EXISTING SITE CONDITIONS
Approved program *(Single Environmental Impact Report)* Oct 15 2015

**Additional Requirements**
- 5% of Commercial = Innovation Space
- Ground floor retail along street frontages
- 15% of Housing = Inclusionary
- Housing paced with Commercial

**Exemptions from GFA**
- Retail < 10,000 SF
- 50% Innovation space
- Middle Income Housing Units
- Residential Balconies
Additional Requirements
- 20% of Commercial = Innovation Space
- Ground floor retail along street frontages
- 20% of Housing = Inclusionary
- 5% of Housing = Middle Income
- 5% of Housing = 3 BDRM
- Housing paced with Commercial

Exemptions from GFA
- Retail < 10,000 SF
- Up to 20% Innovation space
- Middle Income Housing Units
- Residential Balconies
PROGRAM ADAPTATION - ARTICLE 14 REQUIREMENTS  Dec 21, 2015

**Approved program (Single Environmental Impact Report) Oct 15 2015**

- Commercial
- 5% Innovation Space
- Housing
- 15% Inclusionary Housing

**Additional Requirements**

- 20% of Commercial = Innovation Space
- Ground floor retail along street frontages
- 20% of Housing = Inclusionary
- 5% of Housing = Middle Income
- 5% of Housing = 3 BDRM
- Housing paced with Commercial

**Exemptions from GFA**

- Retail < 10,000 SF
- Up to 20% Innovation space
- Middle Income Housing Units
- Residential Balconies

**Article 14 Dec 21 2015**

- Commercial
  - *20% Innovation Space
  - Housing
  - 20% Inclusionary Housing
  - *5% Middle Income
  - *Exempt from GFA
PRIOR STUDIES  *Image from K2 Final Report - 2013
ADAPTATIONS TO ARTICLE 14 – APPROACH A.

- **Commercial**
- **20% Innovation Space**
- **Housing**
- **20% Inclusionary Housing**
- **5% Middle Income**
- **Approved Projects**

- Potential rooftop open space: Approx: 27,000 SF
- Innovation Space #levels TBD

RE-DESIGNED OPLENSPACE
ADAPTATIONS TO ARTICLE 14 – APPROACH C.

- Commercial
- 20% Innovation Space
- Housing
- 20% Inclusionary Housing
- 5% Middle Income

Approved Projects

- Potential rooftop open space: Approx. 27,000 SF
- Innovation Space #levels TBD
KENDALL SQUARE OPEN SPACE – APPROACH C.

- KSUR AREA
- MXD DISTRICT

- Commercial
- 20% Innovation Space
- Housing
- 20% Inclusionary Housing
- 5% Middle Income
- Approved Projects

- Potential rooftop open space: Approx: 27,000 SF
- Innovation Space # levels TBD
- Potential Retail
STUDY COMPARISONS

*Image from K2 Final Report - 2013

*Image from Kendall Square “Smart Blocks” - 2012

*Approach C. April 2016