



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

OFFICE OF THE CITY MANAGER

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RECEIVED

91 DEC 24 AM 9:15

MEMORANDUM

TO: Robert W. Healy,
City Manager

FROM: Michael H. Rosenberg, *MHR*
Assistant City Manager
for Community Development

RE: Council Order #17, dated 12-9-91

DATE: 20 December 1991

My staff and I have met with Dr. Richard Fennell, the owner of Bioran at 415-444 Massachusetts Avenue, and discussed his plans for expansion in Central Square. Bioran has been in Central Square since 1964 and started as a two person company. It has since grown to employ approximately four hundred people, including thirty-five Cambridge residents, and occupies 80,000 SF. His need for space continues to grow as his company grows and he has expressed a desire to stay at his present location in Central Square.

Until recently two retail establishments, Mary Chung and Central Square Surplus, have rented space from Dr. Fennell in his Massachusetts Avenue building. The lease for Mary Chung's expired and was not renewed and the owner of Central Square Surplus closed his Central Square location and consolidated it with his store in Harvard Square. Dr. Fennell is restructuring the former retail space and is building a two story (17,000 SF) addition. The reconfigured space will contain the zoning's required minimum depth of 20 feet for retail use and the balance will be used by his company. Should Dr. Fennell decide on a non-retail use for the 20 foot space, he would need to obtain a variance from the BZA.

The zoning requires all buildings along Massachusetts Avenue and Main Street within the Central Square Overlay District to contain retail and/or residential uses along the ground floor at a minimum depth of 20 feet (some limited office uses are allowed on the ground floor). This provision was included as an urban design element to maintain an active pedestrian streetscape. A modest minimum depth was established in the event that there is not a strong market for retail or residential uses, then the entire ground floor would not be burdened by the requirement.

Robert W. Healy
Council Order #17, 12-9-91
December 20, 1991
page 2

Dr. Fennell has been before the Central Square Advisory Committee (CSAC) for a large project review under the zoning's overlay provisions for his initial proposed expansion of 9,000 SF. Since his original consultation with the CSAC he has decided he will need an additional 8,000 SF (for a total of 17,000 SF). Dr. Fennell will be required to go back to the CSAC for another large project review for his additional expansion.

The CSAC is a nine member committee comprised of four residents, four property/business owners, and a chairperson. In accordance with the Central Square Overlay District zoning Subsection 11.304.1a the CSAC's purpose is:

- 1) To establish a formal, ongoing body that will review all major development actions in the Central Square Overlay District.
- 2) To provide a forum within which a wide range of perspectives on development actions can be heard.
- 3) To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for the Central Square Overlay District.

The CSAC is also responsible to undertake all Large Project Reviews, review all applications for variances and special permits, and may comment on any preliminary proposal which any public agency or private interest may wish to receive advice and recommendations.

The CSAC meeting and review process is the established vehicle for review of development issues affecting properties within the Central Square Overlay District. Interested neighborhood groups are notified of upcoming meetings and issues. A copy of the above referenced Council Order will be distributed to the CSAC prior to their next meeting.



City of Cambridge

Received

17.

IN CITY COUNCIL

December 9, 1991

COUNCILLOR MYERS

may change
WHEREAS: Confusion has resulted from a situation at 415-444 Massachusetts Avenue, a building owned by Biogen and also vacated by long-time neighborhood establishments May Chings and Central Square Surplus, with regard to the future use of a portion of this building; now therefore be it

RESOLVED: That the City Manager be and hereby is requested to ask the Community Development Department to update the City Council on this matter and to address as to whether the likely outcome of this situation will run contrary to the spirit of the in place zoning, and further its recommendations for how this situation can be resolved to the community and Biogen's satisfaction, and to report back to the City Council within three weeks.

In City Council December 9, 1991.
Adopted by the affirmative vote of nine members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- *Joseph E. Connarton*

Joseph E. Connarton
City Clerk



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

January 13, 1992

To The Honorable, The City Council:

With regard to Awaiting Report Item No. 15, relative to the future use of a portion of the building located at 415-444 Massachusetts Avenue, please find attached a response received from Michael H. Rosenberg, Assistant City Manager for Community Development, concerning this issue.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy", is written over a horizontal line.

Robert W. Healy
City Manager

RWH/mev
attachment

CONSENT AGENDA # 5

S-48

Awaiting Report Item Number Fifteen,
regarding the future use of a portion
of the building located at 415-444
Mass. Ave.

In City Council,

January 13, 1992

Placed on file