

# BEALS • ASSOCIATES INC.

2 PARK PLAZA, SUITE 200, BOSTON, MA 02116  
PHONE: 617-242-1120

**February 24, 2021**

**To the Honorable, the City Council,**

On behalf of RREEF AMERICA REIT II CORP, PPP, owner of One and 101 Main Street, we respectfully submit to the City Council a petition to amend Section 13.4 of the City of Cambridge Zoning Ordinance to create the “Broad Canal Subdistrict” within the PUD-3 District. The purpose of this letter is to provide an overview of the proposed revisions to the PUD-3 Zoning contained within the petition, and to introduce the petition and supporting exhibits.

## ***Project Description***

One and 101 Main Street were originally permitted as PUD Special Permit #1 in 1985, prior to Kendall Square’s extraordinary transformation evident today. Although the building and its immediate environs have been well maintained over the last 35 years, the ground floor experience and access to the Broad Canal provide for poor pedestrian and other connections and fail to activate this unique area. This is evidenced by the retail along Main Street, which is currently partially hidden under an arcade. However, under the proposed petition, the space will be expanded out to the street wall improving connectivity visibility and the pedestrian experience. Similarly, the building currently turns its back on the Broad Canal, but the proposal will reinvigorate this underutilized local amenity (see Exhibit E).

The petition will allow for the construction of up to 582,000 additional square feet in the form of an infill building between the two existing buildings and the expanded retail space, which in turn will facilitate greater activation of the ground floor and the public realm along Main Street and the Broad Canal. In fact, an exciting piece of the zoning petition is to incorporate a series of Canal Uses to transform the canal into a destination for residents and visitors alike.

## ***Zoning Petition***

This zoning petition seeks to improve the gateway of Cambridge in a manner commensurate with recent petitions in the immediate surroundings (see Exhibit B). The petition has been drafted to be in line with recent zoning amendment approvals in the area, including MIT (PUD-5), PUD-MXD, Volpe (PUD-7), Cambridgeside Galleria (PUD-8), and BioMed Realty (PUD-CDK). Therefore, we believe the petition is appropriate in scope and presents a balance of proposed development and substantial improvements and mitigation measures.

## **District Boundaries**

The petition creates a subdistrict within PUD-3 called the “Broad Canal Subdistrict” that is essentially comprised of the area within PUD-3 that is not the Veolia power station and is not within the proposed PUD-CDK district. More specifically, the Broad Canal Subdistrict includes Lot 36, Map 14 and Lot 23, Map 13 and the portions of public ways abutting those parcels.

## Uses

All existing uses remain unchanged, but the petition adds Institutional Uses such as Clinic Uses (Section 4.33(d)) and Canal Uses that are required or intended to have direct access to the Broad Canal. Such uses may include but are not limited to floating restaurants, open air places of entertainment, kayak or similar rentals and launch, marinas, public walkways, facilities for fishing, and waterborne transportation facilities.

## Gross Floor Area

The total gross floor area of the Broad Canal District shall not exceed 1.4 million square feet. Currently, there is approximately 818,000 square feet developed, so the maximum potential for future development is 582,000 square feet. The formatting of this section and intended density is comparable to the language in the Volpe (PUD-7) zoning.

## Height

Within the Broad Canal Subdistrict, only one building may exceed 250 feet in height. Such a building may be designed to be a distinctive architectural landmark given its location at the gateway to Cambridge and shall not exceed 350 feet. The formatting of this section is also comparable to the language of the Volpe (PUD-7) zoning. Exhibit C includes a series of maps depicting existing and proposed building heights in the immediate Kendall Square area. Although we have not designed a proposed building, Exhibit D illustrates what one would potentially look like in relation to the two existing buildings.

## Parking and Loading

Instead of parking *minimums*, the petition for the proposed subdistrict includes parking *maximums* that are comparable to the MIT (PUD-5) zoning and the Volpe (PUD-7) zoning. This is in line with the City's efforts to reduce parking and encourage non-vehicular travel. Given that the proposed subdistrict is within walking distance to the Kendall Red Line station and the Lechmere Green Line station and near bicycling and pedestrian pathways, we agree such maximums are appropriate.

Lastly, the petition includes language that allows the Planning Board to waive requirements for the amount, location, and design of parking or loading facilities within the subdistrict and may permit shared loading. This is comparable to the Volpe (PUD-7) zoning.

## **Public Outreach**

From the beginning, public engagement has been a priority while drafting this zoning petition. Over the course of the last year, we have met with Community Development Department (CDD) staff, individual Councilors, local neighborhood groups like the East Cambridge Planning Team, and the public to solicit feedback and gather input on potential improvements to this area of Cambridge (see Exhibit F). Prior to the pandemic, these interactions were in person, but during the last ten months we have utilized the coUrbanize platform to communicate and interact with the public to the greatest extent possible. We have included a summary of these efforts, via coUrbanize reports, in Exhibit G.

Based on this information, we have tailored our petition so that we are requesting no more than is necessary while ensuring the proposed benefits align with what the community actually wants. We will continue to engage with the public throughout the permitting process and will be responsive to feedback.

### ***Benefits of Petition***

Throughout the public engagement process, we have compiled a list of benefits for the local community and City as a result of this petition. While there are the financial benefits typical of a proposal of this scope, we are particularly interested in those features that will contribute to a truly well-rounded and engaging environment. The following are potential items that will improve the historic, environmental, and social facets of this part of Cambridge:

- Activation of the ground floor along Main Street and the Broad Canal, including a cut-through connecting the two
- Ground floor uses that complement existing amenities and attract residents of all demographics
- Floating restaurant in the Broad Canal
- Establishment of a “Cambridge Historical Trail” similar to the Freedom Trail in Boston
- Broad Canal restoration and maintenance
- Pedestrian and traffic safety improvements
- Environmentally friendly initiatives tailored to the subdistrict
- Tightening parking on-site to incentivize transit, bicycling, and walking as primary modes of commuting
- Upgrades to Poor Man’s Landing in the Charles River
- Restoration of the DCR Boathouse (old MDC Boathouse) near the Museum of Science

### ***Conclusion***

The result of this zoning petition will be a striking new building bookended by existing buildings and anchored by a convivial public realm along Main Street and the Broad Canal. We believe such a result would be illustrative of Kendall Square’s current eminence and its nascent origins, respectively. We look forward to working with the City Council, the Ordinance Committee, and the Planning Board to continue to advance the Broad Canal Subdistrict Zoning Petition.

Sincerely,

**Beals Associates, Inc.**



Lawrence M. Beals



Patrick Connolly

### **Enclosures and Exhibits:**

1. Clean & Blacklined Broad Canal Subdistrict Zoning Petition
2. Exhibit A – Locus Map
3. Exhibit B – Recent Rezoning Proposals Map
4. Exhibit C – Height Maps
5. Exhibit D – Cross-Section of Proposed Building
6. Exhibit E – Ground Floor & Broad Canal Activation
7. Exhibit F – Public Outreach Summary
8. Exhibit G – coUrbanize Summary Reports

**February 24, 2021**

**To the Honorable, the City Council,**

As the owner of land located at One Main Street and 101 Main Street, we hereby petition the Cambridge City Council to amend Section 13.4 of the City of Cambridge Zoning Ordinance to create the "Broad Canal Subdistrict" within the existing PUD-3 District.

We also petition the City Council to amend the Zoning Map of the City of Cambridge to create a new overlay zoning district entitled Broad Canal Subdistrict, described as the following:

The Board Canal Subdistrict is the area bounded by the point in the centerline of Third Street that is consistent with the point of intersection that the northern sideline of Lot #36 on Assessor's Map 14 would have with said centerline if said northern sideline were continued in a straight line to said centerline, then easterly by the northern boundary of said parcel and the northern boundary of the Broad Canal to the western sideline of Edwin H Land Boulevard, then running south across the canal and along the eastern sideline of Lot #23 on Assessor's Map 13 to the centerline of the MBTA Right of Way, then westerly to a point in the centerline of the MBTA Right of Way that is consistent with the point of intersection that the western sideline of Lot #26 on Assessor's Map 14 would have with said centerline if said western sideline were continued in a straight line to said centerline, then north along said western sideline and the western sideline of Lot #36 on Assessor's Map 14, then running west along the southern sideline of said Lot #36 to the centerline of Third Street, then running north along said centerline.

Respectfully submitted,

**RREEF AMERICA REIT II CORP. PPP.**

P.O. BX 4900, #207

Scottsdale, AZ 85261-4900

By:

David F. Crane

Name:

David F. Crane

Title:

Vice President

## **Clean Broad Canal Subdistrict Zoning Petition**

---

**13.40 PUD-3 AND PUD 3A DISTRICTS: DEVELOPMENT CONTROLS**

Unless otherwise indicated in this Section 13.40, the following provisions apply equally to all PUD-3 districts. Where standards or other requirements applicable to development with the PUD-3 District pursuant to this Section 13.40 conflict with any other provision of the Zoning Ordinance, the provisions of Section 13.40 shall apply.

**13.41** *Purpose.* The PUD-3 districts are intended to provide for the creation of a high quality general and technical office environment which permits larger scale development and supporting commercial activities and which encourages strong linkages between new development at Kendall Square and along the East Cambridge riverfront. The PUD 3A District specifically is intended to permit larger scale development along the Binney Street corridor, consistent with the scale of development permitted in the abutting PUD-3 District, which also creates large areas of contiguous Public Open Space in the PUD 3A district or in adjacent PUD Districts in order to create a better transition from neighborhoods to commercial areas. As required by Section 13.48 and 13.59, any Final Development Plan for a Development Parcel in a PUD-3A District containing increased density and heights as described in Sections 13.43.1(2) and 13.44.4 shall minimize noise from rooftop mechanical equipment; contain environmentally sustainable buildings; promote pedestrian usage of the sidewalks, an improved pedestrian environment, pedestrian connections to public transit, and a sense of neighborhood continuity by providing an interesting, lively, and active presence at street level, by requiring a mix of residential, retail, and other uses as part of the Final Development Plan and by providing attractive exterior through-block connector space; provide parking which is primarily located underground and is maintained at lower ratios than customarily required by the Zoning Ordinance, so as to eliminate surface parking lots and promote public transportation and other parking and traffic demand measures which will reduce automobile trips; be consistent with the *Eastern Cambridge Design Guidelines* dated October 15, 2001; and preserve certain existing structures which add to the character of the neighborhood. Any such Final Development Plan encompassing land area in excess of 10 acres is expected to be constructed over a lengthy period of time of up to 20 years. By meeting these requirements and providing large areas of contiguous Public Open Space, a Final Development Plan in the PUD 3A district meeting these requirements will promote the goals of the *Eastern Cambridge Planning Study* dated October 2001 and the public health, safety, and welfare.

**13.41.1** Establishment and Scope of Subdistricts within the PUD-3 District.

The PUD-3 District may be divided into Subdistricts as described below for the purpose of defining requirements that may not apply to the District as a whole. All provisions of the PUD-3 shall apply equally to each Subdistrict, except as provided for elsewhere in Section 13.40.

**13.41.2** Description of the Subdistricts within the PUD-3 District.

**13.41.2.1** The Board Canal Subdistrict is the area bounded by the point in the centerline of Third

---

---

Street that is consistent with the point of intersection that the northern sideline of Lot #36 on Assessor's Map 14 would have with said centerline if said northern sideline were continued in a straight line to said centerline, then easterly by the northern boundary of said parcel and the northern boundary of the Broad Canal to the western sideline of Edwin H Land Boulevard, then running south across the canal and along the eastern sideline of Lot #23 on Assessor's Map 13 to the centerline of the MBTA Right of Way, then westerly to a point in the centerline of the MBTA Right of Way that is consistent with the point of intersection that the western sideline of Lot #26 on Assessor's Map 14 would have with said centerline if said western sideline were continued in a straight line to said centerline, then north along said western sideline and the western sideline of Lot #36 on Assessor's Map 14, then running west along the southern sideline of said Lot #36 to the centerline of Third Street, then running north along said centerline.

**13.42** *Uses Allowed in the PUD-3 Districts.* The uses listed in this Section 13.42, alone or in combination with each other, shall be allowed upon permission of the Planning Board. Office and laboratory uses are preferred.

**13.42.1** Residential Uses

- (1) Townhouse Development. Any special permits for parking arrangements for townhouse development required by Section 11.10 shall be granted by the Planning Board in a Planned Unit Development in a PUD-3 district.
- (2) Multifamily dwellings.
- (3) Hotels or motels.

**13.42.2** Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in sections 4.32 and 4.33 and which are allowed or conditionally allowed in the base zoning district.

**13.42.3** Institutional Uses. All clinic uses permitted by Section 4.33(d).

**13.42.4** Office and Laboratory Uses. All uses listed in Section 4.34.

**13.42.5** Retail Business and Consumer Service Establishments.

- (1) Stationery and office supply store.
  - (2) Printing and reproduction service establishment, photography studio.
  - (3) Other store for retail sale of merchandise located in a structure primarily containing nonretail use, provided that no such establishment shall exceed two thousand, five hundred (2,500) square feet gross floor area (except in a PUD-3A district, where such establishments shall not exceed 12,000 gross square feet), and that no manufacturing, assembly or packaging occur on the premises.
  - (4) Barber shop, beauty shop, laundry and dry-cleaning pick-up agency, shoe repair, self-service laundry or other similar establishments.
  - (5) Restaurants or other eating and drinking establishments listed in Subsection 4.35 e, f, and g.
-

---

(6) Theater or hall for public gatherings, including Performing Arts Centers as hereinafter defined.

(7) Bowling alley, skating rink, tennis center or other commercial recreation establishments.

**13.42.6** Other Uses. Any use not listed in subsections 13.42.1 - 13.42.5 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-3 district and is necessary to support the predominant uses in the district. Certain additional uses may be permitted in the PUD-3A district as set forth in Section 13.59.

**13.42.7** "Performing Arts Center" means one or more buildings on the same or adjacent lots used exclusively for the production, creation, performing, presentment, screening, development or viewing of at least three distinct forms of theatrical, musical, cinematic, dance, oratorical and other performing arts, to be viewed or experienced in at least three distinct venues within such building or buildings, together with such uses customarily accessory thereto, such as, but not limited to, stage, backstage, rehearsal or practice, classroom, storage, mechanical, dressing room, green room, lobby shop and/or store, ticketing, restaurant and/or lounge, and accessory office uses.

**13.42.8** In the Broad Canal Subdistrict, "Canal Uses", which mean a use that by design requires or is intended to have direct access to the Broad Canal due to its location adjacent to or on the Broad Canal or which location enhances the use or the activation of the Broad Canal, including but not limited to floating restaurants (including sale of alcohol), open air place of entertainment, kayak or similar rentals and launch, marinas, boat basins or other commercial or recreational boating facilities, public walkways, facilities for fishing, waterborne transportation facilities, shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the Broad Canal Subdistrict.

---



---

**13.43** *District Dimensional Regulations.*

- 13.43.1** (1) PUD-3 District: The maximum ratio of floor area to the total area of the Development Parcel shall be 3.0 for Residential Uses, 4.31 a-h, and Dormitory Uses, Section 4.33 b (7), and 2.0 for all other permitted uses.

A portion or portions of the existing or former Broad Canal without reference to ownership may be counted in calculating the area of the Development Parcel. Each portion so counted shall be included in computing the development parcel area for one planned unit development.

(2) PUD-3A District: The maximum ratio of floor area to total area of the Development Parcel shall be 1.25 except that the Planning Board may approve a Final Development Plan with a maximum FAR exceeding 1.25 but not to exceed a maximum FAR of 3.0 where the Final Development Plan meets the requirements of Section 13.59. Pursuant to Sections 13.59.4 and 13.59.9, certain building areas may be excluded from Gross Floor Area for purposes of calculating such FAR.

(3) Broad Canal Subdistrict: Notwithstanding Section 13.43.1(1) above, the Permitted Gross Floor Area (GFA) in the Board Canal Subdistrict shall be a maximum of one million, four hundred thousand (1,400,000) square feet of GFA, given the area of the parcel exceeds 80,000 square feet.

- 13.43.1.1** Notwithstanding any other provision of the Zoning Ordinance, including the definition of Gross Floor Area in Article 2.000, the Gross Floor Area of a Performing Arts Center in the PUD-3 District shall include only publicly accessible, above grade, circulation, performance, and amenity spaces as measured from the interior face of walls of each space provided that all other dimensional requirements, limitation on the permitted number of seats, or other requirements imposed under a PUD-3 District Special Permit, as amended, have been found by the Planning Board to have been satisfied.

- 13.43.2** The minimum size of the Development Parcel for a PUD shall be two (2) acres. A Development Parcel within the PUD-3 may contain noncontiguous lots elsewhere in this PUD district or within adjacent PUD districts.

A Development Parcel within the PUD-3A District may contain noncontiguous lots elsewhere in one or more of the PUD-3A District, the PUD-4C District and, solely for the purpose of including lots to be dedicated to Public Open Space, the PUD-2 District subject to the provisions of Section 13.59.

There shall be no specified minimum lot size for lots located within a Development Parcel. Planning Board approval of all proposed lots located within a Development Parcel shall be required.

- 13.43.3** For the purpose of computing residential density, the minimum lot size for each dwelling unit shall be three hundred (300) square feet. Residential density shall be computed based on the entire Development Parcel.

- 13.43.4** There shall be no minimum width for the Development Parcel and no minimum width for lots located within the Development Parcel. There shall be no other minimum
-

---

required front, rear and side yard requirements for a Development Parcel or for lots located within a Development Parcel. The Planning Board shall approve all such building setbacks. Any buildings on a parcel abutting the Broad Canal should be set back or so designed as to provide a pedestrian pathway along the canal's edge.

---

- 
- 13.43.4.1** In a PUD-3A District, there shall be a setback of ten (10) feet from the streetline of Binney Street at and above a point between 78 and 85 feet above grade (the exact location of such point to be determined by the Planning Board in its review of the Development Proposal and Final Development Plan). Up to one-third of façade length on a cumulative basis may be exempted from this requirement.

**13.44** *Height.*

- 13.44.1** In the PUD-3 District the maximum height of any building shall be two hundred and thirty (230) feet, except as modified in Section 13.44.2.
- 13.44.2** In the PUD-3 District the Planning Board shall not approve any Final Development Plan in which twenty-five (25) percent or more of the land area of the Development Parcel is covered with such buildings or parts of buildings not exempted by Section 5.23 in excess of one hundred and twenty (120) feet in height or in which fifteen (15) percent or more of the land areas of the Development Parcel is covered with such buildings or parts thereof in excess of two hundred (200) feet in height. Notwithstanding the foregoing, the Planning Board, in its discretion, may accept for review an application for a Special Permit based on a Development Proposal which deviates from the aforesaid provisions of this Section 13.44.2, provided that the Final Development Plan is in conformity with such provisions. Except as allowed by Section 13.44.21 below, lower buildings or building elements are encouraged closer to the Charles River while taller buildings or building elements are encouraged closer to Kendall Square.
- 13.44.2.1** In the Broad Canal Subdistrict, no more than one building shall be allowed to exceed two hundred fifty (250) feet in height. In reviewing a Development Proposal or Final Development Plan including a building that exceeds two hundred fifty (250) feet in height, the Planning Board shall give consideration to a building that is designed to be a distinctive architectural landmark. In no event shall any building having a height in excess of three hundred fifty (350) feet be permitted.
- 13.44.3** In the PUD-3 District, in evaluating a Development Proposal providing building height in excess of one hundred and twenty (120) feet, the Planning Board shall give consideration to evidence presented on the following:
- (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent that if the building height did not exceed one hundred and twenty (120) feet;
  - (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space, and monotonous development;
  - (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristic of the particular location through more harmonious relationships to the terrain and to the proposed and existing buildings in the vicinity that have functional or visual relationships to the
-

---

proposed building;

- (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area; and
  - (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development parcel.
-

- 13.44.4** In the PUD-3A District, the maximum height of any building shall be one hundred twenty (120) feet, except that the Planning Board may approve a Final Development Plan with a building height within the PUD-3A District of one hundred forty (140) feet subject to the requirements of Section 13.59.
- 13.45** *Open Space.* The minimum ratio of open space to the total area of the Development Parcel as defined in Article 2.000 and Section 5.22 shall be fifteen (15) percent except as modified below.
- 13.45.1** As part of a Special Permit for a PUD, the Planning Board may reduce the open space requirement if the development is located adjacent to a Public Open Space and if the development is physically and functionally integrated with the Public Open Space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors, or if the development provides for contiguous Public Open Space as described in Section 13.59.
- 13.45.2** Open space shall include parks, plazas, landscaped areas open to the sky, playgrounds, balconies, roofs developed for recreational or leisure usage, and pedestrian ways such as bridges, decks, arcades, loggias, and gallerias as specified by the Planning Board.
- 13.46** *Perimeter and transition.* Any part of the perimeter of a PUD which fronts on an existing street or Public Open Space should be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping, and screening. Development in the PUD-3 districts should provide integrated pedestrian circulation systems, particularly strong linkages between the riverfront and Kendall Square. Development in the PUD-3A District should enhance the pedestrian experience along Binney Street. See Section 13.59.3
- 13.47** *Parking and Loading Requirements.* Development in the PUD-3 district shall conform to the off street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 13.47. In the PUD-3A district these provisions shall be further modified by Section 13.59 for any development subject to the provisions of Section 13.59.
- 13.47.1** Off street parking facilities shall be provided as follows:
- (1) Residence: Minimum number of spaces per group of dwelling units: 10 per 10.
  - (2) Public Assembly: Number of Seats requiring one space: 15.
- 13.47.2** Institutional, Retail and Office: Number of Square Feet of Gross Area Requiring One Space:
- (1) Institutional: 1,800 square feet
  - (2) Retail and Office:
    - Ground Floor: 900 square feet
-

---

Other level: 1,800 square feet.

**13.47.3** Notwithstanding Sections 13.47.1 and 13.47.2, development in the Broad Canal Subdistrict shall conform to the off street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 13.47.3 as follows:

- (1) Maximum Parking. Maximum allowed parking for a PUD in the Broad Canal Subdistrict shall be limited by applying the rates set forth below to each use within the PUD and taking the summation of the result for all uses. Exceeding the maximum allowed parking shall require a waiver from the Planning Board of maximum parking required under the general provisions of Article 6.000.
- (2) Maximum of 0.9 spaces per 1,000 square feet of Gross Floor Area for office uses, excluding technical office (Section 4.34(a-e)).
- (3) Maximum of 0.8 spaces per 1,000 square feet of Gross Floor Area for laboratory use and technical office uses (Section 4.34(f)).
- (4) Maximum of 0.75 spaces per residential dwelling unit (Section 4.31(d-g)).
- (5) Maximum of 0.5 spaces per 1,000 square feet of retail (Sections 4.35 and 4.36).
- (6) Maximum of 1 space per 4 sleeping rooms for hotel use (Section 4.31(i)(2)).

**13.47.4** The parking requirements of this Section 13.47, and as modified in Section 13.59 for development subject to the provisions of Section 13.59, may be satisfied anywhere on the Development Parcel, notwithstanding anything to the contrary contained in Article 6.000.

**13.47.5** The Planning Board, in its approval of a Final Development Plan in the Broad Canal Subdistrict for a Development Parcel, may waive any requirements for the amount, location and design of parking or loading facilities within a Development Parcel, and may permit loading facilities to be shared across various uses and lots within the PUD-3 District.

**13.48** Where indicated in this Section 13.40, the provisions of Section 13.59 shall apply equally in the PUD-3A District. The Planning Board shall include in any Special Permit conditions that require ongoing compliance with any and all applicable provisions of Section 13.59.

## **Blacklined Broad Canal Subdistrict Zoning Petition**

~~constructed for the planned unit development shall be as least equivalent to the requirements specified in subsections 13.36.1 and 13.36.2.~~

### **13.40 PUD-3 AND PUD 3A DISTRICTS: DEVELOPMENT CONTROLS**

Unless otherwise indicated in this Section 13.40, the following provisions apply equally to all PUD-3 districts. [Where standards or other requirements applicable to development with the PUD-3 District pursuant to this Section 13.40 conflict with any other provision of the Zoning Ordinance, the provisions of Section 13.40 shall apply.](#)

- 13.41** *Purpose.* The PUD-3 districts are intended to provide for the creation of a high quality general and technical office environment which permits larger scale development and supporting commercial activities and which encourages strong linkages between new development at Kendall Square and along the East Cambridge riverfront. The PUD 3A District specifically is intended to permit larger scale development along the Binney Street corridor, consistent with the scale of development permitted in the abutting PUD-3 District, which also creates large areas of contiguous Public Open Space in the PUD 3A district or in adjacent PUD Districts in order to create a better transition from neighborhoods to commercial areas. As required by Section 13.48 and 13.59, any Final Development Plan for a Development Parcel in a PUD-3A District containing increased density and heights as described in Sections 13.43.1(2) and 13.44.4 shall minimize noise from rooftop mechanical equipment; contain environmentally sustainable buildings; promote pedestrian usage of the sidewalks, an improved pedestrian environment, pedestrian connections to public transit, and a sense of neighborhood continuity by providing an interesting, lively, and active presence at street level, by requiring a mix of residential, retail, and other uses as part of the Final Development Plan and by providing attractive exterior through-block connector space; provide parking which is primarily located underground and is maintained at lower ratios than customarily required by the Zoning Ordinance, so as to eliminate surface parking lots and promote public transportation and other parking and traffic demand measures which will reduce automobile trips; be consistent with the *Eastern Cambridge Design Guidelines* dated October 15, 2001; and preserve certain existing structures which add to the character of the neighborhood. Any such Final Development Plan encompassing land area in excess of 10 acres is expected to be constructed over a lengthy period of time of up to 20 years. By meeting these requirements and providing large areas of contiguous Public Open Space, a Final Development Plan in the PUD 3A district meeting these requirements will promote the goals of the *Eastern Cambridge Planning Study* dated October 2001 and the public health, safety, and welfare.

#### **13.41.1** [Establishment and Scope of Subdistricts within the PUD-3 District.](#)

[The PUD-3 District may be divided into Subdistricts as described below for the purpose of defining requirements that may not apply to the District as a whole. All provisions of the PUD-3 shall apply equally to each Subdistrict, except as provided for elsewhere in Section 13.40.](#)



---

**13.41.2** Description of the Subdistricts within the PUD-3 District.

**13.41.2.1** The Board Canal Subdistrict is the area bounded by the point in the centerline of Third Street that is consistent with the point of intersection that the northern sideline of Lot #36 on Assessor's Map 14 would have with said centerline if said northern sideline were continued in a straight line to said centerline, then easterly by the northern boundary of said parcel and the northern boundary of the Broad Canal to the western sideline of Edwin H Land Boulevard, then running south across the canal and along the eastern sideline of Lot #23 on Assessor's Map 13 to the centerline of the MBTA Right of Way, then westerly to a point in the centerline of the MBTA Right of Way that is consistent with the point of intersection that the western sideline of Lot #26 on Assessor's Map 14 would have with said centerline if said western sideline were continued in a straight line to said centerline, then north along said western sideline and the western sideline of Lot #36 on Assessor's Map 14, then running west along the southern sideline of said Lot #36 to the centerline of Third Street, then running north along said centerline.

**13.42** *Uses Allowed in the PUD-3 Districts.* The uses listed in this Section 13.42, alone or in combination with each other, shall be allowed upon permission of the Planning Board. Office and laboratory uses are preferred.

**13.42.1** Residential Uses

- (1) Townhouse Development. Any special permits for parking arrangements for townhouse development required by Section 11.10 shall be granted by the Planning Board in a Planned Unit Development in a PUD-3 district.
- (2) Multifamily dwellings.
- (3) Hotels or motels.

**13.42.2** Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in sections 4.32 and 4.33 and which are allowed or conditionally allowed in the base zoning district.

**13.42.3** Institutional Uses. All clinic uses permitted by Section 4.33(d).

**13.42.4** ~~13.42.3~~ Office and Laboratory Uses. All uses listed in Section 4.34.

**13.42.5** ~~13.42.4~~ Retail Business and Consumer Service Establishments.

- (1) Stationery and office supply store.
  - (2) Printing and reproduction service establishment, photography studio.
  - (3) Other store for retail sale of merchandise located in a structure primarily containing nonretail use, provided that no such establishment shall exceed two thousand, five hundred (2,500) square feet gross floor area (except in a PUD-3A district, where such establishments shall not exceed 12,000 gross square feet), and that no manufacturing, assembly or packaging occur on the premises.
  - (4) Barber shop, beauty shop, laundry and dry-cleaning pick-up agency, shoe repair,
-

---

self-service laundry or other similar establishments.

- (5) Restaurants or other eating and drinking establishments listed in Subsection 4.35 e, f, and g.
- (6) Theater or hall for public gatherings, including Performing Arts Centers as hereinafter defined.
- (7) Bowling alley, skating rink, tennis center or other commercial recreation establishments.

**13.42.6** ~~13.42.5~~ Other Uses. Any use not listed in subsections 13.42.1 - 13.42.5 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-3 district and is necessary to support the predominant uses in the district. Certain additional uses may be permitted in the PUD-3A district as set forth in Section 13.59.

**13.42.7** ~~13.42.6~~ "Performing Arts Center" means one or more buildings on the same or adjacent lots used exclusively for the production, creation, performing, presentment, screening, development or viewing of at least three distinct forms of theatrical, musical, cinematic, dance, oratorical and other performing arts, to be viewed or experienced in at least three distinct venues within such building or buildings, together with such uses customarily accessory thereto, such as, but not limited to, stage, backstage, rehearsal or practice, classroom, storage, mechanical, dressing room, green room, lobby shop and/or store, ticketing, restaurant and/or lounge, and accessory office uses.

**13.42.8** In the Broad Canal Subdistrict, "Canal Uses", which mean a use that by design requires or is intended to have direct access to the Broad Canal due to its location adjacent to or on the Broad Canal or which location enhances the use or the activation of the Broad Canal, including but not limited to floating restaurants (including sale of alcohol), open air place of entertainment, kayak or similar rentals and launch, marinas, boat basins or other commercial or recreational boating facilities, public walkways, facilities for fishing, waterborne transportation facilities, shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the Broad Canal Subdistrict.

---

**13.43** *District Dimensional Regulations.*

- 13.43.1** (1) PUD-3 District: The maximum ratio of floor area to the total area of the Development Parcel shall be 3.0 for Residential Uses, 4.31 a-h, and Dormitory Uses, Section 4.33 b (7), and 2.0 for all other permitted uses.

A portion or portions of the existing or former Broad Canal without reference to ownership may be counted in calculating the area of the Development Parcel. Each portion so counted shall be included in computing the development parcel area for one planned unit development.

(2) PUD-3A District: The maximum ratio of floor area to total area of the Development Parcel shall be 1.25 except that the Planning Board may approve a Final Development Plan with a maximum FAR exceeding 1.25 but not to exceed a maximum FAR of 3.0 where the Final Development Plan meets the requirements of Section 13.59. Pursuant to Sections 13.59.4 and 13.59.9, certain building areas may be excluded from Gross Floor Area for purposes of calculating such FAR.

(3) Broad Canal Subdistrict: Notwithstanding Section 13.43.1(1) above, the Permitted Gross Floor Area (GFA) in the Board Canal Subdistrict shall be a maximum of one million, four hundred thousand (1,400,000) square feet of GFA, given the area of the parcel exceeds 80,000 square feet.

- ~~13.43.11~~**13.43.1.1** Notwithstanding any other provision of the Zoning Ordinance, including the definition of Gross Floor Area in Article 2.000, the Gross Floor Area of a Performing Arts Center in the PUD-3 District shall include only publicly accessible, above grade, circulation, performance, and amenity spaces as measured from the interior face of walls of each space provided that all other dimensional requirements, limitation on the permitted number of seats, or other requirements imposed under a PUD-3 District Special Permit, as amended, have been found by the Planning Board to have been satisfied.

- 13.43.2** The minimum size of the Development Parcel for a PUD shall be two (2) acres. A Development Parcel within the PUD-3 may contain noncontiguous lots elsewhere in this PUD district or within adjacent PUD districts.

A Development Parcel within the PUD-3A District may contain noncontiguous lots elsewhere in one or more of the PUD-3A District, the PUD-4C District and, solely for the purpose of including lots to be dedicated to Public Open Space, the PUD-2 District subject to the provisions of Section 13.59.

There shall be no specified minimum lot size for lots located within a Development Parcel. Planning Board approval of all proposed lots located within a Development Parcel shall be required.

- 13.43.3** For the purpose of computing residential density, the minimum lot size for each dwelling unit shall be three hundred (300) square feet. Residential density shall be computed based on the entire Development Parcel.

- ~~**13.43.4** There shall be no minimum width for the Development Parcel and no minimum width~~

---

for lots located within the Development Parcel. There shall be no other minimum required front, rear and side yard requirements for a Development Parcel or for lots located within a Development Parcel. The Planning Board shall approve all such building setbacks. Any buildings on a parcel abutting the Broad Canal should be set back or so designed as to provide a pedestrian pathway along the canal's edge.

---

~~13.43.41~~ 13.43.4.1 In a PUD-3A District, there shall be a setback of ten (10) feet from the streetline of Binney Street at and above a point between 78 and 85 feet above grade (the exact location of such point to be determined by the Planning Board in its review of the Development Proposal and Final Development Plan). Up to one-third of façade length on a cumulative basis may be exempted from this requirement.

**13.44** *Height.*

**13.44.1** In the PUD-3 District the maximum height of any building shall be two hundred and thirty (230) feet, except as modified in Section 13.44.2.

**13.44.2** In the PUD-3 District the Planning Board shall not approve any Final Development Plan in which twenty-five (25) percent or more of the land area of the Development Parcel is covered with such buildings or parts of buildings not exempted by Section 5.23 in excess of one hundred and twenty (120) feet in height or in which fifteen (15) percent or more of the land areas of the Development Parcel is covered with such buildings or parts thereof in excess of two hundred (200) feet in height. Notwithstanding the foregoing, the Planning Board, in its discretion, may accept for review an application for a Special Permit based on a Development Proposal which deviates from the aforesaid provisions of this Section 13.44.2, provided that the Final Development Plan is in conformity with such provisions. ~~Lower~~ Except as allowed by Section 13.44.2.1 below, lower buildings or building elements are encouraged closer to the Charles River while taller buildings or building elements are encouraged closer to Kendall Square.

**13.44.2.1** In the Broad Canal Subdistrict, no more than one building shall be allowed to exceed two hundred fifty (250) feet in height. In reviewing a Development Proposal or Final Development Plan including a building that exceeds two hundred fifty (250) feet in height, the Planning Board shall give consideration to a building that is designed to be a distinctive architectural landmark. In no event shall any building having a height in excess of three hundred fifty (350) feet be permitted.

**13.44.3** In the PUD-3 District, in evaluating a Development Proposal providing building height in excess of one hundred and twenty (120) feet, the Planning Board shall give consideration to evidence presented on the following:

- (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent that if the building height did not exceed one hundred and twenty (120) feet;
- (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space, and monotonous development;
- (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristic of the particular location through more harmonious relationships to the terrain and to the proposed and existing buildings in the vicinity that have functional or visual relationships to the

---

proposed building;

- (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area; and
- (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development parcel.

- 13.44.4** In the PUD-3A District, the maximum height of any building shall be one hundred twenty (120) feet, except that the Planning Board may approve a Final Development Plan with a building height within the PUD-3A District of one hundred forty (140) feet subject to the requirements of Section 13.59.
- 13.45** *Open Space.* The minimum ratio of open space to the total area of the Development Parcel as defined in Article 2.000 and Section 5.22 shall be fifteen (15) percent except as modified below.
- 13.45.1** ~~The~~ As part of a Special Permit for a PUD, the Planning Board may reduce the open space requirement if the development is located adjacent to a Public Open Space and if the development is physically and functionally integrated with the Public Open Space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors, or if the development provides for contiguous Public Open Space as described in Section 13.59.
- 13.45.2** Open space shall include parks, plazas, landscaped areas open to the sky, playgrounds, balconies, roofs developed for recreational or leisure usage, and pedestrian ways such as bridges, decks, arcades, loggias, and gallerias as specified by the Planning Board.
- 13.46** *Perimeter and transition.* Any part of the perimeter of a PUD which fronts on an existing street or Public Open Space should be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping, and screening. Development in the PUD-3 districts should provide integrated pedestrian circulation systems, particularly strong linkages between the riverfront and Kendall Square. Development in the PUD-3A District should enhance the pedestrian experience along Binney Street. See Section 13.59.3
- 13.47** *Parking and Loading Requirements.* Development in the PUD-3 district shall conform to the off street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 13.47. In the PUD-3A district these provisions shall be further modified by Section 13.59 for any development subject to the provisions of Section 13.59.
- 13.47.1** Off street parking facilities shall be provided as follows:
- (1) Residence: Minimum number of spaces per group of dwelling units: 10 per 10.
  - (2) Public Assembly: Number of Seats requiring one space: 15.
- 13.47.2** Institutional, Retail and Office: Number of Square Feet of Gross Area Requiring One Space:
- (1) Institutional: 1,800 square feet
  - (2) Retail and Office:
    - Ground Floor: 900 square feet
-

Other level: 1,800 square feet.

**13.47.3** Notwithstanding Sections 13.47.1 and 13.47.2, development in the Broad Canal Subdistrict shall conform to the off street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 13.47.3 as follows:

- (1) Maximum Parking. Maximum allowed parking for a PUD in the Broad Canal Subdistrict shall be limited by applying the rates set forth below to each use within the PUD and taking the summation of the result for all uses. Exceeding the maximum allowed parking shall require a waiver from the Planning Board of maximum parking required under the general provisions of Article 6.000.
- (2) Maximum of 0.9 spaces per 1,000 square feet of Gross Floor Area for office uses, excluding technical office (Section 4.34(a-e)).
- (3) Maximum of 0.8 spaces per 1,000 square feet of Gross Floor Area for laboratory use and technical office uses (Section 4.34(f)).
- (4) Maximum of 0.75 spaces per residential dwelling unit (Section 4.31(d-g)).
- (5) Maximum of 0.5 spaces per 1,000 square feet of retail (Sections 4.35 and 4.36).
- (6) Maximum of 1 space per 4 sleeping rooms for hotel use (Section 4.31(i)(2)).

**13.47.4** ~~13.47.3~~ The parking requirements of this Section 13.47, and as modified in Section 13.59 for development subject to the provisions of Section 13.59, may be satisfied anywhere on the Development Parcel, notwithstanding anything to the contrary contained in Article 6.000.

**13.47.5** The Planning Board, in its approval of a Final Development Plan in the Broad Canal Subdistrict for a Development Parcel, may waive any requirements for the amount, location and design of parking or loading facilities within a Development Parcel, and may permit loading facilities to be shared across various uses and lots within the PUD-3 District.

**13.48** Where indicated in this Section 13.40, the provisions of Section 13.59 shall apply equally in the PUD-3A District. The Planning Board shall include in any Special Permit conditions that require ongoing compliance with any and all applicable provisions of Section 13.59.

**~~13.50 — PUD-4, PUD-4A, PUD-4B and PUD-4C DISTRICTS: DEVELOPMENT CONTROLS~~**

~~Unless otherwise indicated in this Section 13.50, the following provisions apply equally to all PUD-4 Districts.~~

**~~13.51.1 — Purpose.~~** ~~The PUD-4, PUD-4A and PUD-4B districts are intended to provide the opportunity for creation of a highly active, medium density commercial and residential area with a mix of retail, office and residential uses. Development in the PUD-4, PUD-~~



---

~~4A and PUD 4B districts shall be generally consistent with the policy objectives set forth in the Eastern Cambridge Planning Study dated October 2001 and the guidance provided in the Eastern Cambridge Design Guidelines dated October 15, 2001 and with the East Cambridge Riverfront Plan dated October 15, 2001. The PUD 4A and 4B districts specifically are intended to encourage a mix of uses with a substantial component of housing, with the housing, where possible, located within the development parcel adjacent to the existing residential neighborhood. In the PUD 4A District reuse of existing historic industrial structures for mixed residential, retail and office uses is encouraged. It is the intent of these Districts to encourage an active urban setting around the Lechmere Canal and along public and private streets both during and after customary business hours. Ground floor building spaces oriented toward the Lechmere Canal and public streets should primarily contain retail or consumer service office uses to the extent possible. Extensive ground level building frontage along the Lechmere Canal developed to institutional or office uses is not encouraged.~~

- 13.51.2** ~~Purpose. The PUD 4C District is intended to provide for the creation of quality development that enhances the pedestrian experience along Binney Street, creates a transition between commercial development along the Binney Street corridor and residential neighborhoods to the north, and creates large areas of contiguous Public Open Space in the PUD 4C District or in adjacent PUD Districts. As required by Section 13.59, any Final Development Plan in a PUD 4C District containing increased density and heights as described in Sections 13.53.1(4) and 13.54.4 shall minimize noise from rooftop mechanical equipment; contain environmentally sustainable buildings; promote pedestrian usage of the sidewalks and pedestrian connections to public transit, and a sense of neighborhood continuity by providing an interesting, lively and active presence at street level, by requiring a mix of residential, retail and~~

[4555979.3](#)

## **Exhibits**

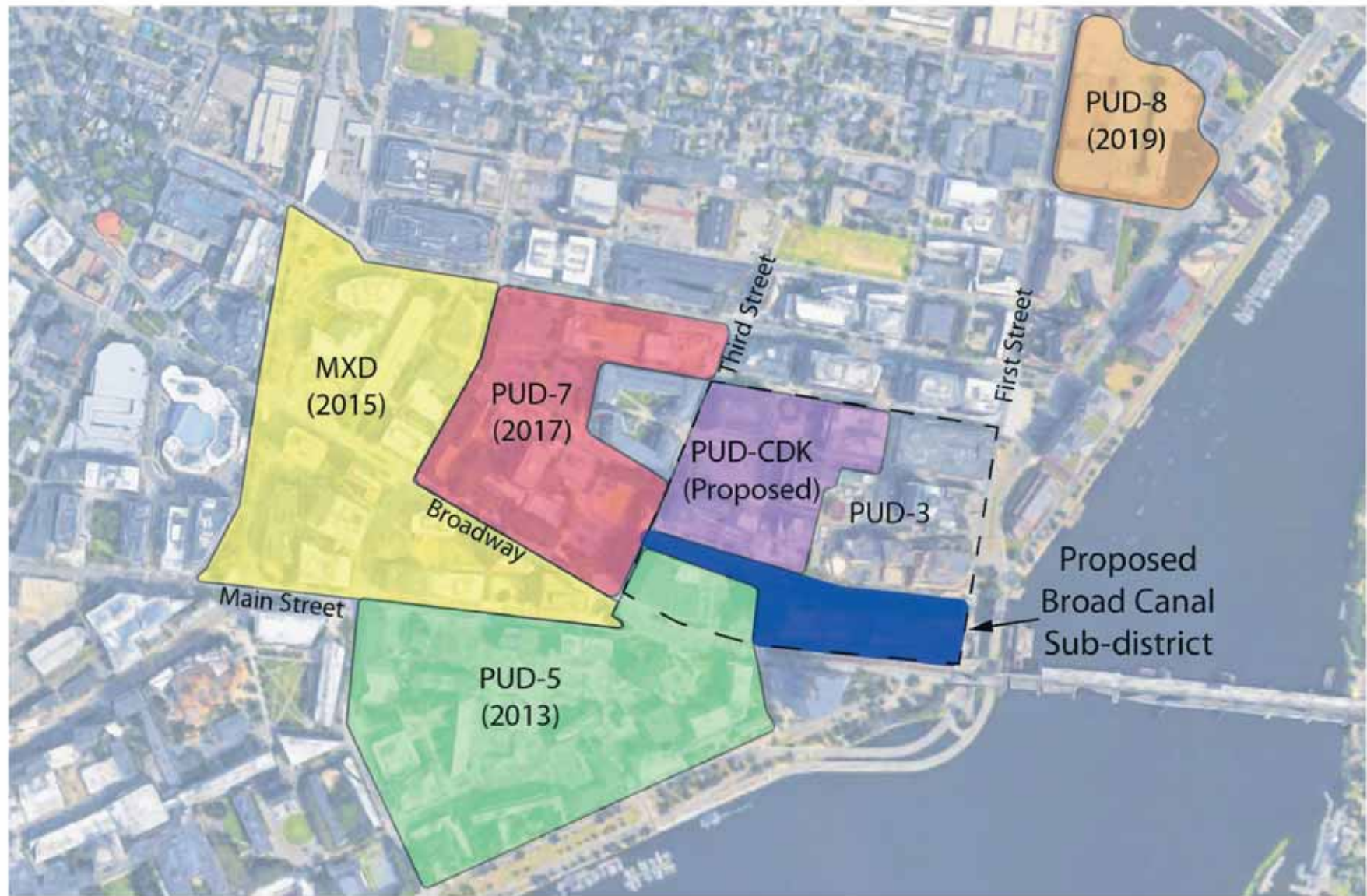
# EXHIBIT A

---



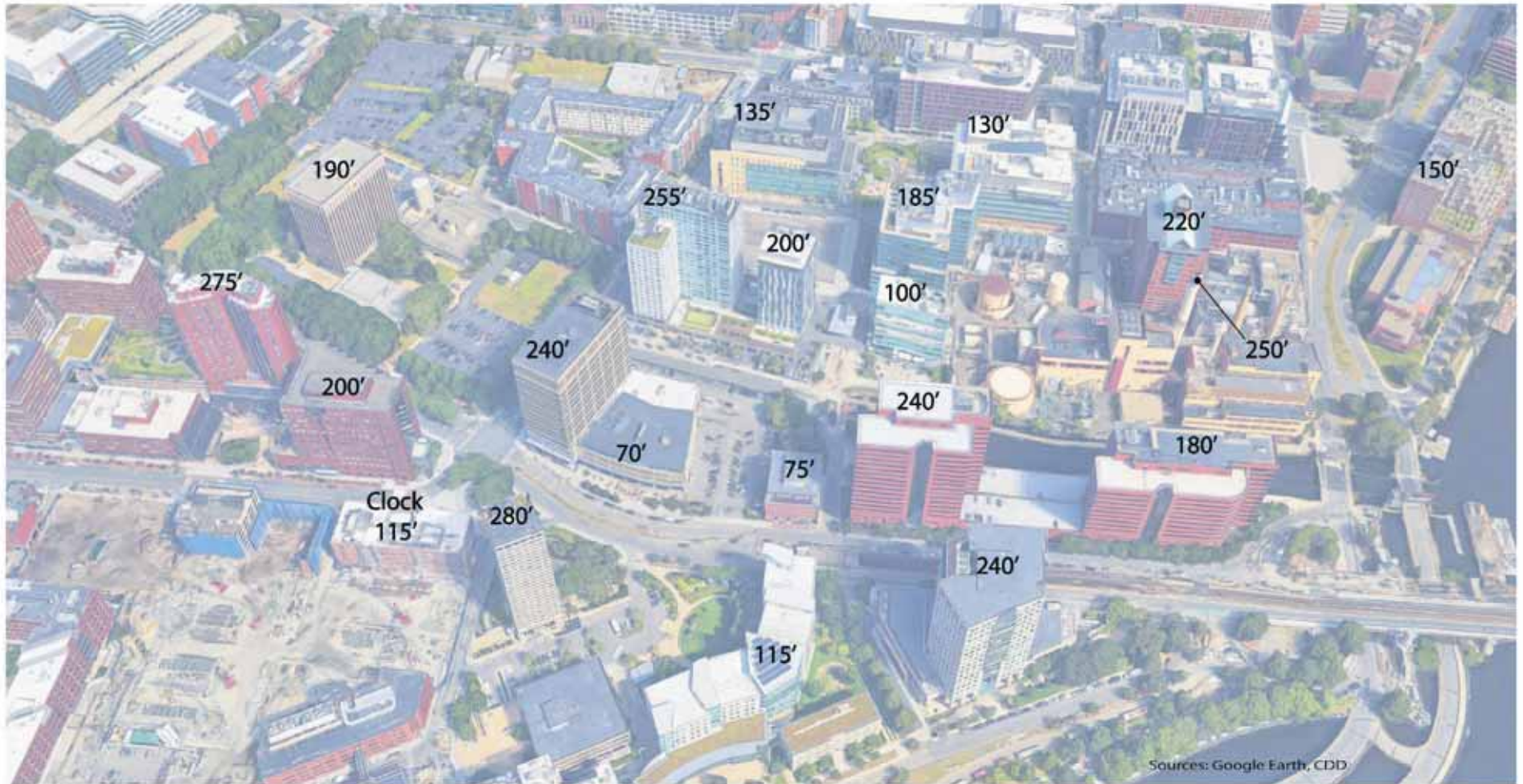


## EXHIBIT B



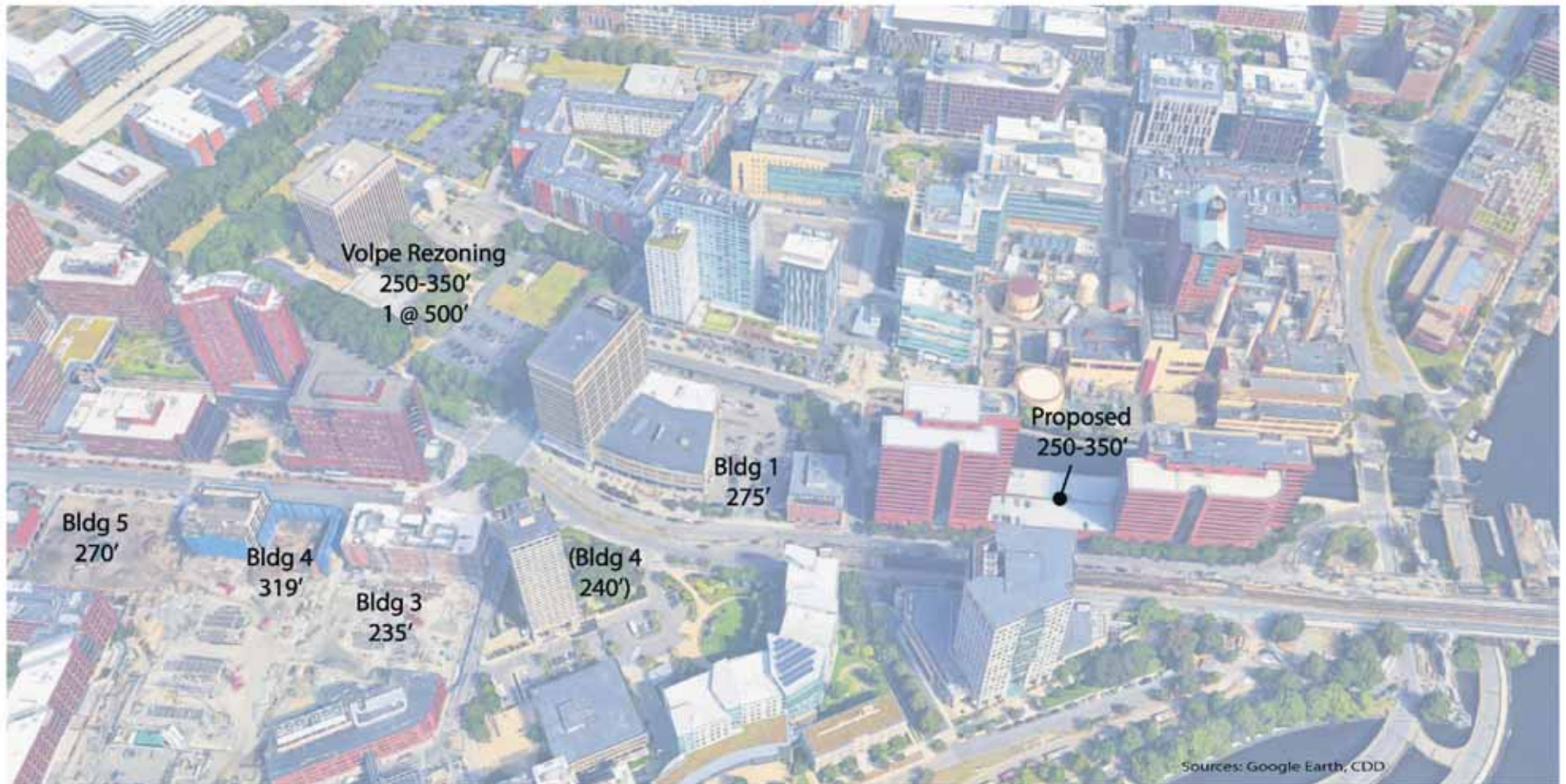


# EXHIBIT C



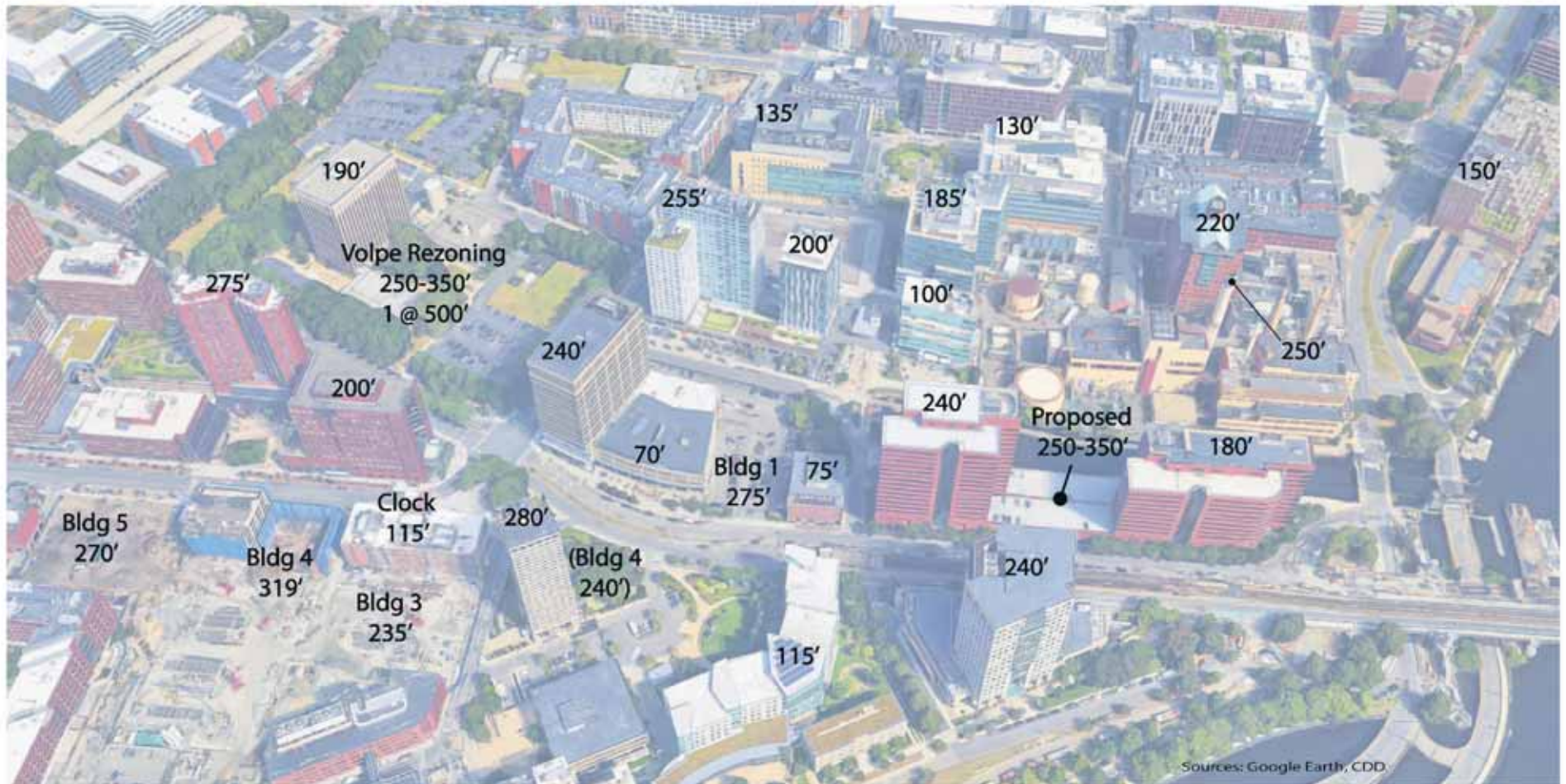


# EXHIBIT C

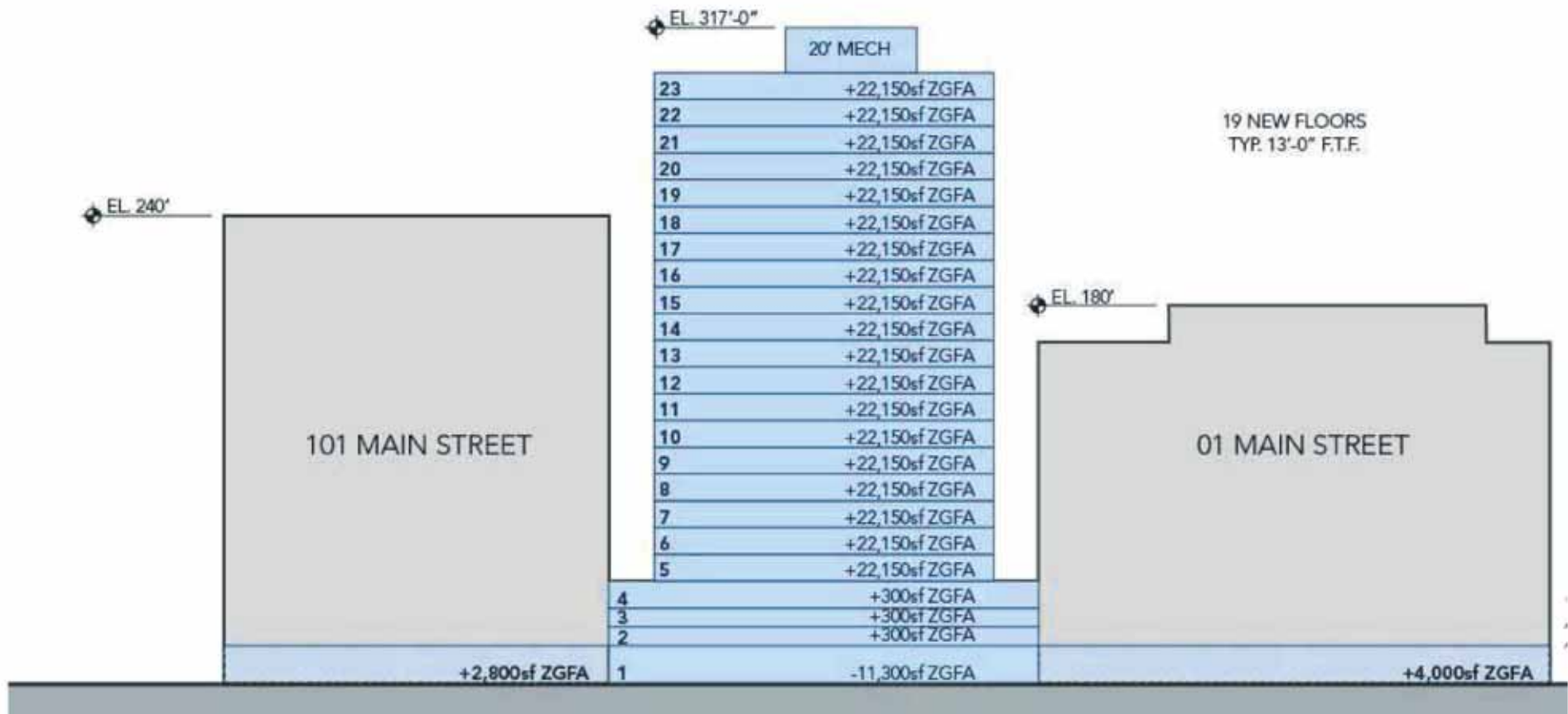




## EXHIBIT C



# EXHIBIT D





## EXHIBIT E

---



---

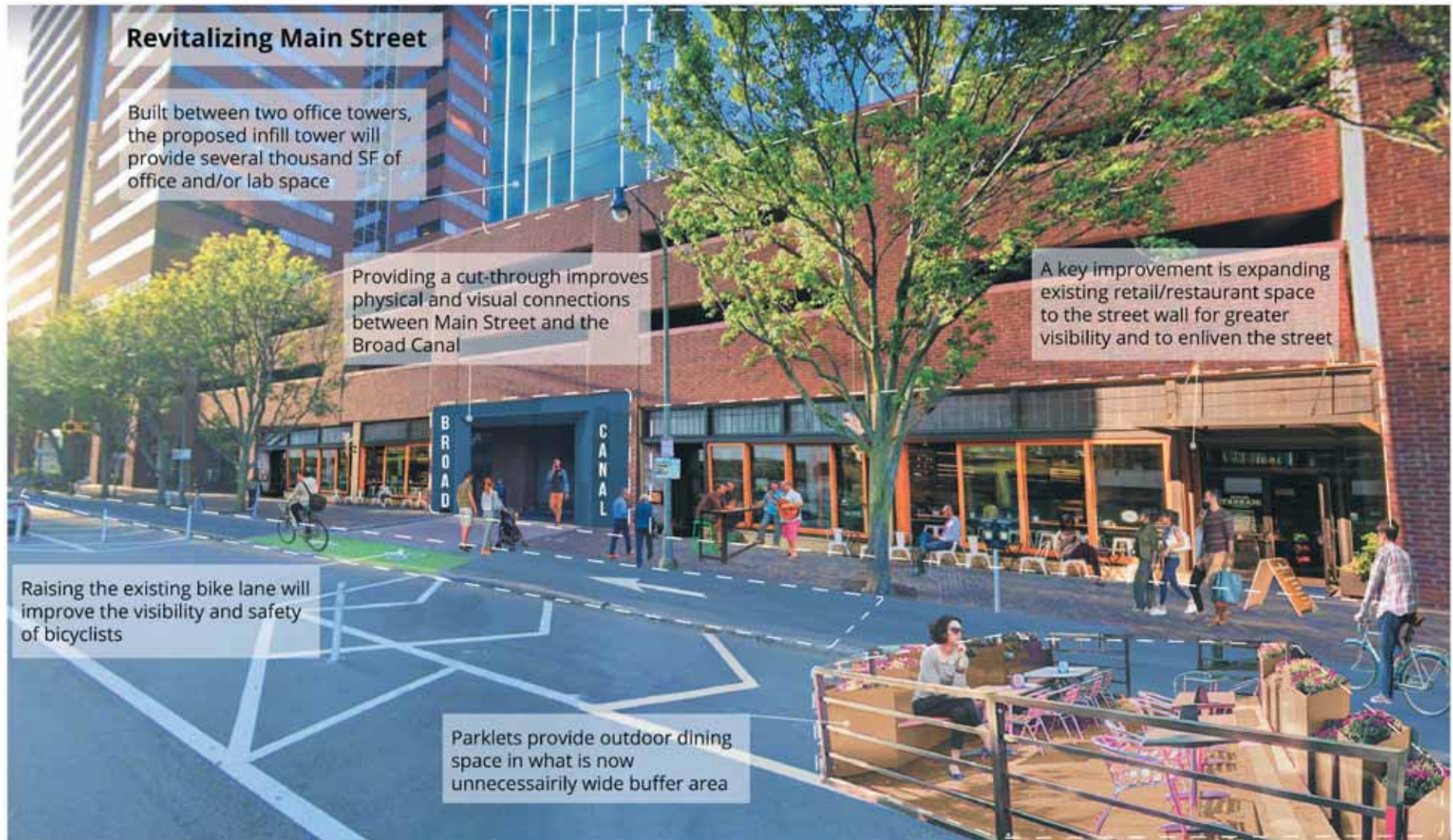
BEALS • ASSOCIATES *INC.*

2 PARK PLAZA, SUITE 200, BOSTON, MA 02116  
PHONE: 617-242-1120

Main Street Existing Conditions  
(Source: Google Earth)



# EXHIBIT E





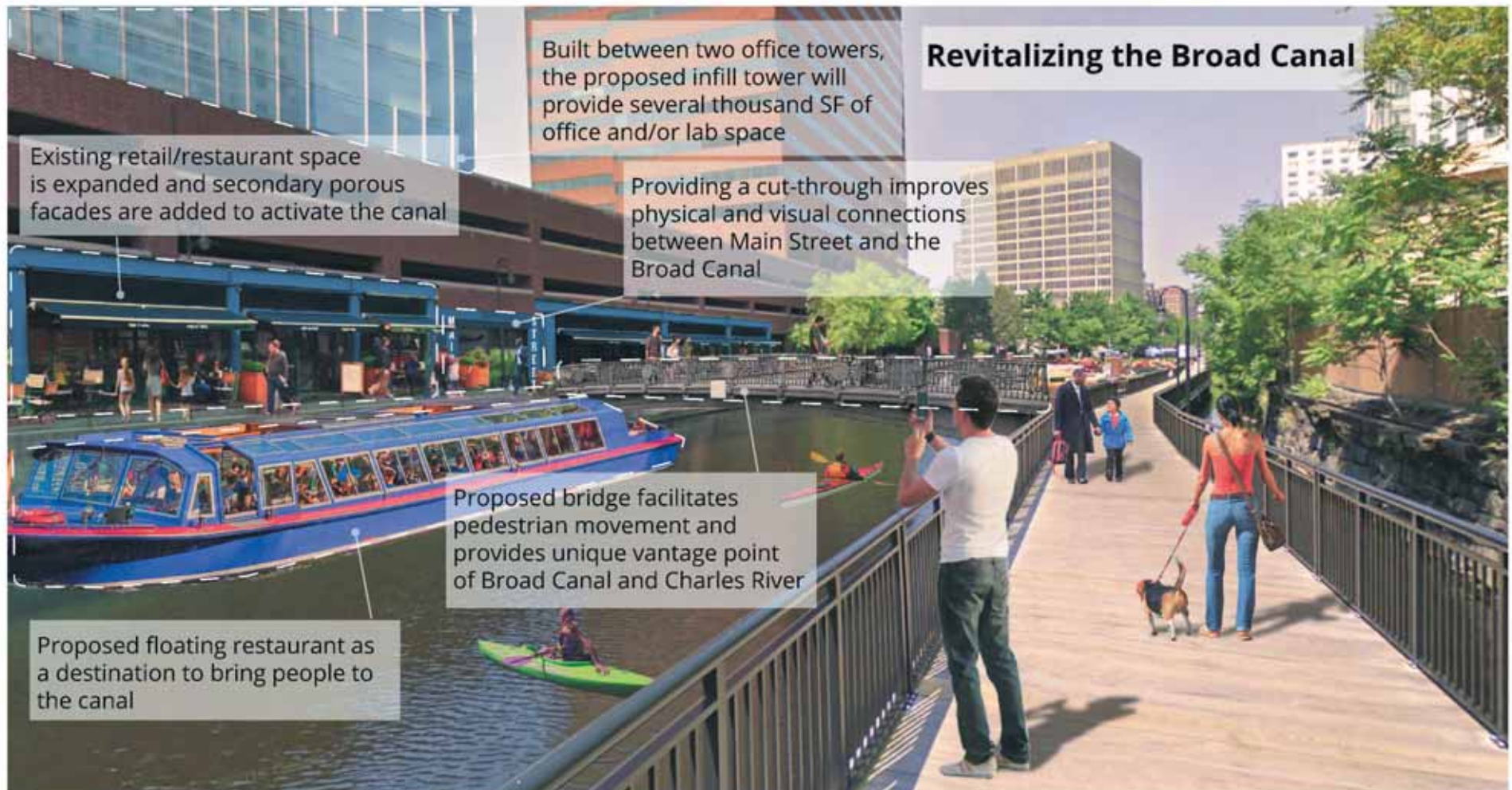
## EXHIBIT E

---





## EXHIBIT E



## Exhibit F

# BEALS • ASSOCIATES INC.

2 PARK PLAZA, SUITE 200, BOSTON, MA 02116  
PHONE: 617-242-1120

## PUBLIC OUTREACH EFFORTS

### LIST OF MEETINGS

One & 101 Main St,  
Cambridge, MA

Project No. C-641.01

DATE	PERSON/ ORGANIZATION	MEETING TYPE
12/27/2018	Charlie Sullivan, <i>Executive Director – Cambridge Historical Commission</i>	In person
01/10/2019	Cambridge Community Development Department	In person
01/14/2019	Cambridge Conservation Commission	In person
02/11/2019	Cambridge Community Development Department	In person
02/06/2020	Dennis Carlone, <i>Cambridge City Councilor</i>	In person
02/13/2020	Marc McGovern, <i>Cambridge City Councilor</i> Dennis Carlone, <i>Cambridge City Councilor</i>	In person
02/26/2020	Tim Toomey, <i>Cambridge City Councilor</i>	In person
03/03/2020	C.A. Webb, <i>President – Kendall Square Association</i>	In person
05/05/2020	Quinton Zondervan, <i>Cambridge City Councilor</i>	Virtual
05/05/2020	Jivan Sobrinho-Wheeler, <i>Cambridge City Councilor</i>	Virtual
05/12/2020	Sumbul Siddiqui, <i>Mayor – City of Cambridge</i>	Virtual
06/23/2020	E. Denise Simmons, <i>Cambridge City Councilor</i>	Virtual
09/29/2020	Ken Williams, <i>Director - MITIMCo</i> Patrick Rowe, <i>Managing Director - MITIMCo</i>	In person
10/16/2020	Marc McGovern, <i>Cambridge City Councilor</i> Dennis Carlone, <i>Cambridge City Councilor</i>	In person
12/1/2020	Public outreach presentation (17 people in attendance)	Virtual
12/9/2020	East Cambridge Planning Team	Virtual
	(Ongoing)	

## EXHIBIT G

### Online Outreach Report | Generated on 01/05/21 by coUrbanize

## Broad Canal Subdistrict Zoning & Development | [buildbroadcanal.com](http://buildbroadcanal.com)

### Audience Reached

729 Website Visitors

57 Followers

231 Total Comments

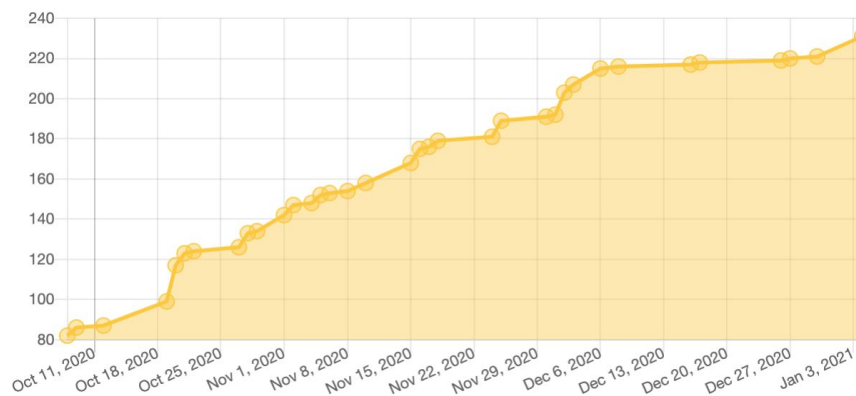
### Engagement Over Time

The cumulative number of comments and replies on coUrbanize over the project's online engagement period

#### Total Feedback and Replies

231

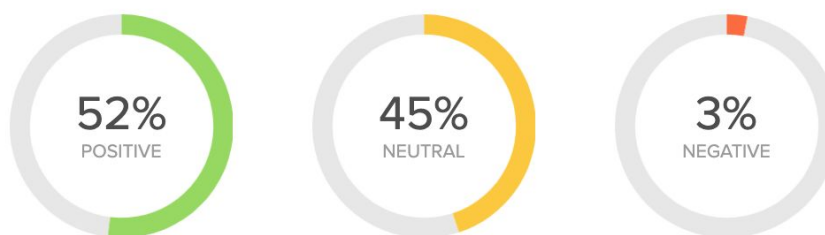
▲16 LAST  
30 DAYS



### Community Sentiment

coUrbanize's system analyzes key words and phrases in each comment to determine its overall sentiment

#### Sentiment



coUrbanize is an online platform connecting real estate developers & municipal planners with the community.

[courbanize.com](http://courbanize.com) | 33 Arch Street, Boston, MA 02110 | [support@courbanize.com](mailto:support@courbanize.com)

coUrbanize is the only **online community engagement solution**  
*purpose-built* for real estate developers and municipal planners.

---

*coUrbanize verifies all participants, supports two-way communication, and automatically generates comprehensive reports. With coUrbanize, companies are able to gain control of the engagement process and preventing the surprises and miscommunication that lead to project delays.*

*The goal of coUrbanize is to encourage inclusive and constructive conversations and information sharing between community members, real estate developers, and municipal planners. Our community guidelines are designed to ensure that conversations are constructive, even when commenters don't agree with each other.*

# Comment Report



---

## What other questions and suggestions do you have about this project?

---



**Bethany Ericson**

Oct 20, 2020

include trees. we need shade in east cambridge.

👍 5 Supporters



**Joseph Rose**

Oct 21, 2020

Preferably large diameter trees, not just more of the tiny curbside street trees

👍 3 Supporters



**DWS**

Oct 28, 2020

Bethany, we agree that landscaping is essential to bringing this area to life. Trees are a great way to not only provide shade, but also increase the appearance of the area.



**Cindy Mathers**

Jan 4, 2021

This must include several large caliper trees.



**Hugh Russell**

Oct 8, 2020

provide spaces for street musicians

👍 4 Supporters

---



**Joseph Rose**

Oct 28, 2020

Volpe just presented their plan for their parcel last night to the Planning Board. Their plan included a pedestrian, multimodal promenade along the length of Broad Canal Way just across Third Street. It would be great to seamlessly connect this to your Broad Canal Way plans be raising the street and creating a similar pedestrian, multimodal promenade closed mainly to cars/trucks. Access for deliveries can be granted or can use the connection to Broad Canal Way from Main St.

👍 3 Supporters



**Cindy Mathers**

Jan 4, 2021

Would be great to use this Broad Canal Way as a shared street/ promenade to extend both sides of the street and create a public plaza.



**Joseph Rose**

Dec 16, 2020

Thinking about community benefits, access to this project and the example of the broad canal bridge, it would be a great benefit to the community and to access to this project to add a cantilevered or similar style bridge as the broad canal one over behind the Museum of Science. This would help connect the entire river front and provide access to this project.

👍 3 Supporters



**Cindy Mathers**

Jan 4, 2021

This is a great idea to help create more access to the site and provide a much needed community benefit.



**Rachel Cohen**

Dec 1, 2020

The existing kayak rental, Paddle Boston, would be greatly enhanced by an indoor office/restrooms, changing areas, lockers. Look at the Community Boating facility in Boston. As part of Chapter 91 you should incorporate a facility to enable even more use of the Broad canal. Check with PaddleBoston -- Kendall Sq. is busiest operation. ALSO, Broad Canal is filthy after a rain event-- something needs to be done about storm water outfall.

👍 2 Supporters



**DWS**

Dec 17, 2020

Rachel, thank you for your thoughts! We agree that an indoor kayak space would greatly benefit not only Paddle Boston but also those renting kayak equipment. We are also looking at ways in which we can enhance the water quality of the Broad Canal, which is incredibly important to the local area.



**Alexandra Levering**

Oct 8, 2020

A fun idea that reflects the Broad Canal's proximity to the Charles and history as a canal could be to create art that appears when it's raining. See <https://www.mentalfloss.com/article/62467/art-only-appears-when-it-rains#:~:text=When%20it%20rains%20in%20Seattle,for%20the%20images%20to%20appear>.

👍 1 Supporter



**DWS**

Oct 19, 2020

This is an awesome idea, thank you for sharing!



**Dan Eisner**

Oct 8, 2020

I seem to recall there was an idea to extend the canal into the Volpe parcel. It sounded like a really cool idea. Is this still a possibility?

👍 1 Supporter



**Len Tower Jr**

Oct 8, 2020

I prefer that land be developed into a park.

 1 Supporter



**DWS**

Oct 19, 2020

Dan, unfortunately there are factors that restrict the extension of the canal. Enhancing the existing conditions with amenity spaces, such as a park, will help to reinvigorate the area.



**joseph rose**

Oct 8, 2020

Given the limited information presented, here are some initial comments: 1) Housing should be include on site. This project is in the heart of Kendall Square and should promote non-transit housing 2) Historic Preservation for the Broad Canal is underwhelming. The canal is mostly fine and perhaps efforts should be made to provide more connections along the Charles. There is talk about a similar boardwalk being necessary behind the Museum of Science to connect the Charles 3) Project increases parcel size about 50% without any real justification 4) Given the Broad Canal Road is part of PUD, consider closing road to cars or use as a shared street to provide a plaza between two sides of the street. Similar work has been done in Harvard square. 5) Curious how no new parking will be required to accommodate such a large upsizing. 6) Open space should not be “enhanced”, it should be increased. 7) Connectivity. North South connectivity would be best served with open air, wide corridors, not internal atrium.

 1 Supporter



**Quinton Zondervan**

Oct 8, 2020

In light of climate change, anything less than an all-electric, fossil-fuel free building is not consistent with the science. Please build it net-zero ready by making it all electric so that it will be easier to transition to full net zero over time. I'm very concerned about the lack of housing; a housing trust contribution is great, but there are still many hurdles in the way of putting that money to work. What other assistance could you offer? For example, what if you actually bought land in Cambridge or nearby and donated that for 100% affordable housing construction? Lastly, whatever you do, please plant lots of trees!

👍 1 Supporter



**DWS**

Oct 19, 2020

Quinton, we are taking a hard look at different ways to reach a net-zero status. We are aiming towards assisting a local non-profit organization with their efforts towards affordable housing.



**Larry Stabile**

Dec 3, 2020

I don't share the vision of the canal as an important draw for the activities outlined in the proposal. The Main St side has never been highly used, despite the two office buildings right there. The area is almost always in the shade, and the canal can smell like one, especially in the summer. Right across you have the steam plant, which while attractive in some esoteric ways, is certainly not to the general public. The plant also at times emits large amounts of noise. In addition, the waterway is in fact quite small, and I can't see it as a big draw in the summer. The proposed amenities do not justify a zoning change to allow yet more office space.

👍 1 Supporter



**Joseph Rose**

Dec 3, 2020

I share this opinion that the proposed amenities as they are do not justify a 250'-350' tall office building addition.



**Ben Miller**

Oct 8, 2020

n/a



**Joseph Rose**

Oct 8, 2020

Current list of community benefits doesn't balance with the large PUD upsizing especially when there is no housing component. Please re-evaluate to provide a better balance.



**DWS**

Oct 19, 2020

Joseph, a large focus of our proposal is to activate the ground level of Main Street and the Broad Canal to bring this area back to life for the community. The improvements here will be extensive and have a major impact for the residents of the City.



**Sally Arnold**

Oct 8, 2020

Some others are talking about the need for housing. It seems to me that lots of housing has been created here recently. I am looking for varied retail so that those of us who live here have places to go and browse. We have quite a few parks nearby, but no good retail.



**DWS**

Oct 19, 2020

Sally, we are currently looking into different forms of retail that could fit best in Kendall Square. What kind of retail would you be interested in?



**Joseph Rose**

Oct 22, 2020

Sally- I agree that the area definitely needs more retail. By that I don't mean more banks, cell phone stores, and chain coffee shops. In terms of housing the CRA just released their annual Kendall Square Annual Transportation Report and it glaringly shows a lack of people living and working in the area. Large numbers of people travel by car etc to the area. It would be much better to have more housing to reduce traffic, etc and provide a sense of community.

👍 1 Supporter



**Bjorn Poonen**

Nov 30, 2020

With every zoning amendment to add housing in Kendall Square in recent years, a much greater amount of commercial floor area has been added. The result is that many more people are going to need to commute into Kendall Square in the next few years, straining the transportation system. From this point of view, the idea to create more commercial development here and to make a payment for housing elsewhere makes no sense and is actually harmful.

👍 1 Supporter



**Cindy Mathers**

Jan 4, 2021

I completely agree. More development means a great need for more housing in the immediate area not relegated elsewhere.



**Manuel Hernandez**

Nov 15, 2020

What buildings are being suggested in this project?



**DWS**

Nov 18, 2020

We are focusing on the existing building located at One and 101 Main Street, which abuts the Broad Canal.



**O. R. Simha**

Dec 2, 2020

how many people will. this project to the Kendall population ?

---



---

**There is a small area of green space at the edge of the Broad Canal that we're looking to transform into a family-friendly park or playground. What types of features and uses should be included so that it is attractive to families with kids?**

---



**phil rinehart**

Oct 8, 2020

Trees for sure. Also the part of Kendall street that sweeps around (running North) in front of Genzyme could stand to be narrowed (it's a single lane anyway), and the sidewalks on both sides could include parking/dropoff PLUS landscaping. The idea there would be to consider of the sidewalk as a PATH THROUGH THE LANDSCAPE (rather than "a sidewalk with trees as an afterthought"), so you could - visually and conceptually - landscape the entire area FIRST, THEN add a path and cut-throughs as needed.

👍 4 Supporters



**joseph rose**

Oct 8, 2020

Agreed better pedestrian flow with more trees. Consider reducing size and use of Broad Canal Way (possibly a raised shared street or eliminate entirely)

👍 3 Supporters



**DWS**

Oct 27, 2020

Phil, that is a great thought. In a predominately developed area, pockets of landscaping can really transform an area, which is our goal with this site.



**Len Tower Jr**

Oct 8, 2020

Trees for shade & cooling. Benches/chairs. Rest rooms.

👍 2 Supporters

---



**Hugh Russell**

Oct 8, 2020

fence so that parents can let small kids play without worrying that they will end up in canal

👍 2 Supporters



**DWS**

Oct 21, 2020

Hugh, a fence is definitely important to avoid any dangerous situations.



**Bjorn Poonen**

Oct 19, 2020

Trees, and nature in general to serve as an antidote to the huge amount of development in the area

👍 2 Supporters



**DWS**

Oct 21, 2020

Bjorn, we agree that landscaping is essential to the site!



**Suzanne Blier**

Nov 24, 2020

This is way too massive. There should be space for pedestrians, runners, and bicycles along this canal area to take in the canal. Where is the engagement with the community? Where is any sense of openness? Also the ground floor facade of the building looks one massive largely opaque wall; ground floors out-facing walls on the public way should be areas with visual interest to people walking by - transparent windows for people to get a sense of the vitality of the area - and doors leading small businesses, places for coffee, music, drinks). This building looks sterile, confrontational and anti-neighborhood to an extreme.

👍 2 Supporters



**Carolyn Fuller**

Oct 8, 2020

The playground equipment that is in the Cambridge Commons playground seems to be quite successful in attracting families with kids.

👍 1 Supporter

---



**joseph rose**

Oct 8, 2020

The entire area in your proposed PUD is lacking in decent landscaping. More trees everywhere. A narrowing of the broad canal road with more shade would be beneficial to everyone. This entire plaza feels like a parking lot.

👍 1 Supporter

---



**Ben Miller**

Oct 8, 2020

Outdoor rock climbing

---



**Leah Beckett**

Oct 8, 2020

While Cambridge favors permanent, dominant playgrounds, I would hope the city would opt for something like a splash pad or something cheap and flexible like a ropes course (example: <https://www.instagram.com/parkup.tw/>) that everyone could enjoy. The current playgrounds favor small children and do little to inspire wonder. I don't think the city has given children enough credit for running around, and I hope if a permanent playground is included that it will be much smaller than the ones that take up all of the open space in mid-Cambridge.



**DWS**

Oct 28, 2020

This is a great idea that could potentially transform Kendall Square into a place where families want to bring their children!

---



**Sally Arnold**

Oct 8, 2020

I don't have an opinion about this.

---



**Bethany Ericson**

Oct 20, 2020

A kiosk cafe.



**DWS**

Oct 21, 2020

This is a great idea!

---



**Andy Mockler**

Nov 1, 2020

Splash pad, playground equipment, small dog area



**DWS**

Nov 10, 2020

A small dog area is a great thought. In an extensive urban environment, there should be more welcoming spaces for dogs.

---



**Robert Winters**

Nov 2, 2020

Two words - Miniature Golf



**DWS**

Nov 10, 2020

Robert, thank you for the idea! Miniature golf is a great family activity.

---



**Manuel Hernandez**

Nov 15, 2020

I think it's fine as it is. There are birds and turtles enjoying it now as people use it for recreation.

---



**O. R. Simha**

Dec 2, 2020

checkers and chess boards

---



**Ron Peeples**

Dec 6, 2020

I don't think that a playground is the best use of the space

---

---

## Street activation is planned as part of the project. What uses and activities would help create a vibrant and fun area to spend time?

---



**Pawel Latawiec**

Nov 25, 2020

By far the best way to increase activation and vibrancy is to just increase the number of people in the neighborhood, which means to include a residential component in the proposed zoning. The next-best way is to maximize the usable area of the proposed building.

👍 3 Supporters



**Cindy Mathers**

Jan 4, 2021

A residential component to this project is essential.



**Sally Arnold**

Oct 8, 2020

I would like to see street music and theatre. Let's have some buskers down here.

👍 2 Supporters



**Sarah R**

Nov 2, 2020

More tables and chairs for outdoor meals.



**DWS**

Nov 10, 2020

Sally and Sarah, these are great ideas. We feel it is important to include amenities that not only benefit the community, but also bring them together.



**Joseph Rose**

Oct 12, 2020

Connect the end of Broad Canal Way with the soon to start Volpe parcel to create a continuous flow to the river. Perhaps incorporate elements that play off the old canal to extend it conceptually to the new Volpe parcel.

👍 2 Supporters



**DWS**

Oct 19, 2020

Thank you for your input, Joseph. We agree that a continuous neighborhood feeling is important to the development.



**Bethany Ericson**

Oct 20, 2020

Art/craftspeople selling, outdoor performance programming, cafe tables not cars.

👍 2 Supporters



**Joseph Rose**

Oct 21, 2020

Along those lines. Close the section of Broad Canal Way to cars to make a large plaza.

👍 2 Supporters



**O. R. Simha**

Dec 2, 2020

reduce noise from Power station

👍 2 Supporters



**Cindy Mathers**

Jan 4, 2021

Perhaps some acoustical screening



**Fabrizio Gentili**

Nov 25, 2020

Extended hours of operation and programs to light up the darker hours.

 1 Supporter

---



**Carolyn Fuller**

Oct 8, 2020

Outdoor cafe

---



**Ben Miller**

Oct 8, 2020

More seating. Art.

---



**Leah Beckett**

Oct 8, 2020

Living/interactive sculptures: <https://weburbanist.com/2017/09/18/pop-up-pavilions-15-playful-temporary-architecture-installations/3/>  
<https://www.designboom.com/architecture/cuhk-bamboo-toroo-pavilion-taiwan-11-03-2019/>



**DWS**

Oct 19, 2020

Thank you for the idea, Leah!

---



**Hugh Russell**

Oct 8, 2020

Classical concerts in a performance venue

---





**Manuel Hernandez**

Nov 15, 2020

I can't think of a need for more development here. What happened to the theater that was going to grow just a block over?



**DWS**

Nov 18, 2020

Manuel, we were not involved in that development proposal so unfortunately I do not have an answer for you.



**Ron Peeples**

Dec 6, 2020

outside dining and seating



**DWS**

Dec 8, 2020

Thank you for your input, Ron!



**Bobbie Halliday**

Dec 26, 2020

I see a lot of the activities are for warm weather. What about a roof top winter garden for the colder months?

---

## Are there any other types of retail that you think are currently missing in this area of Cambridge?

---



**O. R. Simha**

Dec 2, 2020

book shop

👍 3 Supporters

---



**Bjorn Poonen**

Oct 19, 2020

A drugstore

👍 2 Supporters

---



**DWS**

Oct 28, 2020

Bjorn, a drugstore along the lines of a CVS or did you have something else in mind?



**Bjorn Poonen**

Nov 30, 2020

Never mind, I heard that there is already going to be a drugstore in one of the other developments in Kendall Square.

---



**Karla Talanian**

Nov 16, 2020

Most lunch places are designed for take out. We lack places to have coffee / lunch meetings where you can comfortably talk with one or two others. Shops or activities that would encourage after 5pm activity would be great, i.e., arts & crafts workshops, a paint bar, etc.

👍 2 Supporters

---



**DWS**

Nov 18, 2020

Thank you for the input Karla!

---



**Len Tower Jr**

Oct 8, 2020

Art gallery.

 1 Supporter

---



**Ben Miller**

Oct 8, 2020

Retail shops

 1 Supporter

---



**Sally Arnold**

Oct 8, 2020

We have a grocery store - Brothers. The last question did not allow me to give my true answer. I would like to see clothing stores of quality and arts/crafts.

 1 Supporter

---



**Manuel Hernandez**

Nov 15, 2020

Hardware, auto parts (nothing serious, just little things you might need for your car); gas stations.

 1 Supporter

---



**Joseph Rose**

Oct 8, 2020

Pre-canned answers in the previous questions limit an open dialogue with helpful responses. There was no mention of a restaurant as an option. The area doesn't need more coffee shops, a supermarket nor a convenience store.



**Hugh Russell**

Oct 8, 2020

not sure



**Bethany Ericson**

Oct 20, 2020

There are no clothes, drug stores, gifts, art buildings...



**DWS**

Oct 21, 2020

Thank you for the input, Bethany!



**Andy Mockler**

Nov 1, 2020

There is very little shopping. The restaurants are getting a lot better, but it would be nice to have somewhere to shop before or after dining



**DWS**

Nov 10, 2020

Andy, what kind of restaurants or shopping experiences do you think would fit best?



**Cindy Mathers**

Jan 4, 2021

Some place with actual seating/servers that is open in the evening. Not just another coffee shop or take out lunch place.



**Ron Peeples**

Dec 6, 2020

small gift shop like Xylem used to be

---

---

## What would encourage you to spend more time along this section of Main St?

---



**Carolyn Fuller**

Oct 8, 2020

I love the boardwalk behind Main St over the canal. That is where I walk when I'm in that area but I would imagine that wider sidewalks and more trees would draw me to Main St.

👍 2 Supporters



**joseph rose**

Oct 8, 2020

Agree. Narrow Broad Canal Way- create a wider plaza or raised shared space with an abundance of large tree canopy (not the small, curbside tree wells) for shade and to promote a pedestrian promenade.

👍 1 Supporter



**Andy Mockler**

Nov 1, 2020

Restaurants and shopping

👍 2 Supporters



**Bernie C**

Dec 30, 2020

A couple of smaller music venues (100-250 capacity) for the local (and very large) music communities to comp a little bit for all the venues that were lost to developers and the pandemic in recent years would be nice. But I've heard that the concept of "local music venue" is up there with "quantum field theory" as far as the understanding of local politicians, architects, and developers go.

👍 1 Supporter





**Manuel Hernandez**

Nov 15, 2020

The walkway has contributed to my enjoyment of the canal. I walk it whenever I can. I've been on kayaks hired from there. I think we're all set.

👍 1 Supporter



**Len Tower Jr**

Oct 8, 2020

More happening. Lower prices. Entertainment. Art.



**DWS**

Oct 28, 2020

Yes, we believe that attractions focused on local arts initiatives and aimed at all demographics could bring this area of Kendall Square back to life.



**Ben Miller**

Oct 8, 2020

Better use of waterfront. Waterfront cafes/restaurants. More seating options/space.



**DWS**

Oct 28, 2020

Ben, we also believe that the waterfront is currently underutilized and could really take on a new life through dining and landscaped open spaces.



**joseph rose**

Oct 8, 2020

More places to sit and relax. Entire area needs more shade as well as things to do. It's quite desolate.



**Hugh Russell**

Oct 8, 2020

adjacent classical concerts in performing arts center

---



**Sally Arnold**

Oct 8, 2020

I wish there were small shops with clothing and arts/crafts. I like to browse. Now I walk over to Charles Street to browse. This neighborhood is a mix of young couples and families and retired people. Shops have to reflect everyone's interests.



**DWS**

Oct 28, 2020

We agree that a diversity of retail is important in order to cater towards all demographics, especially within the Kendall Square neighborhood.

---



**Bethany Ericson**

Oct 20, 2020

I don't want indoor kayaking, but indoor rowing, Power Rowing based in Brookline is looking for space in Cambridge and that would be ideal, and make rowing a thing the public could access here not just ivy leaguers.

---



**Karla Talanian**

Nov 16, 2020

small retail shops; coffee bars, a nice place for a sit-down lunch.



**DWS**

Nov 24, 2020

Thank you for your input, Karla!

---



**Fabrizio Gentili**

Nov 25, 2020

the covered walk is a wonderful opportunity for continued business/activity during the seasons. programming of the retail, along the permeability with the canal, will play a great role in a successful strategy. But what people will look at(the T wall) needs to be activated with intentional art and thoughtful landscaping

---



**O. R. Simha**

Dec 2, 2020

better and more comfortable benches

---



**Ron Peebles**

Dec 6, 2020

Outside dining

---

---

## What would encourage you to spend more time along this section of Main Street?

---



**Commenter via Text**

Nov 8, 2020

Build a public exercise facility that includes an Olympic pool, and also a good brewery, like trillium or Cambridge brewing company.

👍 2 Supporters



**Cindy Mathers**

Jan 4, 2021

Brewery is a great idea.

---

---

## What is your connection to the site?

---

Poll Choice	Responses	Percentage
I live nearby	19	54.3%
I work nearby	14	40.0%
I'm just generally interested	2	5.7%

### Replies to Poll Choices

---

**A primary goal of this project is to activate the area from 1-101 Main St. Which of the following improvements would you be most excited to see?**

Poll Choice	Responses	Percentage
Beautification in the form of landscaping, plants, new trees, etc.	16	53.3%
Boat restaurant on the canal	8	26.7%
Indoor kayak space	1	3.3%
Indoor public restrooms	5	16.7%

#### **Replies to Poll Choices**



**Private: We want to make sure our project appeals to and reflects the community. Which of the following \*best\* describes you? (some responses overlap but we are most interested in hearing which you most relate to).**

Poll Choice	Responses	Percentage
I have young children	6	22.2%
I'm an empty nester	6	22.2%
I'm between the ages of 22-38	5	18.5%
I'm over 60 years of age	10	37.0%

#### Replies to Poll Choices

**On the first floor of the building is retail space that we are looking to fill. What types of businesses do you think would be most beneficial here?**

Poll Choice	Responses	Percentage
Coffee shop	6	40.0%
Convenience store	5	33.3%
Fitness center	1	6.7%
Small market or grocery	3	20.0%

#### Replies to Poll Choices

---

## Which of the following improvements would you be most excited to see along 1-101 Main Street?

---

Poll Choice	Responses	Percentage
Beautification in the form of landscaping, plants, new trees, etc.	4	57.1%
Boat restaurant floating on the canal	3	42.9%

### Replies to Poll Choices

---