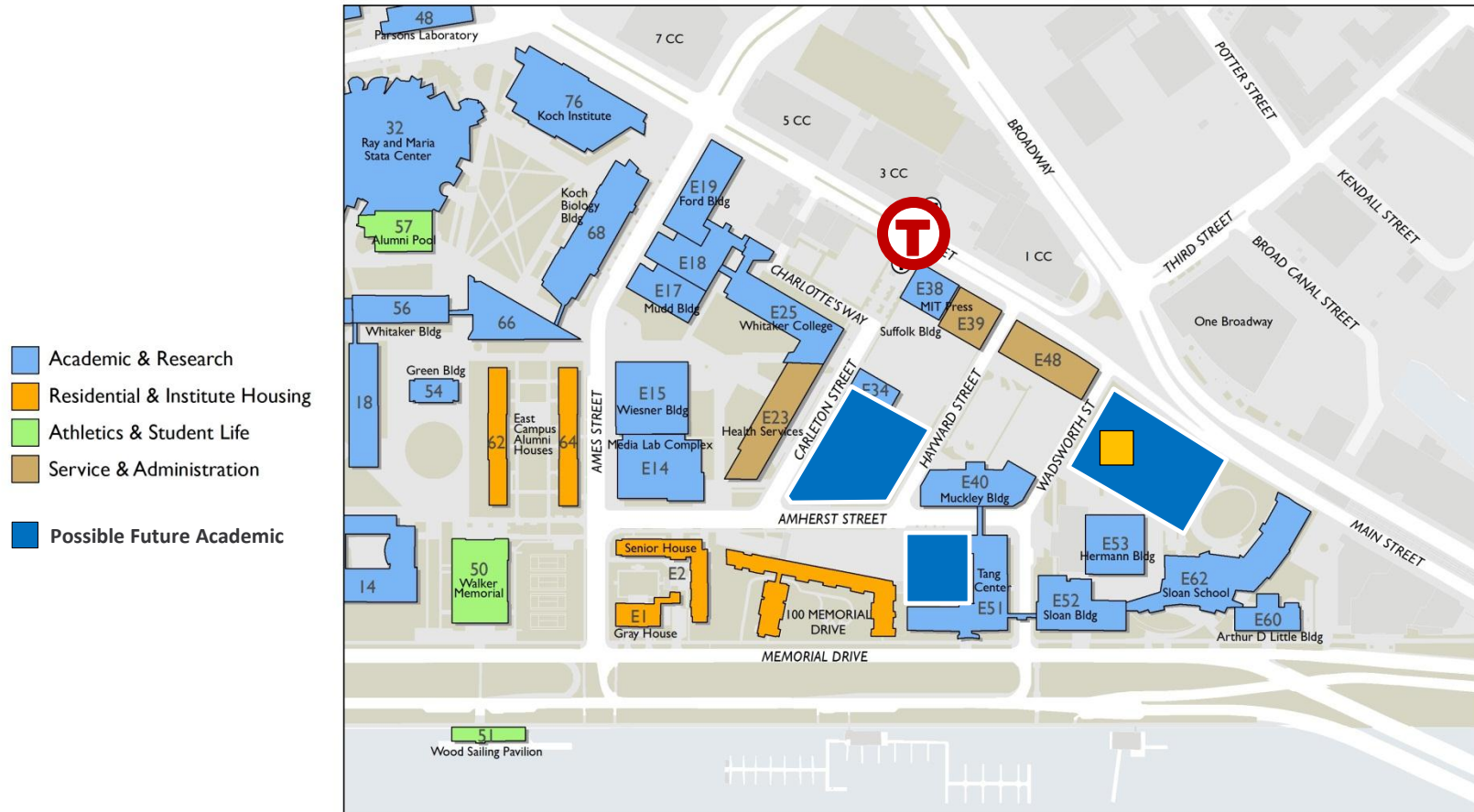


MIT EAST CAMPUS CURRENT USES



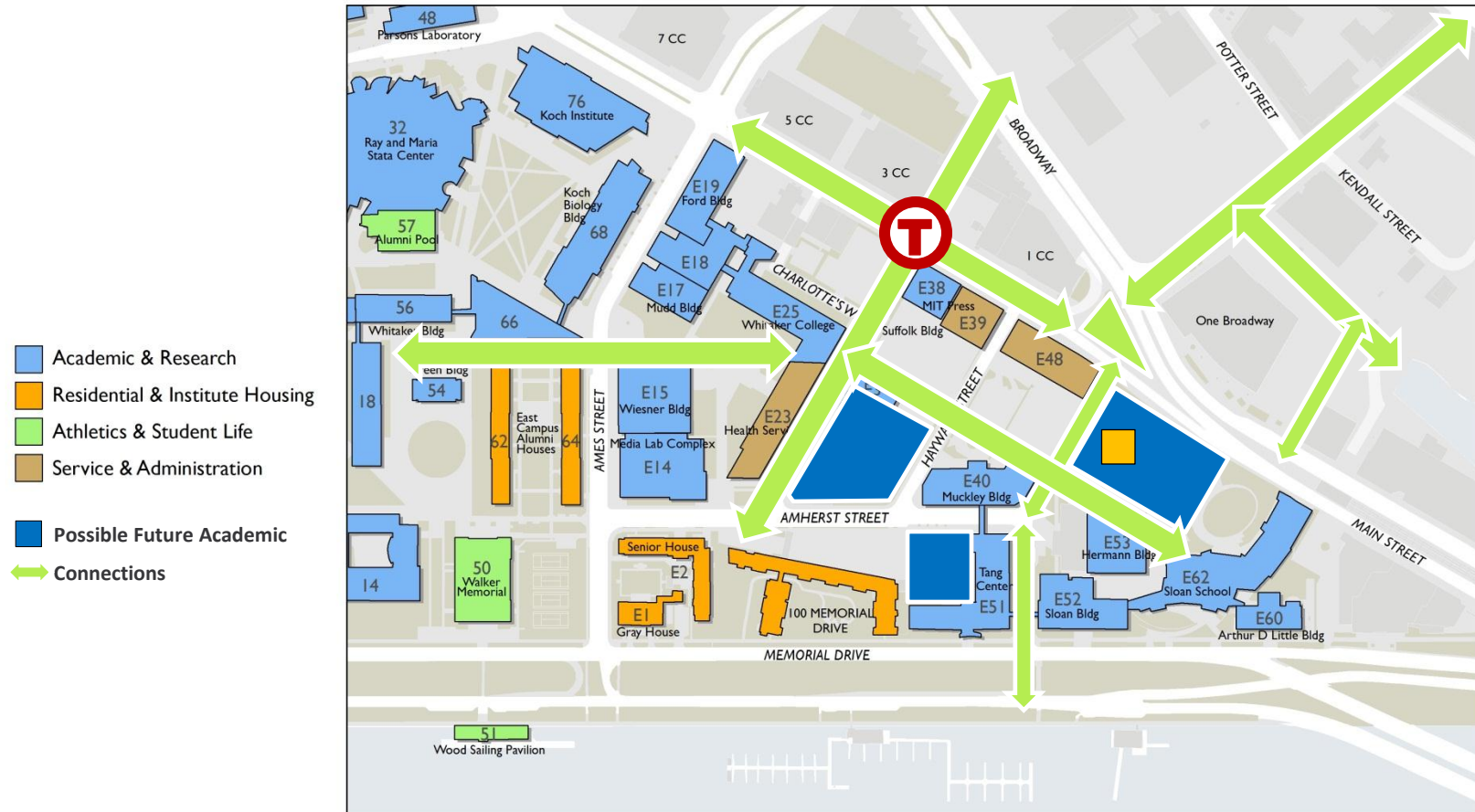
MIT EAST CAMPUS

POSSIBLE FUTURE ACADEMIC DEVELOPMENT SITES ON EXISTING PARKING LOTS



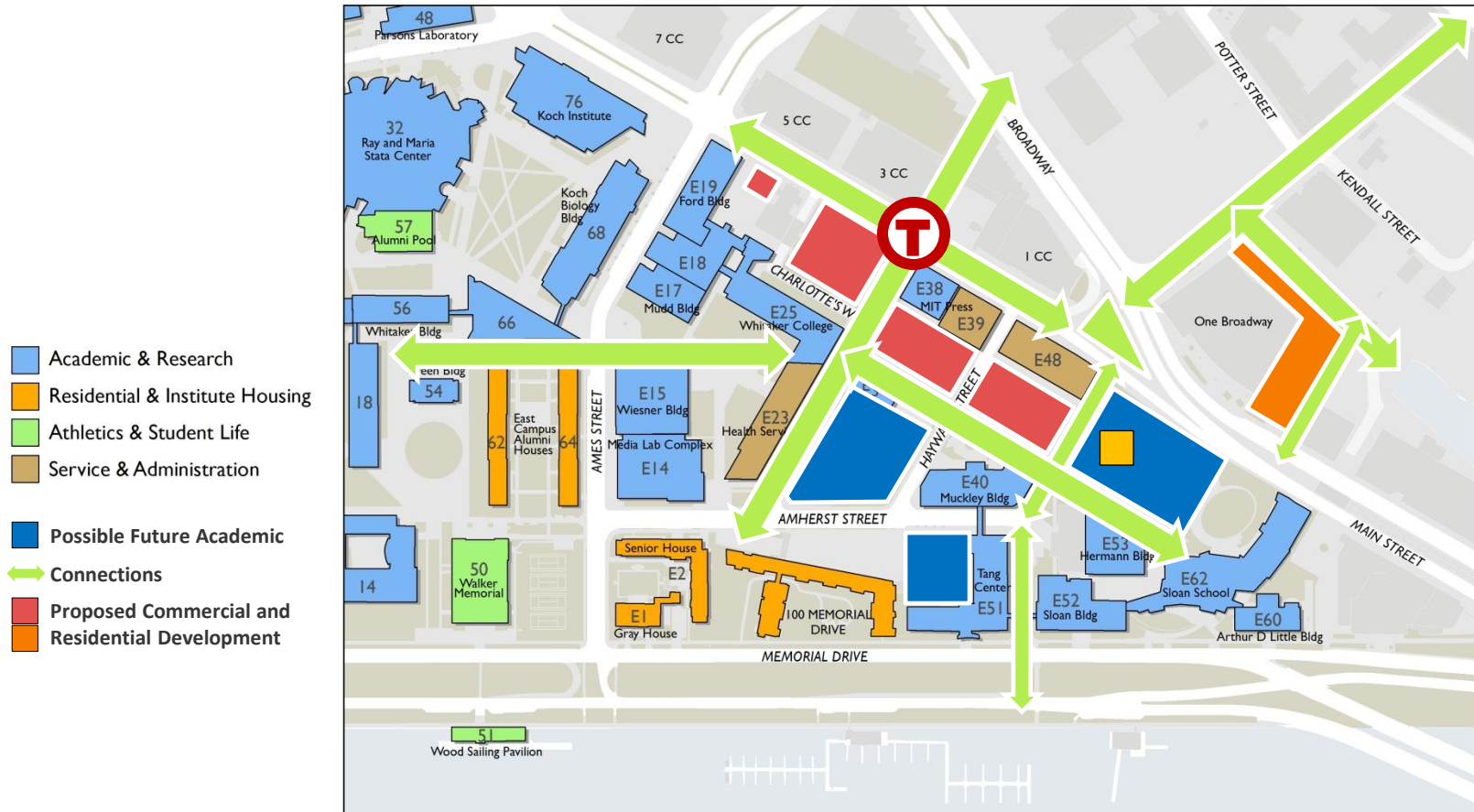
MIT EAST CAMPUS

CONNECTIONS BETWEEN CAMPUS AND COMMUNITY

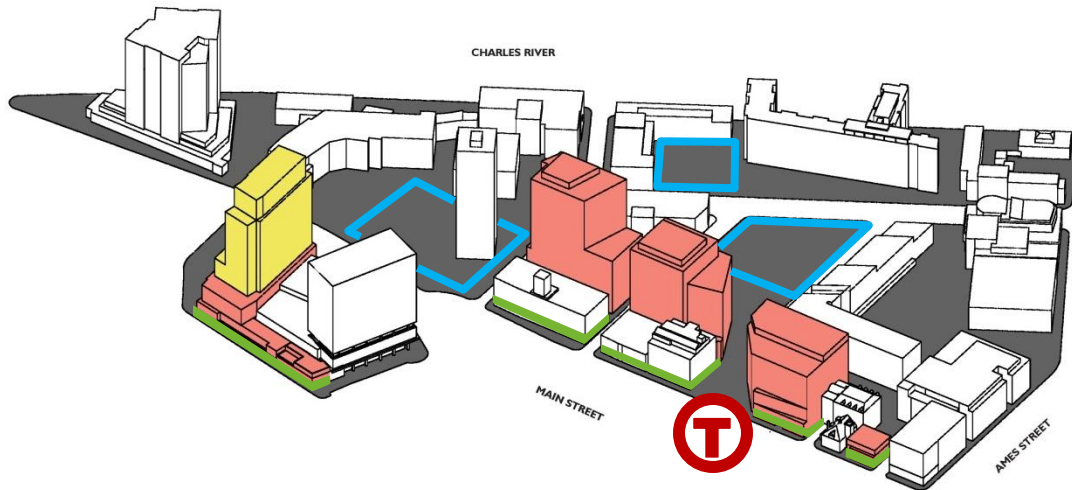


MIT EAST CAMPUS

PROPOSED SITES FOR COMMERCIAL DEVELOPMENT

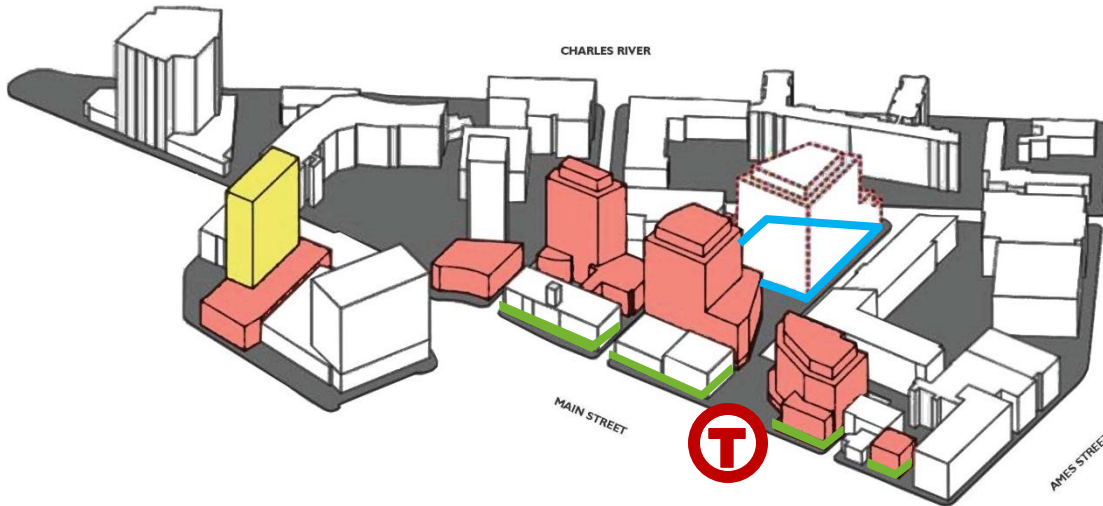


CONCEPTUAL COMMERCIAL BUILDOUT



MIT DIAGRAM

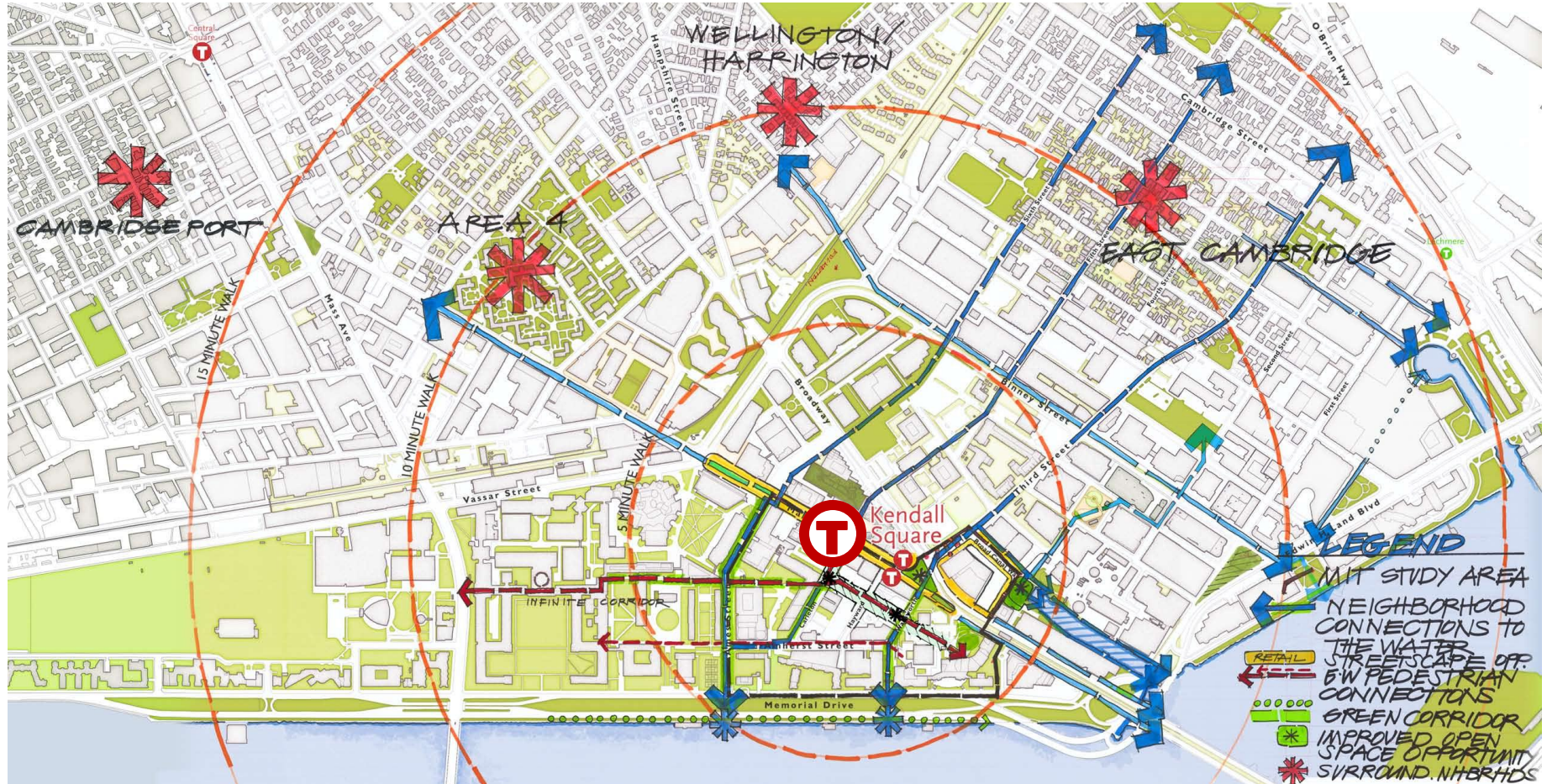
Residential	Office/Lab/Retail	Academic
240,000 sf	980,000 sf	800,000 sf



K2 DIAGRAM

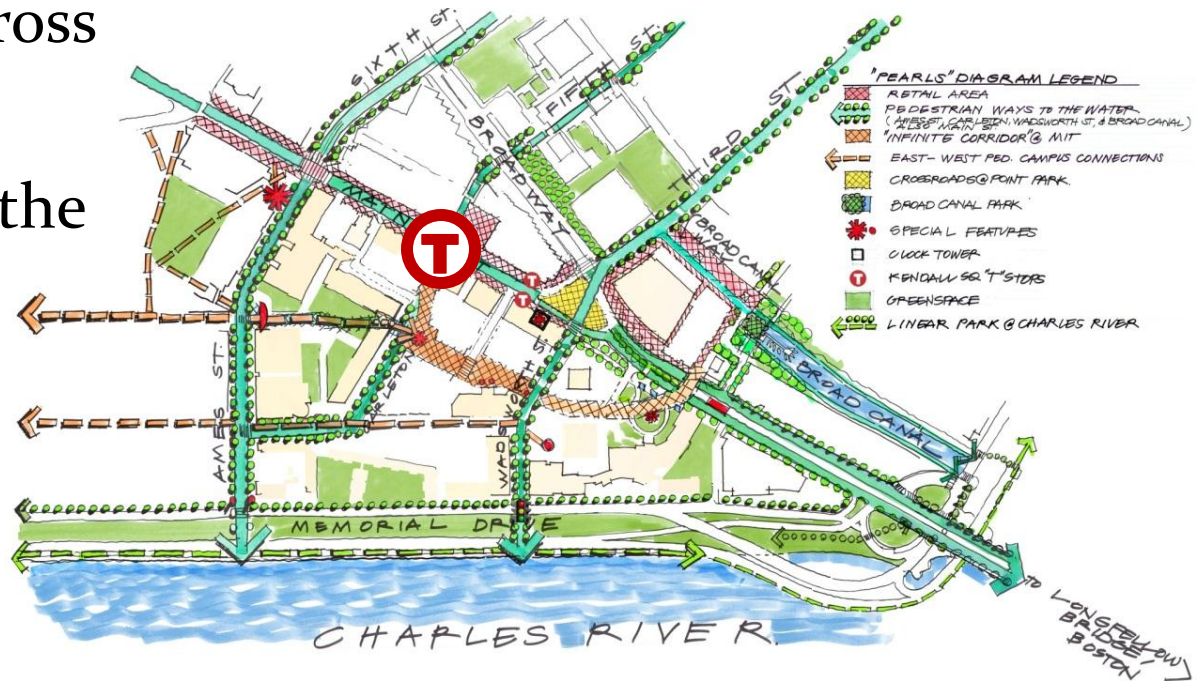
Residential	Office/Lab/Retail	Academic
200,000 sf	1,000,000 sf	800,000 sf

CONNECTIONS BETWEEN CAMPUS AND COMMUNITY



KEY INTEGRATION OPPORTUNITIES

- Eastern Campus Gateway
- Relationship between edge commercial buildings and core academic buildings/infinite corridor
- Connections across Main Street
- Relationship to the broader neighborhood



THE POSSIBILITIES

A CONNECTED MIXED-USE ENVIRONMENT



THE POSSIBILITIES

STOP 1 - BROAD CANAL WAY



BROAD CANAL WAY

EXISTING VIEW FROM 3RD STREET – MAY 2012

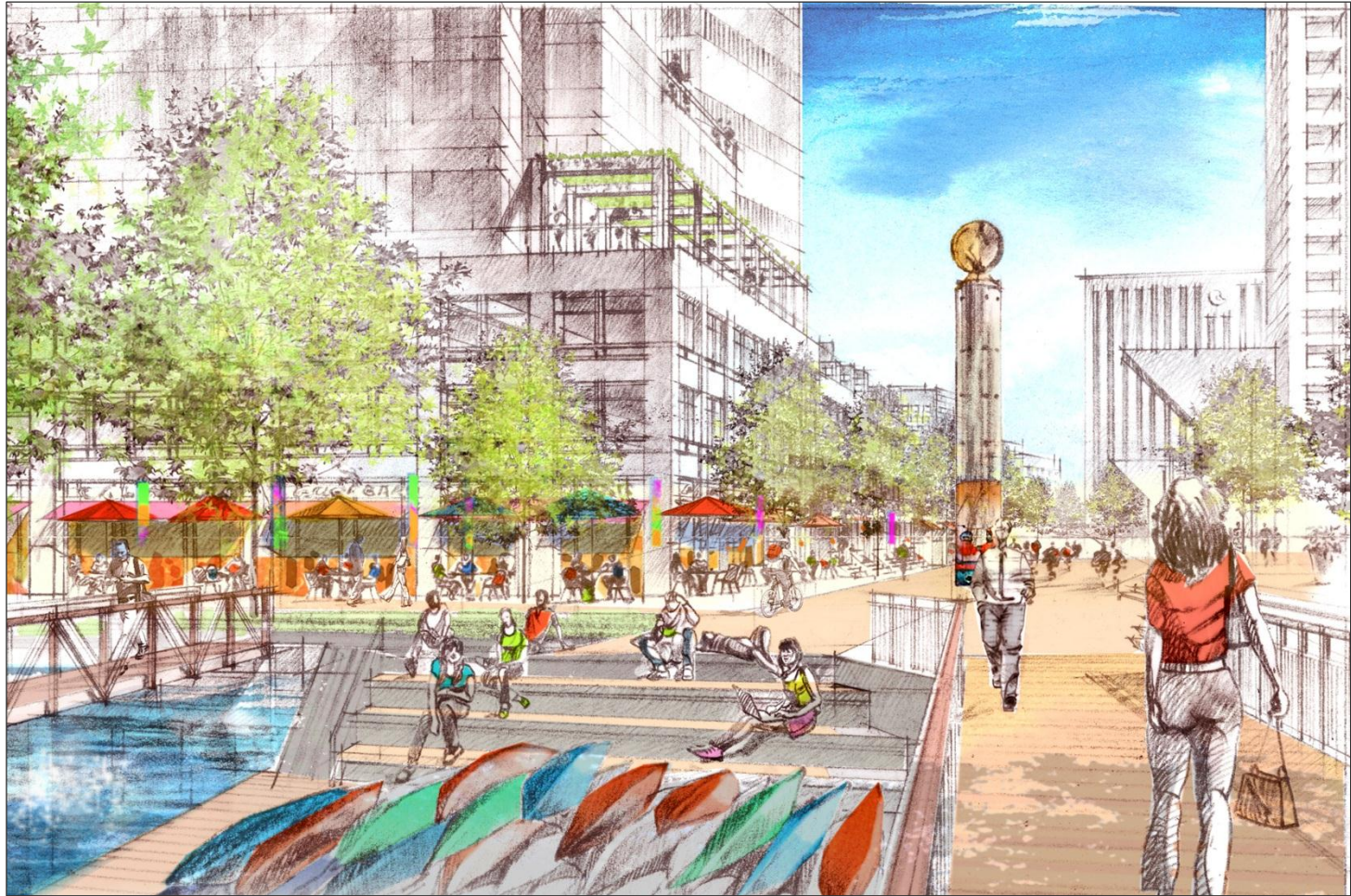


BROAD CANAL WAY

POSSIBLE VIEW FROM 3RD STREET



OPPORTUNITY ENLIVENMENT



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

THE POSSIBILITIES

STOP 2 - CHARLES RIVER WALK

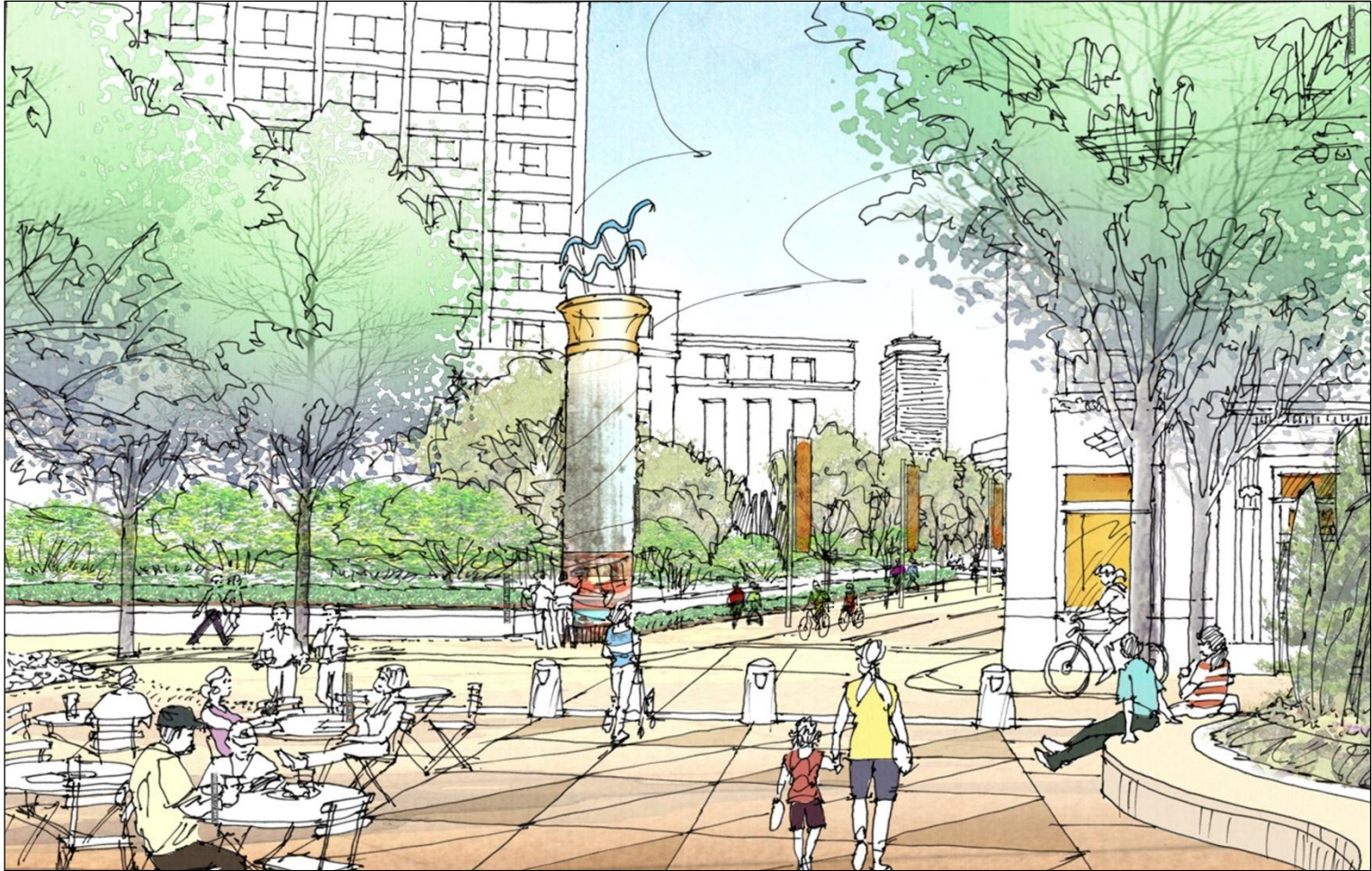


POINT PARK RIVERWALK

EXISTING VIEW FROM POINT PARK – MAY 2012



OPPORTUNITY ACCESS



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

THE POSSIBILITIES

STOP 3 - INFINITE CORRIDOR



INFINITE CORRIDOR

EXISTING VIEW FROM MIT MEDICAL – MAY 2012



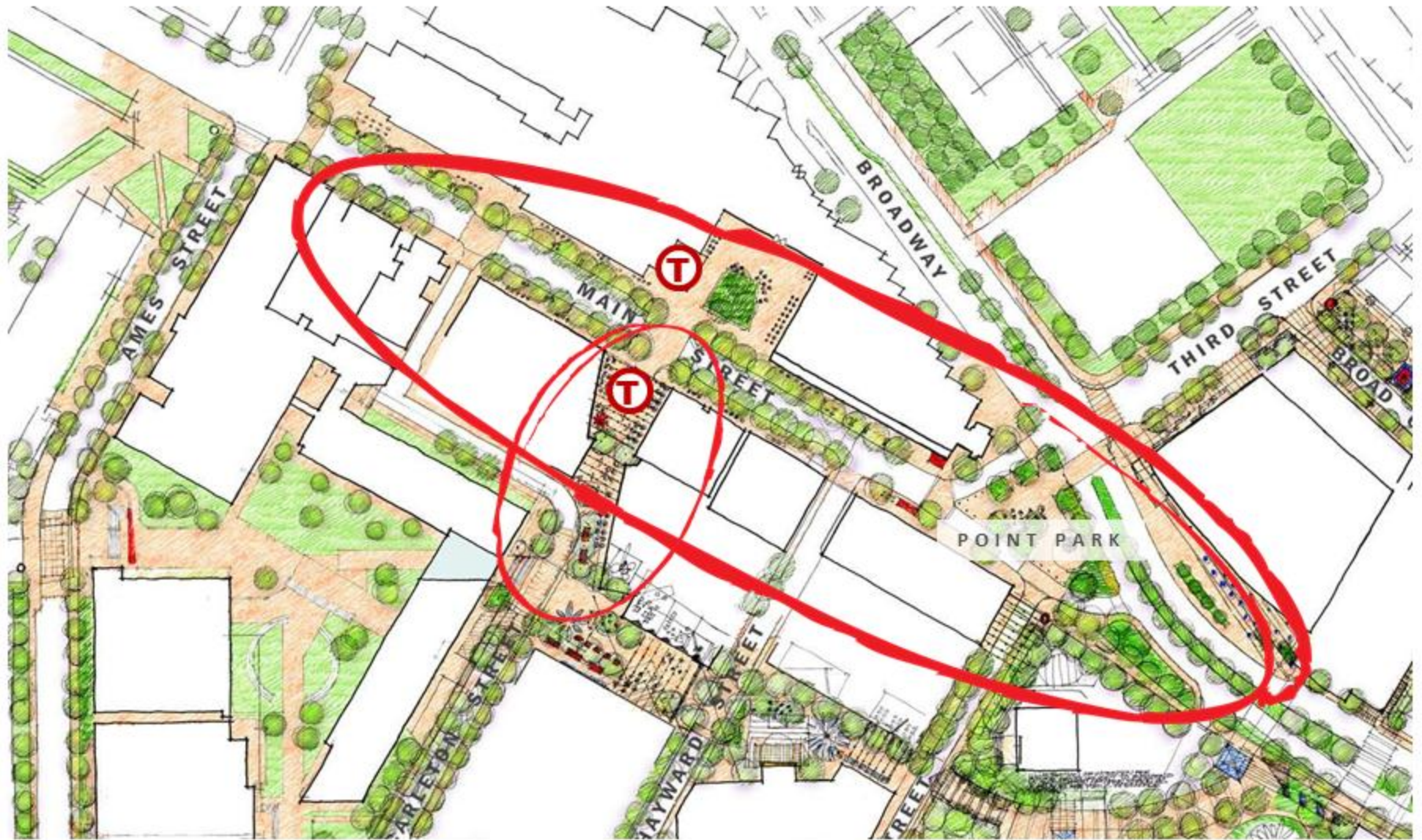
INFINITE CORRIDOR

POSSIBLE VIEW FROM MIT MEDICAL



THE POSSIBILITIES

STOP 4 - MAIN STREET DISTRICT



MAIN STREET DISTRICT

EXISTING VIEW FROM POINT PARK – MAY 2012



MAIN STREET DISTRICT POSSIBLE VIEW FROM POINT PARK



OPPORTUNITY

VIBRANT RETAIL

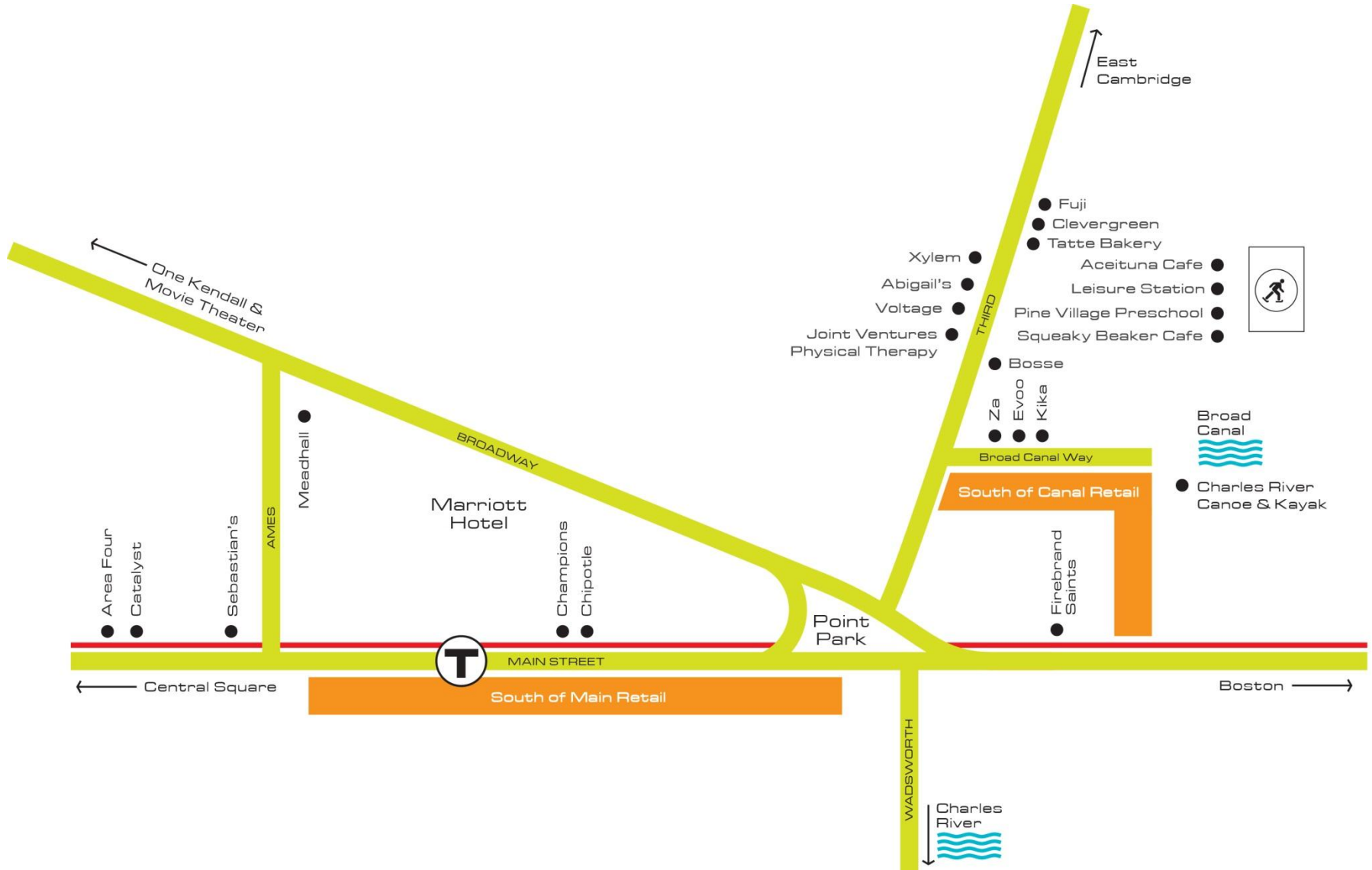


Development of parking lots with active ground floor uses will create a vibrant Main Street retail corridor

Retail

RETAIL

NEW ACTIVITY IN LAST 3+ YEARS



RETAIL

ACTIVE, BUSY, UNIQUE STOREFRONTS AND USES

retail identity:

- ▶ small & busy spaces
- diverse storefronts
- spill-out (actual & digital)
- day & night activity
- showrooms & playrooms



RETAIL POSSIBILITIES



**FOOD - QSR
SALADS**
MEAT AND FISH
500 SF

**NIGHTLIFE/CULTURE
OUTDOOR STAGE**

**ACTIVE
BIKE SHOP**
PAIRS, SALES, VALET, P
1,000 - 2,000
Wheelworks
UrbanAdvent

**FOOD - QSR
BAKERY**
CAFÉ, BAKERY, COFFEE
1,000 SF
BUILDING
EXPERIENCE

**MARKET/KIOSK
COFFEE**

PHARMACY
PHARMACY AND CONVENIENCE
4,000 SF

**FOOD - RESTAURANT
RESTAURANT**
FULL-SERVE, SIT-DOWN
LOCAL, CHEF-CENTRIC
3,000 - 5,000 SF

**LIFE/CULTURE
SOLO
PERFORMERS**
LOCAL PERFORMANCE
SMALL OR LARGE

GROCERY STORE
GROCERY

**MARKET/KIOSK
FOOD TRUCKS**
LUNCH, ICE CREAM, CUPCAKES,
INTERNATIONAL DELI

**NIGHTLIFE/CULTURE
FORUM**
COMMUNITY
BLENDING
3,000 SF

**PUBLIC
LECTURES**

**FOOD - RESTAURANT
DINER**
LUNCH, DINNER
TABLE & COUNTER
3,000 SF
The
Whistle
Diner
Tule D

**MARKET/KIOSK
PRODUCE**
SEASONAL

**SCIENCE
FAIRS**

**MARKET/KIOSK
FRENCH MARKET**
EUROPEAN-STYLE MARKET
SELLING SPECIALTY ITEMS

**FOOD - QSR
VENEZUELAN**
AREPAS, TOSTONES
500 - 1,000 SF
Orinoco
Caracas

**FOOD - QSR
SPECIALTY
SANDWICH I**
ITALIAN, COLD CUTS, DELI-STYLE
500 - 1,000 SF
Bob's
Victor's
All-Star
Spa

**FOOD - QSR
TEA CAFE**
TEA ONLY
500 - 1,000 SF
Argo
David's
Mem
Dado

**FOOD - QSR
ICE CREAM**
MUST BE TOP LOCAL
500 - 1,000 SF
JP Licks
Christina's
Tosa

RETAIL OPPORTUNITY



Discussion

KENDALL SQUARE INITIATIVE

