KENDALL SQUARE INITIATIVE

Planned Unit Development
Special Permit Application - NoMa
September 8, 2015
NORTH OF MAIN STREET

NORTH OF MAIN STREET

1

2

3

4

5

6

Charlotte's Way

Dock St

Broadway

Amoco St

BROAD CANAL

Main St

Third St

Haward St

Walsh St
SITE 1

EXISTING

PROPOSED

USE: Retail and Residential
SF: 403,000
HEIGHT: 250’
ARCHITECT: Elkus| Manfredi
## CONFORMANCE WITH ZONING

<table>
<thead>
<tr>
<th>Parameters</th>
<th>KSI Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total New SF</strong></td>
<td></td>
</tr>
<tr>
<td>R&amp;D max: 980,000 SF</td>
<td>R&amp;D: 888,000 SF</td>
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<tr>
<td>Residential min: 240,000 SF</td>
<td>Residential: 285,000 SF</td>
</tr>
<tr>
<td>18% Affordable</td>
<td>18% Affordable</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td></td>
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<tr>
<td>FAR 3.9 across the district</td>
<td>FAR 3.35 across the district</td>
</tr>
<tr>
<td><strong>Maximum Heights</strong></td>
<td></td>
</tr>
<tr>
<td>150’-300’</td>
<td>Building 1: 250’</td>
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<tr>
<td></td>
<td>Building 2: 200’</td>
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<tr>
<td></td>
<td>Building 3: 200’</td>
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<tr>
<td></td>
<td>Building 4: 300’</td>
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<tr>
<td></td>
<td>Building 5: 250’</td>
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<td></td>
<td>Building 6: 43’</td>
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<tr>
<td><strong>Open Space</strong></td>
<td></td>
</tr>
<tr>
<td>15% of PUD</td>
<td>38% of PUD</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td></td>
</tr>
<tr>
<td>Retail: 0.5/1,000 SF max</td>
<td>Housing: 0.52/unit</td>
</tr>
<tr>
<td>Office: 0.9/1,000 SF max</td>
<td></td>
</tr>
<tr>
<td>R&amp;D: 0.8/1,000 SF max</td>
<td></td>
</tr>
<tr>
<td>Housing: 0.5-0.75/unit</td>
<td></td>
</tr>
<tr>
<td>Uses:</td>
<td>Housing/Dormitory</td>
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<tr>
<td>---------------</td>
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<tr>
<td><strong>North of Main Street</strong></td>
<td></td>
</tr>
<tr>
<td>Building 1</td>
<td>285,000</td>
</tr>
<tr>
<td><strong>South of Main Street</strong></td>
<td></td>
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<tr>
<td>Building 2</td>
<td>-</td>
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<tr>
<td>Building 3</td>
<td>-</td>
</tr>
<tr>
<td>Building 4</td>
<td>330,000</td>
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<tr>
<td>Building 5</td>
<td>-</td>
</tr>
<tr>
<td>Building 6</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>615,000</td>
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</tbody>
</table>

*Gross floor area without exemptions*
HOUSING

- Approximately 240 market-rate units
- 18% Affordable (approximately 50 units)
Activate the streetscape with uses that engage pedestrians

Provide wide sidewalks, diverse and useful street furniture, and opportunities for sidewalk dining and interaction

Reduce environmental impacts of shadow and wind to maximize comfort and use
PEDESTRIAN EXPERIENCE

Shadows

- Net new shadow is reduced by shadow from existing buildings
- Morning shadow falls on One Broadway
- New shadow will occur on the Broad Canal in later afternoon hours
- A 250’ tall tower is proposed, having less impact than the allowable 300’ tower
PEDESTRIAN EXPERIENCE

Shadows

June 21

CURRENT CONDITION

NET NEW SHADOWS

9 AM

12 PM

3 PM
PEDESTRIAN EXPERIENCE

Shadows

September 21

Current Condition

NET NEW SHADOWS

9 AM

12 PM

3 PM
PEDESTRIAN EXPERIENCE

Shadows

December 21

9 AM

12 PM

3 PM
PEDESTRIAN EXPERIENCE

Wind

North of Main Street
PROPOSED OPEN SPACE CONNECTIONS

North of Main Street
RETAIL AND ACTIVE USE

Proposed Plan

Show existing retail in One Broadway
INFRASTRUCTURE

- Ongoing discussions with City Departments
- Assessed existing sanitary, stormwater and water systems
- Municipal systems adequate for demand
- Conceptual plans for distribution and tie-in in PUD filings
- Coordinating design of new Main Street cross-walk
TRANSPORTATION

- Comprehensive TIS, including robust transit analysis, submitted June 22nd and certified July 21st

- Draft PTDM plan submitted August 25th

- Ongoing discussions with city staff on transportation improvements and PTDM measures
TRANSPORTATION

- Elimination of 114 surface parking spaces
  - 65 net new parking spaces
  - 0.52 spaces/unit proposed (179 spaces)
- Significant bicycle amenities
  - 323 long-term bike parking space in garages
  - 43 short-term surface bike parking space
  - Bike fix-it station, Hubway station
- Pedestrian improvements throughout the district
SCHEDULE AND PHASING

- Intention to move forward with Site 1 construction as soon as possible

- Construction of housing required before final commercial development can occur per zoning

- Will include all public realm, retail, and landscape improvements delivered with the housing
NEXT STEPS

- Article 19 process - consistency with Urban Design Objectives
- Review of traffic impact and mitigation
- Infrastructure and utilities
- Detailed review of open space/active space plans
- Public hearings on Final Development Plan
EXECUTING A COMMUNITY VISION

Broad Canal Way Looking West