

# Kendall Square Initiative

Zoning Presentation  
to the Cambridge Planning Board  
February 19, 2013



1. Introduction
2. Further alignment with K2 Study
3. Discussion

# PURPOSE

## SECTION 13.81

- Reference to the K2 guidelines



## SECTIONS 13.83.1 AND 13.83.2

- FAR exemption for retail spaces less than 5,000 sf
- retail exemptions
- FAR exemption for retail ground level and one level below street level
- FAR exemptions for residential uses south of Main Street





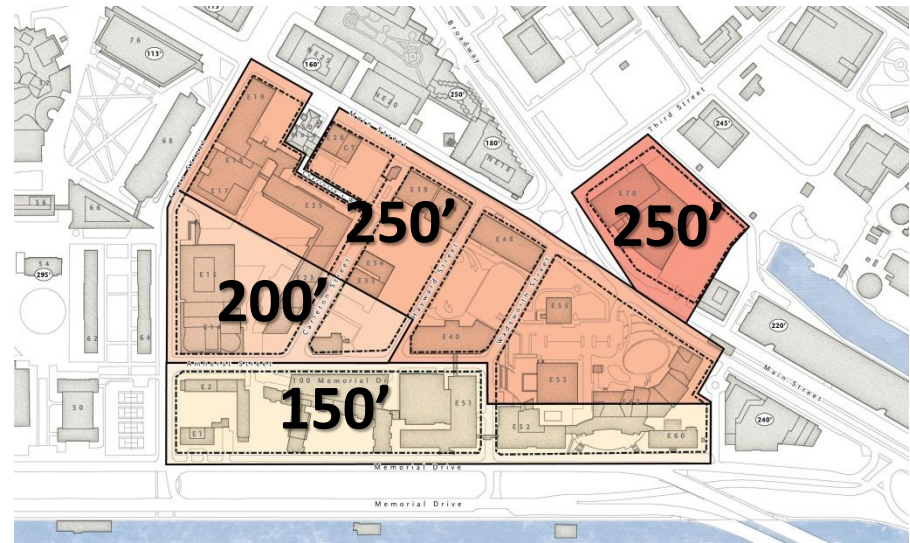
## SECTION 13.85

- Setback from American Red Cross
- Pedestrian bridges

# HEIGHT

## SECTION 13.86

- Middle Income and Inclusionary Housing
- Additional review over 200'



- Conceptual Open Space Plan





# PARKING AND LOADING

## SECTIONS 13.88.1 TO 13.88.4

- Parking language details



Electric Vehicle Charging Station  
One Broadway

## SECTION 13.89.3

- Overall requirement to provide innovation space
- Specific characteristics of innovation space



Cambridge Innovation Center  
One Broadway

# SUSTAINABILITY

## SECTION 13.89.4

- Enhanced Sustainability language
- Statement of Energy Design Intent
- All new commercial and residential buildings LEED Gold
- Feasibility of district steam
- Monitoring energy use



# SIGNS AND ILLUMINATION

## SECTION 13.810.1

- Article 7 - applicable to Business, Office and Industrial Districts



## SECTION 13.810.2

- Requirement and basic building design requirement is in zoning
- Design Guidelines include complementary activation language

- Concept reflective of K2
- Continue discussions of details through the Ordinance Committee process

- Housing and Graduate Student Housing
- Transportation

# KENDALL SQUARE INITIATIVE

