

# Kendall Square Initiative

Presentation to the Cambridge Planning Board

December 4, 2012

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- Goals
- Update on MIT's Faculty Task Force Activity
- Evolution of MIT's Kendall Square Proposal
- Alignment with the Community Planning Process
- Zoning Petition
- Conceptual Buildout

- MIT is advancing this project to:
  - Advance innovation and competitive edge in Kendall Square
  - Enhance Kendall Square public realm
  - Provide further opportunities for collaboration, interaction and social enjoyment in a mixed-use environment
  - Increase connections between campus and community
  - Preserve academic capacity for the future
- The petition will enable MIT to protect the future academic campus and invigorate Kendall Square with mixed-use development on existing surface parking lots

- Recognizes the Kendall Square development as an extension of the MIT campus with an embedded commercial component
- Outlines principles for campus and Kendall Square development that balances academic, neighborhood, and commercial needs and honors historic preservation goals
- Recommends attention to the campus nature of the project, particularly the creation of an iconic Gateway that honors and preserves Kendall Square's history and is worthy of MIT and its aspirations, mission, and standards of design excellence
- Recommends a study of MIT housing needs, particularly for graduate students
- Supports moving forward with rezoning petition now, provided the principles and recommendations in their report are applied in the development of building and site programs and designs during the PUD and Article 19 permitting process

- Initiating a participative conceptual Gateway design process that integrates with planning for the rest of MIT's East Campus
- Initiating a planning study to evaluate the Institute's housing needs
- Both processes to launch in 2013 with completion in 12-18 months

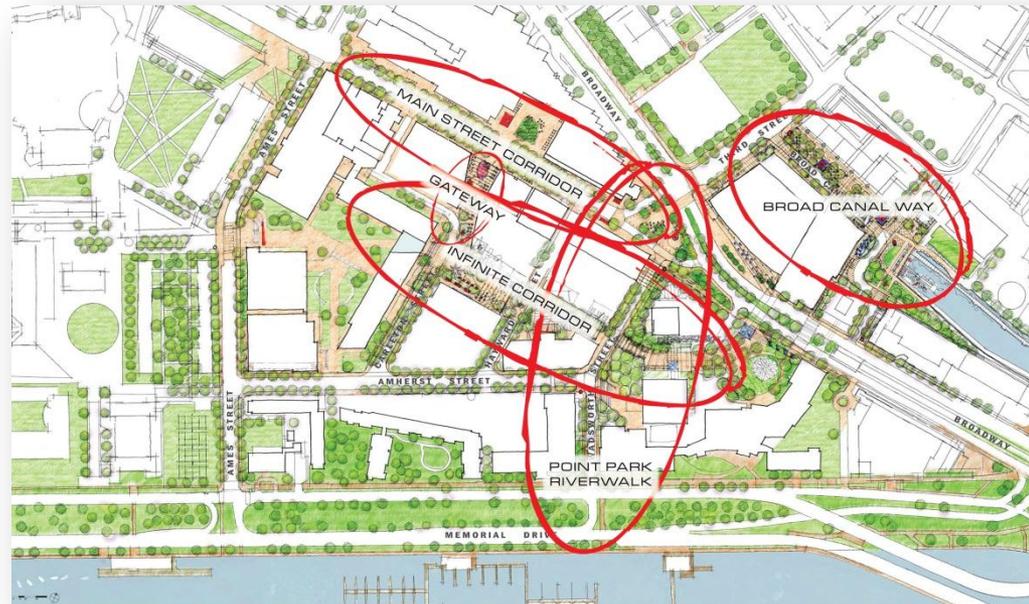
We have enhanced our proposal to reflect community input

- *Housing*: 120 units originally included; now up to 300 proposed on One Broadway lot
- *One Broadway Addition*: From commercial to primarily residential
- *Retail*: Enhanced district-wide retail vision



# EVOLUTION OF MIT'S KENDALL SQUARE PROPOSAL

- *Enlivenment Areas*: Main Street was primary focus for vibrant public interface; other focal areas now include:
  - Point Park and riverwalk
  - Broad Canal
  - MIT's Infinite Corridor



# EVOLUTION OF MIT'S KENDALL SQUARE PROPOSAL

- *Civic Space*: The proposal will include a “community living room” for cultural and educational programming
- *MBTA Head House*: We are exploring the opportunity to reinvigorate the headhouse



# EVOLUTION OF MIT'S KENDALL SQUARE PROPOSAL

- *Innovation Space*: Not in the original petition; we have now included this requirement
- *Sustainability*: The proposal adopts LEED Gold as a standard for new Kendall Square commercial development, in addition to other sustainability measures



## Additional Community Benefits

- Includes K2-recommended \$10 per square foot contribution to a **community fund** for open space, transportation, and workforce readiness training (approximately \$10 million)
- Includes City's **incentive zoning payment** which contributes \$4.44 per square foot to the Affordable Housing Trust (approximately \$4 million)



# 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

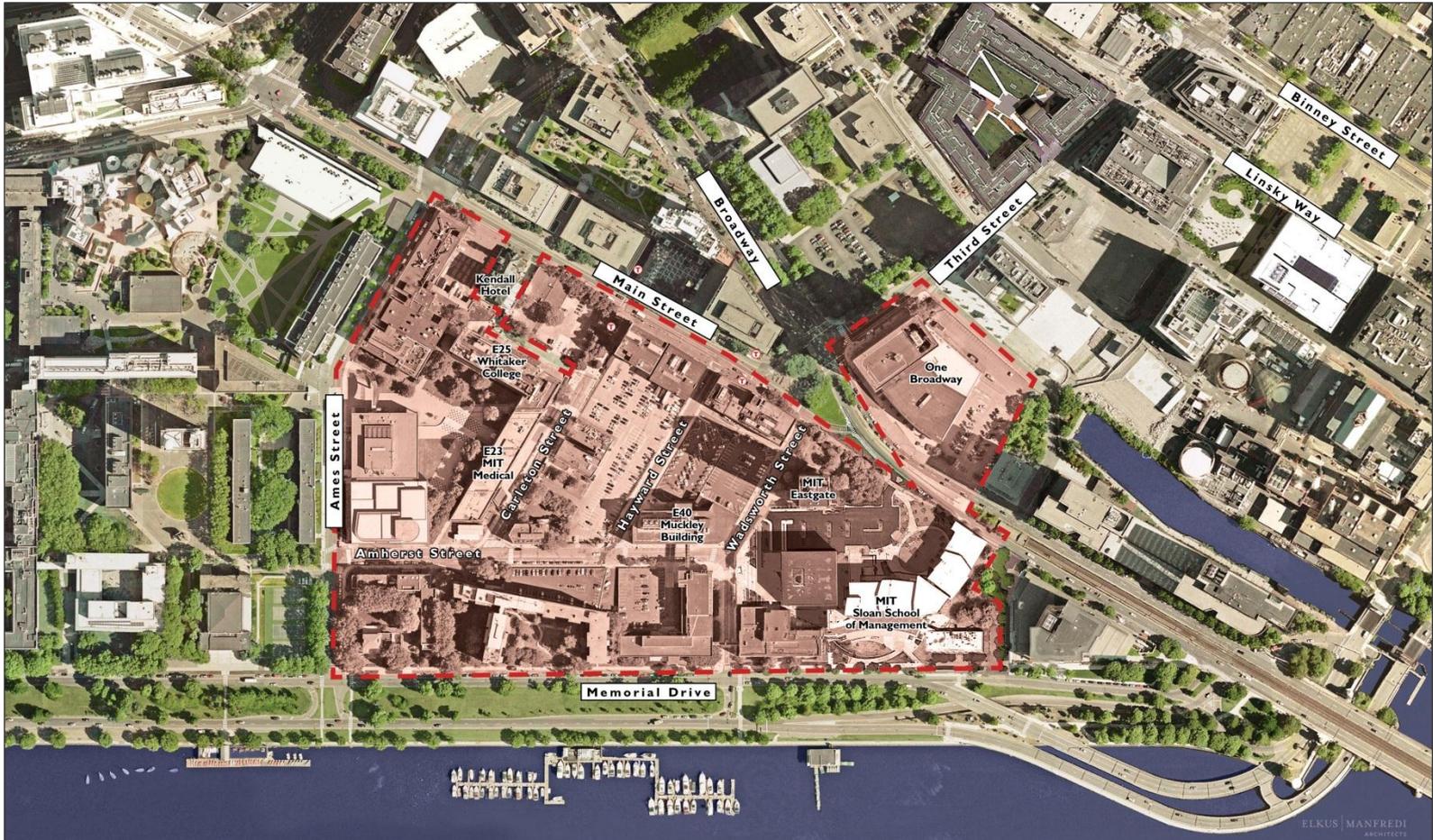
# ZONING PETITION

# ZONING PETITION OVERVIEW

	2011	2012
Commercial Max.	980,000 SF	Same
Residential Min.	120,000 SF	<b>240,000 SF</b>
FAR	3.8	Same
Height	150' - 250' Up to 300' may be allowed	<b>Up to 300' may be allowed only for residential with a middle income component</b>
Floorplates	None	<b>Smaller floorplates at higher height</b>
Open Space	15%	Same
Parking	.9 office, 0.5 residential & retail	Same
Ratios	.9 lab 1/2 hotel rooms	<b>.8 lab 1/4 hotel rooms</b>
Innovation Space	Not included	<b>5% of office space in district</b>
Sustainability	Not addressed	<b>New Commercial Buildings LEED Gold</b>
Community Fund	Not addressed	<b>Contribution to Community Fund of \$10 psf of commercial development</b>
Active Uses	Minimum 60,000 SF	<b>75% of ground level space along Third St., Broadway, Main St., and Broad Canal Way</b>
Low & Moderate Income Housing	42,000 SF	<b>48,500 SF</b>
Incentive Zoning Payment	Not included	<b>Up to \$4.3m contribution to Affordable Housing Trust</b>

# LOCATION



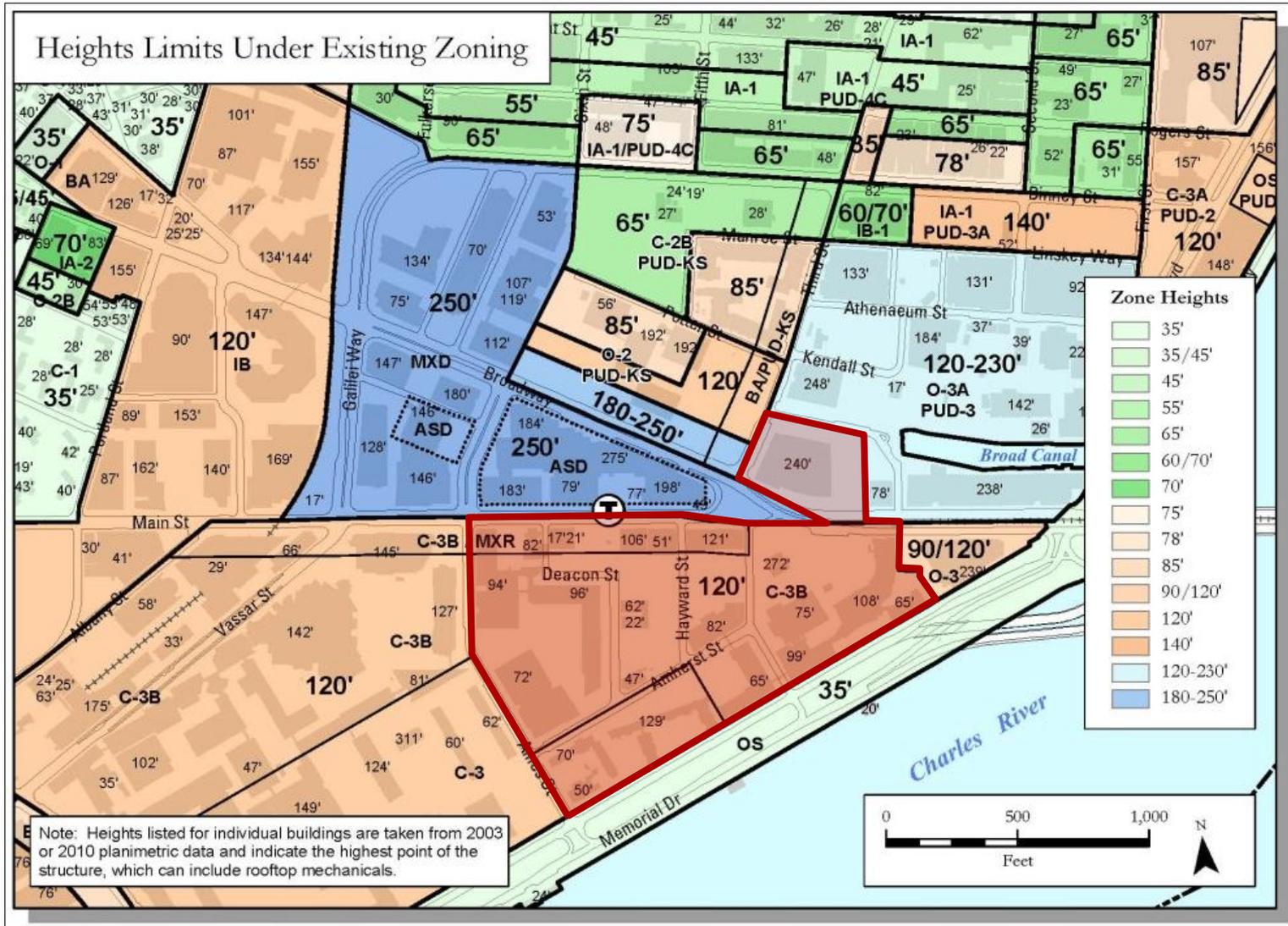


26 acres

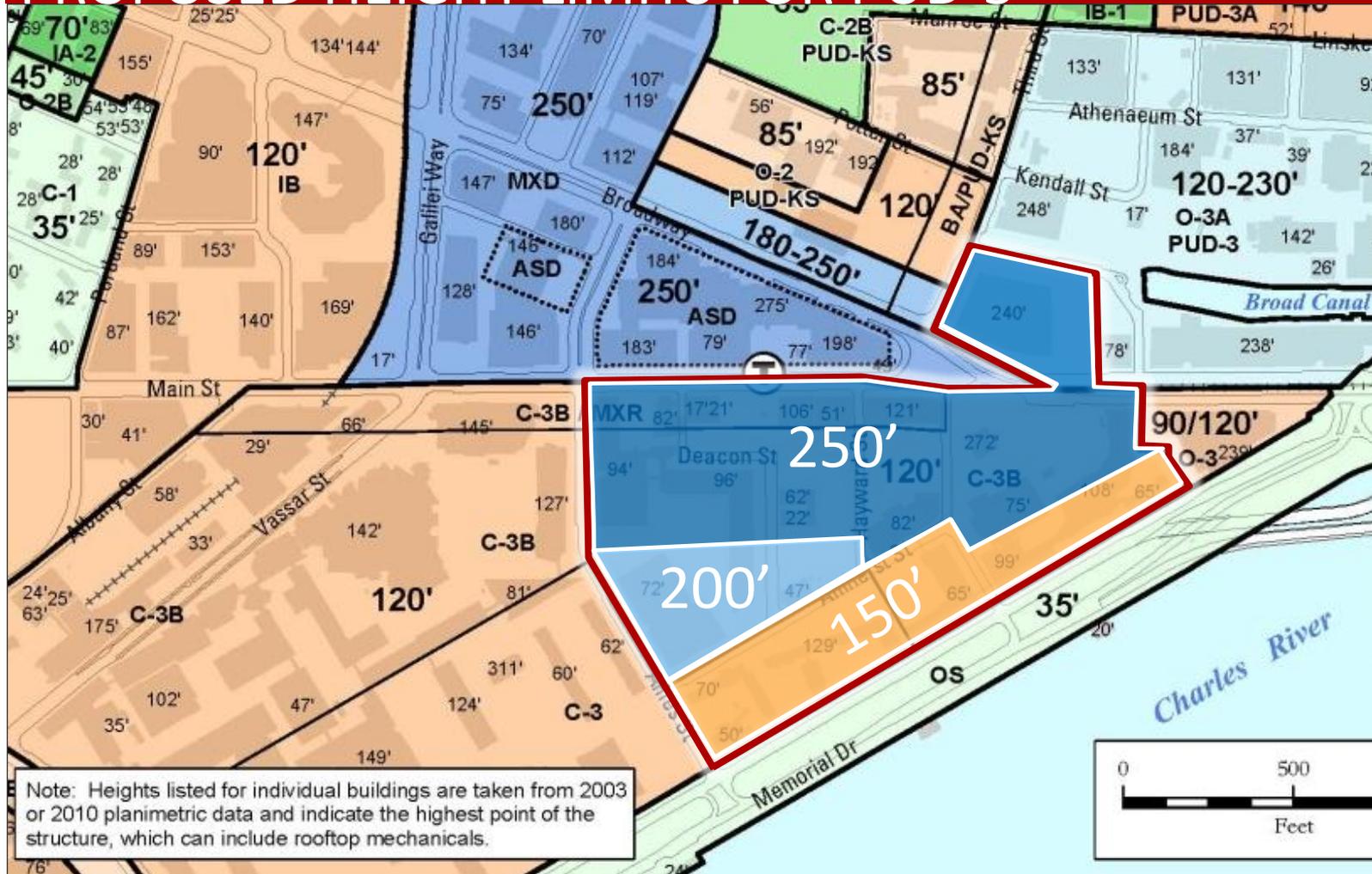
# PLANNING OBJECTIVES

- Center of innovation
- Vibrant neighborhood with new housing
- Support for academic mission
- Transit oriented development
- Mixed-use sustainable development
- Strong retail corridor (Main Street, Broad Canal)
- Indoor and outdoor gathering spaces (pearl necklace)
- Connections between MIT campus and broader community

# EXISTING BUILDING HEIGHTS AND ZONING HEIGHT LIMITS



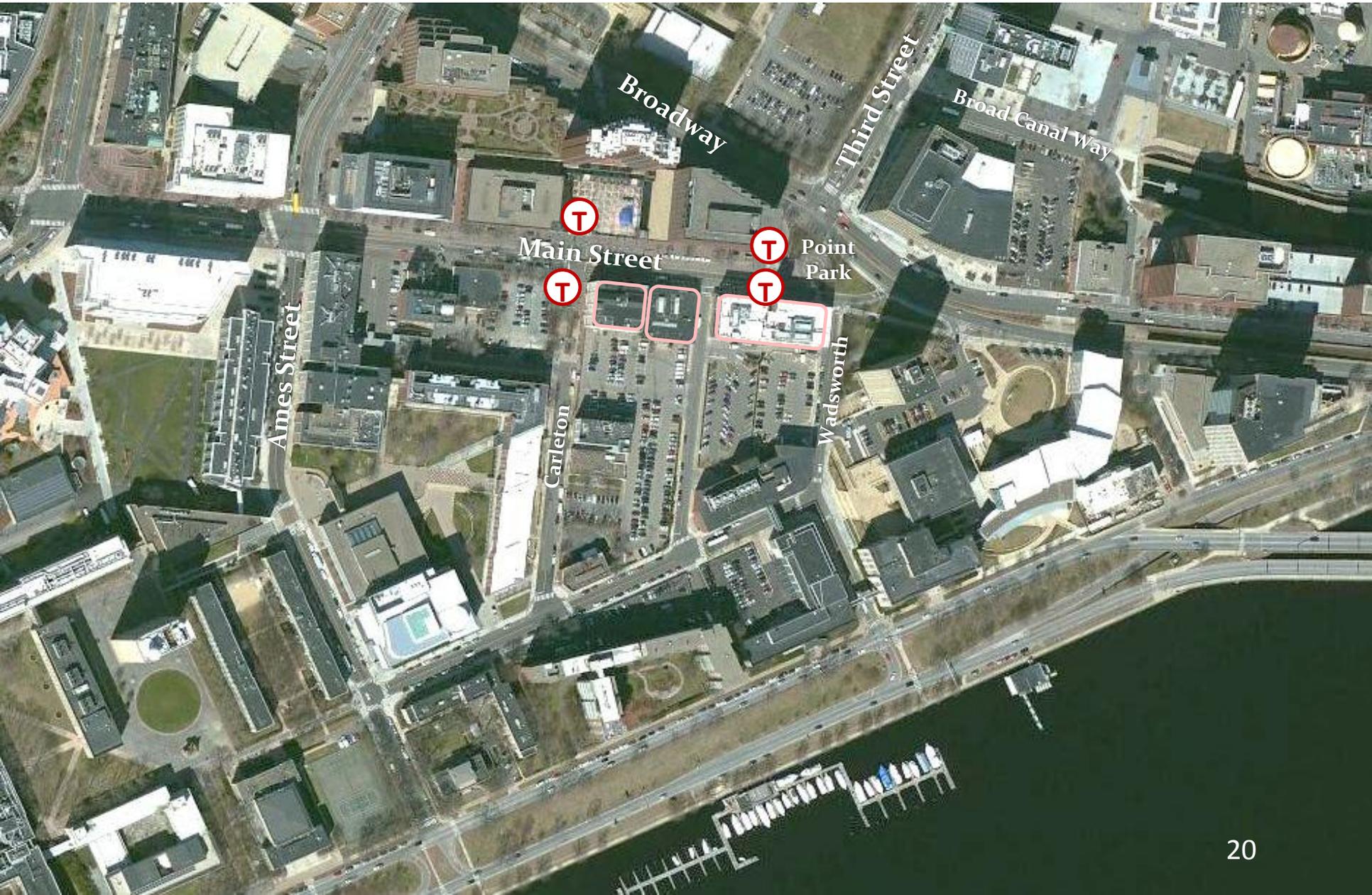
# PROPOSED HEIGHT LIMITS FOR PUD-5



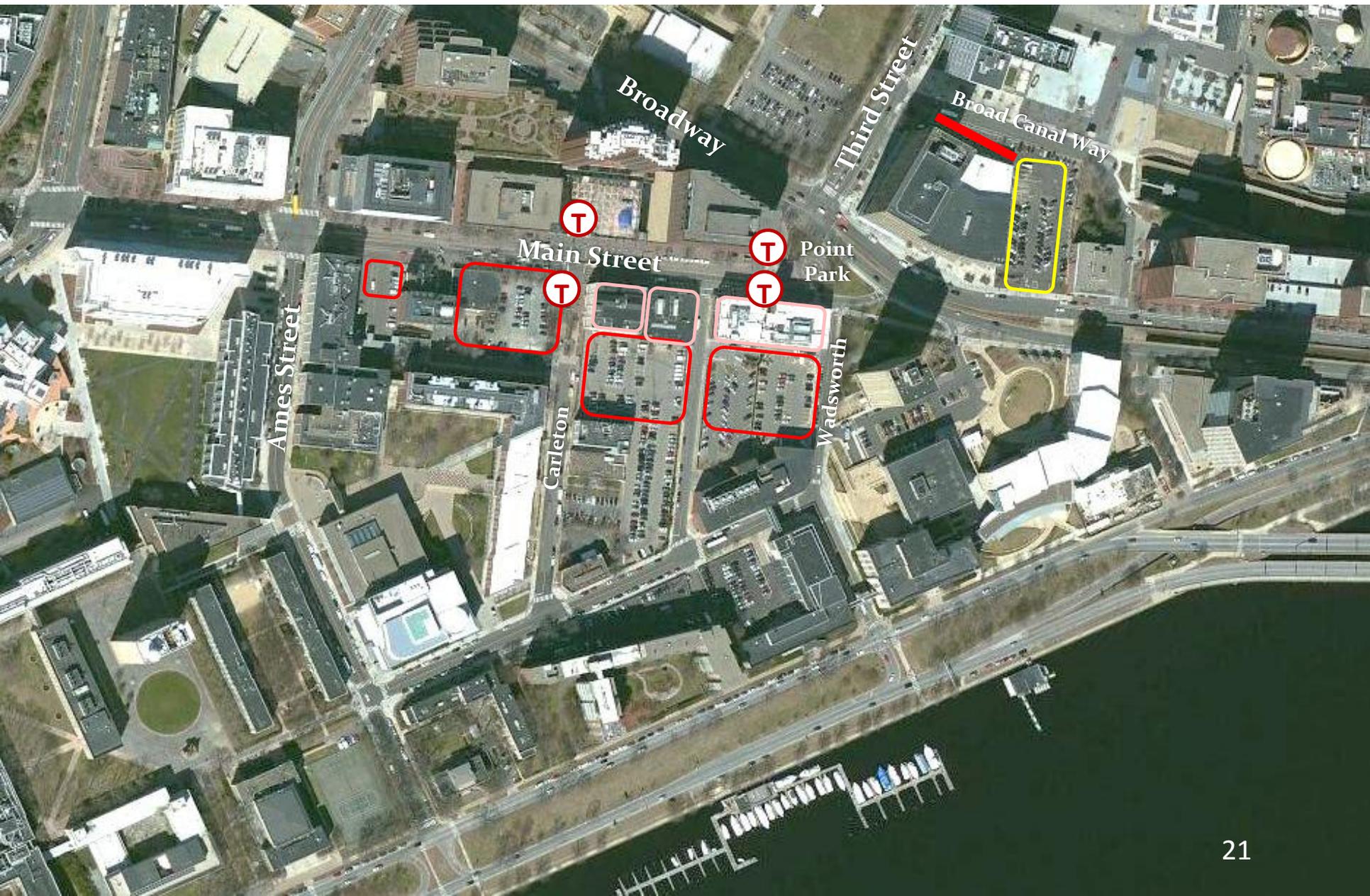
- New height steps down toward the river
- Height increase from 250 to 300 feet allowed for residential developments with Planning Board approval

# CONCEPTUAL BUILDOUT

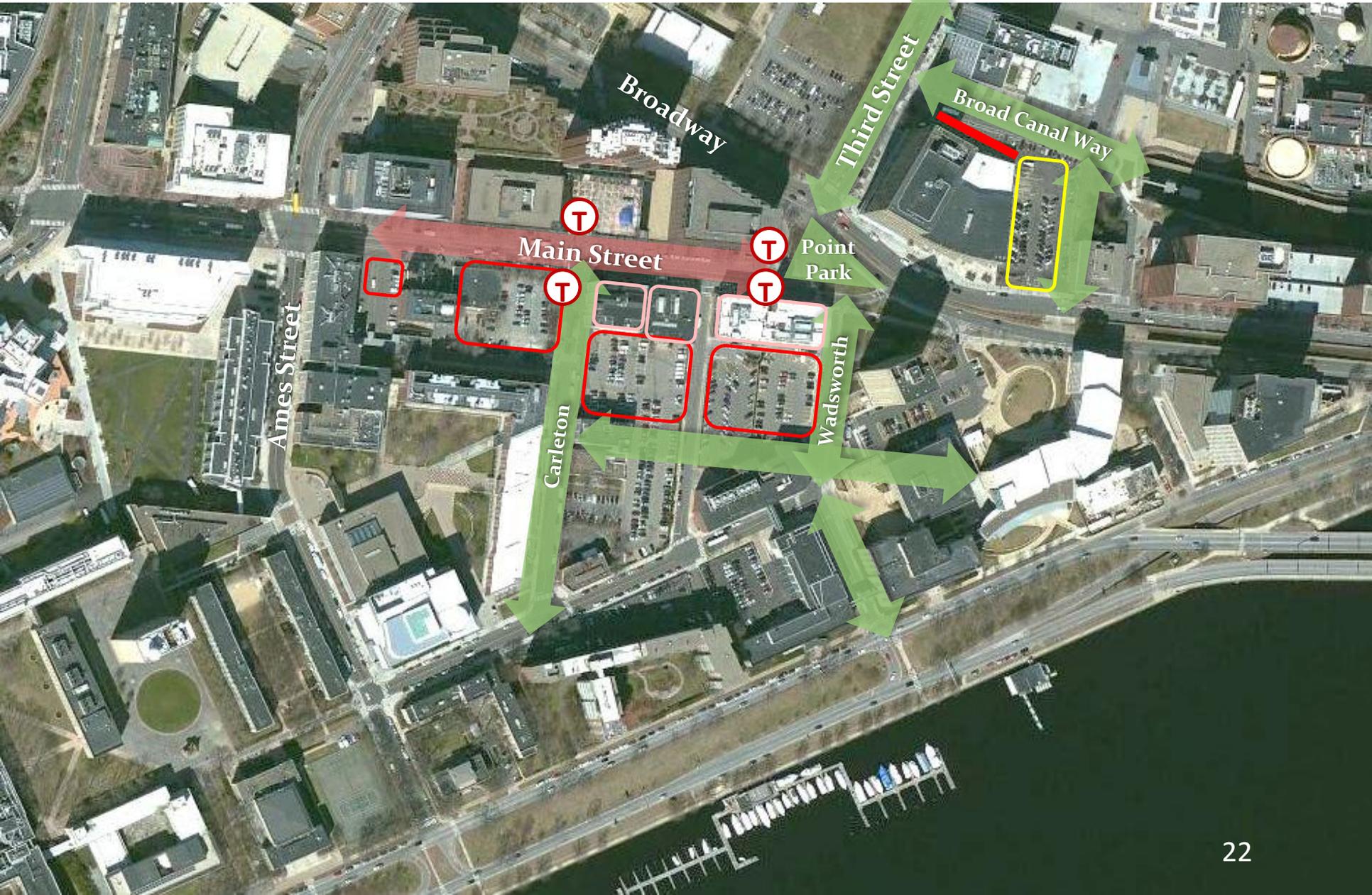
# EXISTING BUILDINGS OF HISTORIC INTEREST



# EXISTING PARKING LOTS PROPOSED SITES FOR COMMERCIAL DEVELOPMENT



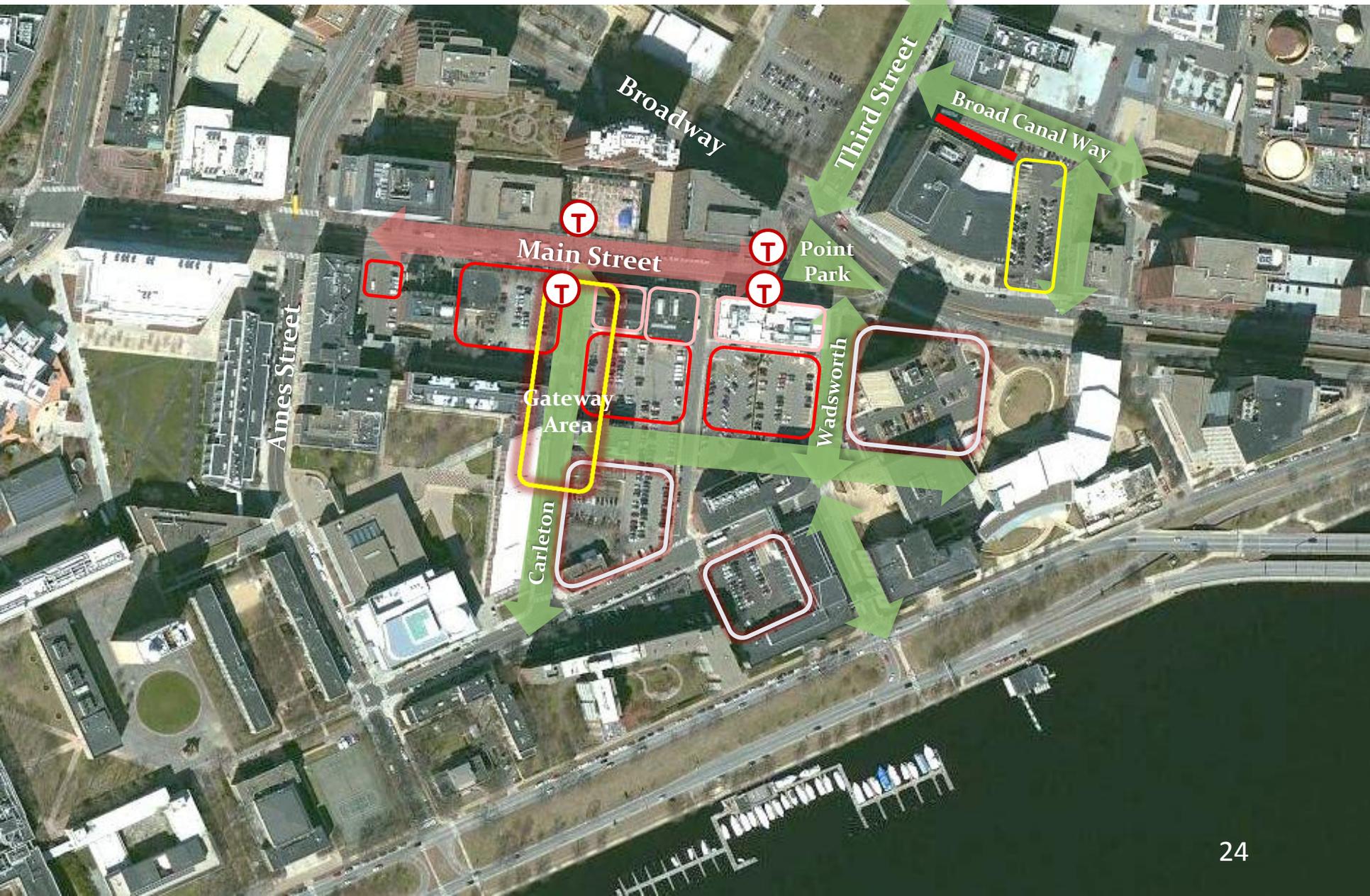
# STRENGTHENED CONNECTIONS BETWEEN CAMPUS AND COMMUNITY



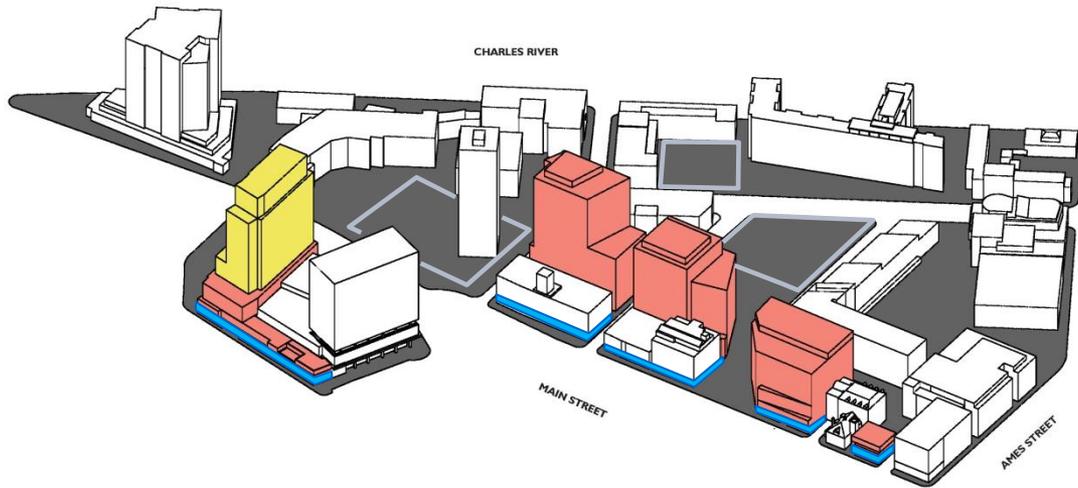
# POSSIBLE FUTURE ACADEMIC DEVELOPMENT SITES ON EXISTING PARKING LOTS



# AREA OF FUTURE GATEWAY/NODE

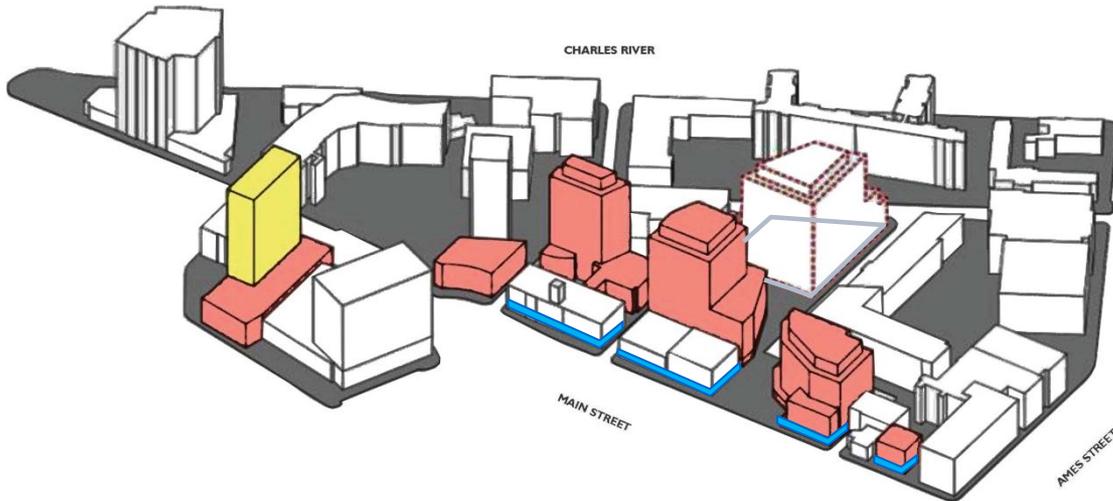


# CONCEPTUAL COMMERCIAL BUILDOUT



**MIT DIAGRAM**

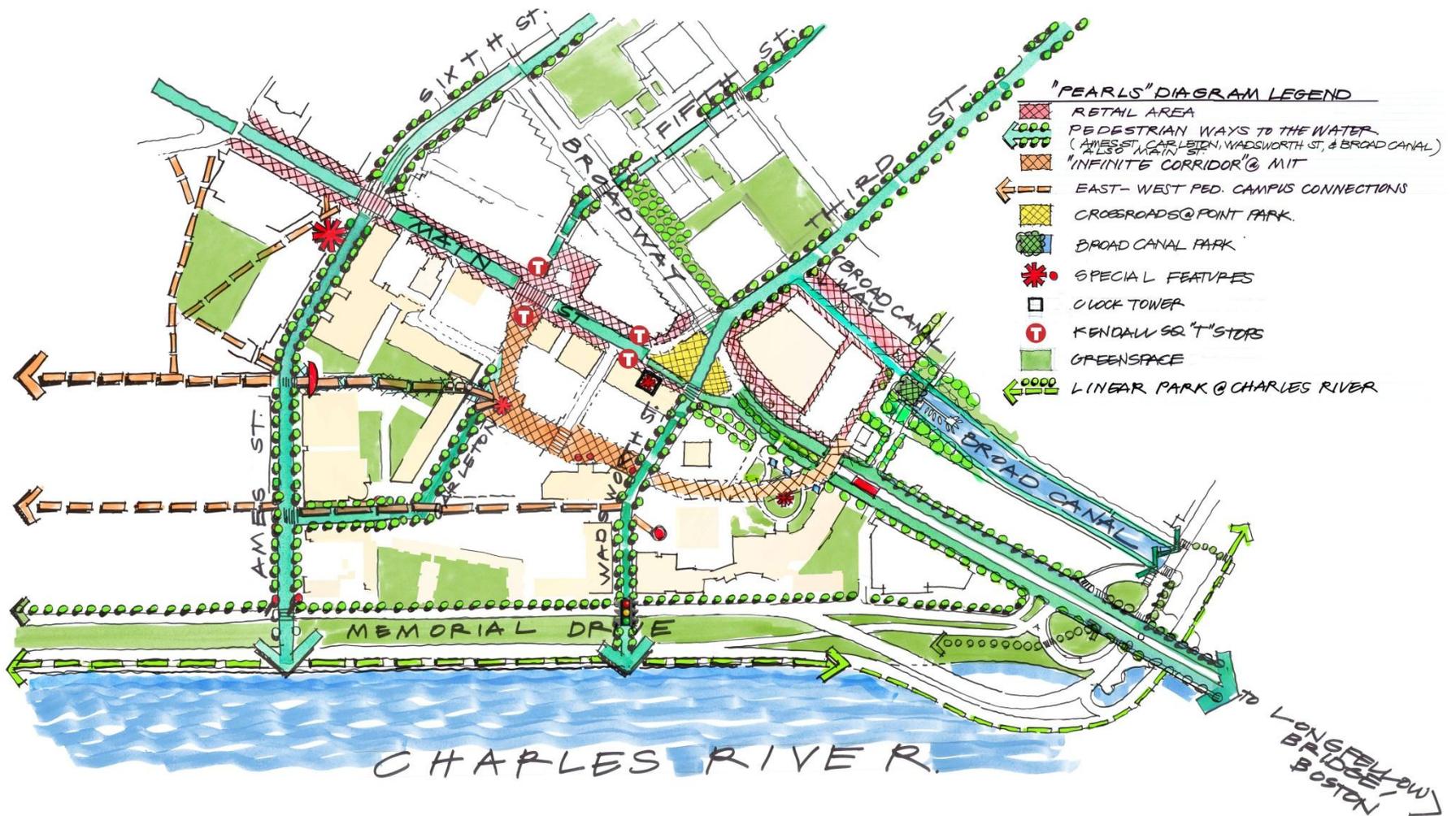
Residential	Office/Lab/Retail	Academic
240,000 sf	980,000 sf	800,000 sf



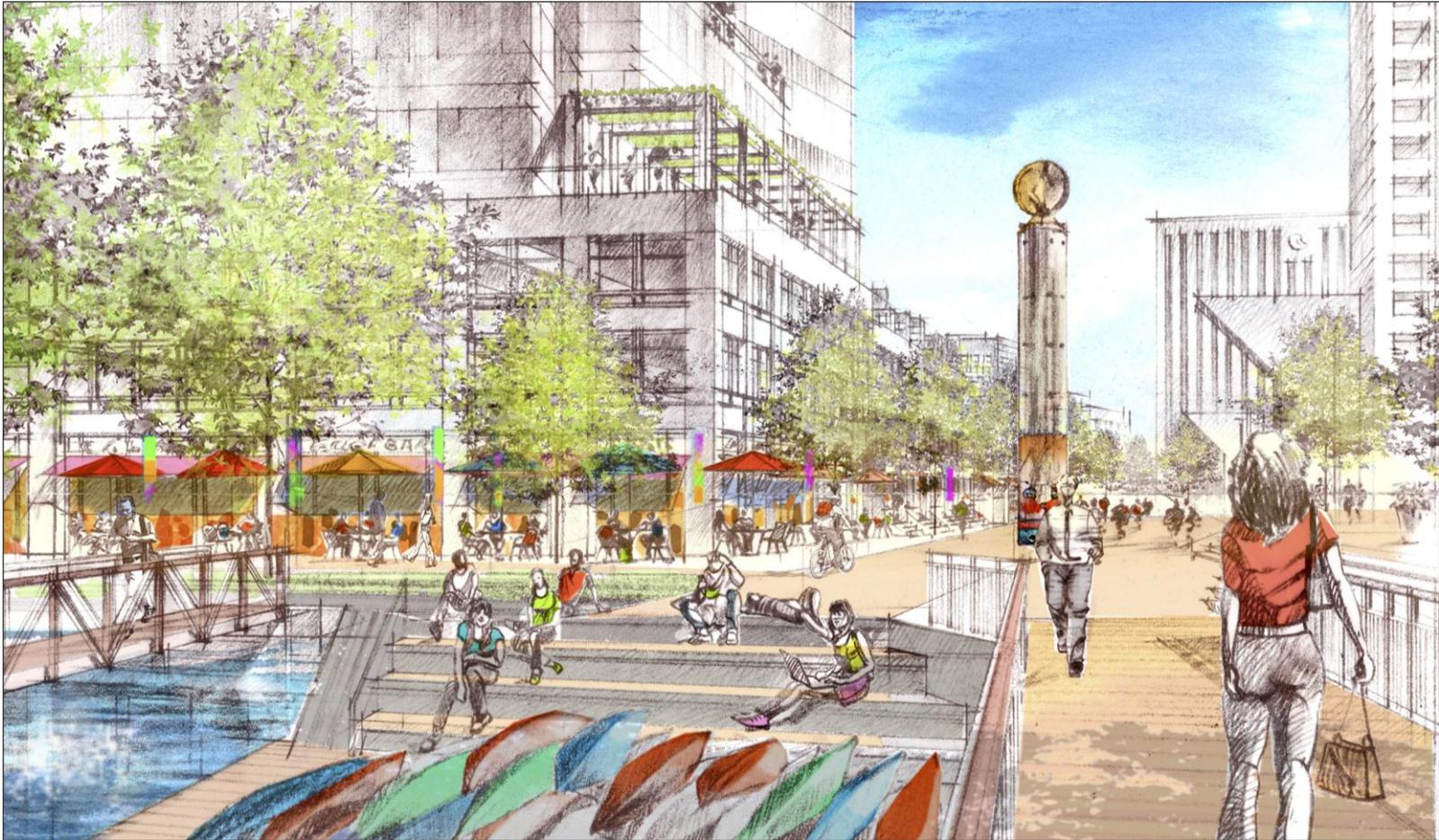
**K2 DIAGRAM**

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

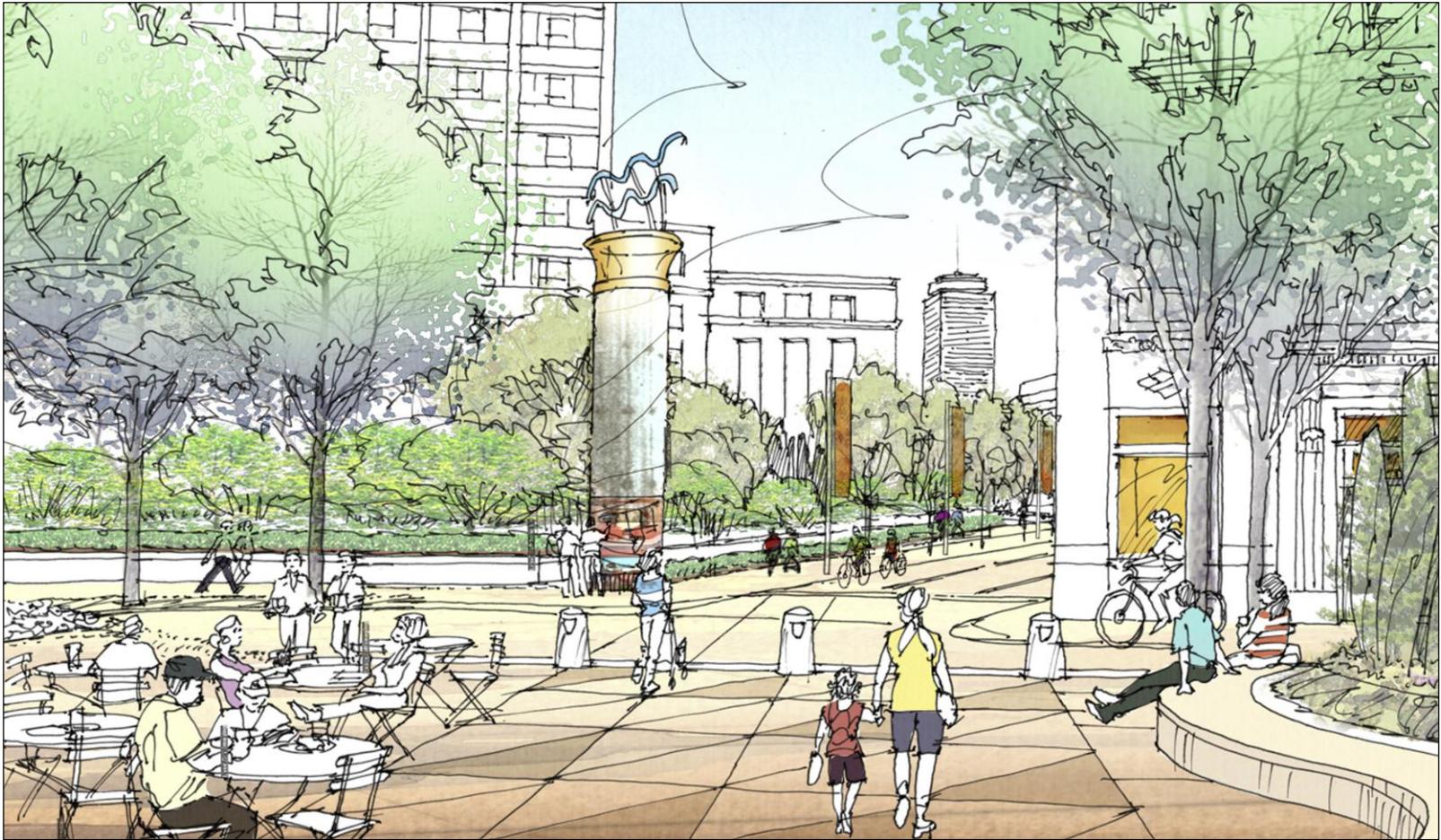
# OPPORTUNITY | CONNECTIONS



Link Campus and Community



*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*

# OPPORTUNITY | VIBRANT RETAIL



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