KSURP Plan Amendment & MXD Zoning Petition

Areas of Discussion 12.01.15

1) Innovation Space
2) Retail Planning
3) Housing Program

Potential New Text is Underlined

1) Innovation Space

KSURP Section 402: Dimensional Requirements

(4) GFA Exemptions:

The following items shall be excluded from the calculation of Aggregate GFA within the District for the purposes of determining compliance with the intensity of development requirements of the Plan and Article 14 of the Zoning Ordinance:

(C) Innovation Space: Innovation Space GFA up to twenty percent (20%) of the Infill Development GFA dedicated to commercial space. In order for the Innovation Space to be exempt from the Aggregate GFA limitations, at least five percent (5%) of the Innovation Space utilization (measured by square footage or shared space membership) must be set aside as below market rate space to be offered by the CRA and/or the City to qualifying tenants.

MXD Petition

14.32.6 GFA Exemptions

The following items shall be excluded from the calculation of Aggregate GFA within the District for the purposes of determining compliance with the intensity of development requirements of Article 14:

(3) Innovation Space: Innovation Space GFA up to twenty percent (20%) of the Infill Development GFA dedicated to commercial space. In order for the Innovation Space to be exempt from the Aggregate GFA limitations, at least five percent (5%) of the Innovation Space utilization (measured by square footage or shared space membership) must be set aside as below market rate space to be offered by the CRA and/or the City to qualifying tenants for short-term leases consistent with Section 14.32.5 (b).
2) Retail Planning

KSURP Section 507: Retail Plan

In order to effectuate the goals of promoting a vibrant retail environment and street-level activation, the CRA shall require that the Infill Development Concept Plan shall include a Retail Plan demonstrating how it will improve and diversify the existing retail environment, create active street-level uses, and how it will attract and support the provision of local and independent businesses to the maximum possible extent. Among other things, the Retail Plan shall:

1) Set forth target uses and users (and shall particularly target local / independent retailers and grocery store / pharmacy operators),
2) Designate an individual responsible for implementing the plan who shall serve as a point of contact with the CRA,
3) Describe the types of economic incentives which may be offered to tenants such as rental and fit-up allowances, and
4) Provide a street activation plan for Main Street, Broadway, and Ames Street.

The Infill Development Concept Plan must include an annual reporting process to the CRA for the duration of the KSURP regarding the ongoing efforts on the part of the development to comply with the Retail Plan.

MXD Petition

14.32.2.1 Infill Development Concept Plan Requirements:

12) In order to effectuate the goals of promoting a vibrant retail environment and street-level activation, the Concept Plan shall include a Retail Plan demonstrating how it will improve and diversify the existing retail environment, create active street-level uses, and how it will attract and support the provision of local and independent businesses. Among other things, the Retail Plan shall:

a. Set forth target uses and users (and shall particularly target local / independent retailers and grocery store / pharmacy operators),

b. Designate an individual responsible for implementing the plan who shall serve as a point of contact with the Cambridge Redevelopment Authority

c. Describe the types of economic incentives which may be offered to tenants such as rental and fit-up allowances, and

d. Provide a street activation plan for Main Street, Broadway, and Ames Street.

The Infill Development Concept Plan must include an annual reporting process to the Cambridge Redevelopment Authority for the duration of the KSURP regarding the ongoing efforts on the part of the development to comply with the Retail Plan.
3) Housing Program

KSURP Section 411: Housing

1) Affordable Housing Requirements

Multi-family housing development shall provide that at least a final net seventeen percent (17%) of the Infill Development GFA of new housing development is made permanently available to households qualifying for affordable housing under the Inclusionary Housing Ordinance, or the minimum required by the Zoning Ordinance, whichever is greater. The CRA will utilize this square footage measurement rather than unit counts for meeting this requirement to provide opportunities for larger affordable units with two and three bedrooms to be constructed.

2) Middle Income Housing

Middle Income Units (as defined in Article 14.35(c) of the Zoning Ordinance) shall occupy at least three percent (3%) of the total residential GFA of each residential building utilizing Infill Development GFA. Such Middle Income Units shall be distributed throughout each residential building and be comparable in size, configuration and quality to the market rate units. The floor area of Middle Income Units provided per this Section 411 shall not be counted against the Aggregate or Cumulative GFA limitations in the District.

3) Dwelling Type Mixture

New housing utilizing Infill GFA shall include a range of dwelling unit types and sizes. At a minimum, five percent (5%) of the residential Gross Floor Area utilizing Infill GFA shall be devoted to dwelling units with three bedrooms or more, which shall be designed to accommodate families with children.

MXD Petition

14.35 Middle Income Housing Requirement. For any project utilizing Infill GFA, the following requirements for Middle Income Housing Units shall apply in addition to the Inclusionary Housing requirements set forth below:

(a) Middle Income Units (as defined below) shall occupy floor area equal to at least three percent (3%) of the total floor area devoted to private residential dwelling units in projects utilizing Infill Development GFA. Such Middle Income Units shall be distributed throughout the residential building in a manner approved by the Planning Board, in consultation with City and CRA staff, in order to ensure that the Middle Income Units are of an appropriate location, size, configuration and quality for households intended to occupy such units. The floor area of
Middle Income Units provided per this Section 14.35 shall not be counted against the Aggregate GFA limitation in the District.

14.36 Affordable Housing Requirement. For any project utilizing the Infill GFA, the following requirements shall apply in place of the Inclusionary Housing requirements set forth in Section 11.200 of this Zoning Ordinance.

a. Notwithstanding anything to the contrary in this Ordinance, no less than seventeen percent (17%) of the total floor area devoted to multi-family residential units shall be devoted to Affordable Units in accordance with the definitions and procedures set forth in Section 11.200 of the Zoning Ordinance. No increase in GFA beyond the limitations set forth in Section 14.32.1 shall be provided for a project or the District subject to the requirements of this Section 14.35.

New 14.37 New housing utilizing Infill GFA shall include a range of dwelling unit types and sizes. At a minimum, five percent (5%) of the residential Gross Floor Area utilizing Infill GFA shall be devoted to dwelling units with three bedrooms or more, which shall be designed to accommodate families with children.

Also:

14.32.2.1 Infill Development Concept Plan Requirements:

6) A housing program describing the distribution of new housing units, including affordable housing units, middle income housing units, and larger family units containing two (2), three (3) or more bedrooms. The housing program shall also describe the anticipated housing tenancy (rental / homeownership) and a description of efforts to provide a mixture of tenancy types.