Kendall Square Initiative

Zoning Presentation
to the Cambridge Planning Board
February 19, 2013
AGENDA

1. Introduction
2. Further alignment with K2 Study
3. Discussion
• Reference to the K2 guidelines
FAR

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
GFA LIMITATIONS
SECTION 13.83.3

• Conceptual Development Plan
• Floor plate limitations
• Setback from American Red Cross
• Pedestrian bridges
• Middle Income and Inclusionary Housing
• Additional review over 200’
OPEN SPACE
SECTION 13.87

• Conceptual Open Space Plan
• Parking language details
• Overall requirement to provide innovation space
• Specific characteristics of innovation space
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
• Article 7 - applicable to Business, Office and Industrial Districts
• 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
OTHER ISSUES WE HEARD

• Housing and Graduate Student Housing
• Transportation