Kendall Square Initiative

Zoning Presentation
to the Cambridge City Council, Ordinance Committee
January 24, 2013
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
• 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
• 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
• 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
• 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
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
• No more than 980,000 sf of new commercial
• Floor plates aligned with K2 recommendations
• More flexibility for institutional floor plates
PARCEL SIZE AND SETBACKS
SECTIONS 13.84 AND 13.85

- 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.
• Minimum Open Space 15% across the PUD-5 district
• 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
• 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
• 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)
• 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
• 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
• 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

<table>
<thead>
<tr>
<th>Category</th>
<th>MIT</th>
<th>K2</th>
<th>CBT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heights</td>
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<td>✓</td>
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<tr>
<td>Floorplates</td>
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<tr>
<td>Total SF</td>
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<td>✓</td>
<td>✓</td>
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<tr>
<td>Residential SF</td>
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<td>Active Ground Floor Use</td>
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<td>Parking Ratios</td>
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<td>✓</td>
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<td>Open Space Network</td>
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<td>Setbacks</td>
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<td>Community Benefits</td>
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<td>Zoning Petition Overview</td>
<td>2011</td>
<td>2012</td>
<td></td>
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<tr>
<td>--------------------------</td>
<td>------</td>
<td>------</td>
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<tr>
<td>Commercial Max.</td>
<td>980,000 SF</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Residential Min.</td>
<td>120,000 SF</td>
<td>240,000 SF</td>
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<tr>
<td>FAR</td>
<td>3.8</td>
<td>3.9</td>
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<tr>
<td>Height</td>
<td>150' - 250'</td>
<td>Same</td>
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<tr>
<td></td>
<td>Up to 300' may be allowed</td>
<td>Up to 300' may be allowed only for residential with a middle income component</td>
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<tr>
<td>Floorplates</td>
<td>None</td>
<td>Smaller floorplates at higher height</td>
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<tr>
<td>Open Space</td>
<td>15%</td>
<td>Same</td>
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<tr>
<td>Parking</td>
<td>.9 office, 0.5 residential &amp; retail</td>
<td>Same</td>
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</tr>
<tr>
<td>Parking Ratios</td>
<td>.9 lab, 1/2 hotel rooms</td>
<td>.8 lab, 1/4 hotel rooms</td>
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<tr>
<td>Signage</td>
<td>No limitations</td>
<td>Commercial sign regulations apply</td>
<td></td>
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<tr>
<td>Innovation Space</td>
<td>Not included</td>
<td>5% of office space in district</td>
<td></td>
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<tr>
<td>Sustainability</td>
<td>Not addressed</td>
<td>New Commercial Buildings LEED Gold</td>
<td></td>
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<tr>
<td>Community Fund</td>
<td>Not addressed</td>
<td>Contribution to Community Fund of $10 per square foot of commercial development</td>
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<tr>
<td>Active Uses</td>
<td>Minimum 60,000 SF</td>
<td>75% of ground level space along Third St., Main St., and Broad Canal Way</td>
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<tr>
<td>Low &amp; Moderate Income Housing</td>
<td>42,000 SF</td>
<td>48,500 SF</td>
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<tr>
<td>Incentive Zoning Payment</td>
<td>Not included</td>
<td>Up to $4.3 million contribution to Affordable Housing Trust</td>
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Conceptual Buildout
MIT EAST CAMPUS
CURRENT USES

**STUDENT**
- East Campus: 354 beds
- Senior House: 146 beds
- Eastgate: 201 units

**MARKET**
- 100 Memorial: 270 units
MIT EAST CAMPUS
POSSIBLE FUTURE ACADEMIC DEVELOPMENT SITES ON EXISTING PARKING LOTS
MIT EAST CAMPUS

PROPOSED SITES FOR COMMERCIAL DEVELOPMENT
Possible Future Academic Connections
Proposed Commercial and Residential Development
Gateway / Node
CONCEPTUAL COMMERCIAL BUILDCUT

MIT DIAGRAM

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Office/Lab/Retail</th>
<th>Academic</th>
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<tbody>
<tr>
<td>sf</td>
<td>240,000</td>
<td>980,000</td>
<td>800,000</td>
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K2 DIAGRAM

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Office/Lab/Retail</th>
<th>Academic</th>
</tr>
</thead>
<tbody>
<tr>
<td>sf</td>
<td>200,000</td>
<td>1,000,000</td>
<td>800,000</td>
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</tbody>
</table>
Residential Units: Existing, New or Under Construction, and Permitted
East Cambridge/Kendall Square

figures and graphic by Cambridge Community Development Department, September 2012
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
Development along north and east sides of One Broadway with active ground floor uses will further energize the Broad Canal.
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
POSSIBLE VIEW FROM MIT MEDICAL
Development of parking lots with active ground floor uses will create a vibrant Main Street retail corridor
Retail
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
- Outdoor Stage
- Active Bike Shop
- Bakery
- Food Trucks
- Market/Kiosk
- Coffee
- Pharmacy
- Nightlife/Culture
- Solo Performers
- Forum
- Public Lectures
- Science Fairs
- Specialty Sandwich
- French Market
- Tea Cafe
- Market/Kiosk Produce
- Ice Cream

Food - QSR

- Italian, Cold Cuts, Deli Style
- 500 - 1,000 SF

Public Lectures
- Community Engagement

Science Fairs
- Educational

Specialty Sandwich
- Italian, Cold Cuts, Deli Style
- 500 - 1,000 SF

French Market
- European Style Market
- Retail Specialty Vendors

Tea Cafe
- Tea Only
- 500 - 1,000 SF
RETAIL OPPORTUNITY
Discussion