

Kendall Square Initiative

Zoning Presentation
to the Cambridge Planning Board
January 15, 2013



1. Introduction
2. PUD-5 Zoning Petition Overview
3. MIT Planning
 - MIT and the Innovation Economy
 - Campus Development and the East Campus Context
 - MIT Housing
4. Discussion

PUD-5 Zoning Petition Overview

PURPOSE

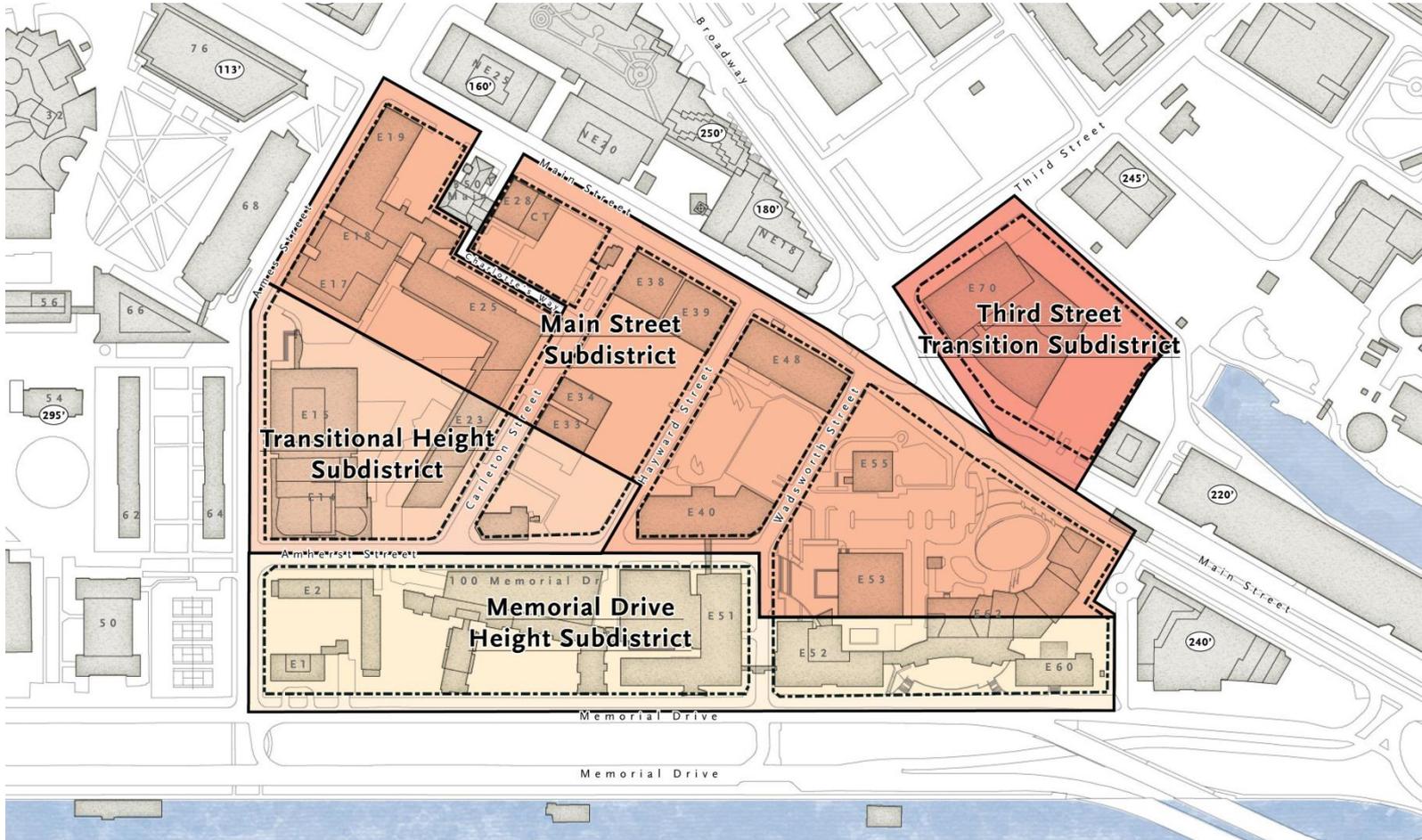
SECTION 13.90

- 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

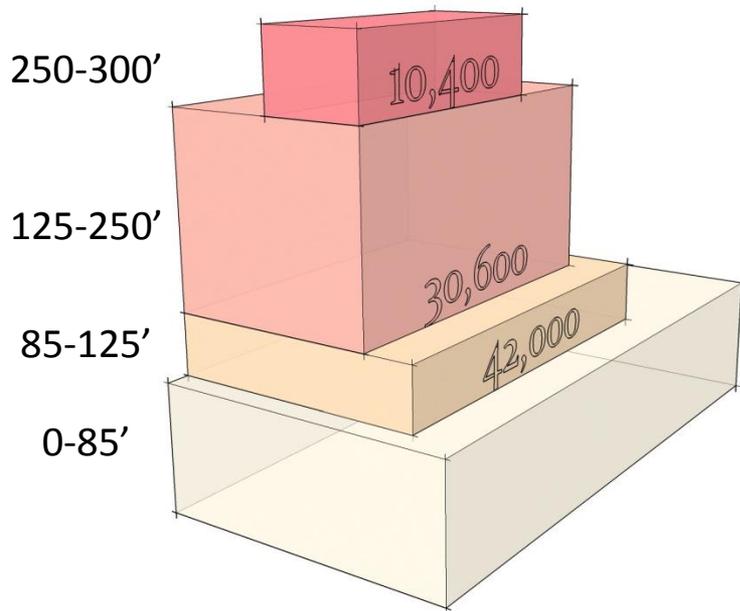
SECTIONS 13.83.1 AND 13.83.2

- 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

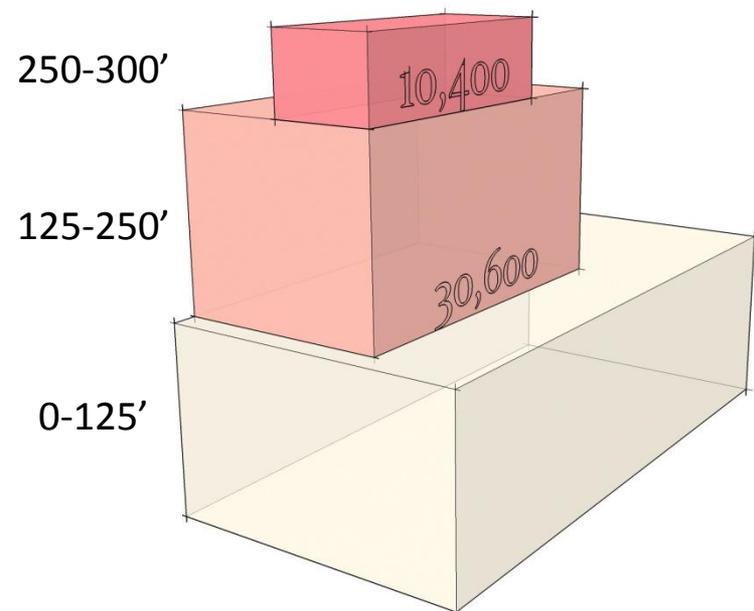
GFA LIMITATIONS

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

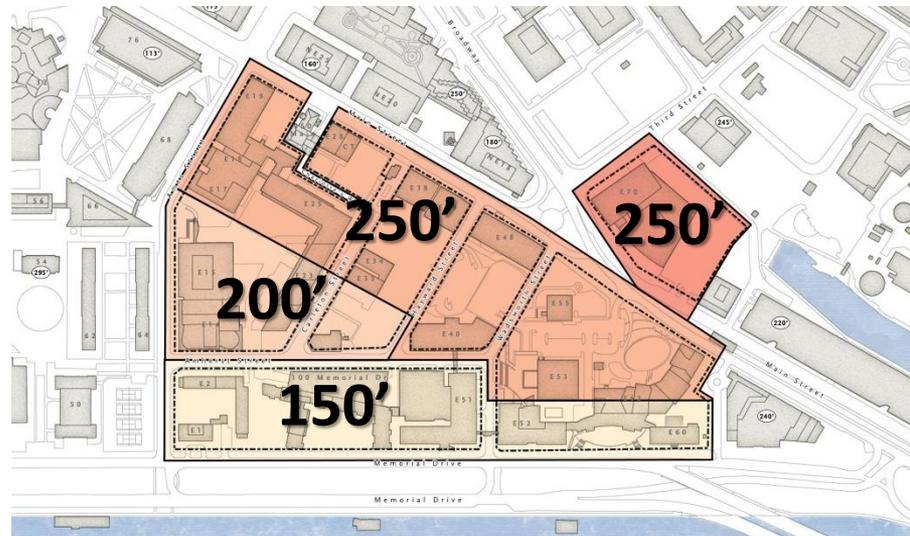
PARCEL SIZE AND SETBACKS

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

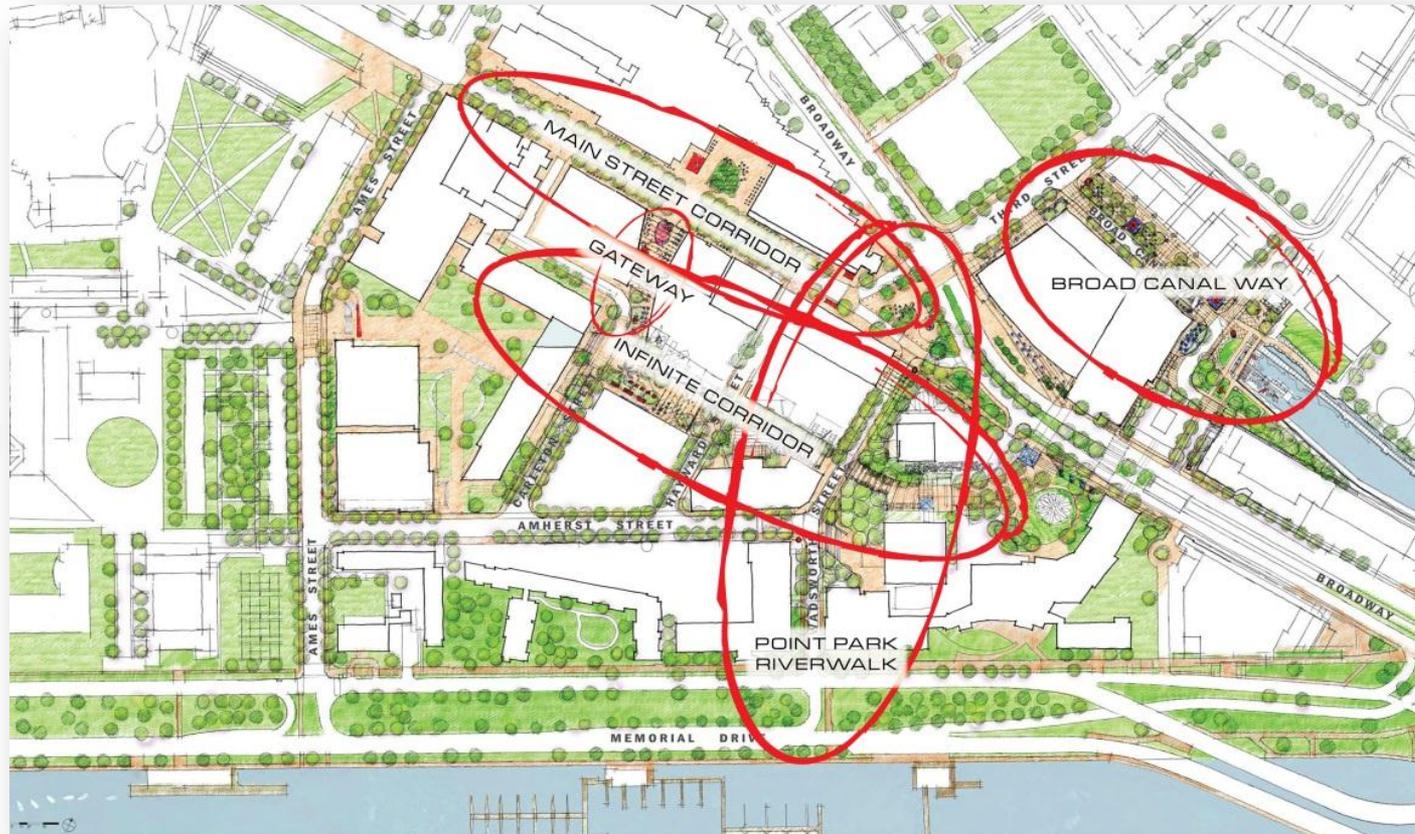
- One new building in the Main Street Subdistrict and another in the Third Street Transition Subdistrict is allowed to a height of 300' if the use above 250' is residential
- Additional residential square footage above 250' is subject to a moderate income housing requirement



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



SECTION 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)

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 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

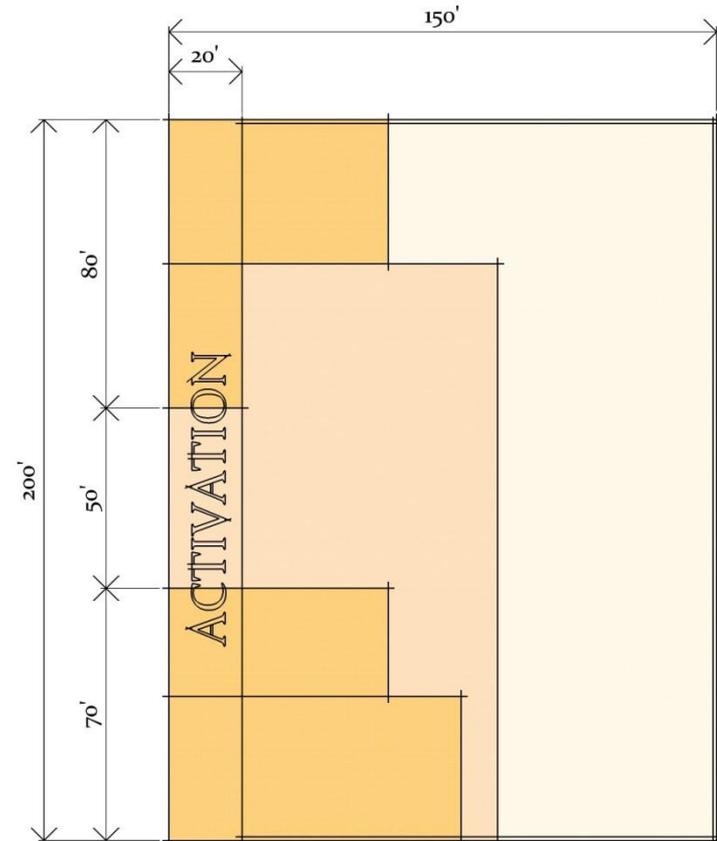
SECTION 13.810.1

- 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

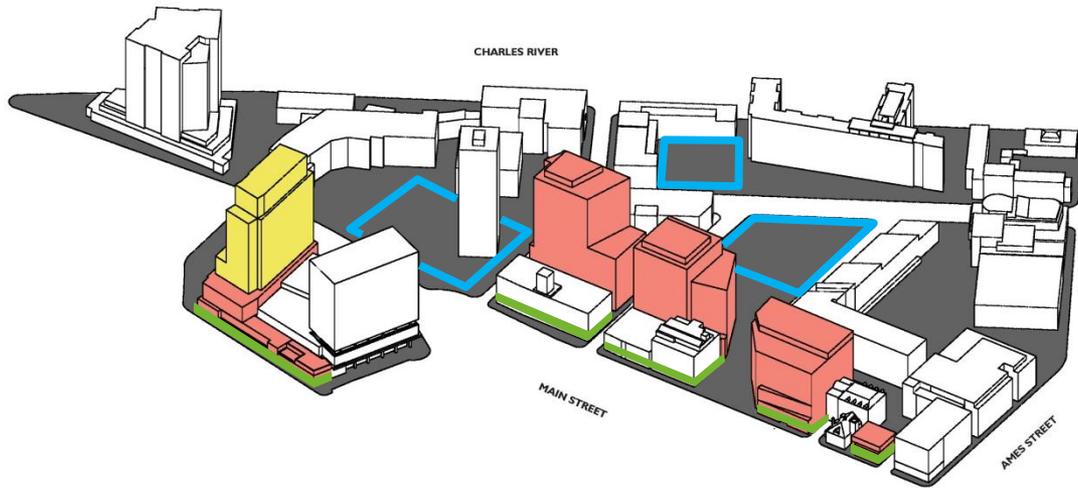


- Establishment of a Community Fund
- 7 member committee including one from each of 3 abutting neighborhood associations, KSA and MIT
- \$10.00 per new gfa paid at Certificate of Occupancy
- Three components are:
 - Open spaces within 500 feet of the district
 - Transportation improvements to Kendall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

ZONING PETITION OVERVIEW

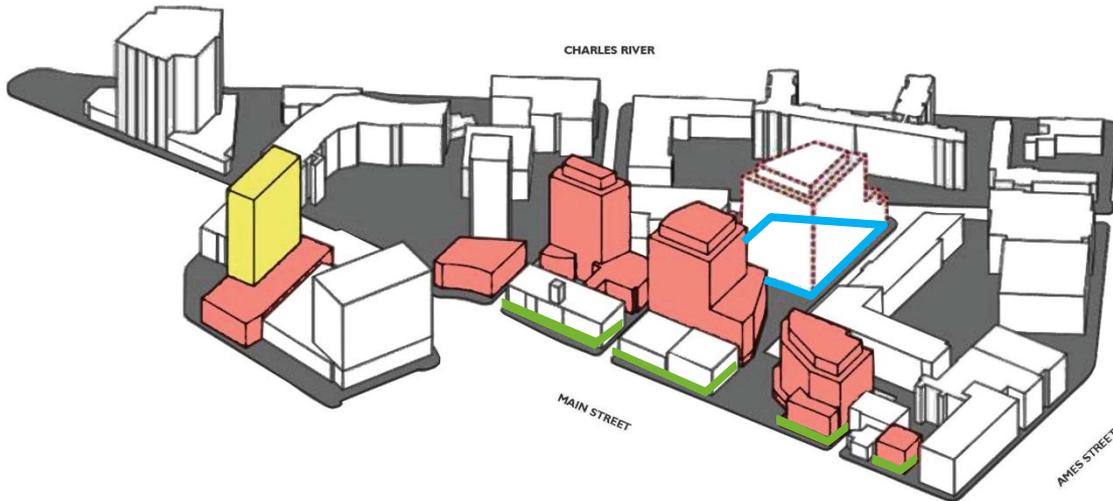
| | 2011 | 2012 |
|-------------------------------|--|--|
| Commercial Max. | 980,000 SF | Same |
| Residential Min. | 120,000 SF | 240,000 SF |
| FAR | 3.8 | 3.9 |
| Height | 150' - 250' Up to 300' may be allowed | Same Up to 300' may be allowed only for residential with a middle income component |
| 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 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 |

MIT

Planning

- MIT and the Innovation Economy
- MIT Campus Development and the East Campus Context
- MIT Housing

- 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

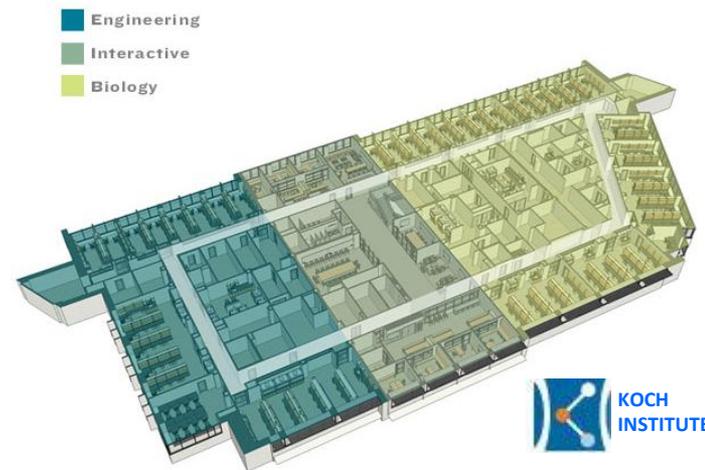


MIT AND THE INNOVATION ECONOMY



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



MIT EAST CAMPUS EXISTING CONDITIONS



Aerial by : www.lesvants.com

MIT EAST CAMPUS CURRENT USES



MIT EAST CAMPUS

CURRENT USES

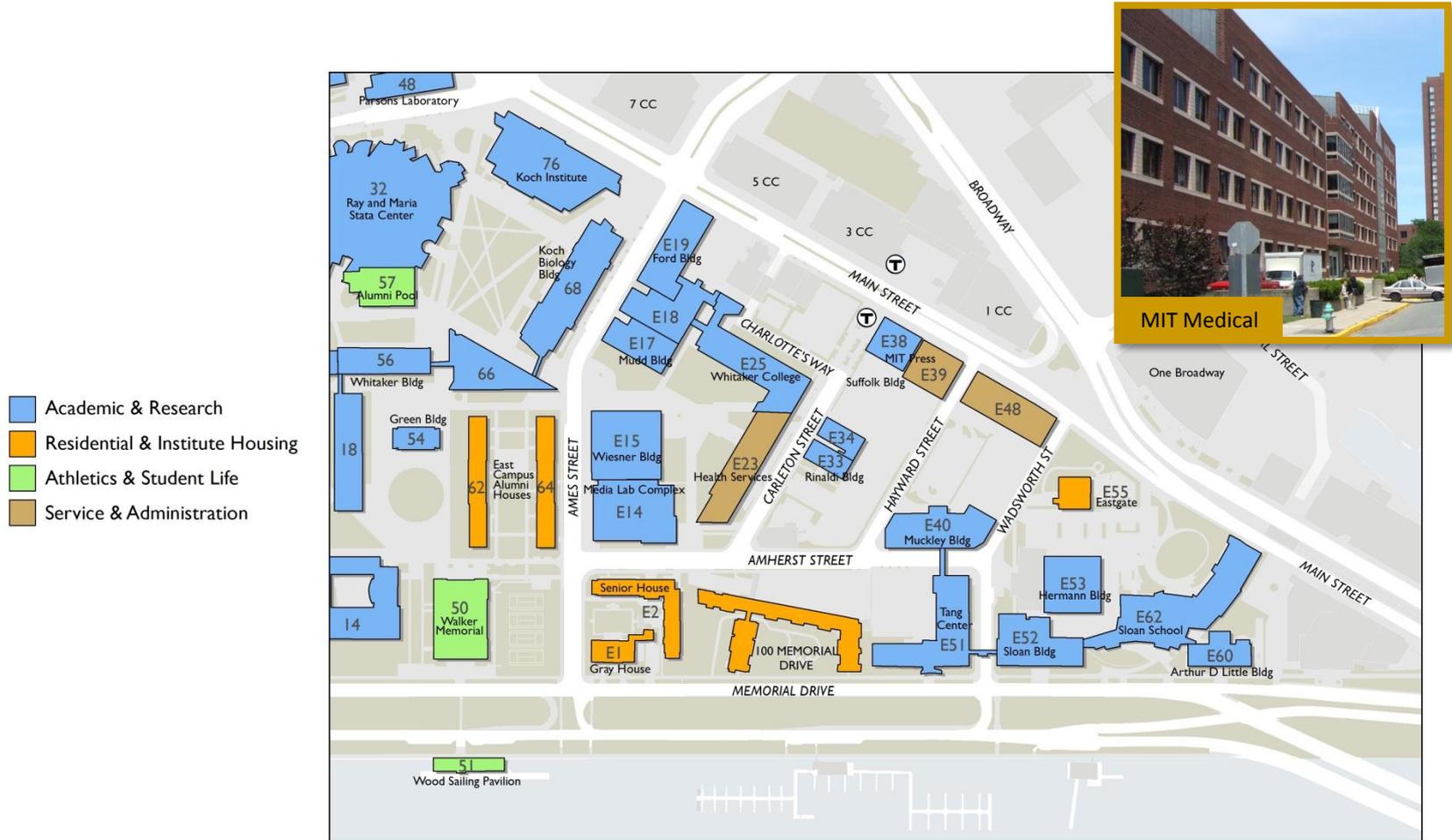
STUDENT
 East Campus 354 beds
 Senior House 146 beds
 Eastgate 201 units

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



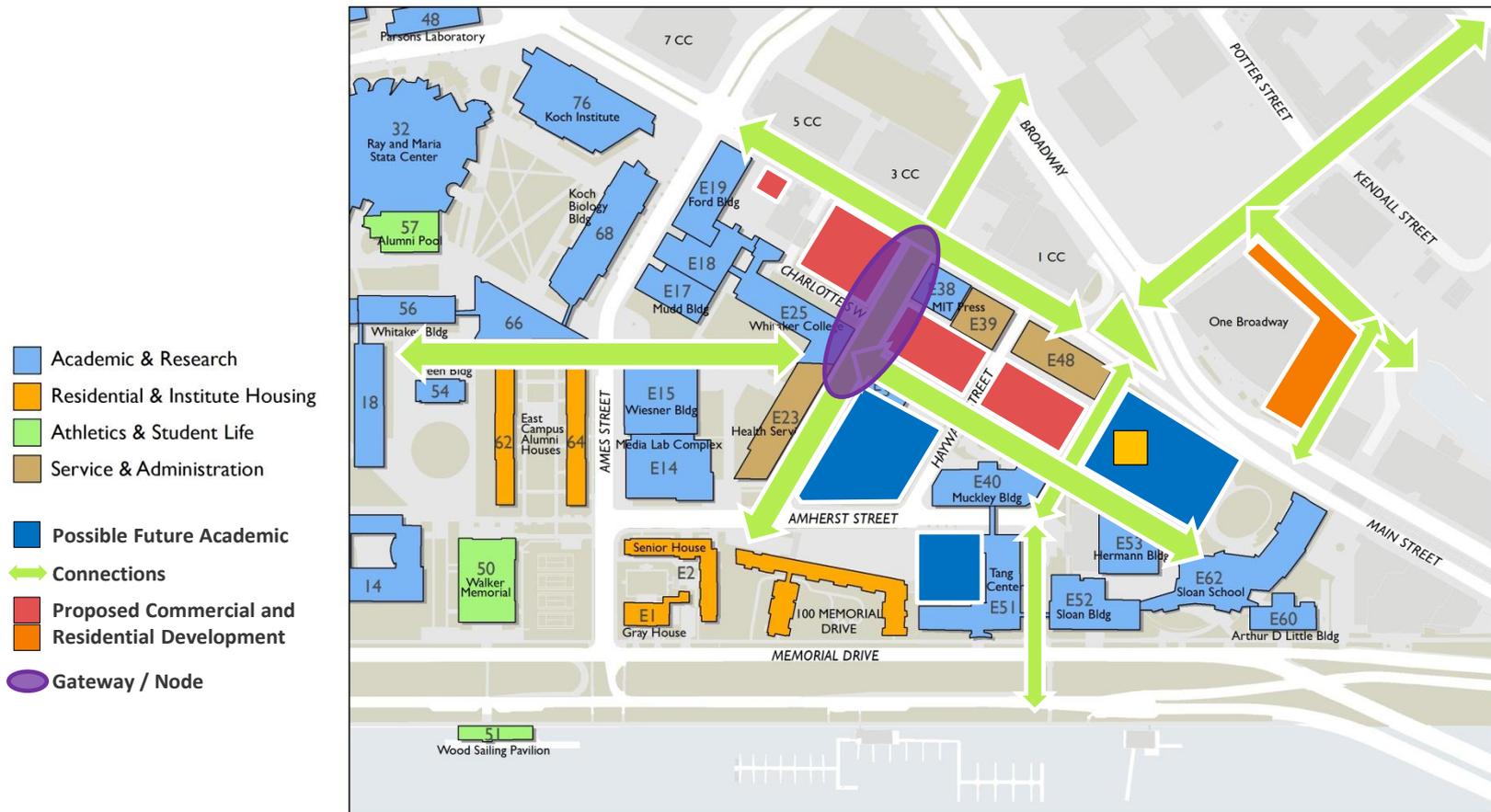
MIT EAST CAMPUS

CONNECTIONS BETWEEN CAMPUS AND COMMUNITY



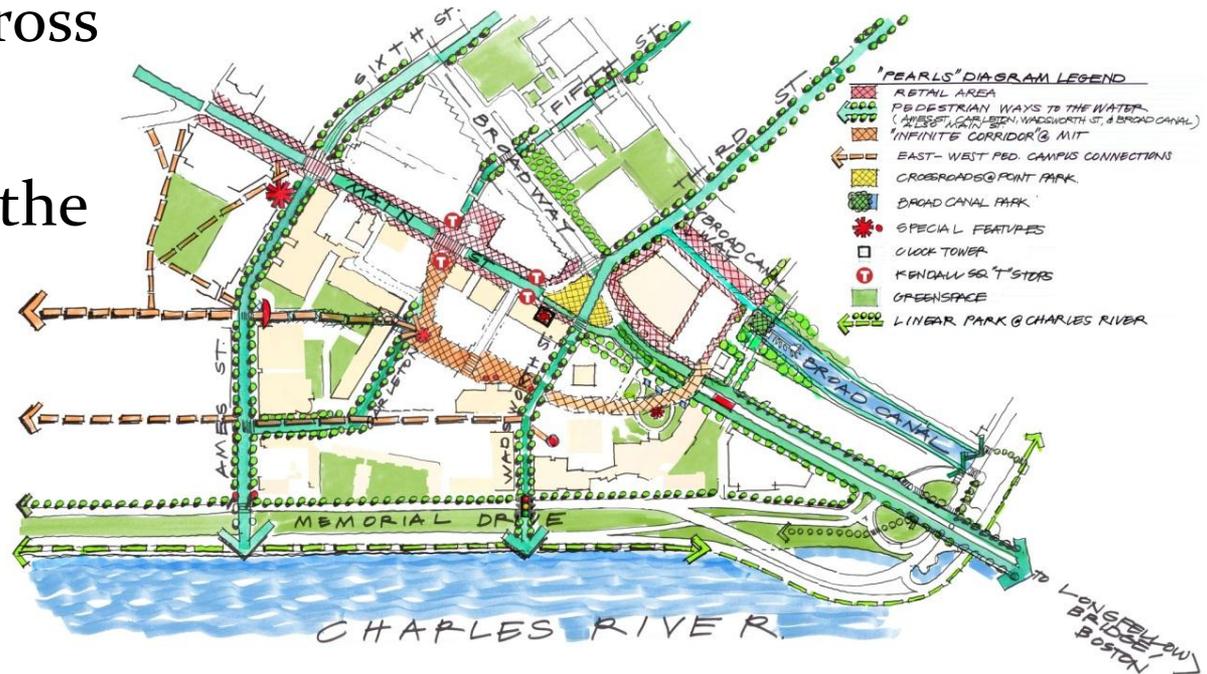
MIT EAST CAMPUS

AREA OF FUTURE GATEWAY / NODE



MIT EAST CAMPUS 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

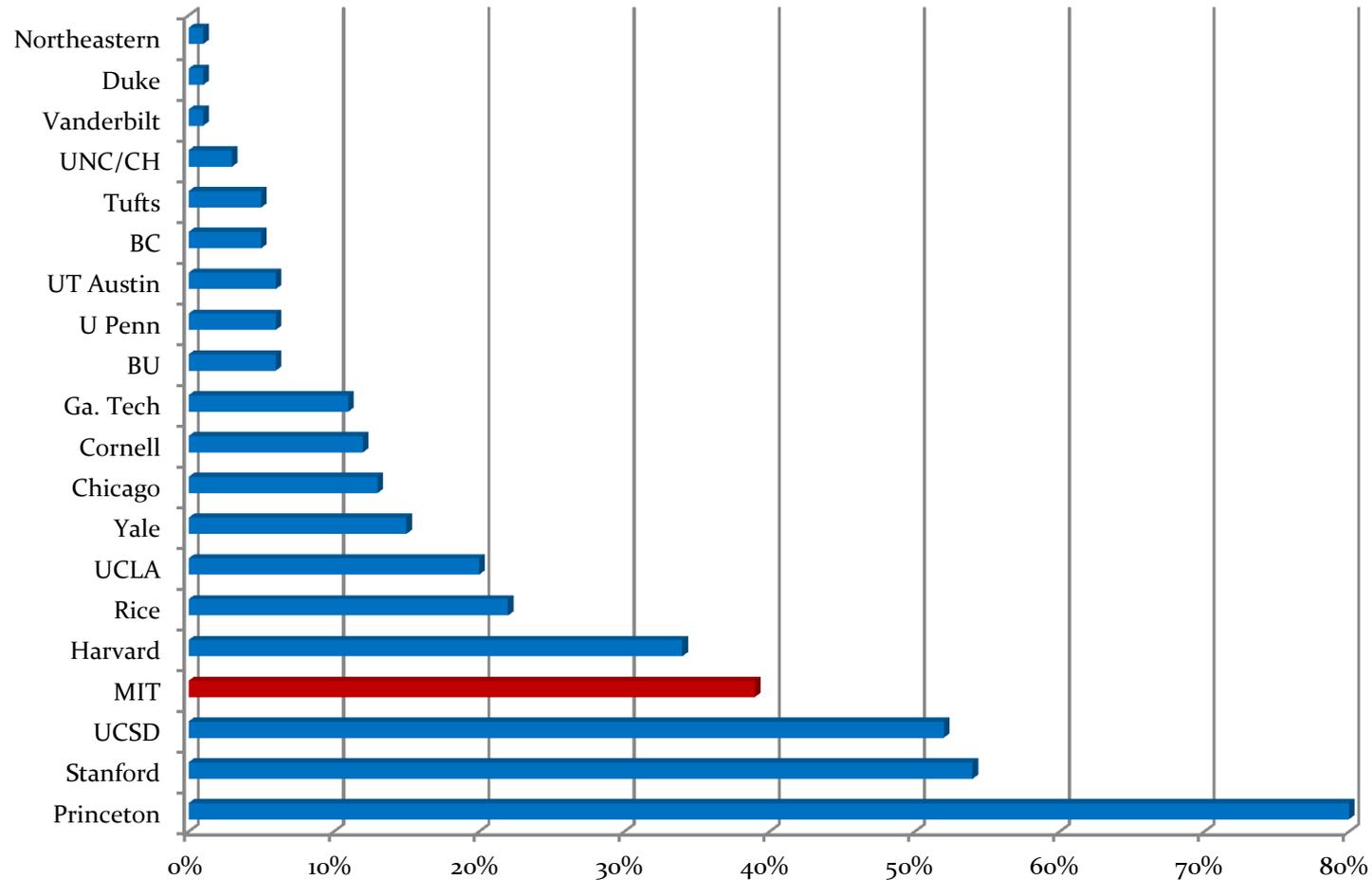


GRADUATE AND UNDERGRADUATE

- 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)

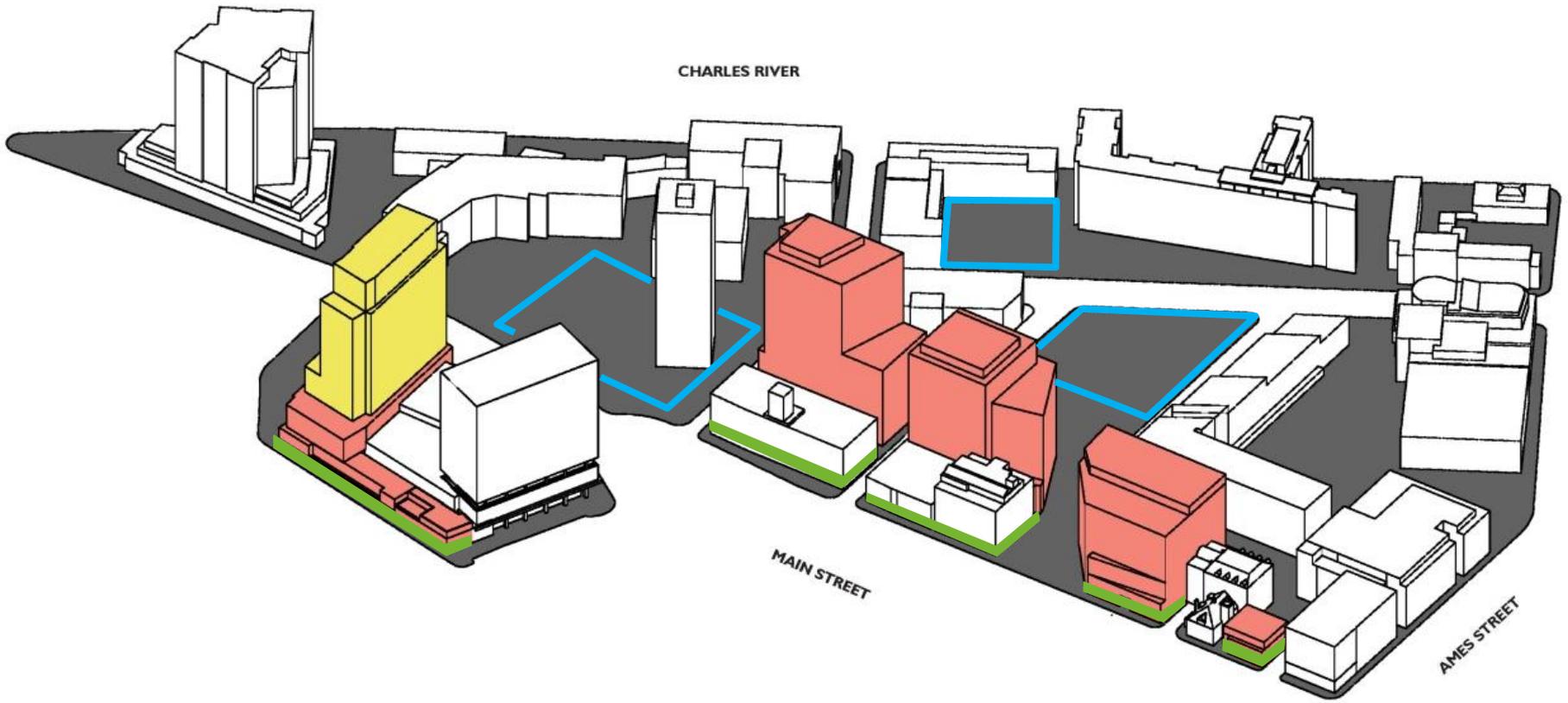


Percentage of **graduate** students housed by a sampling of other colleges and universities:



Source: Phone survey and web searches, updated 2012

Discussion





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