C. C. 106

City of Cambridge

PUBLIC HEARING

The Cambridge City Council will conduct a public hearing on Monday, May 15, 1989 at 7:00 p. m. in the Sullivan Chamber, City Hall, Cambridge on a request of Elizabeth Flannery on behalf of concerned area residents, concerning the proposed Central Square Overlay District.

All interested persons are invited to attend and be heard at this time.

By order of the City Council,

Joseph E. Connarton
City Clerk.

published - Chronicle - May 11, 1989 edition

MARIONETTES

Continued from page 1

they can be riven to the blow of an opponent's sword, there is a fire-breathing dragon, which often has a cigar clenched in its mouth by Macri.

Traditionally there are puppeteers who manipulate the puppets, and speakers to voice the characters' lines — the challenges, battle cries and flowery epithets. Macri's show, by necessity, is somewhat simplified. The speakers parts will be so large, though he may do some episodes live, and may do one in Italian since the program is, after all, taking place at the Italian Cultural Center.

"Puppetry is a classical form," says Steven Bakovich of the Mother Goose Puppets. The stories, traditionally set in the wholly traditional puppets in which they are told, all purposely draw on a rich heritage of the past. Puppetry group uses all the major types of puppets: string, hand, rod and shadow puppets, each of which has its own history, reaching back many hundreds of years and to many different cultures.

Pudsley Greepy and Bennington Puppets will be coming to Cambridge elementary schools for the River Festival on Friday, June 2. During the day they will have a program for the students at the schools, and in the evening they will have a performance open to the public.

Pudsley Greepy will be performing their "Dinosaur Show," all guys at the Tobin School in West Cambridge. Bennington Puppets still perform an updated version of a show they have performed for several years. "Firebird," at 7 pm at the Kennedy-Community School in East Cambridge.

The Bennington Puppets will also perform on "Festival Day," the same given to the day that boasts the highest of each year's festival — Saturday, June 3 this year. For this day, Macri will be performing their "Circus" show from 9 am to 4 pm at the Morse School on Putnam Avenue, within walking distance of the festivities going on along the river. A donation of $2 per adult and 50 cents per child is being asked for all the puppetry events.

"Circus" was chosen for Festival Day because it is more of a revue than a story, so those who come in the middle of a performance will not be lost. There are acrobat puppets, puppet high-wire acts, and various vaudeville performers.

However, "Bread and Puppet Theatre's 'Hallelujah!' is described as an "experimental multi-media circus with masks and small pastel and a variety of puppets." Bread and Puppet Theatre will perform inside in the Pemberton Gallery and then set up in the children's area. They are crowd performers, and have been active in social protest movements both in this country and in Europe since the Vietnam era.

Pudsley Greepy's show "Dinosaur" tells the story of C.C. Marsh, the most successful dinosaur hunter of the 1880s. Hunter of Dinosaur bones, that is. An archeologist. Marsh set out on the trans-continental railroad in early the extensive deposit of dinosaur bones discovered in the West Plains.

You might think that going to look for bones is something of a different enterprise than it actually turns out to be,' says Stephen Bakovich of the Bakovich and wife team that is Pudsley Greepy Puppets. Coming up with dinosaur bones was the least matter of digging. Much more important was the establishment of friendly relations with the Sioux Indians at a time when the U.S. government was warring with them. Marsh's journeys continued a few years after Custer's last stand.

C.C. Marsh became a lifelong friend of Chief Red Cloud of the Sioux. Gathering of the dromiam the government had made and broken. Marsh eventually journeyed to Washington to argue on the Indians' behalf — and this is included in "Dinosaurs."

The climax of the show, however, is the arrival of the dinosaurs themselves (reconstructions made from the collected bones and brought to life because you can do that sort of thing in a puppet show).

Stephen Bakovich points out that in the course of a show, puppets can become life-size; in the eyes of the viewers, everything scaled, no matter scale of the puppets. When it comes the end of the show, and Marsh is dead and neck of a Brontosaur appears, filling the window of the puppet theatre, the audience gasps with surprise.

The River Festival strives to be a family event, with activities for children that won't bore the adults. For that, puppetry works perfectly.

MANUEL ROGERS, OF PUPPETRY

Pudsley Greepy Puppets — performing "Dinosaurs," Friday, June 2, 7:30pm Tobin School, Vassal Lane. West Cambridge.

Bennington Puppets — performing "Circus," Friday, June 3, 7pm Kennedy Community Schools, East Cambridge, performing "Dinosaurs," Saturday, June 3, 9 am and 3:30pm Martin Luther King School, Putnam Avenue, near Riverside Park.

Bread and Puppet Theatre — in the Festival Day Parade, and performing "Hallelujah," Saturday, June 3, following the parade, children's area.

Macri Stellian Marionettes — performing episodes from "Orlando Furioso," Sunday, June 4, 4pm and 8pm, Dante Alighieri Italian Cultural Center, East Cambridge.

Manuel Rogers Center to hold 5th anniversary celebration

On May 17 at 7 pm the Valente Memorial Library, 88 Cambridge St., celebrates the fifth anniversary of the Manuel Rogers Center for Portuguese Culture and Studies. Highlights of this commemorative evening include a talk by Prof. Jose H. Figueiredo, professor of Portuguese at the Cambridge Public Schools, on the importance of the center to bilingual students, and entertainment by Grupo Folclorico Portugal Das Pequenitas.

Led by Maria Branquinho, Grupo Etnografico consists of children ages 8 to 16 who perform Portuguese folk dances from the various regions of Portugal. Included are the Vira from Minho, the Malhao from Beira Nuarre. The children learn about the different instruments that are particular to the region and currently perform songs from the islands of Gracosa and Terceira.

Founded in 1984 through the generosity of the Rogers family in memory of Manuel Rogers Sr., the center offers the area's Portuguese community unique resources in the Portuguese and English languages. Materials include newspapers, magazines, books and records, ranging from Portuguese-language cookbooks and "Gente," the Portuguese equivalent of "People" magazine, to literary classics and informative encyclopedias.

The staff of the Valente Memorial Library will answer any questions about the Manuel Rogers Sr. Center, which is open from 9 to 5:30 on Monday, Tuesday, Thursday and Friday, and from 1 to 8:30 on Wednesday. The anniversary program is free and open to the public. For more information, call the library at 498-9065.

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IN CAMBRIDGE
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BUSINESS NEWS

Averof Restaurant to hold homeless benefit

The Averof Restaurant, 1924 Mass. Ave., Porter Square, comes alive with the spirit of ancient Greece and the Middle East with The Fourth Annual Averof Greek and Middle Eastern Fair to benefit the Cambridge Fund for the Homeless, on Saturday, May 20, 1989 from noon until 5 pm. Admission is free.

An exciting day of indoor and outdoor festivities, the Averof Greek and Middle Eastern Fair will include lots of magnificent foods prepared by The Averof; live music and belly dancing; cooking demonstrations by the Averof's master chef, Raymond Bandar; arts and handicrafts exhibits; toys; games; animals and more! Fair participants include a moonwalk, handcrafted leather goods, fortune tellers, belly dancers and more.

While providing fun and enjoyment for the entire family, The Averof Greek and Middle Eastern Fair serves a much greater purpose in its support of the Cambridge Fund for the Homeless. To commemorate this event the City of Cambridge will declare an official proclamation making Saturday, May 20, The Averof Greek and Middle Eastern Fair Day, to benefit the Cambridge Fund for the Homeless.

In a special ceremony at the close of the fair, Raymond Bandar of The Averof will donate proceeds from the day's event to the Cambridge Fund for the Homeless. In addition to this The Averof will provide a hot meal for the City of Cambridge's Homeless.



THE FOURTH ANNUAL AVEROF GREEK AND MIDDLE EASTERN FAIR will be held in Porter Square on May 20 from noon to 5 pm. The fair is a benefit for the Cambridge Fund for the Homeless. Featured on the right is Raymond Bandar, the owner of the Averof, with Mayor Alfred Velucci.

Medical Weight Management orientation

Medical Weight Management II, Inc., 144 Rogers Street, Cambridge is offering a free educational orientation for their Weight Loss and Management Program Monday, June 5, at 6:30 pm. Guests will have an opportunity to learn about the facts and fallacies of weight loss and long-term weight management.

Medical Weight Management provides a medically supervised fasting program to finally succeed in losing weight and keeping it off. This comprehensive program was developed in conjunction with Health Management Resources, a national health care company specializing in weight and risk factor management.

Skip Sviokla, M.D. is a graduate of Harvard College and Harvard Medical School. He is the Medical Director of the program and is assisted by a professional behavioral, nursing and nutritional staff. This team offers a multidisciplinary approach to cover the risk factors associated with being overweight, the medical implications of weight loss and the skills needed for long-term weight management.

Unlike traditional weight loss programs, Medical Weight Management's Program emphasizes the importance of considering people's individual differences in eating styles. You can be a snacker, weekend eater, night eater or binger and still maintain your weight.

For more information regarding the orientation call Medical Weight Management at 864-6900.

Insurance Highlights



by John H. Dyer

INSURING AGAINST CRIME

It is estimated that, each year, business losses due to criminal activity by outsiders exceed all its property losses by fire. Businesses, therefore, should be cognizant of their need for crime insurance. In its most basic form, burglary insurance protection is afforded safes and inventoried merchandise against crime loss from persons not connected with the business. However, a burglar must leave marks of forced entry for the protection to apply. Another form, robbery insurance, protects against the loss of property, money, or securities by robbery both on and off the business' premises. Different limits of liability can be selected. Comprehensive crime policies cover other types of theft, loss, destruction, or disappearance of property. A storekeeper's policy is designed for small businesses to cover a variety of small losses.

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HINT: Comprehensive crime policies cover losses due to sneak thieves who leave no evidence of forcible entry.

7 Cambridge residents honored

Seven Cambridge residents were among the 99 company founders honored April 29 by the Massachusetts Institute of Technology for their contributions to the Massachusetts economy.

Clark C. Abt, who holds a doctoral degree from the Institute, founded Abt Associates, Inc., in 1965. The Cambridge-based social science research and consulting firm employs 800 people and had Fiscal year '88 revenues of $39 million.

Harold E. Edgerton, professor emeritus, a 1927 MIT graduate, was a co-founder of EG&G, Inc., which provides scientific and technical products and services to commercial and government clients. The company now employs 25,000 people. Edgerton observes, "I still have a lot of projects cooking. No matter how good you get, there are always things to be improved, there is always another idea."

James H. Flanders, corporate director, co-founded Intermetrics, Inc., in 1969, a supplier of professional engineering, software services and integrated systems to government and professional customers. In 1988, he founded Flanders & Co., a firm that helps start-up businesses to position themselves as attractive candidates for first-round financing. "The real challenge for most engineer-entrepreneurs," says Flanders, "is to find the right balance between profit and technical excellence." Flanders has a master of science degree from the Institute.

Sheryl L. Handler, W. Daniel Hillis and MIT professor **Marvin Minsky,** all of Cambridge, are co-founders of Thinking Machines Corporation. Their firm develops high-speed, massively parallel computing technology and had Fiscal '88 sales of $30 million.

Thomas Marill, who earned a Ph.D. at MIT in 1956, launched Computer Corporation of America in 1965. His current interest is research in artificial intelligence. "It's wonderfully exciting to play a part in this revolutionary development."

Lindsay Russell co-founded Adams-Russell in 1958. The firm was later divided into two companies, one specializing in cable television services, and one manufacturing microwave devices, antennae and other electronics equipment. Russell is a 1950 graduate of the Institute.

During a special ceremony, known as "Event 128" in recognition of the Institute's upcoming 128th anniversary, the seven were presented with certificates of appreciation from the MIT Corporation, the school's board of trustees.

In praising the company founders, MIT President Paul Gray commented, "In addition to being a manager, an organizer and a risk-taker, the entrepreneur must also be a dreamer — a visionary, if you will — as well as a problem-solver and a person of both confidence and energy.

City of Cambridge
PUBLIC HEARING

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All interested persons are invited to attend and be heard at this time.

By order of the City Council,
Joseph E. Connarton
City Clerk.

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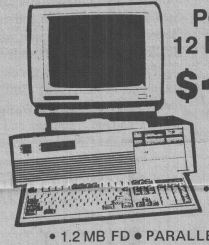

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OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

April 28, 1989

Ms. Elisabeth Flannery
6 Austin Park
Cambridge, MA 01123

Dear Ms. Flannery:

Please be advised that the City Council is in receipt of your recent communication requesting the scheduling of a public hearing in order that area residents may express their concerns to the City Council, prior to a vote being taken, with regard to the proposed Central Square Overlay District.

Pursuant to your request, the Council has scheduled a hearing for Monday, May 15, 1989 beginning at 7:00 p.m. in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge. Your presence and/or that of your appropriate designee, is requested at this time.

Your very kind attention in this matter will be greatly appreciated by the City Council.

Sincerely yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk.

JEC/mh

April 20, 1989

Elisabeth Flannery
6 Austin Park
Cambridge, MA 02139

Joseph E. Connarton
City Clerk
Cambridge City Hall
795 Mass Ave.
Cambridge, MA 02139

Dear Mr. Connarton:

Prior to a vote by the City Council many Central Square residents would like to voice their concerns regarding the proposed Overlay District. Please let me know if the City Council meeting of April 24th would be an appropriate time. I can be reached at 492-1660.

Sincerely,

Elisabeth Flannery

CAMBRIDGE MA.
1989 APR 20 PM 1:40
RECEIVED BY
OFFICE OF CITY CLERK

Attention: Cambridge City Council and Community Development Department

The below signed residents of Central Square are opposed to the proposed Overlay District which would allow Unihab to build a hotel at the present YWCA site.

James Boyd	25 WATSON St. 02139	876-0085
Sweekee Wong	9 Austin Pk MA 02139	491-6448
Elizabeth Flannery	6 Austin PK.	4921660
[illegible]	7 Austin Park	547-7815
[illegible]	7 Austin Park	491-1596
[illegible]	3 Austin Park Rd Apt #1	864-3684
[illegible]	3 Austin Park Apt 1	" "
[illegible]	109 Bishop Allen St	
1. [illegible]	8 Austin Park	868-4056
Lyndia Such	147 Bishop Allen Dr.	354-5255
[illegible]	151 Bishop Allen Drive (as currently planned)	4921465
Edward M. Lynch	18 Inman St Cam	864-0828
[illegible]	18 Inman St. Cam	547-8282
Stuart Field	22 Inman St.	547-3504
Elizabeth Stewardson	24 Inman St. Cam	547-1791 x
[illegible]	" " " "	868-1761
WAYNE C. BARRON	25 INMAN ST. CAMB.	661-0938
JEFFREY A. STERN	288 HARVARD ST. Camb	661-7407 *
Megan Brook	25 Inman St Camb	661-0938
Barbara Hansberry	28 INMAN St Camb	864-4409 20
Francis S. Duane	72 Norfolk - Camb -	547-7449
Desiree Duane	72 Norfolk St Camb.	547-7449
[illegible]	5 Austin Pk.	864-2685
[illegible]	28 Elm ST	864 5868
[illegible]	22 Inman St	491-7031
[illegible]	28 INMAN #6	864-4409
Catherine [illegible]	9 Austin Pk	~~[illegible]~~
DEBORAH HAWKINS	10 Bigelow ST CAMBRIDGE	354-2070
Francis [illegible]	17-B Bigelow St., Cambridge	864-9258
Brian K. Berry	8 Austin Pk Cambridge	864-3731

18.

Comm. from Elisabeth Flannery, on behalf of concerned Central Sq. residents, requesting that a public hearing be scheduled before the Council to discuss the proposed Central Sq. Overlay District, prior to a vote being taken on this matter.

Insert in
O #58
1989

In City Council,

April 24, 1989

Mrs. Flannery withdrew request for scheduling of hearing for May 15, 1989 at 7 p.m. by letter dated 4/18/89 - copy written.
wth

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

May 8, 1989

Mr. Carl F. Barron
CentralSquare Association
c/o Putnam Furniture Leasing
614 Massachusetts Avenue
Cambridge, MA 02139

RE: Central Square Area Rezoning

Dear Mr. ~~Barron:~~ Carl:

Please be advised your letter dated May 5th with regard to the above-referenced matter reached me this morning. Unfortunately, it arrived too late for it to be placed on this evening's Council communication list. It will, however, go on the list for next Monday, May 15, 1989.

In connection with the subject of your letter, I am writing to apprise you that the City Council has scheduled a public hearing relative to the proposed Central Square Overlay District to be held on Monday, May 15th at 7:00 p.m. in the Sullivan Chamber. Said hearing was scheduled pursuant to the request of Elizabeth Flannery, who wrote to the Council expressing the concern of area residents.

I hope you will find this information beneficial.

Sincerely yours,

Joe Connarton

Joseph E. Connarton
City Clerk.

JEC/mh
Enclosure

central square association of business & professionals

csa

614 Massachusetts Ave.
Cambridge, MA 02139

OFFICE OF CITY CLERK
1989 MAY -3 AM 10:55
GE MA.

May 5, 1989

Honorable Members
Cambridge City Council
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Rezoning of Central Square Area

Dear Council Members:

In a recent communication to the City Council, on behalf of the Central Square Association, I expressed our strong opposition to the proposed compromise version of the down-zoning proposal because of the membership restrictions to be placed on business persons who might serve on the advisory board. I understand that those restrictions have now been removed, and that those business people owning property or who are in business in the Central Square Area are eligible for membership on that advisory board. If that understanding is correct, our opposition to the down-zoning compromise proposal is hereby withdrawn.

Sincerely,

Carl F. Barron

cc: CSA Board of Directors
Mr. Michael Rosenberg
Mr. Richard Chipman
Mr. Arnold Goldstein

CFB/jfp
BARRON.76

Carl F. Barron, *President* Putnam Furn. Leasing 614 Mass. Ave. 354-3358
Steven H. Adelson, *1st Vice Pres.* Teddy's Shoes 548 Mass. Ave. 547-0443
Barbara Wilson, *2nd Vice Pres.* BayBank / Harvard Trust Co. 689 Mass. Ave. 661-3300
John Dietrich, *Secretary* Classic Copy & Printing 678 Mass. Ave. 868-4140
Suzy Karadizian, *Treasurer* U.S. Trust / Middlesex 671 Mass. Ave. 864-4444

central square association of business & professional people in CAMBRIDGE MA.
614 Massachusetts Ave.
Cambridge, MA 02139

RECEIVED BY
OFFICE OF CITY CLERK
1989 MAY -8 AM 10:55

May 5, 1989

Mr. Joseph Connaughton
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Central Square Down-Zoning Proposal

Dear Mr. Connaughton:

I am enclosing herewith a statement which I would appreciate having presented to the Cambridge City Council.

Thanks very much for your cooperation.

Sincerely,

Carl F. Barron

cc: CSA Board of Directors
Mr. Michael Rosenberg
Mr. Richard Chipman
Mr. Arnold Goldstein

Carl F. Barron, *President* Putnam Furn. Leasing 614 Mass. Ave. 354-3358
Steven H. Adelson, *1st Vice Pres.* Teddy's Shoes 548 Mass. Ave. 547-0443
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John Dietrich, *Secretary* Classic Copy & Printing 678 Mass. Ave. 868-4140
Suzy Karadizian, *Treasurer* U.S. Trust / Middlesex 671 Mass. Ave. 864-4444

4.

Comm. from Carl F. Barron, Central Sq. Assoc. Re: his previous communication opposing the proposed Central Sq. rezoning proposal due to membership restrictions to be placed on members of the advisory board; said comm. stating that if his understanding that these restrictions have been removed is correct, he wishes to withdraw his opposition.

In City Council,

May 15, 1989

5/15/89 - Referred to the petition

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

6/27/89
Approved
RBH

May 25, 1989

Mr. Russell B. Higley
City Solicitor
City Hall
Cambridge, MA 02139

Dear Sir:

Enclosed you will find three amendments to the Zoning Ordinances which were passed to be ordained at the City Council meeting held on May 22, 1989 as follows:

1. Proposed amendment regulating Townhouses.

2. Proposed amendment to establish a Monsignor O'Brien Interim Zoning District.

3. Proposed amendment to create a Central Square Overlay District.

Would you kindly review these amendments and indicate your approval of or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,
Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3) Ordinances Numbered 1080, 1081 and 1082.

c.c. Councillor William Walsh, Chairman, Committee on Ordinances
Joseph E. Cellucci, Commissioner of Inspectional Services.

ORDINANCE NO. 1082.
Final publication no. 2448. First publication in the Chronicle on March 2, 1989.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating the Central Square Overlay district and changing the applicable base zoning district designation in some areas from Business B to Residence C-3, or Residence C2A, Industry B to Business B, and Business B to BusinessA as shown on the accompanying map. The text changes would include amending Article 2.000 - Definitions by adding to the existing Fast Order Food establishments definition and inserting a definition for retail, bakery. The Central Square Overlay District would become an area of special planning concern with specific project proposals subject to dvelopment consultation procedures as outlined in the Section 11.40; the District would in addition reduce permitted FAR and establish height limits where none now exists.

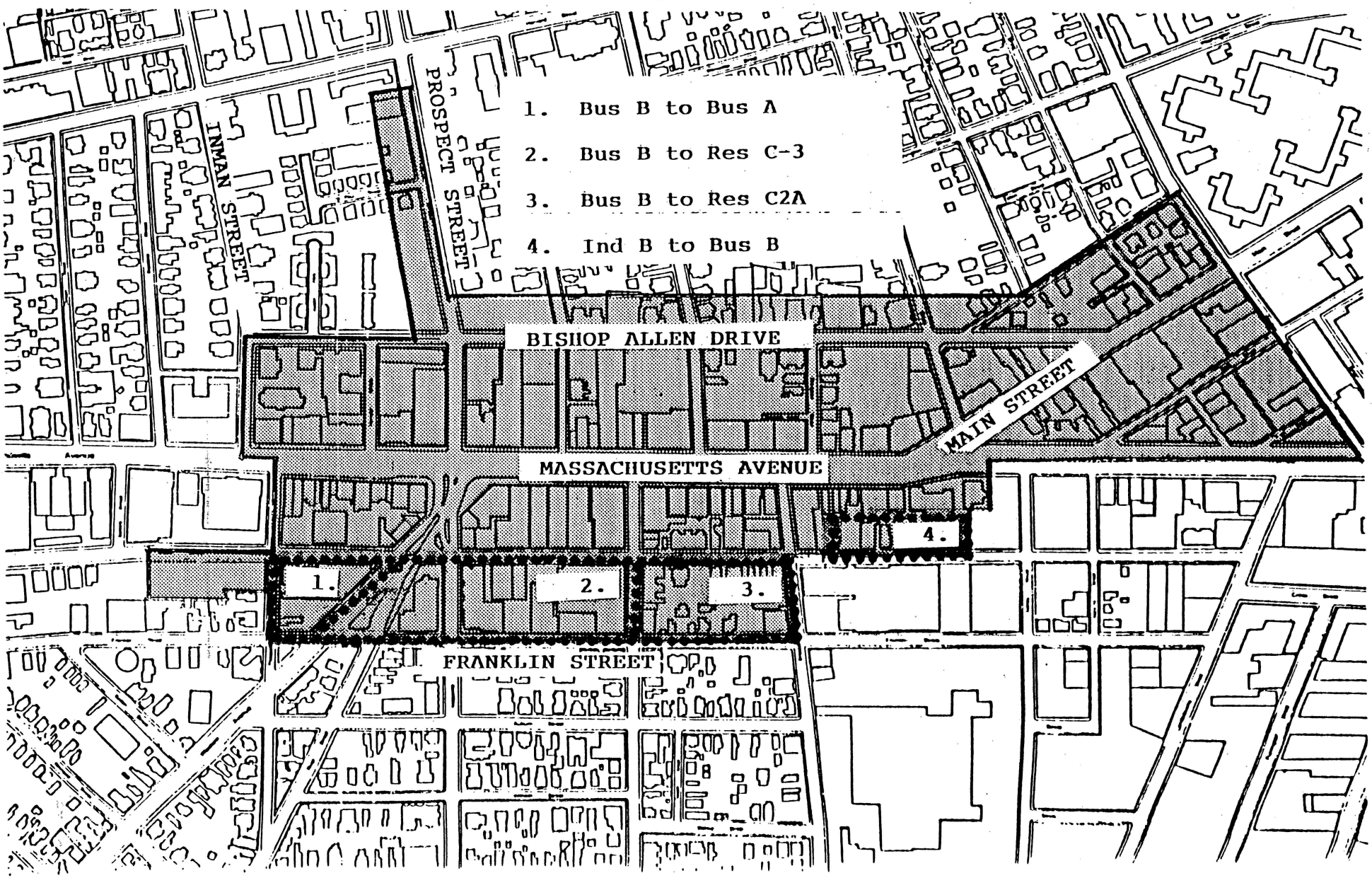
In City Council May 22, 1989.
Passed to be ordained as amended by a yea and nay vote:- Yeas 8; Nays 1; Absent 0.
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton, City Clerk.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



price for petition #2.35

PETITION OF Planning Board.

re: Central Square Overlay District

Petition filed with the City Clerk Dec. 19, 1988

(all hearings to be completed 65 days from In City Council date)

12 days Dec.
31 days Jan
22 days Feb.
65 days = Feb. 22, 1989 = all hearings

In City Council December 19, 1988

Referred to the Planning Board for report December 19, 1988.

Planning Board Hearing February 7, 1989

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be May 23, 1989.)

6 days Feb.
31 days March
30 days April
23 days May
90 days = May 23, 1989

City Council hearing published Chronicle on Feb 2, 1989
and Feb 9, 1989

Hearing before the Ordinance Committee February 22, 1989 at 5:30 p.m.

Reported to the City Council Feb 27, 1989

Passed to a second reading on Feb 27, 1989

published in Chronicle on March 2, 1989

Planning Board report received on May 1, 1989

Ready for ordination on March 13, 1989

Passed to be ordained on May 22, 1989

published in Chronicle on May 25, 1989

COMPLETION DATE May 23, 1989

Copy to Inspectional Serv, Comm on Ord, Community Dev Dept., DCA, City Solicitor 5/25/89 (a)

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

May 25, 1989

Department of Community Affairs
Commonwealth of Massachusetts
100 Cambridge Street
Room 904
Boston, MA 02202

Dear Sir:

Enclosed you will find three amendments to the Zoning Ordinances which were passed to be ordained at the City Council meeting held on May 22, 1989 as follows:

1. Proposed amendment regulating Townhouses.

2. Proposed amendment to establish a Monsignor O'Brien Interim Zoning District

3. Proposed amendment to create a Central Square Overlay District

These amendments are being sent to you pursuant to the provisions of Chapter 808 of the Acts of 1975.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Ordinances Numbered 1080, 1081 and 1082

c.c. Les Barber.

11.122 Construction of a townhouse development containing 12 or more dwelling units in a Residence C-1, Office 1, Office 2, Business A-1, or Industry A-1 district shall require a special permit.

11.123 Construction of a townhouse development in a Residence B, C, C-1, Office 1, Office 2, Business A-1, or Industry A-1 district which contains fewer units than specified in Section 11.121 or 11.122 shall require a special permit if both of the following conditions pertain to the development:

(1) another permit for townhouse development has been granted within the 12 month period immediately preceding the date of permit application for the lot on which the development would be located or on an abutting lot;

(2) the townhouse development for which the permit is being sought would increase the total number of dwelling units on said lot(s) to the threshold specified in Section 11.121 or 11.122.

11.124 All other townhouse developments shall be permitted as-of-right according to Section 4.31d.

11.125 Where a townhouse development is constructed on two or more abutting lots, the requirements applicable to the development shall be determined as if the parcel were a single lot.

11.126 Where a townhouse development is constructed on a lot or lots with other buildings existing prior to such development, the dimensional requirements of this Section 11.10 shall apply to those structures or portions of structures on the lot(s) which constitute the townhouse development.

11.127 Where a townhouse development is proposed on a lot on which a preferably preserved significant building, as determined by the Cambridge Historical Commission under the provisions of the Demolition Ordinance #965, has been demolished within the five years immediately preceding the application for a building permit or a special permit or where such building is proposed to be demolished to permit the townhouse development under the provisions of this Section 11.10, the provisions of subsections 11.14, 11.15, and 11.151-11.154 shall not apply; the townhouse development shall in such circumstances be subject to the dimensional requirements normally applicable in the district

11.13 Special Permit Granting Authority

The Planning Board shall be the special permit granting authority for any townhouse development included in Section 11.121, 11.122, or 11.123. The Board of Zoning Appeal shall be the special permit granting authority for special permits required by Section 11.155, 11.162 and 11.164 for any townhouse development which does not require a special permit from the Planning Board.

11.14 Subdivided Lots

A developer, or any subsequent owner, who desires to subdivide a townhouse development must record a subdivision plan with the Registry of Deeds of Middlesex County. A copy of the recorded subdivision plan must also be filed with the Building Commissioner. Subdivided lots may be less than 5,000 square feet and must include an individual dwelling, together with front and rear yards or rights to yards in common areas.

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

11.151 Minimum Lot Width: In a townhouse development there shall be no minimum lot width.

11.152 Maximum Floor Area Ratio: In a townhouse development, the maximum permitted floor area ratio in districts where townhouse developments are permitted shall be as normally applicable in the district except as provided below:

(1) Residence B: .55 for lots exceeding 15,000 sq. ft.

(2) Residence C-1: .825 for lots exceeding 15,000 sq. ft.

Where a townhouse development is constructed on a lot with one or more pre-existing structures, the allowed floor area bonus for the townhouse development shall be based on the portion of the lot not already allocated to the existing structures. Said already allocated portion shall be determined by dividing the gross floor area of existing structures by the floor area ratio of the district in which the lot is located.

11.153 Maximum Height: In a townhouse development the maximum permitted height shall be four habitable stories and the maximum height of the cornice line shall be 30 feet. Any part of a townhouse structure which projects above the cornice line shall be set below an imaginary inclined plane beginning at the 30 foot cornice line on any facade of the structure facing a street or facing any lot line abutting a residentially zoned lot, and thereafter rising at a 45 degree angle. However, portions of the building may rise above the imaginary inclined plane provided the area of those portions above the inclined plane projected onto the vertical plane does not exceed ten (10) percent of the area of the vertical plane lying between the 30 foot cornice line and the maximum height of the structure, calculated for and limited to each separate plane.

However, the maximum height of any portion of a townhouse development shall be 40 feet.

11.154 Yard Requirements: The yard requirements in the district shall be applicable for each townhouse development with the exception of the following:

(1) Front Yard - The required front yard shall be the setback of the principal front wall plane of the principal building set back farthest from the street on the lots adjacent thereto on either side or the required front yard applicable in the district, whichever is less.

11.155 Minimum Usable Open Space: In a townhouse development the minimum ratio of usable open space as defined in Article 2,000 to lot area shall be 25%.

(1) The minimum dimension of any area counted toward required usable open space shall be 15 feet. A ten-foot minimum open space dimension may be allowed on special permit by the Special Permit Granting Authority upon its determination that the peculiarities of the parcel warrant such a

reduction that the smaller dimension will result in a superior site design and that the total amount of usable open space will not be reduced.

(2) Where it is proposed to subdivide a townhouse development in accordance with the requirements of Section 11.14 then the minimum ratio of usable open space to subdivided lot area shall be 25%.

Where the townhouse development is not to be subdivided into individual lots and therefore the usable open space in a townhouse development is not to be provided on subdivided lots but is to be provided on a common basis to be held in joint ownership by a group of townhouse owners such as a cooperative or an association than the minimum ratio of usable space to the total lot area in the townhouse development shall be 25%.

11.16 Parking Standards for Townhouse Development

11.161 One off-street parking space per dwelling unit in a townhouse development shall be provided unless a special permit is granted in accordance with Section 11.162(4) below:

11.162 Required parking spaces may be located as follows:

(1) Within the townhouse structure or a separate structure on the parcel.

(2) On a lot in accordance with the requirements of Sections 6.20 and 6.40.

(3) On lots not more than two hundred feet away from the building to be served subject to the conditions set forth in Sections 6.20 and 6.40.

(4) On-street in the vicinity of the townhouses if the Special Permit Granting Authority determines that the lack of off-street parking for the townhouse development will not unreasonably reduce the quantity of on-street parking in the area. Applicants for an exemption from off-street parking shall submit a report on parking usage and availability in the vicinity of the development with their permit application.

11.163 Curb cuts required for parking located on the lot in front of townhouses or in multiple garages with direct access from the street to each garage shall be permitted up to 50% of the lot frontage providing that:

(1) No continuous curb cut may exceed 25.5 feet.

(2) A continuous curb cut shall not result in the removal of any street tree. No curb cut shall be made within five feet of a street tree.

In reviewing such a parking arrangement, the special permit granting authority shall find that the proposed parking and access layout is not inconsistent with the design and use for similar purposes of other lots on the street in the immediate environs of the townhouse development.

11.164 Landscaping of On-grade. Open Parking

(1) On-grade open parking areas should be arranged and landscaped to properly screen cars from adjacent properties as well as from streets and sidewalks and to diminish the negative environmental impacts of multiple automobiles parked on-site in residential neighborhoods.

(2) 25% of the area devoted to on-grade open parking shall be landscaped. The area devoted to on-grade open parking shall be that portion of the lot containing parking spaces, driveways and landscaped area located between or adjacent to parking spaces and drives. No portion of the lot required as a setback between a parking space and a building or a lot line shall be counted in computing the 25% landscaping requirement.

(3) Where more than one "area devoted to on-grade open parking" exists within a townhouse development 25% of each such area shall be landscaped.

(4) For every two on-grade open parking spaces or fraction thereof there shall be a minimum of one 3 inch caliper tree located within the area devoted to on-grade open parking.

(a) The Special Permit Granting Authority may grant a special permit for a reduction of this planting requirement upon its determination that such a reduction will not prevent suitable screening of on-grade

parking and will result in a superior site plan. Any reduction shall require a special permit.

(b) The trees required for the landscaping of on-site parking areas - whether such trees are coniferous or deciduous, flowering or non flowering - should be tolerant to urban environmental conditions able to screen parking areas by virtue of their size, form, density of foliage and spread and easy to maintain. A suggested list of trees which meet these criteria is:

Deciduous. Botanical name (common name)

Acer platanoides (Norway Maple); Acer rubrum (Red Maple); Acer saccharum (Sugar Maple); Carpinus betulus (European Hornbeam); Fraxinus americana (White Ash); Ginkgo biloba (Ginkgo); Gledistsia triacanthos inermis (Thornless Honey Locust); Liquidambar styraciflua (Sweet Gum); Liriodendron tulipfera (Tulip Tree); Platanus occidentlis (Sycamore); Quercus coccinea (Scarlet Oak); Quercus palustris (Pin Oak); Quercus rubra (Red Oak); Tilia cordata greenspire (Littleleaf Linden); Tilia europea (Common Linden).

(5) On-grade open parking areas located in front of the townhouse structure(s) shall maintain the visual definition of the front lot line and separation of public from private space in keeping with the appearance and character of the existing streetscape. such definition shall be achieved by using a change of ground materials at the front lot line and by installing at least one of the following: fences, plantings, walls, or stone monuments which mark the transition from street or sidewalk to residential lot.

11.17 Additional Requirements

(1) Fences may not exceed four (4) feet in height in any front yard unless otherwise permitted by the special permit granting authority.

(2) Any townhouse unit directly abutting a street or streets shall have a principal entrance on a facade facing a street unless otherwise permitted by the special permit granting authority.

B. In Article 2,000 - Definitions, delete in its entirety the definition Dwelling, semi-detached (or Townhouse or Row House) and substitute therefor the following:

Dwelling, semi-detached (or Townhouse or Row House). One of a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed so that two opposite building faces, or in the case of corner units two adjoining faces, (applicable to the building as a whole and for each unit contained therein) have full outside exposure and so that each has separate entrances form the outside, and each building of which is arranged, intended or designed as the home or residence of one or two families.

In City Council May 22, 1989.

Passed to be ordained by a yea and nay vote:- Yeas 7; Nays 1; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

ORDINANCE NO. 1081.

Final publication no. 2447. First publication in the Chronicle on March 2, 1989.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by establishing the Monsignor O'Brien Interim Zoning District in the area herein described having the following requirements:

1. All requirements of the Industry B zoning district shall apply except as modified and limited by the requirements of this Section's subsection 2-4 below;

2. The floor area ratio applicable to any lot shall be limited to 2.0;

3. The maximum height of any building shall be 85 feet;

4. The Monsignor O'Brien Interim Zoning District shall be in effect through June 1, 1989.

A. Amend the Zoning Ordinance of the City of Cambridge as described below by creating a new Section 3.16 - the Monsignor O'Brien Interim Zoning District in the area of East Cambridge as shown on the accompanying map, having the following requirements:

Section 3.16

1. All requirements of the Industry B zoning districts shall apply except as modified and limited by the requirements of this Section subsections 2-4 below;

2. The floor area ratio applicable on any lot shall be limited to 2.0;

3. The maximum height of any building shall be 85';

4. The Monsignor O'Brien Interim Zoning District shall

B. Amend the Zoning Map of the City of Cambridge as follows:

1.0 Rezone an area currently zoned Industry B to Industry B with the Monsignor O'Brien Interim Zoning District Overlay circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Monsignor O'Brien Highway with the centerline of the southwestern extension of the western side lot line of lot numbered 12 on Assessor's Plat numbered 1A,

1.1 Thence proceeding in a northwesterly direction along the centerline of Monsignor O'Brien Highway to a point of intersection with the northeastern extension of the centerline of Sciarappa Street,

1.2 Thence turning and proceeding in a southwestern direction along the centerline of Sciarappa Street to the southeastern extension of the northeastern side lot line of lot numbered 93 on Assessor's Plat numbered 22,

1.3 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot lines of lots numbered 93, 97A, 97, 22, 23, 24, 25, 26, and the northwestern extension of these lot lines to the northwestern side lot line of lot numbered 128 on Assessor's Plat numbered 22 for a distance of approximately 325 feet,

1.4 Thence turning and proceeding in a northeasterly direction and continuing in a generally northeasterly direction along the northwestern side lot line of lot numbered 128 and the Cambridge/Somerville City Limits to the northeastern side lot line of lot numbered 39 on Assessor's Plat numbered 1A,

1.5 Thence turning and proceeding in a southeasterly direction along the northeastern rear lot lines of lots numbered 39, 40, 26, 29, 19, 18, 43, 25, 92, 31, 9, and 6 on Assessor's Plat number 1A to the northeastern side lot line of lot numbered 6 on Assessor's Plat numbered 1A,

1.6 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 6 and the southwestern extension of the southeastern side line of lot numbered 6 on Assessor's Plat numbered 1A to the centerline of Monsignor O'Brien Highway, the point of origin.

1.01 Premises as shown on Assessor's Plat numbered 22:

All or parts of lots numbered 128, 109, 112, 18, 17, 16, 15, and 14, odd numbers 5-9 Sciarappa Street and even numbers 240-262 Monsignor O'Brien Highway.

1.02 Premises as shown on Assessor's Plat number 1A:

All or parts of lots numbered 35, 39, 40, 37, 27, 26, 29, 19, 18, 43, 94, 95, 92, 31, 9, and 6, odd numbers 125-261 Monsignor O'Brien Highway.

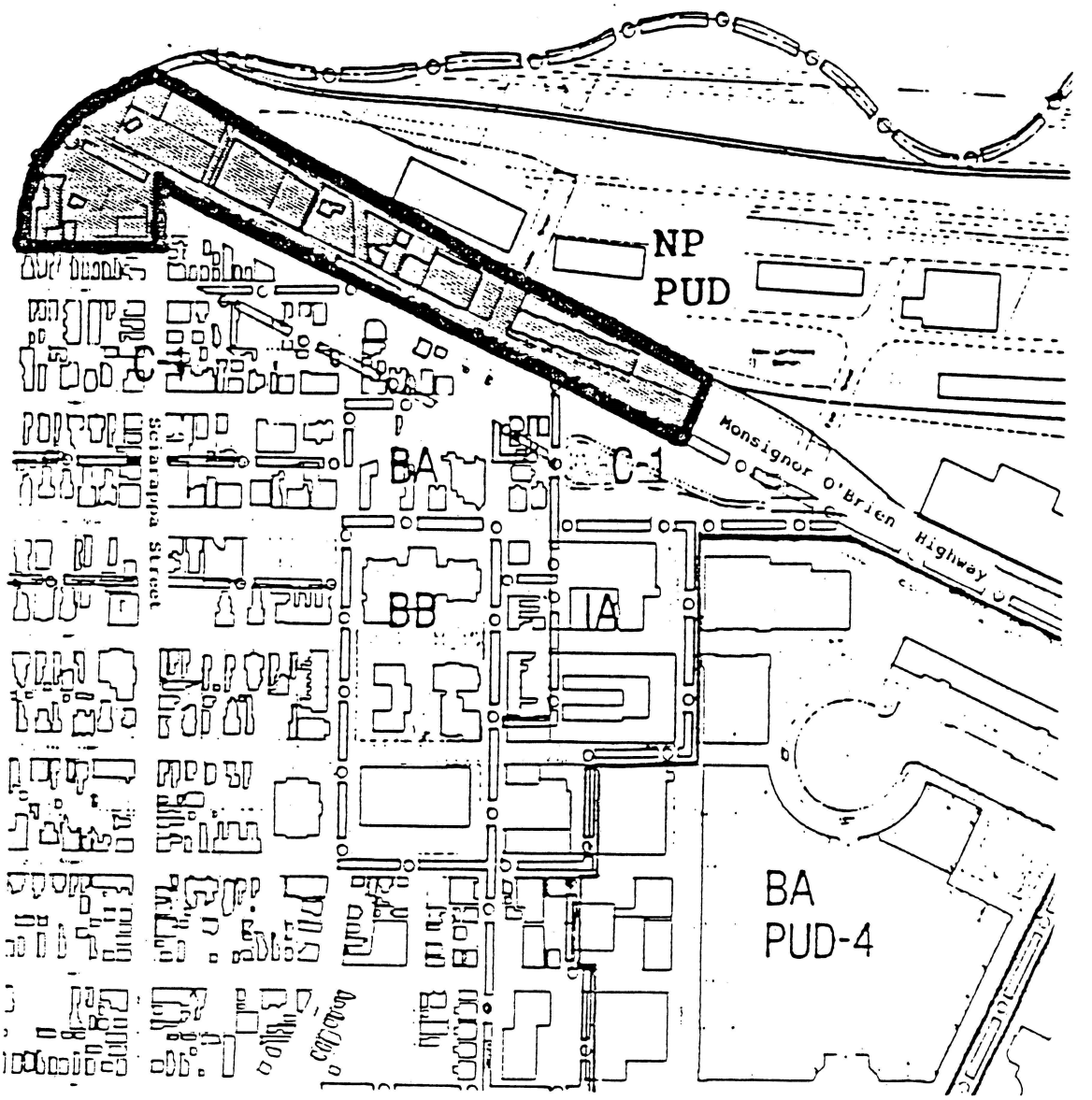
In City Council May 22, 1989.

Passed to be ordained by a yea and nay vote:- Yeas 9; Nays 0; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton, City Clerk.

MONSIGNOR O'BRIEN INTERIM ZONING DISTRICT



ORDINANCE NO. 1082.

Final publication no. 2448. First publication in the Chronicle on March 2, 1989.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating the Central Square Overlay district and changing the applicable base zoning district designation in some areas from Business B to Residence C-3, or Residence C2A, Industry B to Business B, and Business B to BusinessA as shown on the accompanying map. The text changes would include amending Article 2.000 - Definitions by adding to the existing Fast Order Food establishments definition and inserting a definition for retail, bakery. The Central Square Overlay District would become an area of special planning concern with specific project proposals subject to dvelopment consultation procedures as outlined in the Section 11.40; the District would in addition reduce permitted FAR and establish height limits where none now exists.

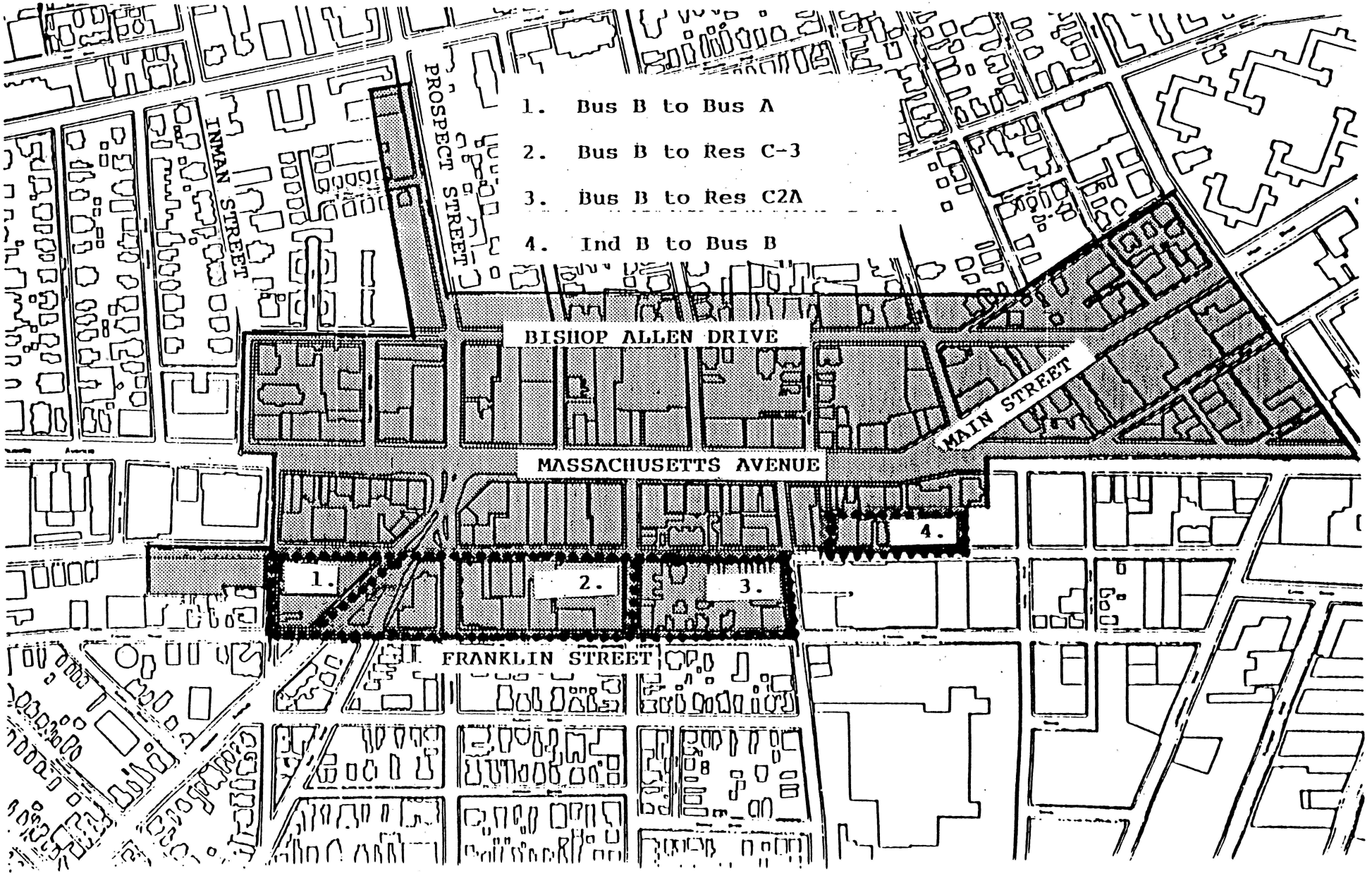
In City Council May 22, 1989.
Passed to be ordained as amended by a yea and nay vote:- Yeas 8; Nays 1; Absent 0.
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton, City Clerk.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

May 25, 1989

Mr. Russell B. Higley
City Solicitor
City Hall
Cambridge, MA 02139

Dear Sir:

Enclosed you will find three amendments to the Zoning Ordinances which were passed to be ordained at the City Council meeting held on May 22, 1989 as follows:

1. Proposed amendment regulating Townhouses.

2. Proposed amendment to establish a Monsignor O'Brien Interim Zoning District.

3. Proposed amendment to create a Central Square Overlay District.

Would you kindly review these amendments and indicate your approval of or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3) Ordinances Numbered 1080, 1081 and 1082.

c.c. Councillor William Walsh, Chairman, Committee on Ordinances
Joseph E. Cellucci, Commissioner of Inspectional Services.

ORDINANCE NO. 1080.

Final publication No. 2446. First publication in the Chronicle on April 6, 1989.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by deleting the existing Section 11.10 in its entirety and substituting in place thereof the following:

11.10 TOWNHOUSE DEVELOPMENT

11.11 Statement of Purpose

This Section 11.10 has been adopted to encourage the development of one and two family townhouses. The townhouse development use created herein is intended to promote development designs that are compatible with traditional neighborhood development patterns and sensitive to existing streetscapes, to encourage a townhouse pattern of development where higher densities are permitted and to discourage the demolition of existing residential structures as well as the excessive infill of townhouses on lots already containing residential structures.

Provisions for the townhouse development use are intended to overcome obstacles to the development of one and two family townhouses, by providing special incentives where appropriate. This section provides guidelines for both as-of-right and townhouse developments which require special permit review. The distinction allows for expeditious review and approvals for smaller scale infill townhouse developments, while ensuring detailed examination of the site and building plans for larger developments and consideration of their neighborhood impacts.

11.12 Applicability of Regulations

The development standards specified in this Section 11.10 are applicable only to townhouse developments and do not change the development standards for other uses in the Residence, Office and Business, and Industry A-1 districts. Townhouse developments which meet the requirements specified in Sections 11.14, 11.15 and 11.16 shall be allowed in Residence B, C, C-1, C-2, C-2A, C-2B, C-3, C-3A, Office and Business and Industry A-1 districts as follows:

11.121 Construction of a townhouse development containing 6 or more dwelling units in a Residence B district and Residence C district shall require a special permit.

11.122 Construction of a townhouse development containing 12 or more dwelling units in a Residence C-1, Office 1, Office 2, Business A-1, or Industry A-1 district shall require a special permit.

11.123 Construction of a townhouse development in a Residence B, C, C-1, Office 1, Office 2, Business A-1, or Industry A-1 district which contains fewer units than specified in Section 11.121 or 11.122 shall require a special permit if both of the following conditions pertain to the development:

(1) another permit for townhouse development has been granted within the 12 month period immediately preceding the date of permit application for the lot on which the development would be located or on an abutting lot;

(2) the townhouse development for which the permit is being sought would increase the total number of dwelling units on said lot(s) to the threshold specified in Section 11.121 or 11.122.

11.124 All other townhouse developments shall be permitted as-of-right according to Section 4.31d.

11.125 Where a townhouse development is constructed on two or more abutting lots, the requirements applicable to the development shall be determined as if the parcel were a single lot.

11.126 Where a townhouse development is constructed on a lot or lots with other buildings existing prior to such development, the dimensional requirements of this Section 11.10 shall apply to those structures or portions of structures on the lot(s) which constitute the townhouse development.

11.127 Where a townhouse development is proposed on a lot on which a preferably preserved significant building, as determined by the Cambridge Historical Commission under the provisions of the Demolition Ordinance #965, has been demolished within the five years immediately preceding the application for a building permit or a special permit or where such building is proposed to be demolished to permit the townhouse development under the provisions of this Section 11.10, the provisions of subsections 11.14, 11.15, and 11.151-11.154 shall not apply; the townhouse development shall in such circumstances be subject to the dimensional requirements normally applicable in the district

11.13 Special Permit Granting Authority

The Planning Board shall be the special permit granting authority for any townhouse development included in Section 11.121, 11.122, or 11.123. The Board of Zoning Appeal shall be the special permit granting authority for special permits required by Section 11.155, 11.162 and 11.164 for any townhouse development which does not require a special permit from the Planning Board.

11.14 Subdivided Lots

A developer, or any subsequent owner, who desires to subdivide a townhouse development must record a subdivision plan with the Registry of Deeds of Middlesex County. A copy of the recorded subdivision plan must also be filed with the Building Commissioner. Subdivided lots may be less than 5,000 square feet and must include an individual dwelling, together with front and rear yards or rights to yards in common areas.

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

11.151 Minimum Lot Width: In a townhouse development there shall be no minimum lot width.

11.152 Maximum Floor Area Ratio: In a townhouse development, the maximum permitted floor area ratio in districts where townhouse developments are permitted shall be <u>as normally applicable in the district except as provided below</u>:

(1) Residence B: .55 <u>for lots exceeding 15,000 sq. ft.</u>

(2) Residence C-1: .825 <u>for lots exceeding 15,000 sq. ft.</u>

Where a townhouse development is constructed on a lot with one or more pre-existing structures, the allowed floor area bonus for the townhouse development shall be based on the portion of the lot not already allocated to the existing structures. Said already allocated portion shall be determined by dividing the gross floor area of existing structures by the floor area ratio of the district in which the lot is located.

11.153 Maximum Height: In a townhouse development the maximum permitted height shall be four habitable stories and the maximum height of the cornice line shall be 30 feet. Any part of a townhouse structure which projects above the cornice line shall be set below an imaginary inclined plane beginning at the 30 foot cornice line on any facade of the structure facing a street or facing any lot line abutting a residentially zoned lot, and thereafter rising at a 45 degree angle. However, portions of the building may rise above the imaginary inclined plane provided the area of those portions above the inclined plane projected onto the vertical plane does not exceed ten (10) percent of the area of the vertical plane lying between the 30 foot cornice line and the maximum height of the structure, calculated for and limited to each separate plane.

However, the maximum height of any portion of a townhouse development shall be 40 feet.

11.154 Yard Requirements: The yard requirements in the district shall be applicable for each townhouse development with the exception of the following:

(1) Front Yard - The required front yard shall be the setback of the principal front wall plane of the principal building set back farthest from the street on the lots adjacent thereto on either side or the required front yard applicable in the district, whichever is less.

11.155 Minimum Usable Open Space: In a townhouse development the minimum ratio of usable open space as defined in Article 2,000 to lot area shall be 25%.

(1) The minimum dimension of any area counted toward required usable open space shall be 15 feet. A ten-foot minimum open space dimension may be allowed on special permit by the Special Permit Granting Authority upon its determination that the peculiarities of the parcel warrant such a

reduction that the smaller dimension will result in a superior site design and that the total amount of usable open space will not be reduced.

(2) Where it is proposed to subdivide a townhouse development in accordance with the requirements of Section 11.14 then the minimum ratio of usable open space to subdivided lot area shall be 25%.

Where the townhouse development is not to be subdivided into individual lots and therefore the usable open space in a townhouse development is not to be provided on subdivided lots but is to be provided on a common basis to be held in joint ownership by a group of townhouse owners such as a cooperative or an association than the minimum ratio of usable space to the total lot area in the townhouse development shall be 25%.

11.16 Parking Standards for Townhouse Development

11.161 One off-street parking space per dwelling unit in a townhouse development shall be provided unless a special permit is granted in accordance with Section 11.162(4) below:

11.162 Required parking spaces may be located as follows:

(1) Within the townhouse structure or a separate structure on the parcel.

(2) On a lot in accordance with the requirements of Sections 6.20 and 6.40.

(3) On lots not more than two hundred feet away from the building to be served subject to the conditions set forth in Sections 6.20 and 6.40.

(4) On-street in the vicinity of the townhouses if the Special Permit Granting Authority determines that the lack of off-street parking for the townhouse development will not unreasonably reduce the quantity of on-street parking in the area. Applicants for an exemption from off-street parking shall submit a report on parking usage and availability in the vicinity of the development with their permit application.

11.163 Curb cuts required for parking located on the lot in front of townhouses or in multiple garages with direct access from the street to each garage shall be permitted up to 50% of the lot frontage providing that:

(1) No continuous curb cut may exceed 25.5 feet.

(2) A continuous curb cut shall not result in the removal of any street tree. No curb cut shall be made within five feet of a street tree.

In reviewing such a parking arrangement, the special permit granting authority shall find that the proposed parking and access layout is not inconsistent with the design and use for similar purposes of other lots on the street in the immediate environs of the townhouse development.

11.164 Landscaping of On-grade. Open Parking

(1) On-grade open parking areas should be arranged and landscaped to properly screen cars from adjacent properties as well as from streets and sidewalks and to diminish the negative environmental impacts of multiple automobiles parked on-site in residential neighborhoods.

(2) 25% of the area devoted to on-grade open parking shall be landscaped. The area devoted to on-grade open parking shall be that portion of the lot containing parking spaces, driveways and landscaped area located between or adjacent to parking spaces and drives. No portion of the lot required as a setback between a parking space and a building or a lot line shall be counted in computing the 25% landscaping requirement.

(3) Where more than one "area devoted to on-grade open parking" exists within a townhouse development 25% of each such area shall be landscaped.

(4) For every two on-grade open parking spaces or fraction thereof there shall be a minimum of one 3 inch caliper tree located within the area devoted to on-grade open parking.

(a) The Special Permit Granting Authority may grant a special permit for a reduction of this planting requirement upon its determination that such a reduction will not prevent suitable screening of on-grade

parking and will result in a superior site plan. Any reduction shall require a special permit.

(b) The trees required for the landscaping of on-site parking areas - whether such trees are coniferous or deciduous, flowering or non flowering - should be tolerant to urban environmental conditions able to screen parking areas by virtue of their size, form, density of foliage and spread and easy to maintain. A suggested list of trees which meet these criteria is:

Deciduous. Botanical name (common name)

Acer platanoides (Norway Maple); Acer rubrum (Red Maple); Acer saccharum (Sugar Maple); Carpinus betulus (European Hornbeam); Fraxinus americana (White Ash); Ginkgo biloba (Ginkgo); Gledistsia triacanthos inermis (Thornless Honey Locust); Liquidambar styraciflua (Sweet Gum); Liriodendron tulipfera (Tulip Tree); Platanus occidentlis (Sycamore); Quercus coccinea (Scarlet Oak); Quercus palustris (Pin Oak); Quercus rubra (Red Oak); Tilia cordata greenspire (Littleleaf Linden); Tilia europea (Common Linden).

(5) On-grade open parking areas located in front of the townhouse structure(s) shall maintain the visual definition of the front lot line and separation of public from private space in keeping with the appearance and character of the existing streetscape. such definition shall be achieved by using a change of ground materials at the front lot line and by installing at least one of the following: fences, plantings, walls, or stone monuments which mark the transition from street or sidewalk to residential lot.

11.17 Additional Requirements

(1) Fences may not exceed four (4) feet in height in any front yard unless otherwise permitted by the special permit granting authority.

(2) Any townhouse unit directly abutting a street or streets shall have a principal entrance on a facade facing a street unless otherwise permitted by the special permit granting authority.

B. In Article 2,000 - Definitions, delete in its entirety the definition Dwelling, semi-detached (or Townhouse or Row House) and substitute therefor the following:

Dwelling, semi-detached (or Townhouse or Row House). One of a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed so that two opposite building faces, or in the case of corner units two adjoining faces, (applicable to the building as a whole and for each unit contained therein) have full outside exposure and so that each has separate entrances form the outside, and each building of which is arranged, intended or designed as the home or residence of one or two families.

In City Council May 22, 1989.

Passed to be ordained by a yea and nay vote:- Yeas 7; Nays 1; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

ORDINANCE NO. 1081.
Final publication no. 2447. First publication in the Chronicle on March 2, 1989.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by establishing the Monsignor O'Brien Interim Zoning District in the area herein described having the following requirements:

1. All requirements of the Industry B zoning district shall apply except as modified and limited by the requirements of this Section's subsection 2-4 below;

2. The floor area ratio applicable to any lot shall be limited to 2.0;

3. The maximum height of any building shall be 85 feet;

4. The Monsignor O'Brien Interim Zoning District shall be in effect through June 1, 1989.

A. Amend the Zoning Ordinance of the City of Cambridge as described below by creating a new Section 3.16 - the Monsignor O'Brien Interim Zoning District in the area of East Cambridge as shown on the accompanying map, having the following requirements:

Section 3.16

1. All requirements of the Industry B zoning districts shall apply except as modified and limited by the requirements of this Section subsections 2-4 below;

2. The floor area ratio applicable on any lot shall be limited to 2.0;

3. The maximum height of any building shall be 85';

4. The Monsignor O'Brien Interim Zoning District shall be in effect through June 1, 1989

B. Amend the Zoning Map of the City of Cambridge as follows:

1.0 Rezone an area currently zoned Industry B to Industry B with the Monsignor O'Brien Interim Zoning District Overlay circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Monsignor O'Brien Highway with the centerline of the southwestern extension of the western side lot line of lot numbered 12 on Assessor's Plat numbered 1A,

1.1 Thence proceeding in a northwesterly direction along the centerline of Monsignor O'Brien Highway to a point of intersection with the northeastern extension of the centerline of Sciarappa Street,

1.2 Thence turning and proceeding in a southwestern direction along the centerline of Sciarappa Street to the southeastern extension of the northeastern side lot line of lot numbered 93 on Assessor's Plat numbered 22,

1.3 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot lines of lots numbered 93, 97A, 97, 22, 23, 24, 25, 26, and the northwestern extension of these lot lines to the northwestern side lot line of lot numbered 128 on Assessor's Plat numbered 22 for a distance of approximately 325 feet,

1.4 Thence turning and proceeding in a northeasterly direction and continuing in a generally northeasterly direction along the northwestern side lot line of lot numbered 128 and the Cambridge/Somerville City Limits to the northeastern side lot line of lot numbered 39 on Assessor's Plat numbered 1A,

1.5 Thence turning and proceeding in a southeasterly direction along the northeastern rear lot lines of lots numbered 39, 40, 26, 29, 19, 18, 43, 25, 92, 31, 9, and 6 on Assessor's Plat number 1A to the northeastern side lot line of lot numbered 6 on Assessor's Plat numbered 1A,

1.6 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 6 and the southwestern extension of the southeastern side line of lot numbered 6 on Assessor's Plat numbered 1A to the centerline of Monsignor O'Brien Highway, the point of origin.

1.01 Premises as shown on Assessor's Plat numbered 22:

All or parts of lots numbered 128, 109, 112, 18, 17, 16, 15, and 14, odd numbers 5-9 Sciarappa Street and even numbers 240-262 Monsignor O'Brien Highway.

1.02 Premises as shown on Assessor's Plat number 1A:

All or parts of lots numbered 35, 39, 40, 37, 27, 26, 29, 19, 18, 43, 94, 95, 92, 31, 9, and 6, odd numbers 125-261 Monsignor O'Brien Highway.

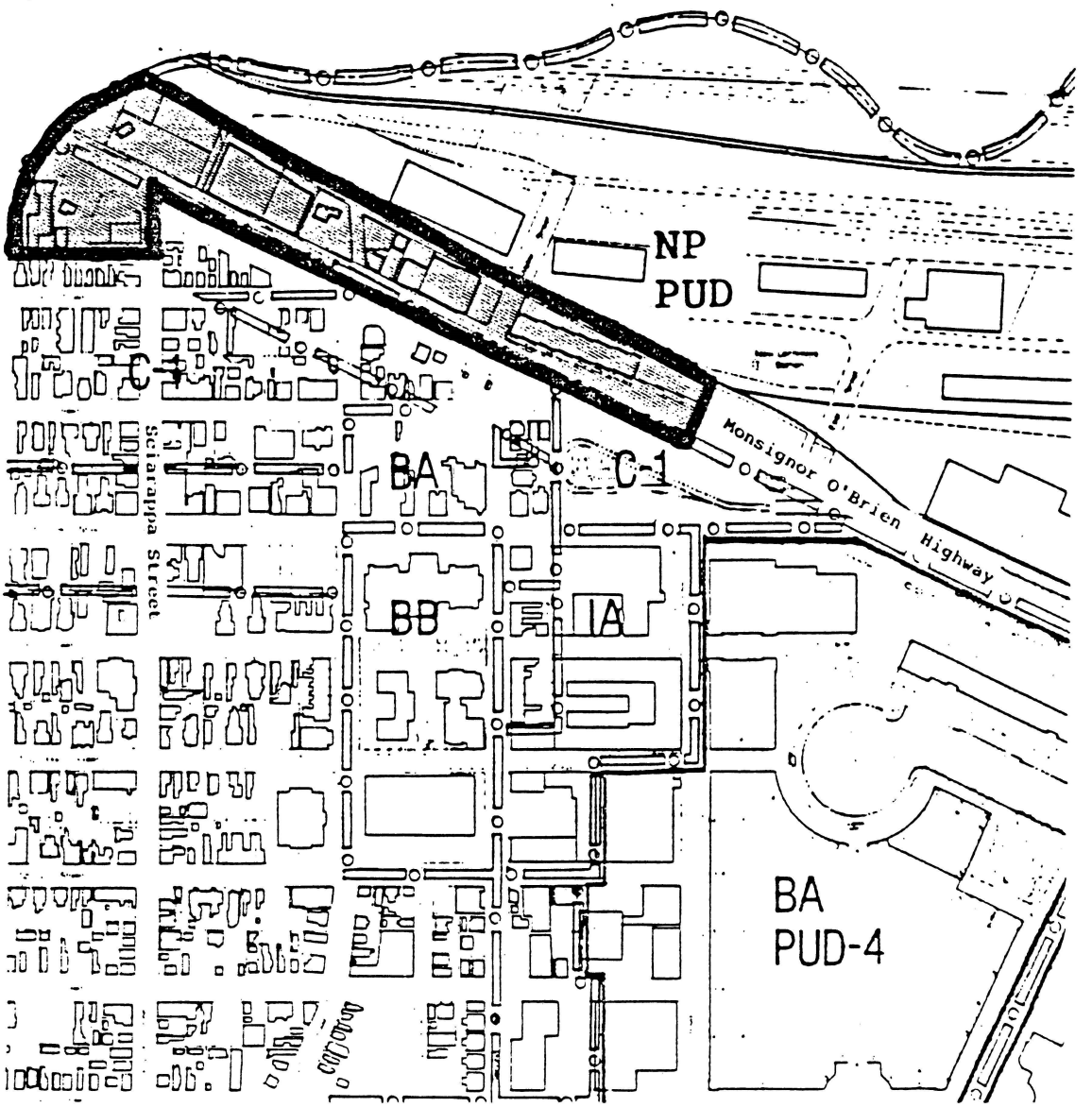
In City Council May 22, 1989.

Passed to be ordained by a yea and nay vote:- Yeas 9; Nays 0; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton, City Clerk.

MONSIGNOR O'BRIEN INTERIM ZONING DISTRICT



ORDINANCE NO. 1082.

Final publication no. 2448. First publication in the Chronicle on March 2, 1989.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating the Central Square Overlay district and changing the applicable base zoning district designation in some areas from Business B to Residence C-3, or Residence C2A, Industry B to Business B, and Business B to BusinessA as shown on the accompanying map. The text changes would include amending Article 2.000 - Definitions by adding to the existing Fast Order Food establishments definition and inserting a definition for retail, bakery. The Central Square Overlay District would become an area of special planning concern with specific project proposals subject to dvelopment consultation procedures as outlined in the Section 11.40; the District would in addition reduce permitted FAR and establish height limits where none now exists.

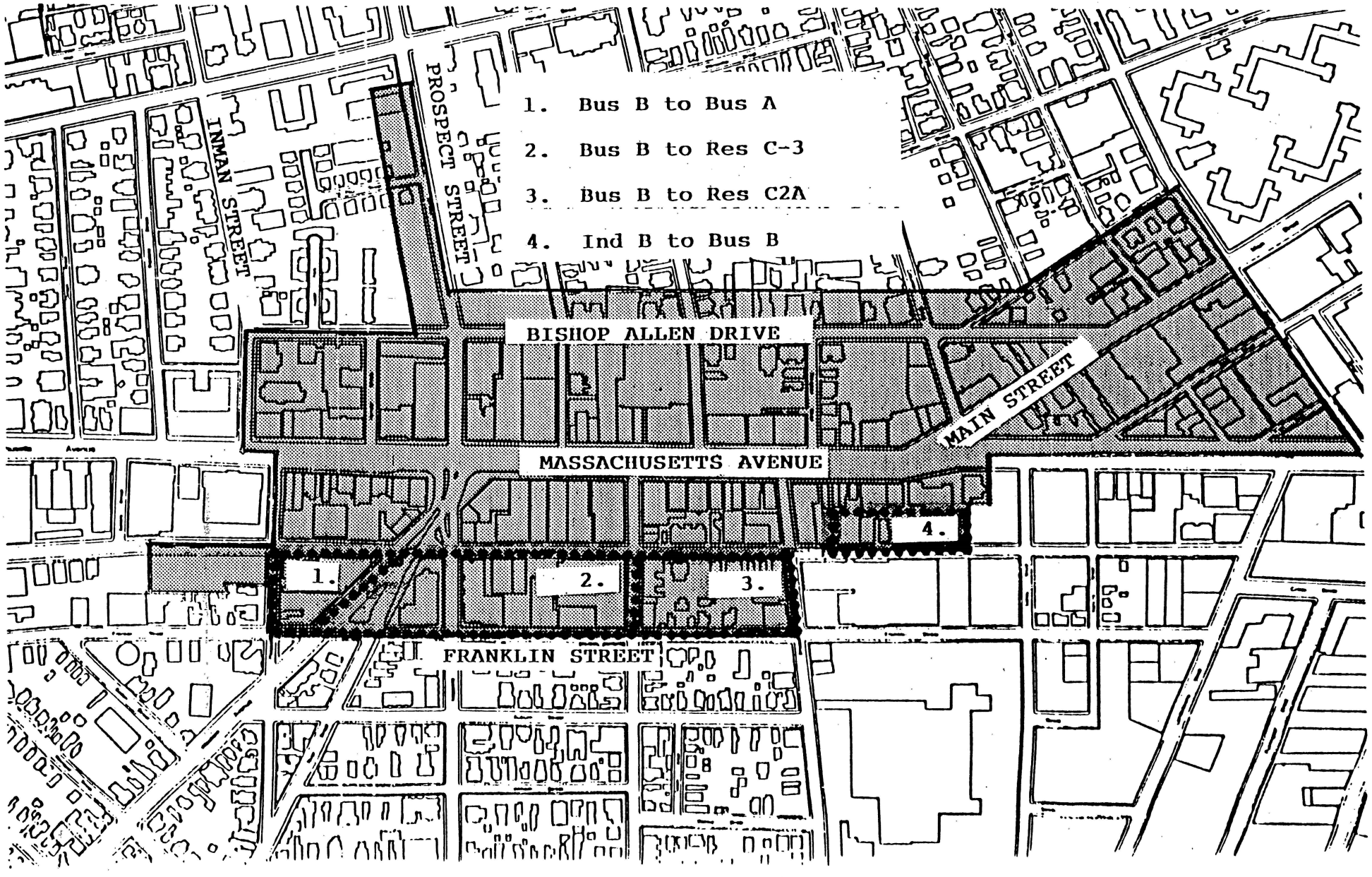
In City Council May 22, 1989.
Passed to be ordained as amended by a yea and nay vote:- Yeas 8; Nays 1; Absent 0.
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton, City Clerk.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



Planning Board Recommendation
Central Square Overlay District
April 27, 1989

Amended text.

CENTRAL SQUARE OVERLAY DISTRICT

A. Amend the text of the Zoning Ordinance as follows:

1. In Article 2.000 amend the existing Fast Order Food Establishment definition by adding a new phrase as follows:

> Fast order food establishment. An establishment whose primary business is the sale of fast order food for consumption on or off the premises and which does not meet all of the following conditions: (1) use of non-disposable plates, glasses and silver ware for all patrons, (2) provision of printed individual menus for all patrons, (3) provision of 75 per cent of the seating provided at free standing tables (not available seating at counters), and (4) eighty (80) percent of food prepared is consumed on premises.

2. In Article 2.000 insert the following definition in its appropriate alphabetical order:

> Bakery, retail - the sale of breads, pastries, cakes, pies and similar baked goods for consumption by the final consumer at home whether or not final baking occurs on premises.

3. In Section 4.35 - Retail Business and Consumer Service Establishments, insert a new line "r" as follows:

(10)

r. Bakery, Retail	NO	NO	NO	NO	NO	YES	YES	YES	YES
	YES	YES	YES	NO	YES	PUD			

4. In subsection 10.48 insert the following after the line beginning "Section 11.637":

Section 11.304.2 (b),(c)	- Additional Height; Central Square Overlay District
Section 11.304.4	- Waiver of Setback Requirements; Central Square Overlay District
Section 11.304.6	- Waiver of Parking Requirements; Central Square Overlay District

5. Create a new Section 11.300, Central Square Overlay District as follows:

11.300 CENTRAL SQUARE OVERLAY DISTRICT

11.301 Establishment and Scope. There is hereby established the Central Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.300. It is the intent of this section that these regulations will apply to a single area described generally as the Central Square business district and certain abutting portions of the neighborhoods around it.

11.302 General Purpose. It is the purpose of this Section 11.300 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to Central Square. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Central Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Central Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.300.

11.303 General Provisions

11.303.1 The Central Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Subsection 11.42, Development Consultation Procedures, shall be subject to the Development Consultation Procedures specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Central Square Advisory Committee using procedures as specified in Subsection 11.304.1 of this Section 11.300.

11.303.2 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Central Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Central Square Action Plan, City of Cambridge, November 1987, and Central Square Development Guidelines, July, 1989, in addition to

the requirements of Section 10.30 (Variances) and 10.40 (Special Permits) and Subsection 11.305 of this Section 11.300. These guidelines are also intended to assist in shaping any contemplated physical change within the Central Square Overlay District.

11.303.3 National Register and Contributing Buildings

For the purpose of this Section 11.300 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Central Square Development Guidelines.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533 (b) for the purpose of this Section 11.300 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.304 Detailed Provisions

11.304.1 Central Square Advisory Committee

There shall be established a Central Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Subsection 11.304.1 that the Committee in its official actions fulfill the following purpose.

1. To establish a formal, on-going 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.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Central Square Overlay District for review and comment. In Addition, the Committee may comment on any preliminary proposal, for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedures.

1. Within the six month preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Central Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Central Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest those areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. It is expected that, in making decisions regarding special permits and variances within the Overlay District, the Planning Board and/or Zoning Board of Appeals will give due consideration to the report and recommendations of the advisory Committee.

Where the Committee makes recommendations with respect to the granting of special permits and/or variances, the Planning Board and/or Zoning Board of Appeals does not follow said recommendations, then the Board(s) shall make written reply to the Committee, detailing why the Board(s)'s decisions were different from the Committee recommendations.

6. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership. Members in all categories shall be Cambridge residents or business persons or landowners within the Overlay District.

a. One member having recognized qualifications as architect or landscape architect who shall also serve as chair of the committee.

b. Four members representing the business community in Central Square with diverse representation from property owners, small and large scale merchants and office tenants.

c. Four members representing residents of the four abutting Cambridge neighborhoods.

2. Terms. Committee members shall be appointed for terms of three years each. Initial appointment shall however be staggered such that three members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.304.2 Building Height Limitations. The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be fifty-five (55) feet except that where the lot abuts Bishop Allen Drive or Prospect Street between Bishop Allen Drive and Harvard Street any portion of the building above 45 feet shall be set back behind a 45 build control plane beginning at an elevation of 45 feet above the front lot lines on Bishop Allen Drive and/or Prospect Street and rising over one or more lots at a 45 degree angle.

b. Special Permit for Additional Height. The maximum allowable height in the Central Square Overlay District

may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° bulk control planes beginning 60 feet above any streetline in the district and rising over one or more lots at a 45° angle.

However, where the lot abuts Bishop Allen Drive, or Prospect Street where the lot lies in a Business A District, and where the lot lies within a Business A District, any portion of the building above 45 feet shall be set back behind a 45 degree bulk control plane beginning at an elevation of 45 feet above (1) the front lot lines on Bishop Allen Drive and/ or Prospect Street and (2) any residential zoning district line abutting the Business A District and rising over one or more lots at a 45 degree angle.

c. The bulk control plane restrictions of paragraphs a and b above may be waived by the Planning Board upon issuance of a Special Permit.

11.304.3 Floor Area Ratio Limitation

The maximum floor area ratio applicable to any lot in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive FAR limit the more restrictive shall apply.

a. As-of-right Limitation

The maximum as-of-right FAR shall be 3.0 in the Office 3 and Business B base zoning districts and 2.0 in the Residence C-3 and Residence C-2A zoning districts.

b. Special Permit for additional FAR

The maximum FAR on any lot in a Residence C-3 or Residence C-2A district may be increased to 3.0 and 2.5 respectively upon issuance of a special permit from the Planning Board.

c. <u>Special Permit for Additional FAR for Affordable Housing</u>

<u>The maximum FAR on any lot in an Office 3 District may be increased to 3.75 upon issuance of a special permit from the Planning Board provided a minimum of twenty (20) percent of the total gross floor area authorized is devoted to affordable housing as defined in Section</u>

11.201. The affordable housing shall conform to the standards of Section 11.204 except that lodging housing or single room occupancy facilities shall be specifically permitted.

11.304.4 Waiver of Setback Requirements

Upon issuance of a special permit from the Planning Board the yard requirements of a base zoning district may be waived except where such yard abuts a lot, but not a public way, outside the Overlay District.

11.304.5 Use Limitations and Restrictions

In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

a. Ground Floor Restrictions

The ground (first) floor of that portion of a building facing or abutting Massachusetts Avenue and/or Main Street and which is on a lot which shares a common lot line with Massachusetts Avenue or Main Street shall consist of gross floor area devoted to any one or combination of uses permitted in the applicable base zoning district (except that such gross floor area in buildings abutting Massachusetts Avenue and/or Main Street between Inman and Pleasant Streets on the west and Columbia and Sidney Streets on the east shall be devoted to one or a combination of the following uses: Residential uses (Section 4.31); Office and Laboratory Uses (Section 4.34 c. and e.); Retail Business and Consumer Service Establishments (Section 4.35) and shall in addition meet the following conditions:

(1) At least 80% of the floor elevation of the ground (first) floor shall be at the mean grade of the abutting Massachusetts Avenue and/or Main Street at the property line except that residential uses may be located no higher than 4 1/2' feet above the mean grade of the abutting street at the property line.

(2) The use shall have a minimum depth of 20 feet.

(3) Where other than residential uses are established, the ground (first) floor facade shall consist of a minimum of 50% clear glass.

b. Prohibited Uses

The following uses shall be prohibited in the Central Square Overlay District: (1) Open Air or Drive-in Retail Services, Section 4.36 b,f,g,h,i.

c. Restricted Uses

(1) Fast Order Food establishments (Section 4.35 o) shall be limited to fourteen (14) in the Central Square Overlay District; Section 11.33 shall not apply. No special permit or occupancy permit shall be issued which will permit the number of such establishments in the Central Square Overlay District to exceed fourteen in number.

(2) Bar or establishment where alcoholic beverages are consumed and where dancing and entertainment is provided, dance hall or similar place of entertainment; Section 4.35g shall be permitted only if the principal public entrance or entrances are directly from Massachusetts Avenue or Main Street.

d. Uses permitted by Special Permit

In addition to those uses currently allowed only by special permit in Section 4.30 - Table of Use Regulations, the following uses shall also require a special permit from the Board of Zoning Appeal: Retail bakery where it is proposed to sell beverages, sandwiches, or similar fast order food as an accessory use provided, however, that the bakery use shall have been in full operation of a minimum of six months prior to the application for a special permit.

e. Retail sale of merchandise (Section 4.35 a (2) but specifically excluding the sale of any food, liquor or tobacco), Arts and Crafts Studios (Section 4.35 g) and Office Uses (Section 4.34 a, b, c, and d) shall be permitted in the base Residence C-2A district provided the following conditions are met:

(1) the uses are contained in a residential unit and do not occupy more than fifty (50) percent of the premises;

(2) no modifications to the exterior of the building or unit is made;

(3) Signs shall conform to the limitations of Article 7.000.

(4) Retail sale of goods related to the permitted accessory uses may be permitted;

(5) The accessory use meets the following requirements:

(a) the residential appearance and character of the district is not altered;

(b) pedestrian and vehicular traffic is not significantly increased over that which would be generated by the normally permitted accessory uses;

(c) no significant modification to the exterior of the building or units is required;

(d) signs conform to the limitations of Article 7.000.

11.304.6 Waiver of Parking and Loading Requirements

Uses in the Central Square Overlay District which meet the following requirements shall be exempted from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) the standards set forth in Section 6.35 of this Zoning Ordinance are met; and

(2) the standards set forth in Section 11.305 are met.

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in the Central Square Development Guidelines.

11.305 Standards for Issuance of Special Permits.

In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

a. The proposed development is consistent with the goals and objectives of the Central Square Action Plan:

- o encourage responsible and orderly development;
- o strengthen the retail base to more completely serve the needs of the neighborhoods;
- o preserve the Square's cultural diversity;
- o create active people-oriented spaces;
- o improve the physical and visual environment;
- o provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods;
- o encourage the development of new mixed income housing; and
- o promote compatible retail adjacent to residential uses;

b. The building and site design are consistent with the Urban Design Plan for Central Square as outlined in the Central Square Action Plan and the Central Square Development Guidelines;

c. The building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity;

d. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

e. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.306 - Signs

11.306.1 Signs shall be permitted as they are allowed in the base zoning districts

11.306.2 Non-Conforming Signs

Notwithstanding the provisions in Article 7.000, Section 7.15 relating to non-conforming signs, any sign non-conforming as to size and having been erected for at least ten years shall be removed where the space to which the sign is accessory is vacant.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Industry B to Business B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of a line 100 feet distant from the southern side line of Massachusetts Avenue and the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92,

1.1 Thence proceeding in a southwesterly direction along the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92 and its southwestern extension to the centerline of Green Street,

1.2 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to a point 100 feet distant from the eastern side line of Brookline Street,

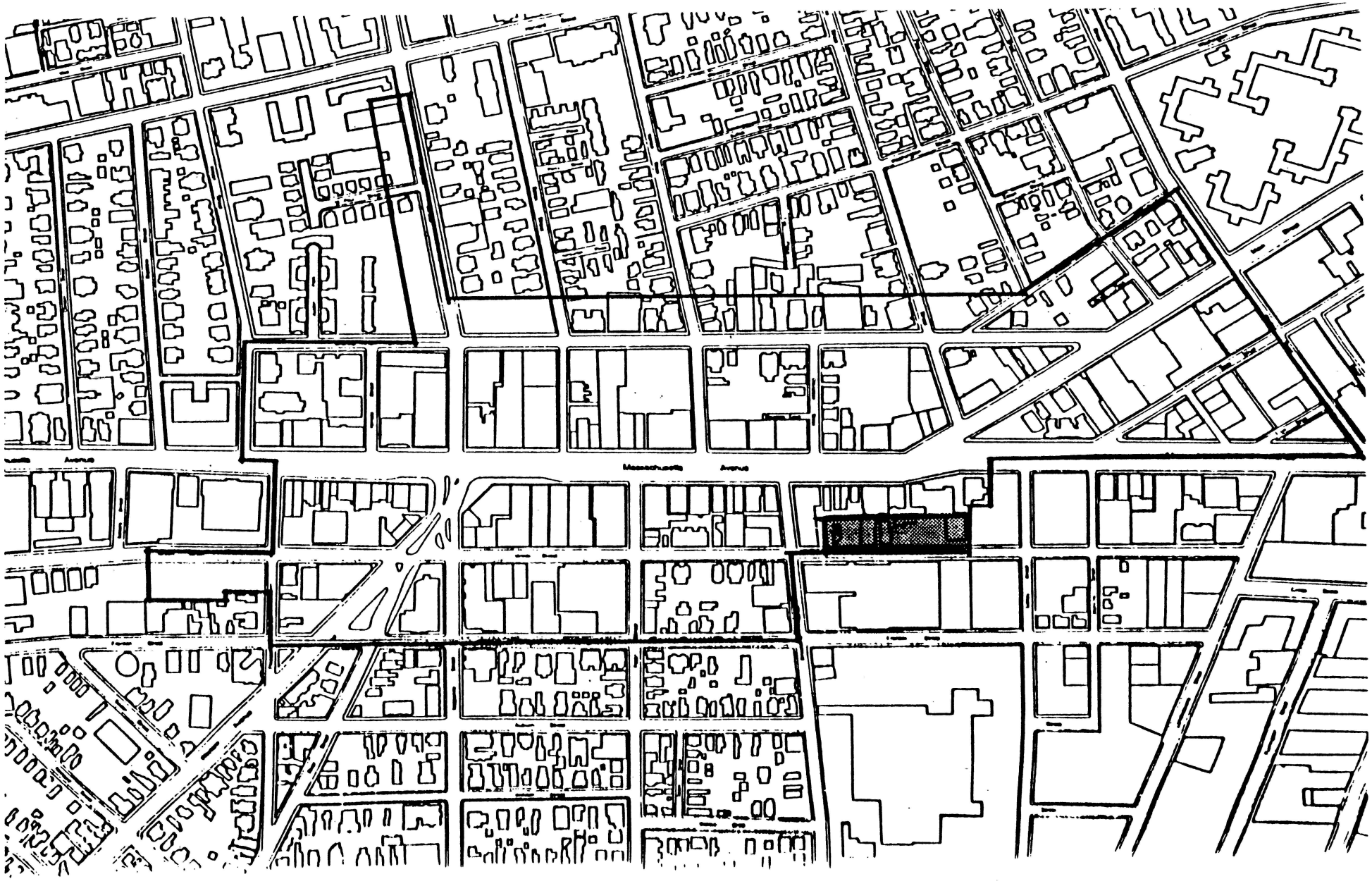
1.3 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the eastern side line of Brookline Street to a point 100 feet distant from the southern side line of Massachusetts Avenue,

1.4 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the southern sideline of Massachusetts Avenue to the point of origin.

1.01 <u>Premises as shown on Assessor's Plat numbered 92</u>:

All or parts of lots numbered 117, 66, 89, 69, 70, 50, 51, odd numbers 93-159 Green Street and even numbers 398-464 Massachusetts Avenue.

BASE DISTRICT REZONING: INDUSTRY B TO BUSINESS B



2.0 Rezone from Business B to Residence C-2A an area of land circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Brookline Street and the centerline of Green Street, on Assessor's Plat numbered 93,

2.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street to its intersection with the centerline of Franklin Street,

2.2 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to its intersection with the centerline of Pearl Street,

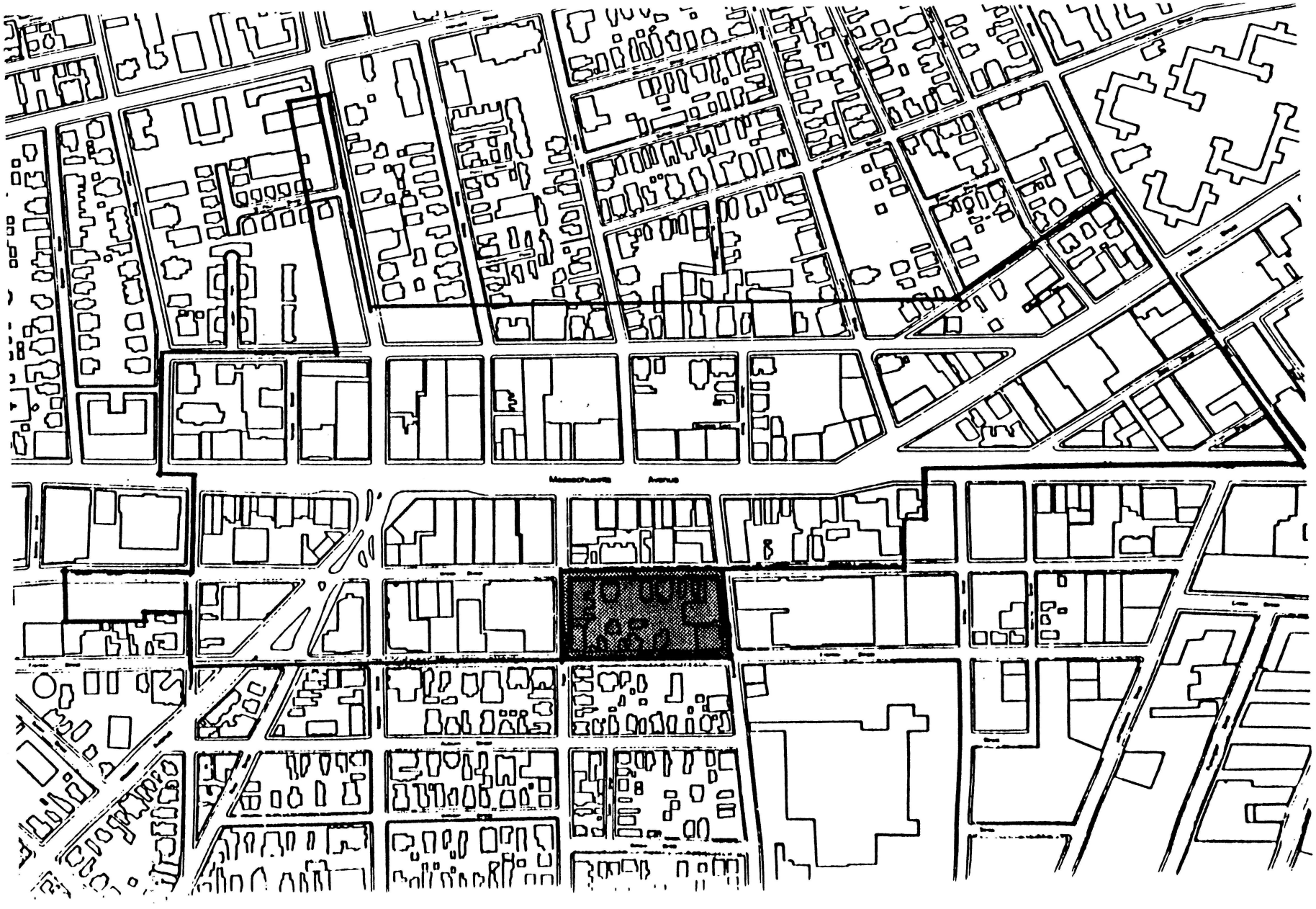
2.3 Thence turning and proceeding in a northeasterly direction along the centerline of Pearl Street to its intersection with the centerline of Green Street,

2.4 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the point of intersection with the centerline of Brookline Street, the point of origin.

2.01 Premises as shown on Assessor's Plat numbered 93:

All or parts of lot numbered 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 120, 121, 60, 61, 62, 103, 64, 102, 67, 68, 69, 109, 110, and 108, even numbers 176-216 Green Street, odd numbers 25-35 Brookline, odd numbers 197-203 Franklin Street and even numbers 30-48 Pearl Street.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C2A



3.0 Rezone from Business B to Residence C-3 and area of land circumscribed by a line said line beginning a point said point being the intersection of the centerline of Pearl Street and the centerline of Franklin Street, on Assessor's Plat numbered 106,

3.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Western Avenue, on Assessor's Plat numbered 105,

3.2 Thence turning and proceeding in a northeasterly direction along the centerline of Western Avenue to the centerline of Green Street,

3.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pearl Street, on Assessor's Plat numbered 106,

3.4 Thence turning and proceeding in a southwesterly direction along the centerline of Pearl Street to the centerline of Franklin Street, the point of origin.

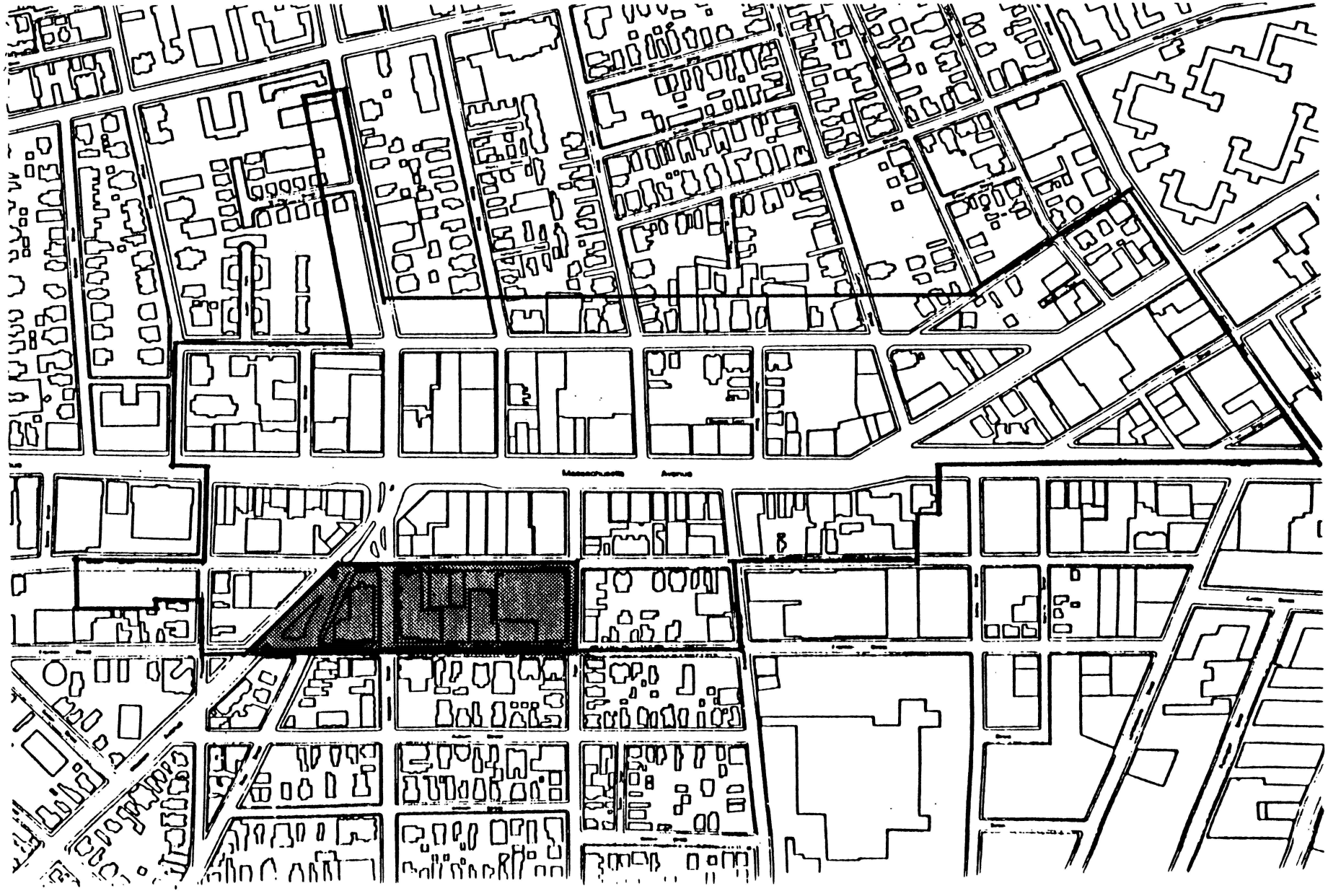
3.01 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 116, 62, 61, 118, 119, 117, 119, 109, and 122, odd numbers 35-45 Pearl Street, odd numbers 143-183 Franklin Street, even numbers 8-12 Magazine Street and even numbers 244-306 Green Street.

3.02 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, and 90, 14 Central Square.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C-3



4.0 Rezone from Business B to Business A an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Franklin Street and the centerline Western Avenue, on Assessor's Plat numbered 105,

4.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline Pleasant Street,

4.2 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Green Street,

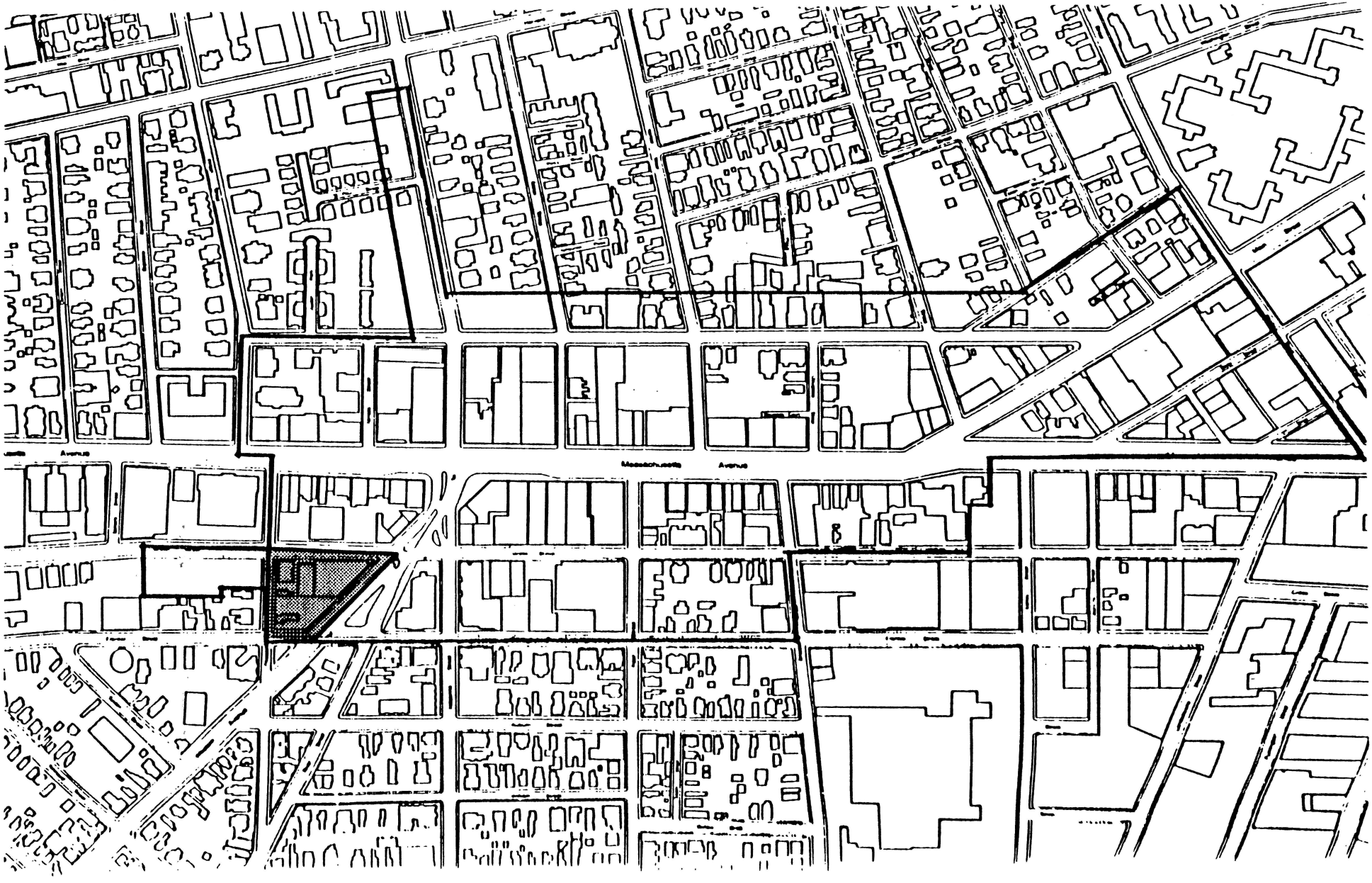
4.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Western Avenue,

4.4 Thence turning and proceeding in a southwesterly direction along the centerline of Western Avenue to the centerline of Franklin Street, the point of origin.

4.01 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 61, 60, 59, 58, 56, 79, 78, and 62, even numbers 10-18 Pleasant Street, 380 Green Street, and odd numbers 3-29 Western Avenue.

BASE DISTRICT REZONING: BUSINESS B TO BUSINESS A



5.0 Rezone to the Central Square Overlay District an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southern extension of the centerline of Windsor Street, on Assessor's Plat numbered 70,

5.1 Thence proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to a point of intersection with the northeastern extension of the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92,

5.2 Thence turning and proceeding in a southwesterly direction along the northeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92:

5.3 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southeastern side lot line of lot numbered 117 on Assessor's Plat numbered 92,

5.4 Thence turning and proceeding in a southwesterly direction along the southeastern lot line and the southwestern extension of the southeastern side line of lot numbered 57 on Assessor's Plat numbered 117 to the centerline of Green Street,

5.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to the centerline of Brookline Street,

5.6 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Franklin Street,

5.7 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Pleasant Street, on Assessor's Plat numbered 105,

5.8 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to a point of intersection with the southeastern extension of the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119,

5.9 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119 to the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.10 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.11 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.12 Thence turning and proceeding in a northeasterly direction along the northwestern side lot line and the northeastern extension of the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the centerline of Green Street,

5.13 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pleasant Street,

5.14 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Massachusetts Avenue,

5.15 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the southwestern extension of the centerline of Inman Street,

5.16 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the centerline and the centerline of Inman street to the northwestern extension of the centerline of Bishop Allen Drive, on Assessor's Plat numbered 107,

5.17 Thence turning and proceeding in a southeasterly direction along the southwestern extension of the centerline and the centerline of Bishop Allen Drive to a point of intersection with a line 100 distant from and parallel to the western side line of Prospect Street,

5.18 Thence turning and proceeding in a northerly direction along a line 100 feet distant from and parallel to the western side line of Prospect Street to a point 100 feet distant from and parallel to the southern side line of Harvard Street,

5.19 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southern side line of Harvard Street to the centerline of Prospect Street,

5.20 Thence turning and proceeding in a southerly direction along the centerline of Prospect Street to a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive,

5.21 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive to the centerline of School Street, on Assessor's Plat numbered 75,

5.22 Thence turning and proceeding in a northeasterly direction along the centerline of School Street and the eastern extension of the centerline of School Street to the centerline of Windsor Street, on Assessor's Plat numbered 74,

5.23 Thence turning and proceeding in a southeasterly direction along the centerline of Windsor Street and the southern extension of the centerline of Windsor Street to the centerline of Massachusetts Avenue the point of origin.

5.01 Premises as shown on Assessor's Plat numbered 92:

All or parts of lots numbered 57, 117, 66, 89, 51, 50, 69, 70, and 88, even numbers 378-476 Massachusetts Avenue, odd numbers 93-153 Green Street and even numbers 12-18 Franklin Street.

5.02 Premises as shown on Assessor's Plat numbered 93:

All or parts of lots numbered 81, 80, 79, 78, 77, 76, 75, 74, 73, 99, 83, 86, 107, 106, 105, 104, 124, 101, 89, 71, 74, 62, 61, 60, 121, 120, 58, 57, 103, 64, 102, 6`, 68, 69, 109, 110, 108, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56, even numbers 492-460 Massachusetts Avenue, 3-39 odd numbers Brookline Street, odd numbers 197-203 Franklin Street, odd and even 175-223 Green Street and even numbers 10-48 Pearl Street.

5.03 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 103, 104, 79, 124, 123, 106, 107, 85, 75, 105, 122, 109 ,117, 119, 118, 116, 62, and 61, odd numbers 7-45 Pearl Street, odd numbers 219-262 Franklin Street, odd and even numbers 239-306 Green Street, odd and even numbers 1-12 Central Square and even numbers 574-638 Massachusetts Avenue.

5.04 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, 90, 61, 62, 79, 78, 56, 57, 58, 59, 60, 67,68, 89, 77, 88, 81, 74, 82, and 93, even numbers 672-750 Massachusetts Avenue, odd and even numbers 14-30 Central Square, even numbers 2-18 Pleasant Street, odd and even numbers 344-385 Green Street, odd numbers 3-29 Western Avenue.

5.05 Premises as shown on Assessor's Plat numbered 119:

All or parts of lots numbered 51, 94, 23, 31, 32, 33, 22, and 89, odd numbers 5-9 Pleasant Street, odd and even numbers 397-438 Green Street, and even numbers 760-834 Massachusetts Avenue.

5.06 Premises as shown on Assessor's Plat numbered 107:

All or parts of lots numbered 1, 2, 8, 133, 99, 135, 136, 33, and 137, odd numbers 665-765 massachusetts Avenue, even numbers 8-12 Inman Street, even numbers 130-152 Bishop Allen Drive, odd numbers 123-133 Bishop Allen Drive, and odd numbers 7-85 Prospect Street.

5.07 Premises as shown on Assessor's Plat numbered 90:
All or parts of lots numbered 9, 51, 50, 49, 48, 47, 10, 71, 117, 115, 116, 171, 176, 177, 111, 72, 161, 162, 170, 169, 52, 70, 133, 53, 178, 179, 180, 55, 160, 60, 185, 125, 184, 66, and 155, even numbers 8-60 Prospect Street, odd and even numbers 77-118 Bishop Allen Drive, odd numbers 7-37 Norfolk Street, odd and even numbers 1-20 Essex Street, and odd numbers 547-655 Massachusetts Avenue.

5.08 Premises as shown on Assessor's Plat numbered 91:

All or parts of lots numbered 93, 92, 91, 203, 202, 98, 99, 81, 119, 24, 23, 78, 79, 20, 184, 185, 186, 200, 118, 84, 86, 87, 201, 32, 103, 104, 105, 106, 107, 35, 191, 192, 193. 194, 181, 180, 195, 190, 188, 111, 102, 53, 52, 199, 109, 108, 61, 83, 70, 69, 68, 82, 63, 64, 65, 66, and 67, even numbers 2-54 Norfolk Street, all of Douglas Street, odd and even 1-27 Columbia Street, odd and even 2-73 Bishop Allen Drive, odd numbers 853-907 Main Street, and odd numbers 401-531 Massachusetts Avenue.

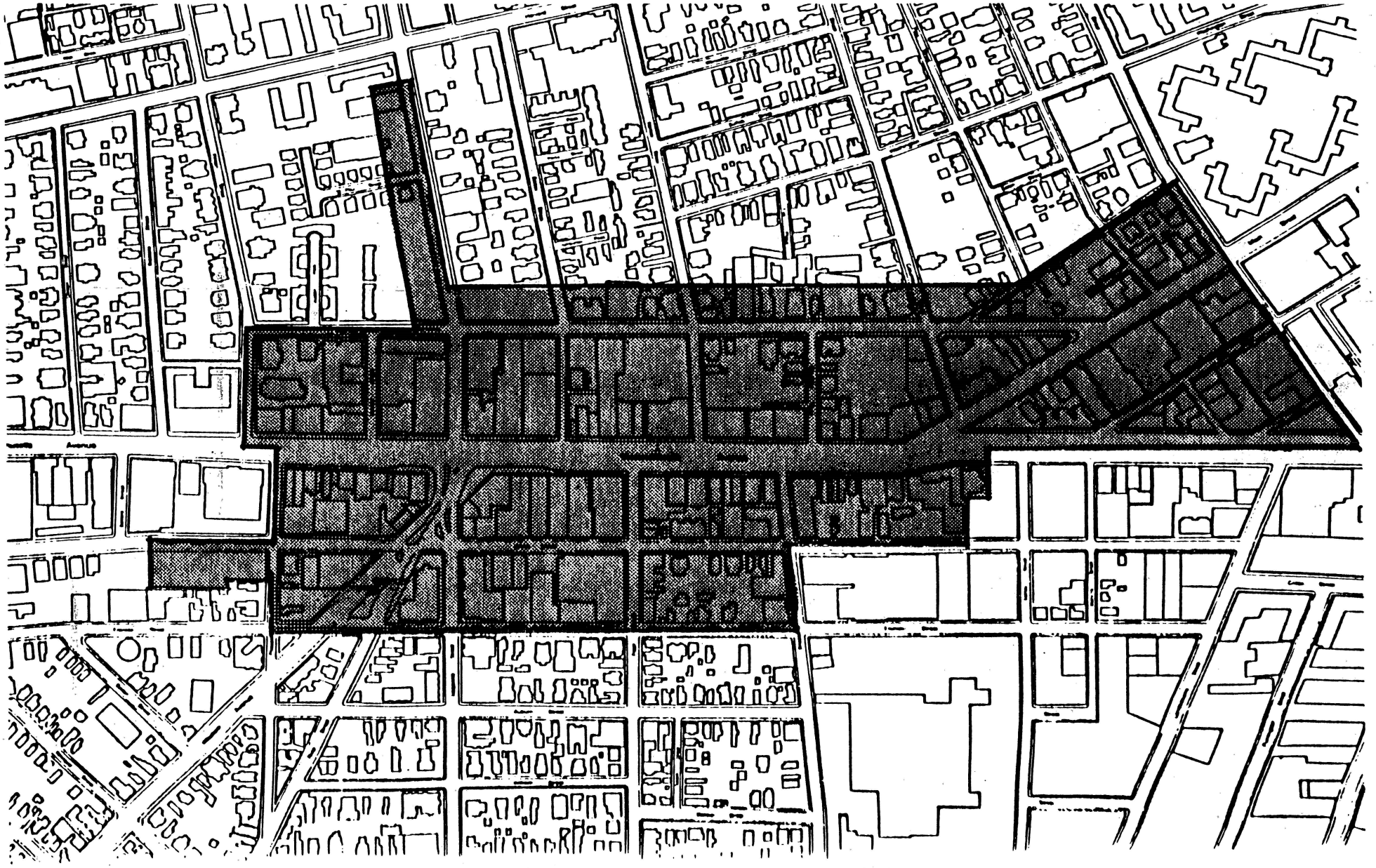
5.09 Premises as shown on Assessor's Plat numbered 75:

All or parts of lots numbered 130, 131, 123, 115, 114, 113, 44, 45, 57, 46, 127, 125, 124, 126, 55a, 47, 149, 48, 148, 53, 54, and 55, odd numbers 95-97, 103-109 School Street, even numbers 80-96 School Street, odd numbers 1 Pine Street,odd numbers 5-25 Cherry Street,odd numbers 1-25 Bishop Allen Drive, odd numbers 811-815 Main Street.

5.001 Premises as shown on Assessor's Plat numbered 70:

All or parts of lots numbered 96, 2, 98, 97, 5, 99, 90, 9, 12, 10, 85, 88, 87, 34, 84, 94, 95, 39, 38, 60, 37, 36, 91, 26, 92, 70, 71, 72, and 51, even numbers 782-836 Main Street, odd numbers 13-69 Windsor Street, odd and even numbers 1-50 State Street, all of Village Street, all of Front Street, and odd numbers 209-363 Massachusetts Avenue.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



ORDINANCE NO. 1082.

Final publication no. 2448. First publication in the Chronicle on March 2, 1989.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating the Central Square Overlay district and changing the applicable base zoning district designation in some areas from Business B to Residence C-3, or Residence C2A, Industry B to Business B, and Business B to BusinessA as shown on the accompanying map. The text changes would include amending Article 2.000 - Definitions by adding to the existing Fast Order Food establishments definition and inserting a definition for retail, bakery. The Central Square Overlay District would become an area of special planning concern with specific project proposals subject to dvelopment consultation procedures as outlined in the Section 11.40; the District would in addition reduce permitted FAR and establish height limits where none now exists.

In City Council May 22, 1989.
Passed to be ordained as amended by a yea and nay vote:- Yeas 8; Nays 1; Absent 0.
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton, City Clerk.

5. Create a new Section 11.300, Central Square Overlay District as follows:

11.300 CENTRAL SQUARE OVERLAY DISTRICT

11.301 Establishment and Scope. There is hereby established the Central Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.300. It is the intent of this section that these regulations will apply to a single area described generally as the Central Square business district and certain abutting portions of the neighborhoods around it.

11.302 General Purpose. It is the purpose of this Section 11.300 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to Central Square. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Central Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Central Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.300.

11.303 General Provisions

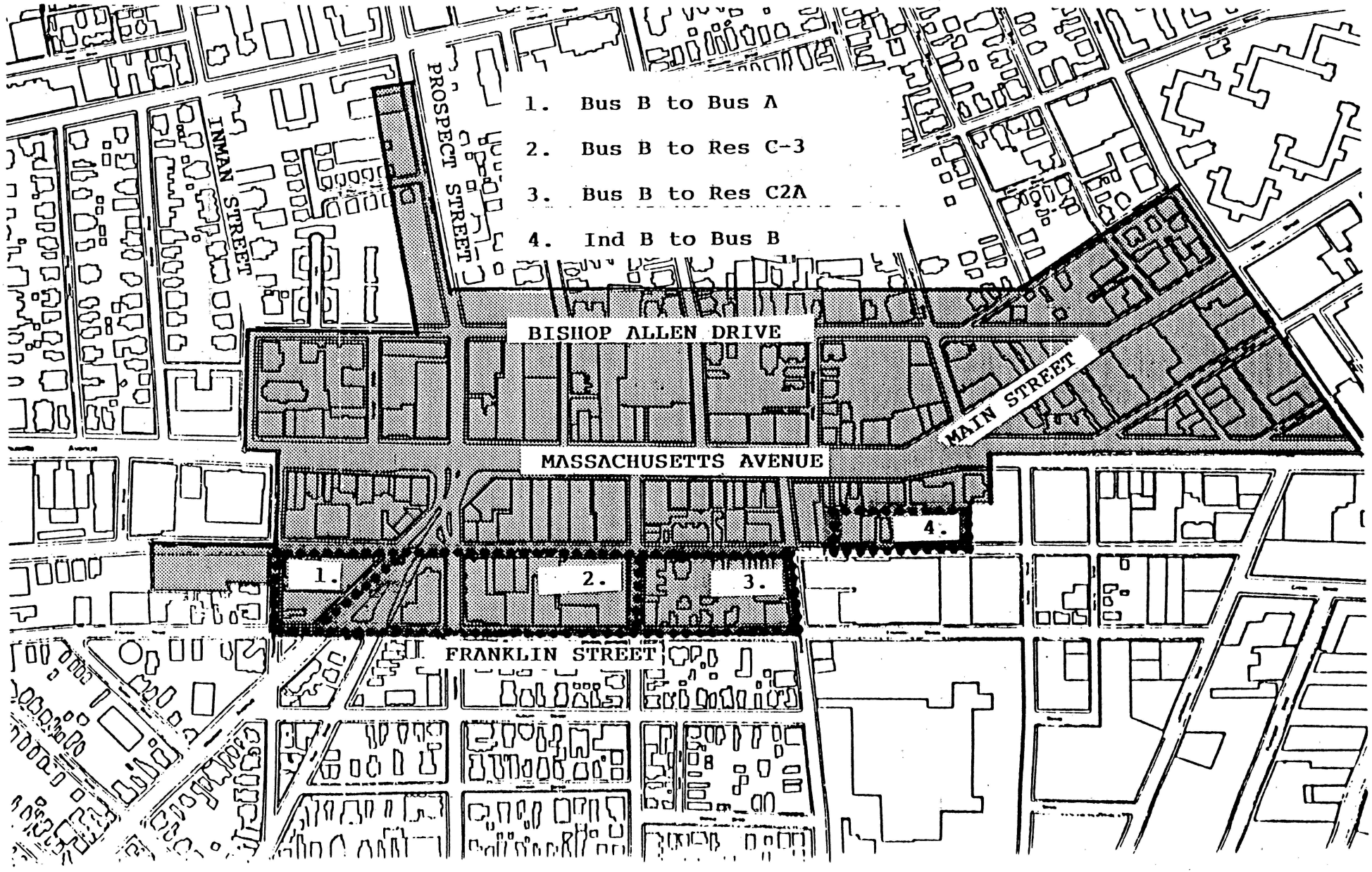
11.303.1 The Central Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Subsection 11.42, Development Consultation Procedures, shall be subject to the Development Consultation Procedures specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Central Square Advisory Committee using procedures as specified in Subsection 11.304.1 of this Section 11.300.

11.303.2 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Central Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Central Square Action Plan, City of Cambridge, November 1987, and Central Square Development Guidelines, July, 1989, in addition to

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



Planning Board Recommendation
Central Square Overlay District
April 27, 1989

Amended text.

CENTRAL SQUARE OVERLAY DISTRICT

A. Amend the text of the Zoning Ordinance as follows:

1. In Article 2.000 amend the existing Fast Order Food Establishment definition by adding a new phrase as follows:

> Fast order food establishment. An establishment whose primary business is the sale of fast order food for consumption on or off the premises and which does not meet all of the following conditions: (1) use of non-disposable plates, glasses and silver ware for all patrons, (2) provision of printed individual menus for all patrons, (3) provision of 75 per cent of the seating provided at free standing tables (not available seating at counters), and (4) eighty (80) percent of food prepared is consumed on premises.

2. In Article 2.000 insert the following definition in its appropriate alphabetical order:

> Bakery, retail - the sale of breads, pastries, cakes, pies and similar baked goods for consumption by the final consumer at home whether or not final baking occurs on premises.

3. In Section 4.35 - Retail Business and Consumer Service Establishments, insert a new line "r" as follows:

(10)

r. Bakery, Retail	NO	NO	NO	NO	NO	YES	YES	YES
	YES	YES	YES	NO	YES	PUD		

4. In subsection 10.48 insert the following after the line beginning "Section 11.637":

Section 11.304.2 (b),(c)	- Additional Height; Central Square Overlay District
Section 11.304.4	- Waiver of Setback Requirements; Central Square Overlay District
Section 11.304.6	- Waiver of Parking Requirements; Central Square Overlay District

the requirements of Section 10.30 (Variances) and 10.40 (Special Permits) and Subsection 11.305 of this Section 11.300. These guidelines are also intended to assist in shaping any contemplated physical change within the Central Square Overlay District.

11.303.3 National Register and Contributing Buildings

For the purpose of this Section 11.300 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Central Square Development Guidelines.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533 (b) for the purpose of this Section 11.300 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.304 Detailed Provisions

11.304.1 Central Square Advisory Committee

There shall be established a Central Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Subsection 11.304.1 that the Committee in its official actions fulfill the following purpose.

1. To establish a formal, on-going 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.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Central Square Overlay District for review and comment. In Addition, the Committee may comment on any preliminary proposal, for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedures.

1. Within the six month preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Central Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Central Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest those areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. It is expected that, in making decisions regarding special permits and variances within the Overlay District, the Planning Board and/or Zoning Board of Appeals will give due consideration to the report and recommendations of the advisory Committee.

Where the Committee makes recommendations with respect to the granting of special permits and/or variances, the Planning Board and/or Zoning Board of Appeals does not follow said recommendations, then the Board(s) shall make written reply to the Committee, detailing why the Board(s)'s decisions were different from the Committee recommendations.

6. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership. Members in all categories shall be Cambridge residents or business persons or landowners within the Overlay District.

a. One member having recognized qualifications as architect or landscape architect who shall also serve as chair of the committee.

b. Four members representing the business community in Central Square with diverse representation from property owners, small and large scale merchants and office tenants.

c. Four members representing residents of the four abutting Cambridge neighborhoods.

2. Terms. Committee members shall be appointed for terms of three years each. Initial appointment shall however be staggered such that three members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.304.2 Building Height Limitations. The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be fifty-five (55) feet except that where the lot abuts Bishop Allen Drive or Prospect Street between Bishop Allen Drive and Harvard Street any portion of the building above 45 feet shall be set back behind a 45 build control plane beginning at an elevation of 45 feet above the front lot lines on Bishop Allen Drive and/or Prospect Street and rising over one or more lots at a 45 degree angle.

b. Special Permit for Additional Height. The maximum allowable height in the Central Square Overlay District

may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° bulk control planes beginning 60 feet above any streetline in the district and rising over one or more lots at a 45° angle.

However, where the lot abuts Bishop Allen Drive, or Prospect Street where the lot lies in a Business A District, and where the lot lies within a Business A District, any portion of the building above 45 feet shall be set back behind a 45 degree bulk control plane beginning at an elevation of 45 feet above (1) the front lot lines on Bishop Allen Drive and/ or Prospect Street and (2) any residential zoning district line abutting the Business A District and rising over one or more lots at a 45 degree angle.

c. The bulk control plane restrictions of paragraphs a and b above may be waived by the Planning Board upon issuance of a Special Permit.

11.304.3 Floor Area Ratio Limitation

The maximum floor area ratio applicable to any lot in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive FAR limit the more restrictive shall apply.

a. As-of-right Limitation

The maximum as-of-right FAR shall be 3.0 in the Office 3 and Business B base zoning districts and 2.0 in the Residence C-3 and Residence C-2A zoning districts.

b. Special Permit for additional FAR

The maximum FAR on any lot in a Residence C-3 or Residence C-2A district may be increased to 3.0 and 2.5 respectively upon issuance of a special permit from the Planning Board.

c. <u>Special Permit for Additional FAR for Affordable Housing</u>

<u>The maximum FAR on any lot in an Office 3 District may be increased to 3.75 upon issuance of a special permit from the Planning Board provided a minimum of twenty (20) percent of the total gross floor area authorized is devoted to affordable housing as defined in Section</u>

11.201. The affordable housing shall conform to the standards of Section 11.204 except that lodging housing or single room occupancy facilities shall be specifically permitted.

11.304.4 Waiver of Setback Requirements

Upon issuance of a special permit from the Planning Board the yard requirements of a base zoning district may be waived except where such yard abuts a lot, but not a public way, outside the Overlay District.

11.304.5 Use Limitations and Restrictions

In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

a. Ground Floor Restrictions

The ground (first) floor of that portion of a building facing or abutting Massachusetts Avenue and/or Main Street and which is on a lot which shares a common lot line with Massachusetts Avenue or Main Street shall consist of gross floor area devoted to any one or combination of uses permitted in the applicable base zoning district (except that such gross floor area in buildings abutting Massachusetts Avenue and/or Main Street between Inman and Pleasant Streets on the west and Columbia and Sidney Streets on the east shall be devoted to one or a combination of the following uses: Residential uses (Section 4.31); Office and Laboratory Uses (Section 4.34 c. and e.); Retail Business and Consumer Service Establishments (Section 4.35) and shall in addition meet the following conditions:

(1) At least 80% of the floor elevation of the ground (first) floor shall be at the mean grade of the abutting Massachusetts Avenue and/or Main Street at the property line except that residential uses may be located no higher than 4 1/2' feet above the mean grade of the abutting street at the property line.

(2) The use shall have a minimum depth of 20 feet.

(3) Where other than residential uses are established, the ground (first) floor facade shall consist of a minimum of 50% clear glass.

b. Prohibited Uses

The following uses shall be prohibited in the Central Square Overlay District: (1) Open Air or Drive-in Retail Services, Section 4.36 b,f,g,h,i.

c. Restricted Uses

(1) Fast Order Food establishments (Section 4.35 o) shall be limited to fourteen (14) in the Central Square Overlay District; Section 11.33 shall not apply. No special permit or occupancy permit shall be issued which will permit the number of such establishments in the Central Square Overlay District to exceed fourteen in number.

(2) Bar or establishment where alcoholic beverages are consumed and where dancing and entertainment is provided, dance hall or similar place of entertainment; Section 4.35g shall be permitted only if the principal public entrance or entrances are directly from Massachusetts Avenue or Main Street.

d. Uses permitted by Special Permit

In addition to those uses currently allowed only by special permit in Section 4.30 - Table of Use Regulations, the following uses shall also require a special permit from the Board of Zoning Appeal: Retail bakery where it is proposed to sell beverages, sandwiches, or similar fast order food as an accessory use provided, however, that the bakery use shall have been in full operation of a minimum of six months prior to the application for a special permit.

e. Retail sale of merchandise (Section 4.35 a (2) but specifically excluding the sale of any food, liquor or tobacco), Arts and Crafts Studios (Section 4.35 g) and Office Uses (Section 4.34 a, b, c, and d) shall be permitted in the base Residence C-2A district provided the following conditions are met:

(1) the uses are contained in a residential unit and do not occupy more than fifty (50) percent of the premises;

(2) no modifications to the exterior of the building or unit is made;

(3) Signs shall conform to the limitations of Article 7.000.

(4) Retail sale of goods related to the permitted accessory uses may be permitted;

(5) The accessory use meets the following requirements:

(a) the residential appearance and character of the district is not altered;

(b) pedestrian and vehicular traffic is not significantly increased over that which would be generated by the normally permitted accessory uses;

(c) no significant modification to the exterior of the building or units is required;

(d) signs conform to the limitations of Article 7.000.

11.304.6 Waiver of Parking and Loading Requirements

Uses in the Central Square Overlay District which meet the following requirements shall be exempted from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) the standards set forth in Section 6.35 of this Zoning Ordinance are met; and

(2) the standards set forth in Section 11.305 are met.

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in the Central Square Development Guidelines.

11.305 Standards for Issuance of Special Permits.

In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

a. The proposed development is consistent with the goals and objectives of the Central Square Action Plan:

- o encourage responsible and orderly development;
- o strengthen the retail base to more completely serve the needs of the neighborhoods;
- o preserve the Square's cultural diversity;
- o create active people-oriented spaces;
- o improve the physical and visual environment;
- o provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods;
- o encourage the development of new mixed income housing; and
- o promote compatible retail adjacent to residential uses;

b. The building and site design are consistent with the Urban Design Plan for Central Square as outlined in the Central Square Action Plan and the Central Square Development Guidelines;

c. The building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity;

d. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

e. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.306 - Signs

11.306.1 Signs shall be permitted as they are allowed in the base zoning districts

11.306.2 Non-Conforming Signs

Notwithstanding the provisions in Article 7.000, Section 7.15 relating to non-conforming signs, any sign non-conforming as to size and having been erected for at least ten years shall be removed where the space to which the sign is accessory is vacant.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Industry B to Business B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of a line 100 feet distant from the southern side line of Massachusetts Avenue and the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92,

1.1 Thence proceeding in a southwesterly direction along the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92 and its southwestern extension to the centerline of Green Street,

1.2 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to a point 100 feet distant from the eastern side line of Brookline Street,

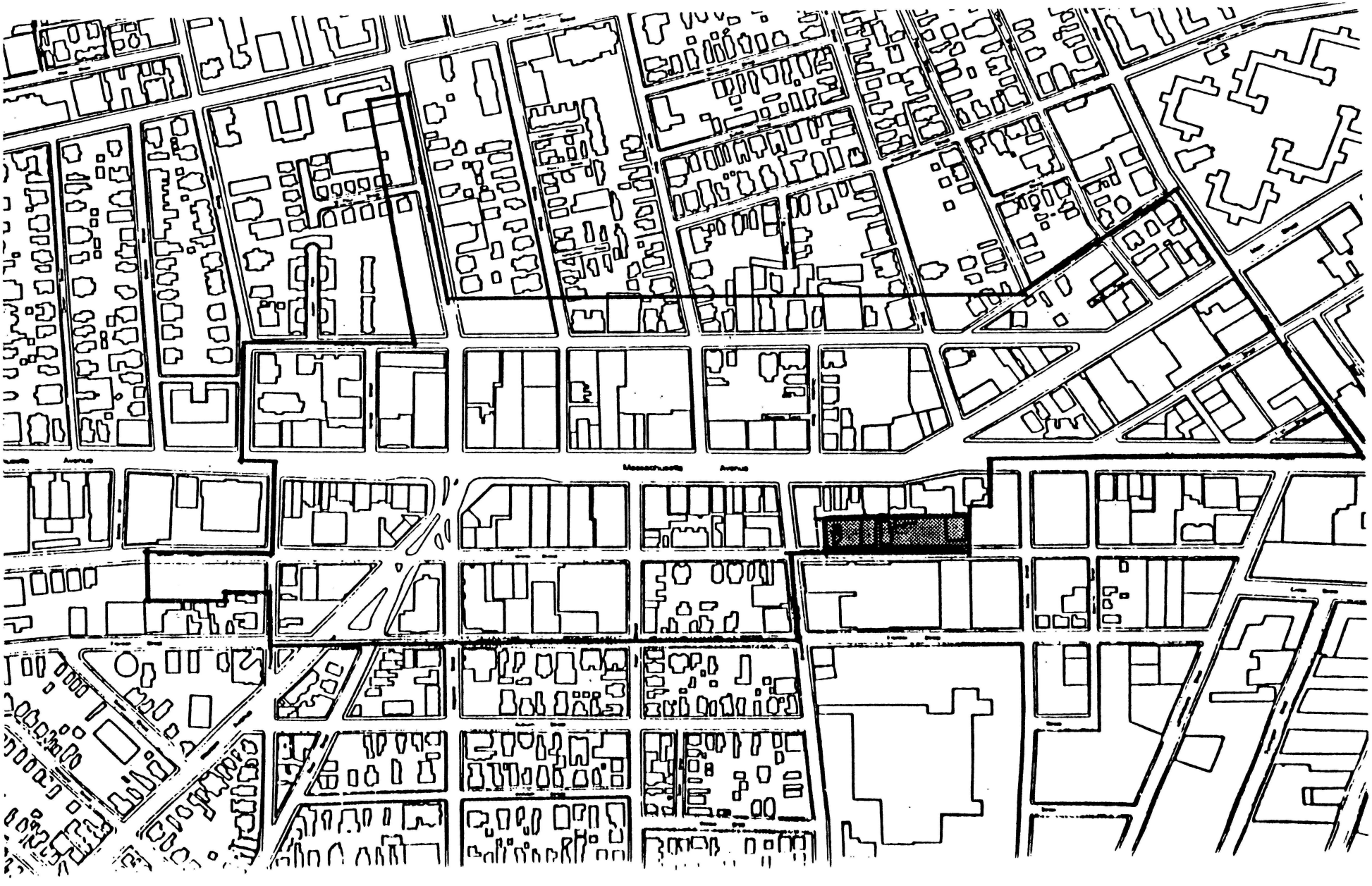
1.3 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the eastern side line of Brookline Street to a point 100 feet distant from the southern side line of Massachusetts Avenue,

1.4 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the southern sideline of Massachusetts Avenue to the point of origin.

1.01 <u>Premises as shown on Assessor's Plat numbered 92</u>:

All or parts of lots numbered 117, 66, 89, 69, 70, 50, 51, odd numbers 93-159 Green Street and even numbers 398-464 Massachusetts Avenue.

BASE DISTRICT REZONING: INDUSTRY B TO BUSINESS B



2.0 Rezone from Business B to Residence C-2A an area of land circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Brookline Street and the centerline of Green Street, on Assessor's Plat numbered 93,

2.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street to its intersection with the centerline of Franklin Street,

2.2 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to its intersection with the centerline of Pearl Street,

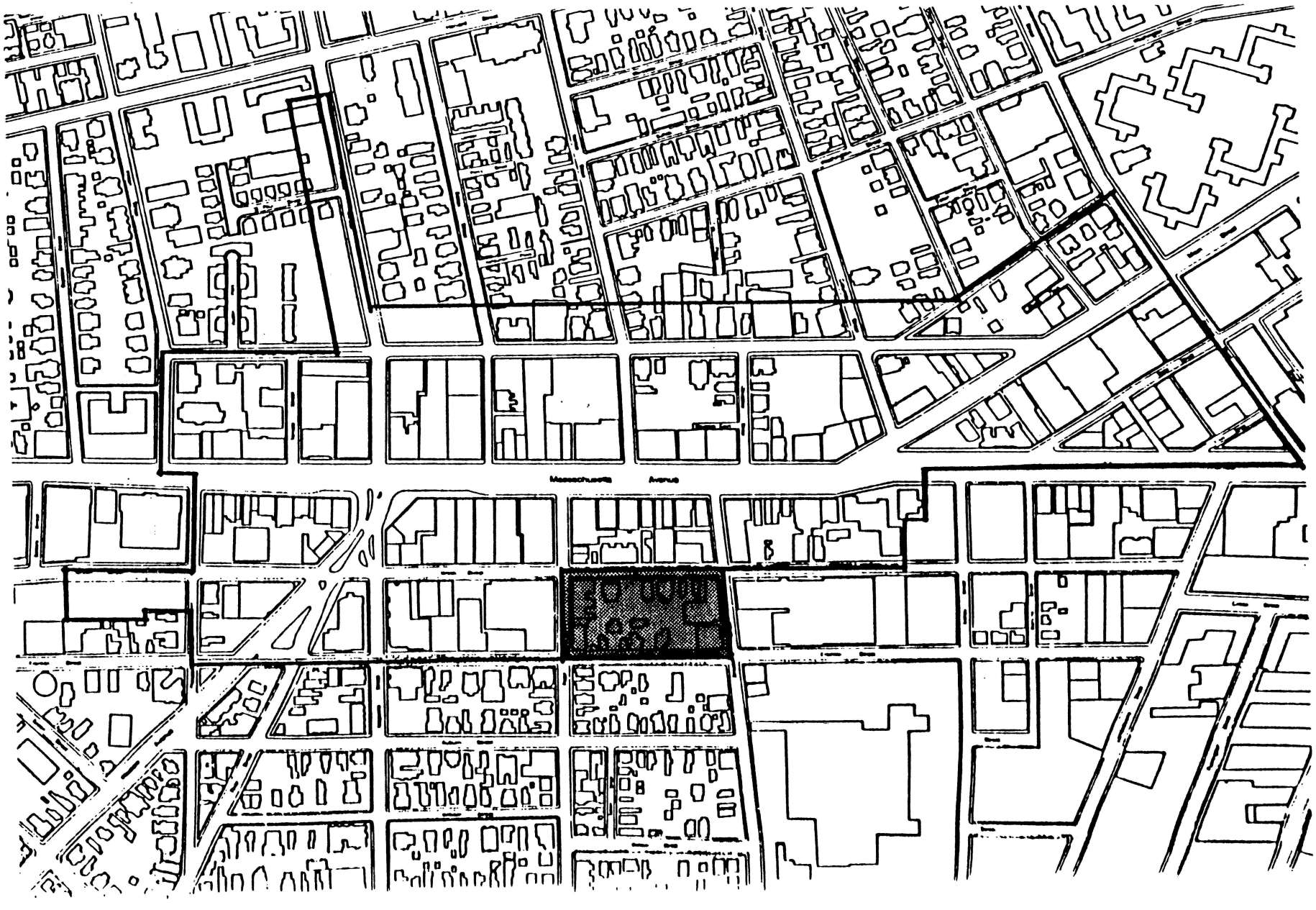
2.3 Thence turning and proceeding in a northeasterly direction along the centerline of Pearl Street to its intersection with the centerline of Green Street,

2.4 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the point of intersection with the centerline of Brookline Street, the point of origin.

2.01 Premises as shown on Assessor's Plat numbered 93:

All or parts of lot numbered 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 120, 121, 60, 61, 62, 103, 64, 102, 67, 68, 69, 109, 110, and 108, even numbers 176-216 Green Street, odd numbers 25-35 Brookline, odd numbers 197-203 Franklin Street and even numbers 30-48 Pearl Street.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C2A



3.0 Rezone from Business B to Residence C-3 and area of land circumscribed by a line said line beginning a point said point being the intersection of the centerline of Pearl Street and the centerline of Franklin Street, on Assessor's Plat numbered 106,

3.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Western Avenue, on Assessor's Plat numbered 105,

3.2 Thence turning and proceeding in a northeasterly direction along the centerline of Western Avenue to the centerline of Green Street,

3.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pearl Street, on Assessor's Plat numbered 106,

3.4 Thence turning and proceeding in a southwesterly direction along the centerline of Pearl Street to the centerline of Franklin Street, the point of origin.

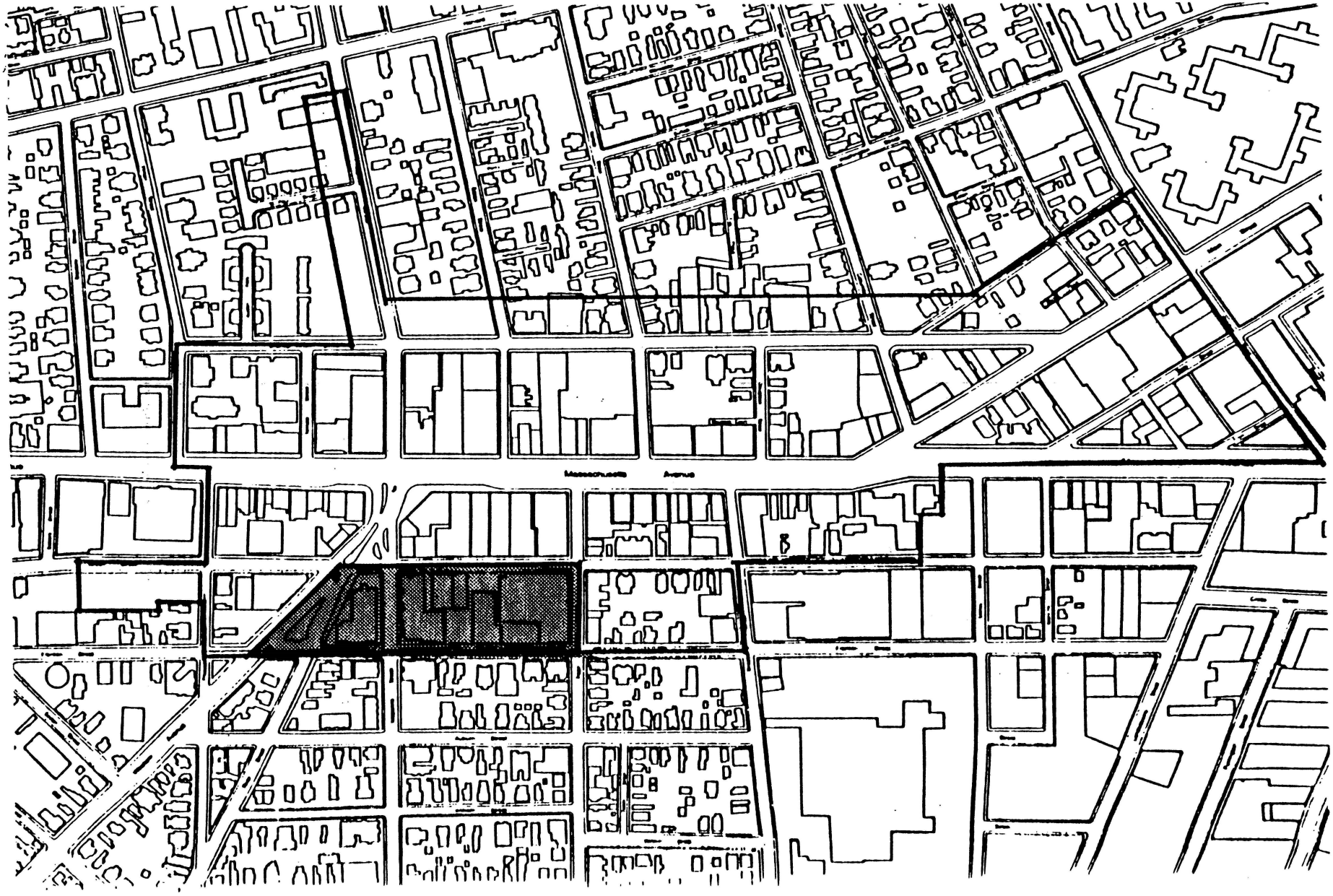
3.01 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 116, 62, 61, 118, 119, 117, 119, 109, and 122, odd numbers 35-45 Pearl Street, odd numbers 143-183 Franklin Street, even numbers 8-12 Magazine Street and even numbers 244-306 Green Street.

3.02 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, and 90, 14 Central Square.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C-3



4.0 Rezone from Business B to Business A an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Franklin Street and the centerline Western Avenue, on Assessor's Plat numbered 105,

4.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline Pleasant Street,

4.2 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Green Street,

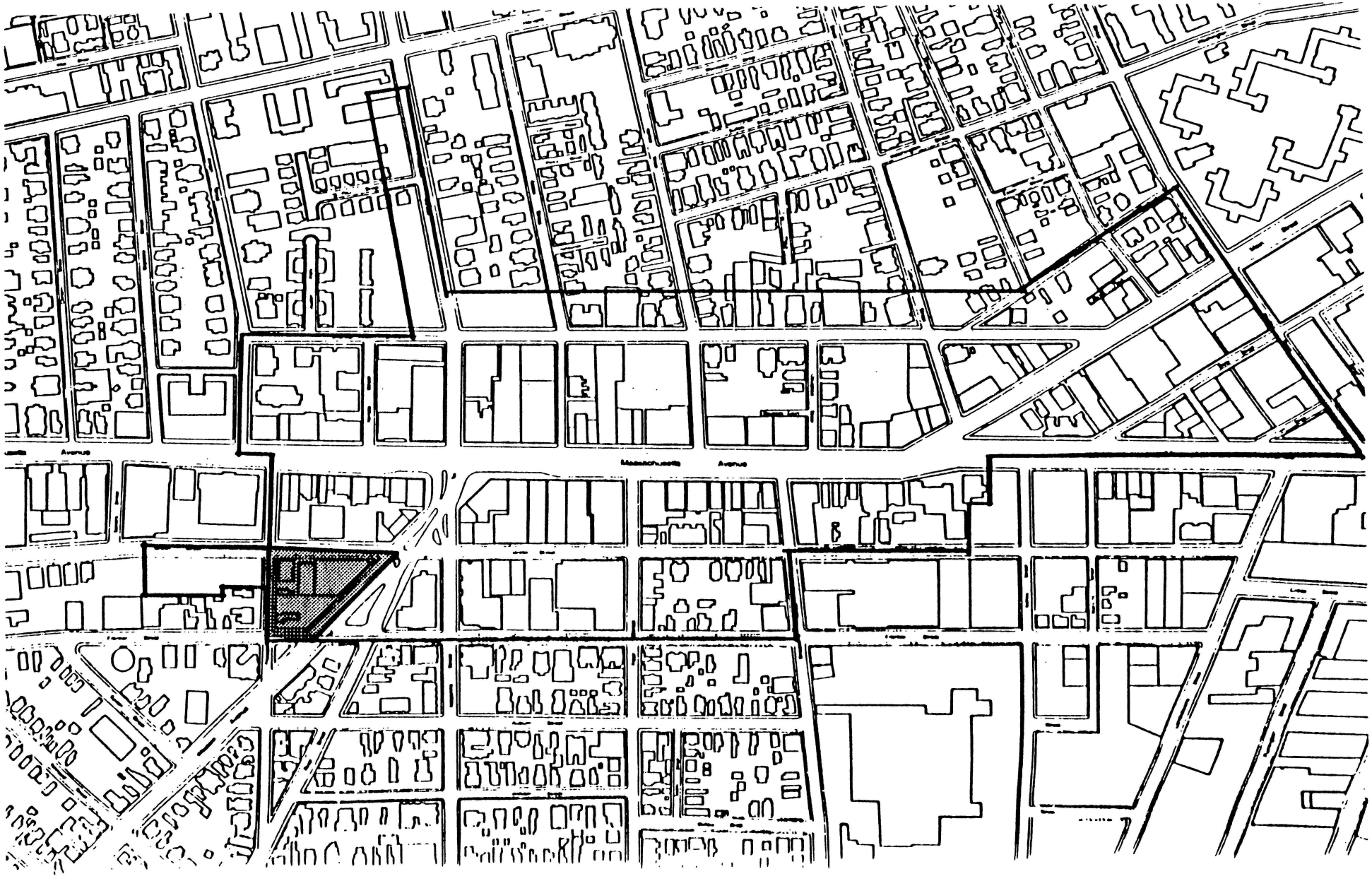
4.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Western Avenue,

4.4 Thence turning and proceeding in a southwesterly direction along the centerline of Western Avenue to the centerline of Franklin Street, the point of origin.

4.01 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 61, 60, 59, 58, 56, 79, 78, and 62, even numbers 10-18 Pleasant Street, 380 Green Street, and odd numbers 3-29 Western Avenue.

BASE DISTRICT REZONING: BUSINESS B TO BUSINESS A



5.0 Rezone to the Central Square Overlay District an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southern extension of the centerline of Windsor Street, on Assessor's Plat numbered 70,

5.1 Thence proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to a point of intersection with the northeastern extension of the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92,

5.2 Thence turning and proceeding in a southwesterly direction along the northeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92:

5.3 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southeastern side lot line of lot numbered 117 on Assessor's Plat numbered 92,

5.4 Thence turning and proceeding in a southwesterly direction along the southeastern lot line and the southwestern extension of the southeastern side line of lot numbered 57 on Assessor's Plat numbered 117 to the centerline of Green Street,

5.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to the centerline of Brookline Street,

5.6 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Franklin Street,

5.7 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Pleasant Street, on Assessor's Plat numbered 105,

5.8 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to a point of intersection with the southeastern extension of the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119,

5.9 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119 to the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.10 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.11 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.12 Thence turning and proceeding in a northeasterly direction along the northwestern side lot line and the northeastern extension of the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the centerline of Green Street,

5.13 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pleasant Street,

5.14 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Massachusetts Avenue,

5.15 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the southwestern extension of the centerline of Inman Street,

5.16 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the centerline and the centerline of Inman street to the northwestern extension of the centerline of Bishop Allen Drive, on Assessor's Plat numbered 107,

5.17 Thence turning and proceeding in a southeasterly direction along the southwestern extension of the centerline and the centerline of Bishop Allen Drive to a point of intersection with a line 100 distant from and parallel to the western side line of Prospect Street,

5.18 Thence turning and proceeding in a northerly direction along a line 100 feet distant from and parallel to the western side line of Prospect Street to a point 100 feet distant from and parallel to the southern side line of Harvard Street,

5.19 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southern side line of Harvard Street to the centerline of Prospect Street,

5.20 Thence turning and proceeding in a southerly direction along the centerline of Prospect Street to a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive,

5.21 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive to the centerline of School Street, on Assessor's Plat numbered 75,

5.22 Thence turning and proceeding in a northeasterly direction along the centerline of School Street and the eastern extension of the centerline of School Street to the centerline of Windsor Street, on Assessor's Plat numbered 74,

5.23 Thence turning and proceeding in a southeasterly direction along the centerline of Windsor Street and the southern extension of the centerline of Windsor Street to the centerline of Massachusetts Avenue the point of origin.

5.01 Premises as shown on Assessor's Plat numbered 92:

All or parts of lots numbered 57, 117, 66, 89, 51, 50, 69, 70, and 88, even numbers 378-476 Massachusetts Avenue, odd numbers 93-153 Green Street and even numbers 12-18 Franklin Street.

5.02 Premises as shown on Assessor's Plat numbered 93:

All or parts of lots numbered 81, 80, 79, 78, 77, 76, 75, 74, 73, 99, 83, 86, 107, 106, 105, 104, 124, 101, 89, 71, 74, 62, 61, 60, 121, 120, 58, 57, 103, 64, 102, 6`, 68, 69, 109, 110, 108, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56, even numbers 492-460 Massachusetts Avenue, 3-39 odd numbers Brookline Street, odd numbers 197-203 Franklin Street, odd and even 175-223 Green Street and even numbers 10-48 Pearl Street.

5.03 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 103, 104, 79, 124, 123, 106, 107, 85, 75, 105, 122, 109 ,117, 119, 118, 116, 62, and 61, odd numbers 7-45 Pearl Street, odd numbers 219-262 Franklin Street, odd and even numbers 239-306 Green Street, odd and even numbers 1-12 Central Square and even numbers 574-638 Massachusetts Avenue.

5.04 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, 90, 61, 62, 79, 78, 56, 57, 58, 59, 60, 67,68, 89, 77, 88, 81, 74, 82, and 93, even numbers 672-750 Massachusetts Avenue, odd and even numbers 14-30 Central Square, even numbers 2-18 Pleasant Street, odd and even numbers 344-385 Green Street, odd numbers 3-29 Western Avenue.

5.05 Premises as shown on Assessor's Plat numbered 119:

All or parts of lots numbered 51, 94, 23, 31, 32, 33, 22, and 89, odd numbers 5-9 Pleasant Street, odd and even numbers 397-438 Green Street, and even numbers 760-834 Massachusetts Avenue.

5.06 Premises as shown on Assessor's Plat numbered 107:

All or parts of lots numbered 1, 2, 8, 133, 99, 135, 136, 33, and 137, odd numbers 665-765 massachusetts Avenue, even numbers 8-12 Inman Street, even numbers 130-152 Bishop Allen Drive, odd numbers 123-133 Bishop Allen Drive, and odd numbers 7-85 Prospect Street.

5.07 Premises as shown on Assessor's Plat numbered 90:
All or parts of lots numbered 9, 51, 50, 49, 48, 47, 10, 71, 117, 115, 116, 171, 176, 177, 111, 72, 161, 162, 170, 169, 52, 70, 133, 53, 178, 179, 180, 55, 160, 60, 185, 125, 184, 66, and 155, even numbers 8-60 Prospect Street, odd and even numbers 77-118 Bishop Allen Drive, odd numbers 7-37 Norfolk Street, odd and even numbers 1-20 Essex Street, and odd numbers 547-655 Massachusetts Avenue.

5.08 Premises as shown on Assessor's Plat numbered 91:

All or parts of lots numbered 93, 92, 91, 203, 202, 98, 99, 81, 119, 24, 23, 78, 79, 20, 184, 185, 186, 200, 118, 84, 86, 87, 201, 32, 103, 104, 105, 106, 107, 35, 191, 192, 193. 194, 181, 180, 195, 190, 188, 111, 102, 53, 52, 199, 109, 108, 61, 83, 70, 69, 68, 82, 63, 64, 65, 66, and 67, even numbers 2-54 Norfolk Street, all of Douglas Street, odd and even 1-27 Columbia Street, odd and even 2-73 Bishop Allen Drive, odd numbers 853-907 Main Street, and odd numbers 401-531 Massachusetts Avenue.

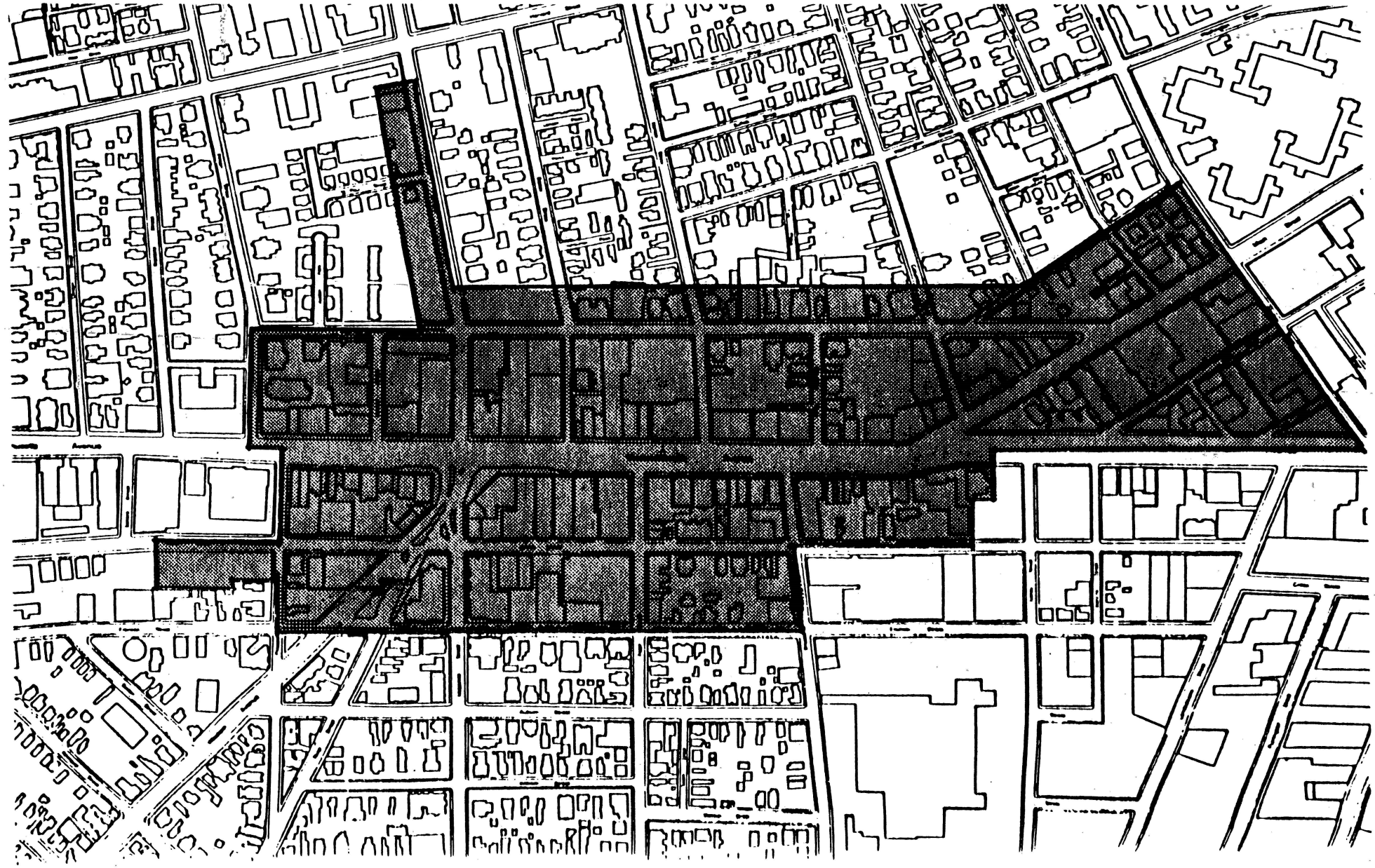
5.09 Premises as shown on Assessor's Plat numbered 75:

All or parts of lots numbered 130, 131, 123, 115, 114, 113, 44, 45, 57, 46, 127, 125, 124, 126, 55a, 47, 149, 48, 148, 53, 54, and 55, odd numbers 95-97, 103-109 School Street, even numbers 80-96 School Street, odd numbers 1 Pine Street,odd numbers 5-25 Cherry Street,odd numbers 1-25 Bishop Allen Drive, odd numbers 811-815 Main Street.

5.001 Premises as shown on Assessor's Plat numbered 70:

All or parts of lots numbered 96, 2, 98, 97, 5, 99, 90, 9, 12, 10, 85, 88, 87, 34, 84, 94, 95, 39, 38, 60, 37, 36, 91, 26, 92, 70, 71, 72, and 51, even numbers 782-836 Main Street, odd numbers 13-69 Windsor Street, odd and even numbers 1-50 State Street, all of Village Street, all of Front Street, and odd numbers 209-363 Massachusetts Avenue.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



Complete

per DO NOT

DISTRIBUTE

ORDINANCE NO. 1082.

Final publication no. 2448. First publication in the Chronicle on March 2, 1989.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating the Central Square Overlay district and changing the applicable base zoning district designation in some areas from Business B to Residence C-3, or Residence C2A, Industry B to Business B, and Business B to Business A as shown on the accompanying map. The text changes would include amending Article 2.000 - Definitions by adding to the existing Fast Order Food establishments definition and inserting a definition for retail, bakery. The Central Square Overlay District would become an area of special planning concern with specific project proposals subject to dvelopment consultation procedures as outlined in the Section 11.40; the District would in addition reduce permitted FAR and establish height limits where none now exists.

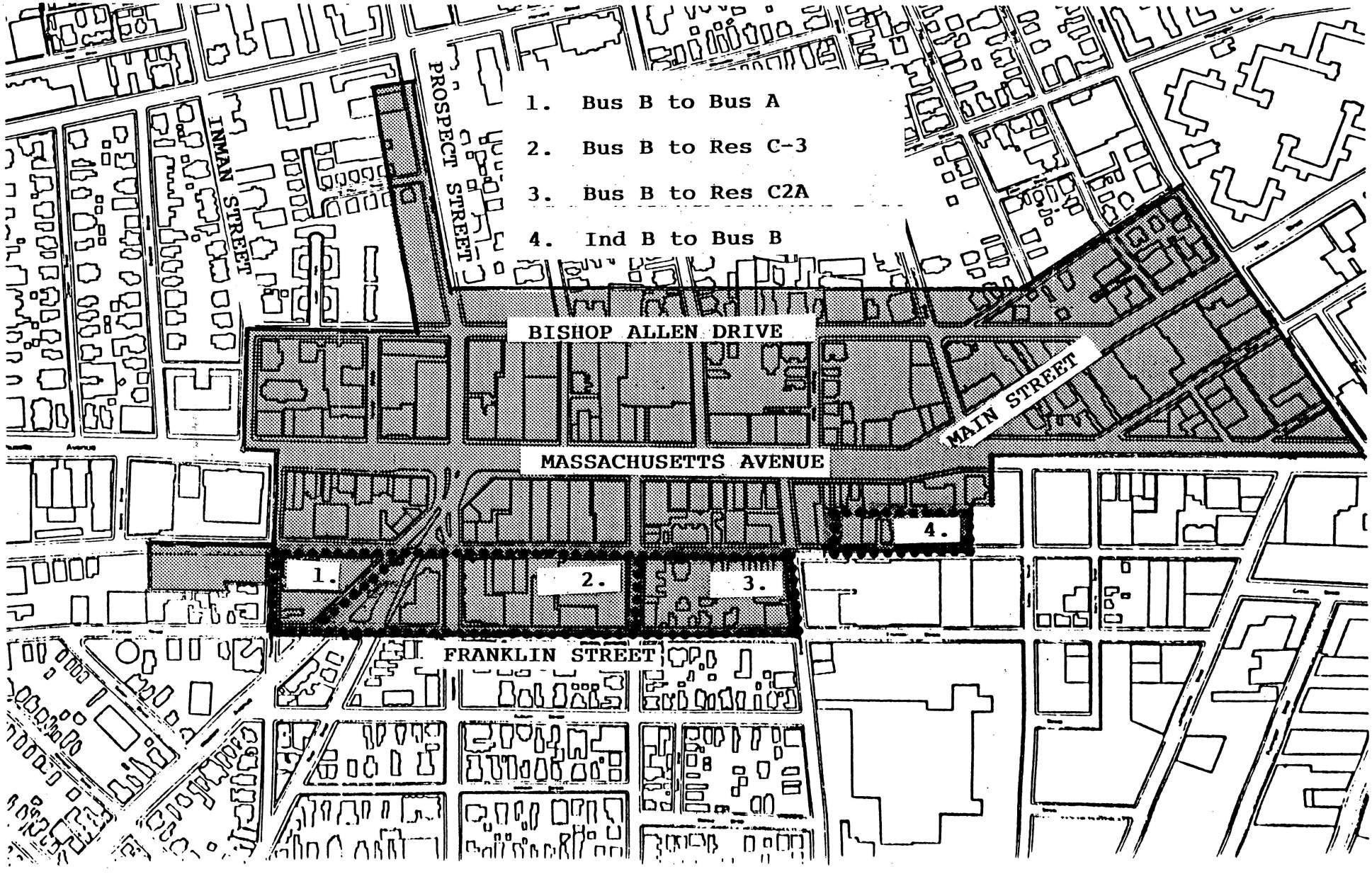
In City Council May 22, 1989.
Passed to be ordained as amended by a yea and nay vote:- Yeas 8; Nays 1; Absent 0.
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton, City Clerk.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



Planning Board Recommendation
Central Square Overlay District
April 27, 1989

Amended text.

CENTRAL SQUARE OVERLAY DISTRICT

A. Amend the text of the Zoning Ordinance as follows:

1. In Article 2.000 amend the existing Fast Order Food Establishment definition by adding a new phrase as follows:

> Fast order food establishment. An establishment whose primary business is the sale of fast order food for consumption on or off the premises and which does not meet all of the following conditions: (1) use of non-disposable plates, glasses and silver ware for all patrons, (2) provision of printed individual menus for all patrons, (3) provision of 75 per cent of the seating provided at free standing tables (not available seating at counters), and (4) eighty (80) percent of food prepared is consumed on premises.

2. In Article 2.000 insert the following definition in its appropriate alphabetical order:

> Bakery, retail - the sale of breads, pastries, cakes, pies and similar baked goods for consumption by the final consumer at home whether or not final baking occurs on premises.

3. In Section 4.35 - Retail Business and Consumer Service Establishments, insert a new line "r" as follows:

(10)

r. Bakery, Retail	NO	NO	NO	NO	NO	YES	YES	YES
	YES	YES	YES	YES	NO	YES	PUD	

4. In subsection 10.48 insert the following after the line beginning "Section 11.637":

Section 11.304.2 (b),(c)	- Additional Height; Central Square Overlay District
Section 11.304.4	- Waiver of Setback Requirements; Central Square Overlay District
Section 11.304.6	- Waiver of Parking Requirements; Central Square Overlay District

5. Create a new Section 11.300, Central Square Overlay District as follows:

11.300 CENTRAL SQUARE OVERLAY DISTRICT

11.301 Establishment and Scope. There is hereby established the Central Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.300. It is the intent of this section that these regulations will apply to a single area described generally as the Central Square business district and certain abutting portions of the neighborhoods around it.

11.302 General Purpose. It is the purpose of this Section 11.300 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to Central Square. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Central Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Central Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.300.

11.303 General Provisions

11.303.1 The Central Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Subsection 11.42, Development Consultation Procedures, shall be subject to the Development Consultation Procedures specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Central Square Advisory Committee using procedures as specified in Subsection 11.304.1 of this Section 11.300.

11.303.2 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Central Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Central Square Action Plan, City of Cambridge, November 1987, and Central Square Development Guidelines, July, 1989, in addition to

the requirements of Section 10.30 (Variances) and 10.40 (Special Permits) and Subsection 11.305 of this Section 11.300. These guidelines are also intended to assist in shaping any contemplated physical change within the Central Square Overlay District.

11.303.3 National Register and Contributing Buildings

For the purpose of this Section 11.300 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Central Square Development Guidelines.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533 (b) for the purpose of this Section 11.300 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.304 Detailed Provisions

11.304.1 Central Square Advisory Committee

There shall be established a Central Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Subsection 11.304.1 that the Committee in its official actions fulfill the following purpose.

1. To establish a formal, on-going 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.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Central Square Overlay District for review and comment. In Addition, the Committee may comment on any preliminary proposal, for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedures.

1. Within the six month preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Central Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Central Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest those areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. It is expected that, in making decisions regarding special permits and variances within the Overlay District, the Planning Board and/or Zoning Board of Appeals will give due consideration to the report and recommendations of the advisory Committee.

Where the Committee makes recommendations with respect to the granting of special permits and/or variances, the Planning Board and/or Zoning Board of Appeals does not follow said recommendations, then the Board(s) shall make written reply to the Committee, detailing why the Board(s)'s decisions were different from the Committee recommendations.

6. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership. Members in all categories shall be Cambridge residents or business persons or landowners within the Overlay District.

a. One member having recognized qualifications as architect or landscape architect who shall also serve as chair of the committee.

b. Four members representing the business community in Central Square with diverse representation from property owners, small and large scale merchants and office tenants.

c. Four members representing residents of the four abutting Cambridge neighborhoods.

2. Terms. Committee members shall be appointed for terms of three years each. Initial appointment shall however be staggered such that three members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.304.2 Building Height Limitations. The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be fifty-five (55) feet except that where the lot abuts Bishop Allen Drive or Prospect Street between Bishop Allen Drive and Harvard Street any portion of the building above 45 feet shall be set back behind a 45 build control plane beginning at an elevation of 45 feet above the front lot lines on Bishop Allen Drive and/or Prospect Street and rising over one or more lots at a 45 degree angle.

b. Special Permit for Additional Height. The maximum allowable height in the Central Square Overlay District

may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° bulk control planes beginning 60 feet above any streetline in the district and rising over one or more lots at a 45° angle.

However, where the lot abuts Bishop Allen Drive, or Prospect Street where the lot lies in a Business A District, and where the lot lies within a Business A District, any portion of the building above 45 feet shall be set back behind a 45 degree bulk control plane beginning at an elevation of 45 feet above (1) the front lot lines on Bishop Allen Drive and/ or Prospect Street and (2) any residential zoning district line abutting the Business A District and rising over one or more lots at a 45 degree angle.

c. The bulk control plane restrictions of paragraphs a and b above may be waived by the Planning Board upon issuance of a Special Permit.

11.304.3 Floor Area Ratio Limitation

The maximum floor area ratio applicable to any lot in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive FAR limit the more restrictive shall apply.

a. As-of-right Limitation

The maximum as-of-right FAR shall be 3.0 in the Office 3 and Business B base zoning districts and 2.0 in the Residence C-3 and Residence C-2A zoning districts.

b. Special Permit for additional FAR

The maximum FAR on any lot in a Residence C-3 or Residence C-2A district may be increased to 3.0 and 2.5 respectively upon issuance of a special permit from the Planning Board.

c. <u>Special Permit for Additional FAR for Affordable Housing</u>

<u>The maximum FAR on any lot in an Office 3 District may be increased to 3.75 upon issuance of a special permit from the Planning Board provided a minimum of twenty (20) percent of the total gross floor area authorized is devoted to affordable housing as defined in Section</u>

11.201. The affordable housing shall conform to the standards of Section 11.204 except that lodging housing or single room occupancy facilities shall be specifically permitted.

11.304.4 Waiver of Setback Requirements

Upon issuance of a special permit from the Planning Board the yard requirements of a base zoning district may be waived except where such yard abuts a lot, but not a public way, outside the Overlay District.

11.304.5 Use Limitations and Restrictions

In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

a. Ground Floor Restrictions

The ground (first) floor of that portion of a building facing or abutting Massachusetts Avenue and/or Main Street and which is on a lot which shares a common lot line with Massachusetts Avenue or Main Street shall consist of gross floor area devoted to any one or combination of uses permitted in the applicable base zoning district (except that such gross floor area in buildings abutting Massachusetts Avenue and/or Main Street between Inman and Pleasant Streets on the west and Columbia and Sidney Streets on the east shall be devoted to one or a combination of the following uses: Residential uses (Section 4.31); Office and Laboratory Uses (Section 4.34 c. and e.); Retail Business and Consumer Service Establishments (Section 4.35) and shall in addition meet the following conditions:

(1) At least 80% of the floor elevation of the ground (first) floor shall be at the mean grade of the abutting Massachusetts Avenue and/or Main Street at the property line except that residential uses may be located no higher than 4 1/2' feet above the mean grade of the abutting street at the property line.

(2) The use shall have a minimum depth of 20 feet.

(3) Where other than residential uses are established, the ground (first) floor facade shall consist of a minimum of 50% clear glass.

b. Prohibited Uses

The following uses shall be prohibited in the Central Square Overlay District: (1) Open Air or Drive-in Retail Services, Section 4.36 b,f,g,h,i.

c. Restricted Uses

(1) Fast Order Food establishments (Section 4.35 o) shall be limited to fourteen (14) in the Central Square Overlay District; Section 11.33 shall not apply. No special permit or occupancy permit shall be issued which will permit the number of such establishments in the Central Square Overlay District to exceed fourteen in number.

(2) Bar or establishment where alcoholic beverages are consumed and where dancing and entertainment is provided, dance hall or similar place of entertainment; Section 4.35g shall be permitted only if the principal public entrance or entrances are directly from Massachusetts Avenue or Main Street.

d. Uses permitted by Special Permit

In addition to those uses currently allowed only by special permit in Section 4.30 - Table of Use Regulations, the following uses shall also require a special permit from the Board of Zoning Appeal: Retail bakery where it is proposed to sell beverages, sandwiches, or similar fast order food as an accessory use provided, however, that the bakery use shall have been in full operation of a minimum of six months prior to the application for a special permit.

e. Retail sale of merchandise (Section 4.35 a (2) but specifically excluding the sale of any food, liquor or tobacco), Arts and Crafts Studios (Section 4.35 g) and Office Uses (Section 4.34 a, b, c, and d) shall be permitted in the base Residence C-2A district provided the following conditions are met:

(1) the uses are contained in a residential unit and do not occupy more than fifty (50) percent of the premises;

(2) no modifications to the exterior of the building or unit is made;

(3) Signs shall conform to the limitations of Article 7.000.

(4) Retail sale of goods related to the permitted accessory uses may be permitted;

(5) The accessory use meets the following requirements:

(a) the residential appearance and character of the district is not altered;

(b) pedestrian and vehicular traffic is not significantly increased over that which would be generated by the normally permitted accessory uses;

(c) no significant modification to the exterior of the building or units is required;

(d) signs conform to the limitations of Article 7.000.

11.304.6 Waiver of Parking and Loading Requirements

Uses in the Central Square Overlay District which meet the following requirements shall be exempted from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) the standards set forth in Section 6.35 of this Zoning Ordinance are met; and

(2) the standards set forth in Section 11.305 are met.

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in the Central Square Development Guidelines.

11.305 Standards for Issuance of Special Permits.

In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

a. The proposed development is consistent with the goals and objectives of the Central Square Action Plan:

- o encourage responsible and orderly development;
- o strengthen the retail base to more completely serve the needs of the neighborhoods;
- o preserve the Square's cultural diversity;
- o create active people-oriented spaces;
- o improve the physical and visual environment;
- o provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods;
- o encourage the development of new mixed income housing; and
- o promote compatible retail adjacent to residential uses;

b. The building and site design are consistent with the Urban Design Plan for Central Square as outlined in the Central Square Action Plan and the Central Square Development Guidelines;

c. The building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity;

d. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

e. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.306 - Signs

11.306.1 Signs shall be permitted as they are allowed in the base zoning districts

11.306.2 Non-Conforming Signs

Notwithstanding the provisions in Article 7.000, Section 7.15 relating to non-conforming signs, any sign non-conforming as to size and having been erected for at least ten years shall be removed where the space to which the sign is accessory is vacant.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Industry B to Business B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of a line 100 feet distant from the southern side line of Massachusetts Avenue and the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92,

1.1 Thence proceeding in a southwesterly direction along the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92 and its southwestern extension to the centerline of Green Street,

1.2 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to a point 100 feet distant from the eastern side line of Brookline Street,

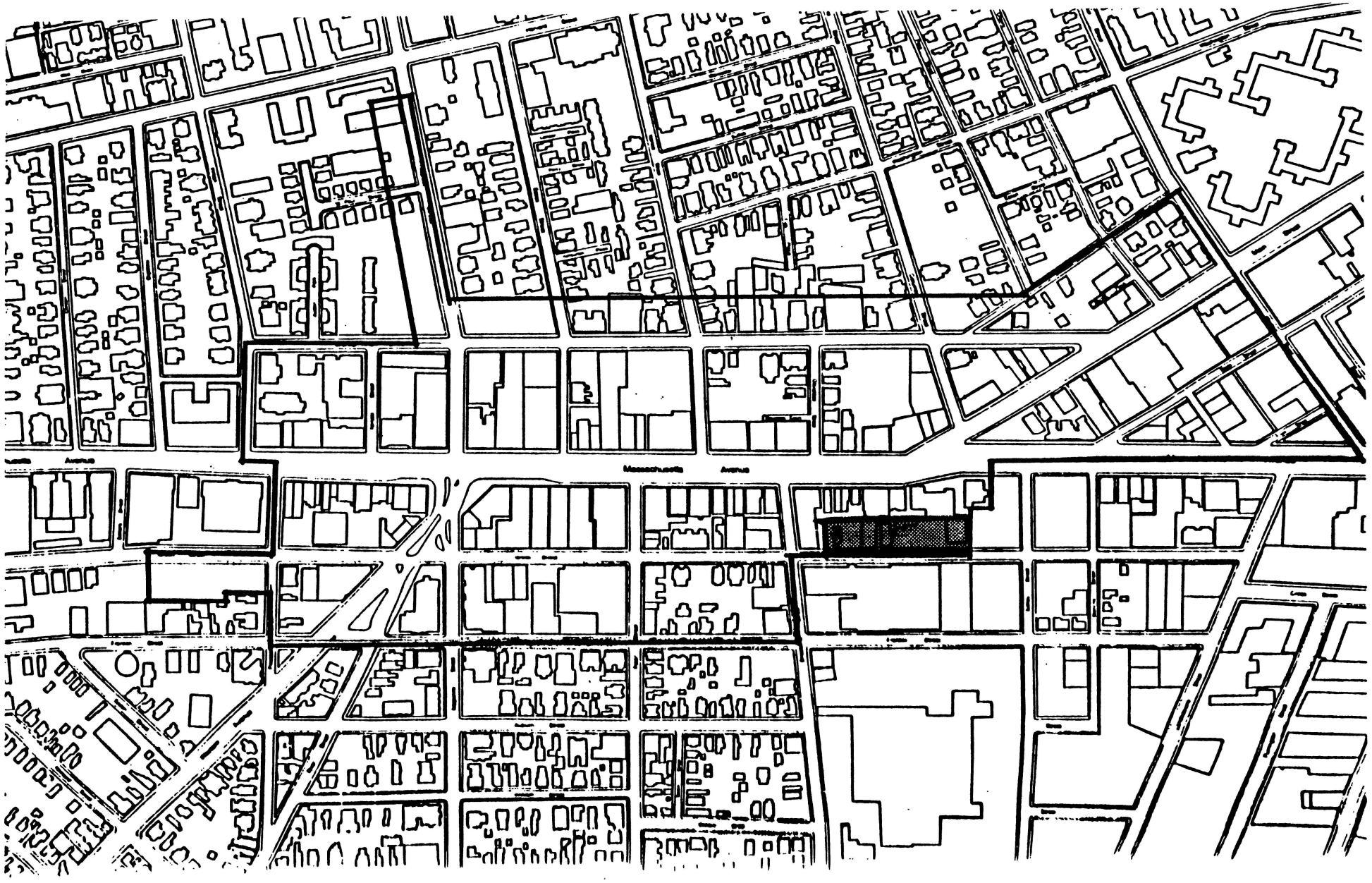
1.3 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the eastern side line of Brookline Street to a point 100 feet distant from the southern side line of Massachusetts Avenue,

1.4 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the southern sideline of Massachusetts Avenue to the point of origin.

1.01 <u>Premises as shown on Assessor's Plat numbered 92</u>:

All or parts of lots numbered 117, 66, 89, 69, 70, 50, 51, odd numbers 93-159 Green Street and even numbers 398-464 Massachusetts Avenue.

BASE DISTRICT REZONING: INDUSTRY B TO BUSINESS B



2.0 Rezone from Business B to Residence C-2A an area of land circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Brookline Street and the centerline of Green Street, on Assessor's Plat numbered 93,

2.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street to its intersection with the centerline of Franklin Street,

2.2 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to its intersection with the centerline of Pearl Street,

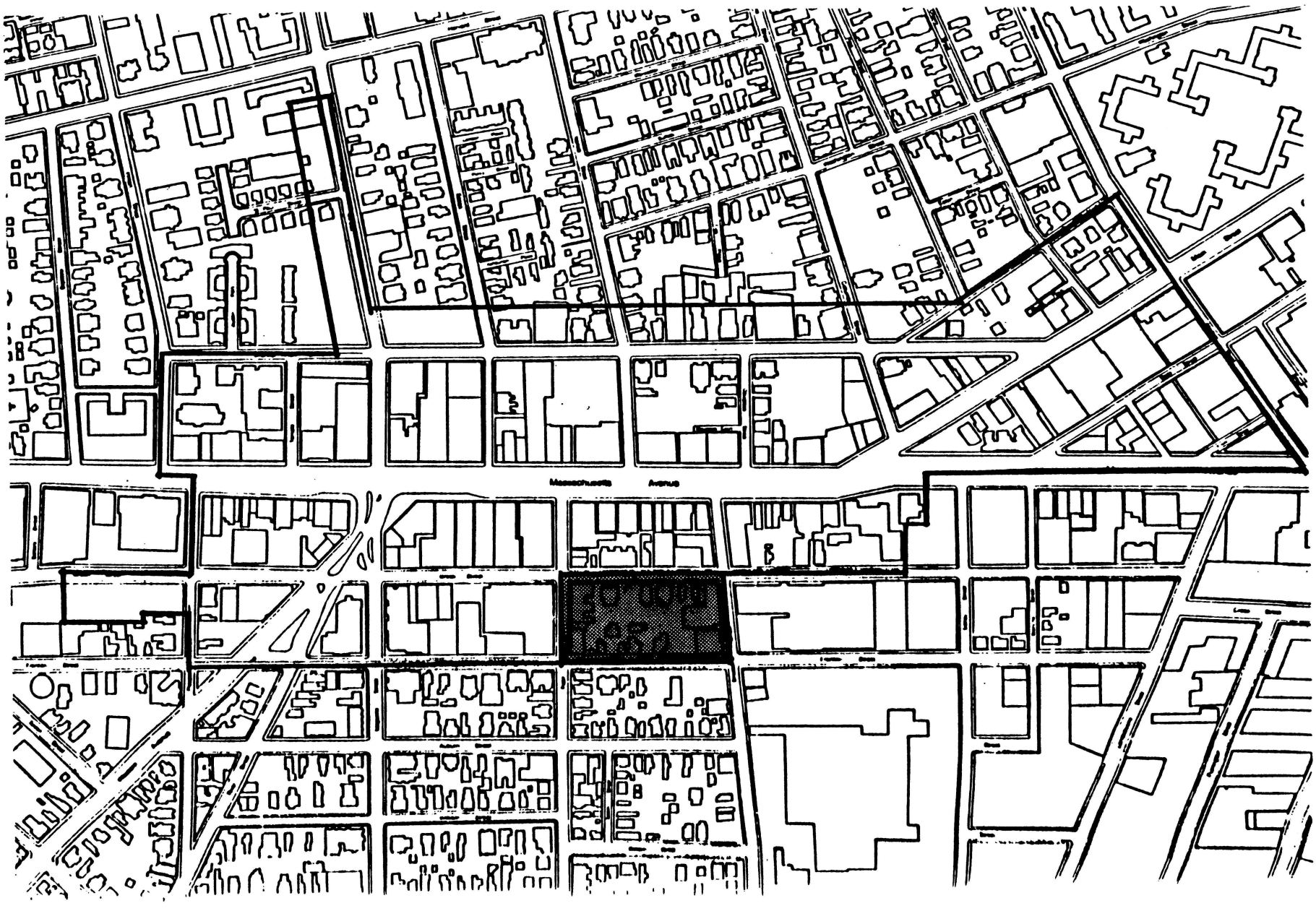
2.3 Thence turning and proceeding in a northeasterly direction along the centerline of Pearl Street to its intersection with the centerline of Green Street,

2.4 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the point of intersection with the centerline of Brookline Street, the point of origin.

2.01 <u>Premises as shown on Assessor's Plat numbered 93</u>:

All or parts of lot numbered 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 120, 121, 60, 61, 62, 103, 64, 102, 67, 68, 69, 109, 110, and 108, even numbers 176-216 Green Street, odd numbers 25-35 Brookline, odd numbers 197-203 Franklin Street and even numbers 30-48 Pearl Street.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C2A



3.0 Rezone from Business B to Residence C-3 and area of land circumscribed by a line said line beginning a point said point being the intersection of the centerline of Pearl Street and the centerline of Franklin Street, on Assessor's Plat numbered 106,

3.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Western Avenue, on Assessor's Plat numbered 105,

3.2 Thence turning and proceeding in a northeasterly direction along the centerline of Western Avenue to the centerline of Green Street,

3.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pearl Street, on Assessor's Plat numbered 106,

3.4 Thence turning and proceeding in a southwesterly direction along the centerline of Pearl Street to the centerline of Franklin Street, the point of origin.

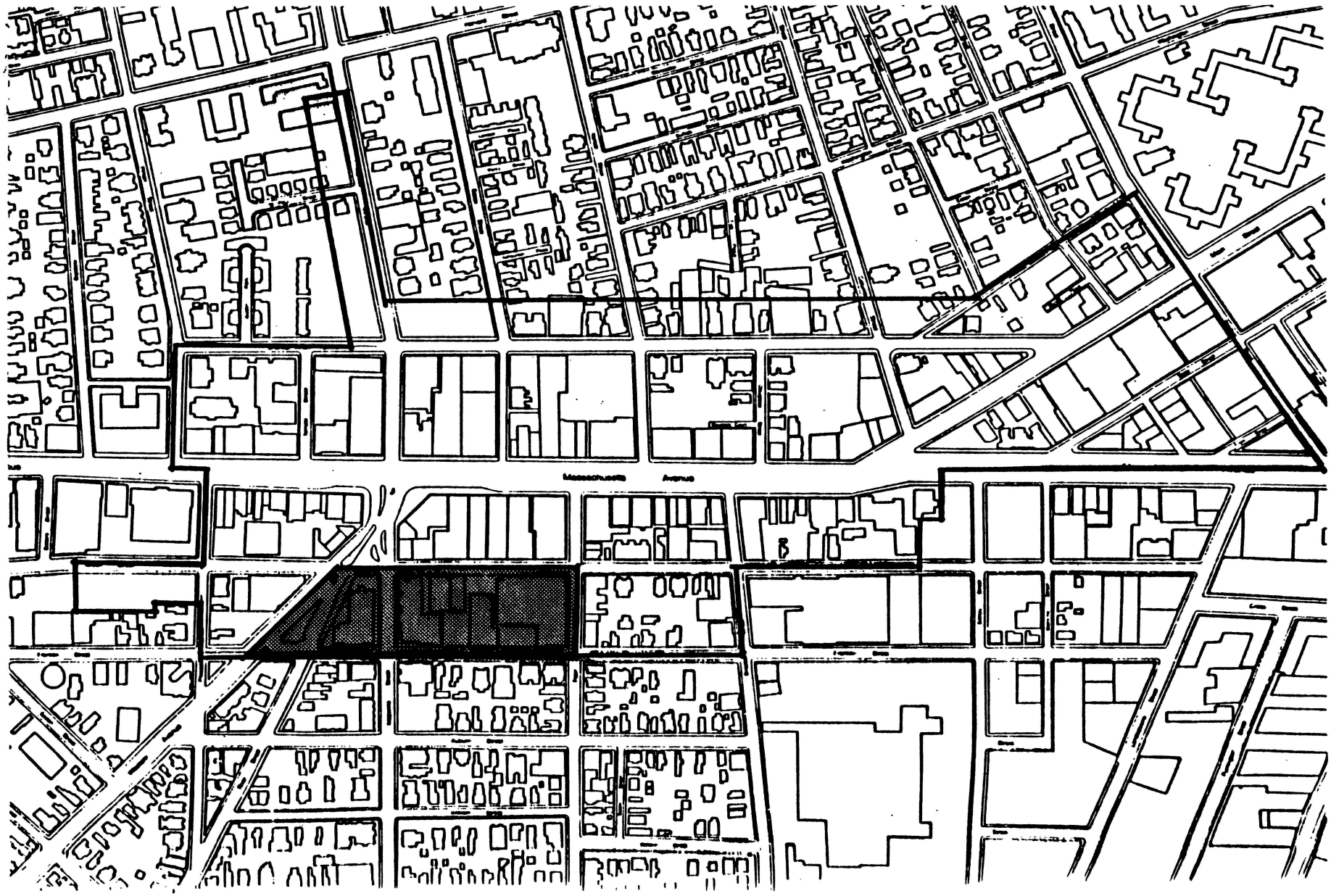
3.01 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 116, 62, 61, 118, 119, 117, 119, 109, and 122, odd numbers 35-45 Pearl Street, odd numbers 143-183 Franklin Street, even numbers 8-12 Magazine Street and even numbers 244-306 Green Street.

3.02 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, and 90, 14 Central Square.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C-3



4.0 Rezone from Business B to Business A an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Franklin Street and the centerline Western Avenue, on Assessor's Plat numbered 105,

4.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline Pleasant Street,

4.2 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Green Street,

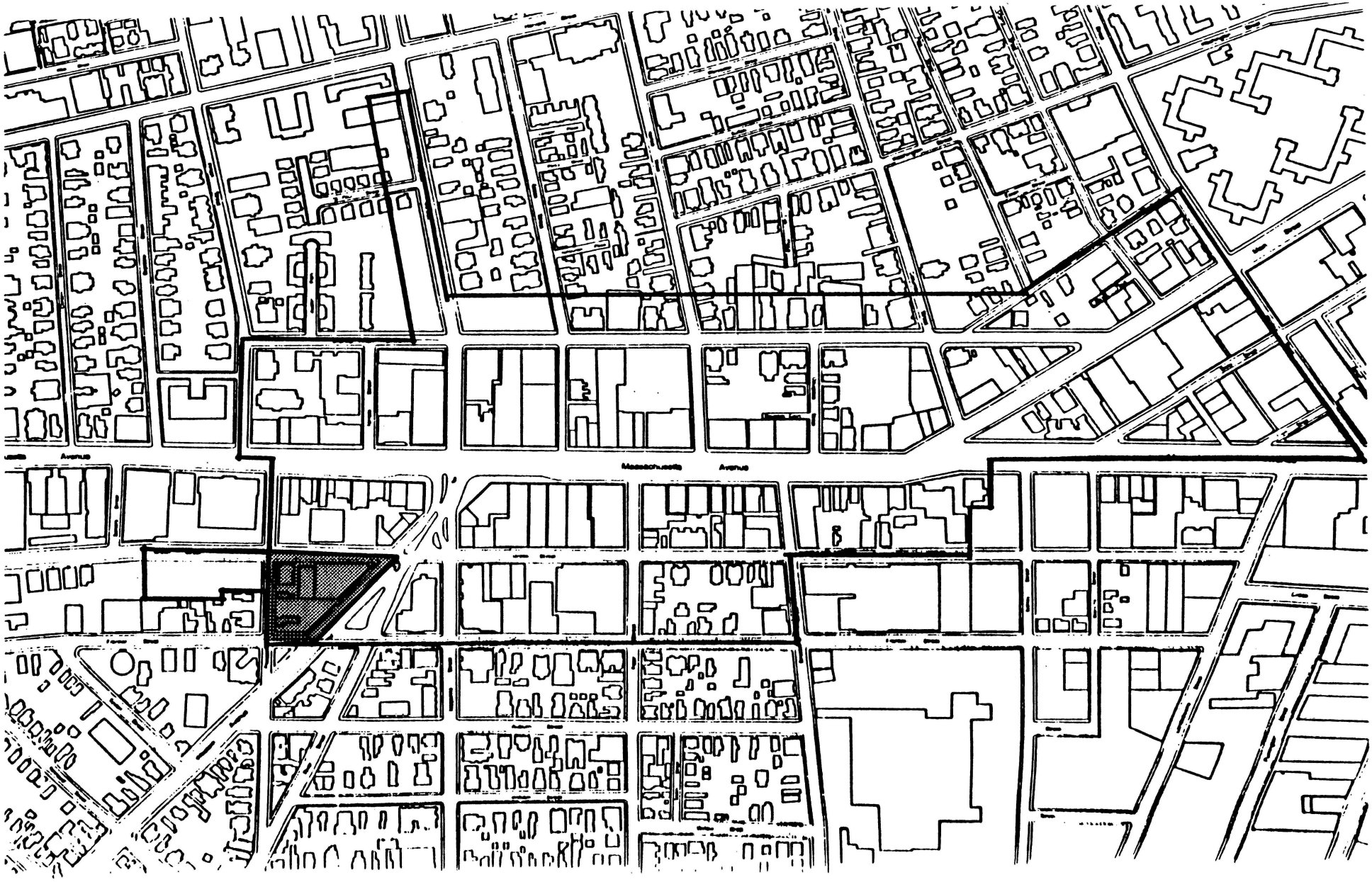
4.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Western Avenue,

4.4 Thence turning and proceeding in a southwesterly direction along the centerline of Western Avenue to the centerline of Franklin Street, the point of origin.

4.01 <u>Premises as shown on Assessor's Plat numbered 105</u>:

All or parts of lots numbered 61, 60, 59, 58, 56, 79, 78, and 62, even numbers 10-18 Pleasant Street, 380 Green Street, and odd numbers 3-29 Western Avenue.

BASE DISTRICT REZONING: BUSINESS B TO BUSINESS A



5.0 Rezone to the Central Square Overlay District an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southern extension of the centerline of Windsor Street, on Assessor's Plat numbered 70,

5.1 Thence proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to a point of intersection with the northeastern extension of the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92,

5.2 Thence turning and proceeding in a southwesterly direction along the northeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92:

5.3 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southeastern side lot line of lot numbered 117 on Assessor's Plat numbered 92,

5.4 Thence turning and proceeding in a southwesterly direction along the southeastern lot line and the southwestern extension of the southeastern side line of lot numbered 57 on Assessor's Plat numbered 117 to the centerline of Green Street,

5.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to the centerline of Brookline Street,

5.6 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Franklin Street,

5.7 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Pleasant Street, on Assessor's Plat numbered 105,

5.8 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to a point of intersection with the southeastern extension of the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119,

5.9 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119 to the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.10 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.11 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.12 Thence turning and proceeding in a northeasterly direction along the northwestern side lot line and the northeastern extension of the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the centerline of Green Street,

5.13 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pleasant Street,

5.14 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Massachusetts Avenue,

5.15 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the southwestern extension of the centerline of Inman Street,

5.16 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the centerline and the centerline of Inman street to the northwestern extension of the centerline of Bishop Allen Drive, on Assessor's Plat numbered 107,

5.17 Thence turning and proceeding in a southeasterly direction along the southwestern extension of the centerline and the centerline of Bishop Allen Drive to a point of intersection with a line 100 distant from and parallel to the western side line of Prospect Street,

5.18 Thence turning and proceeding in a northerly direction along a line 100 feet distant from and parallel to the western side line of Prospect Street to a point 100 feet distant from and parallel to the southern side line of Harvard Street,

5.19 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southern side line of Harvard Street to the centerline of Prospect Street,

5.20 Thence turning and proceeding in a southerly direction along the centerline of Prospect Street to a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive,

5.21 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive to the centerline of School Street, on Assessor's Plat numbered 75,

5.22 Thence turning and proceeding in a northeasterly direction along the centerline of School Street and the eastern extension of the centerline of School Street to the centerline of Windsor Street, on Assessor's Plat numbered 74,

5.23 Thence turning and proceeding in a southeasterly direction along the centerline of Windsor Street and the southern extension of the centerline of Windsor Street to the centerline of Massachusetts Avenue the point of origin.

5.01 Premises as shown on Assessor's Plat numbered 92:

All or parts of lots numbered 57, 117, 66, 89, 51, 50, 69, 70, and 88, even numbers 378-476 Massachusetts Avenue, odd numbers 93-153 Green Street and even numbers 12-18 Franklin Street.

5.02 Premises as shown on Assessor's Plat numbered 93:

All or parts of lots numbered 81, 80, 79, 78, 77, 76, 75, 74, 73, 99, 83, 86, 107, 106, 105, 104, 124, 101, 89, 71, 74, 62, 61, 60, 121, 120, 58, 57, 103, 64, 102, 6`, 68, 69, 109, 110, 108, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56, even numbers 492-460 Massachusetts Avenue, 3-39 odd numbers Brookline Street, odd numbers 197-203 Franklin Street, odd and even 175-223 Green Street and even numbers 10-48 Pearl Street.

5.03 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 103, 104, 79, 124, 123, 106, 107, 85, 75, 105, 122, 109 ,117, 119, 118, 116, 62, and 61, odd numbers 7-45 Pearl Street, odd numbers 219-262 Franklin Street, odd and even numbers 239-306 Green Street, odd and even numbers 1-12 Central Square and even numbers 574-638 Massachusetts Avenue.

5.04 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, 90, 61, 62, 79, 78, 56, 57, 58, 59, 60, 67,68, 89, 77, 88, 81, 74, 82, and 93, even numbers 672-750 Massachusetts Avenue, odd and even numbers 14-30 Central Square, even numbers 2-18 Pleasant Street, odd and even numbers 344-385 Green Street, odd numbers 3-29 Western Avenue.

5.05 Premises as shown on Assessor's Plat numbered 119:

All or parts of lots numbered 51, 94, 23, 31, 32, 33, 22, and 89, odd numbers 5-9 Pleasant Street, odd and even numbers 397-438 Green Street, and even numbers 760-834 Massachusetts Avenue.

5.06 Premises as shown on Assessor's Plat numbered 107:

All or parts of lots numbered 1, 2, 8, 133, 99, 135, 136, 33, and 137, odd numbers 665-765 massachusetts Avenue, even numbers 8-12 Inman Street, even numbers 130-152 Bishop Allen Drive, odd numbers 123-133 Bishop Allen Drive, and odd numbers 7-85 Prospect Street.

5.07 Premises as shown on Assessor's Plat numbered 90:
All or parts of lots numbered 9, 51, 50, 49, 48, 47, 10, 71, 117, 115, 116, 171, 176, 177, 111, 72, 161, 162, 170, 169, 52, 70, 133, 53, 178, 179, 180, 55, 160, 60, 185, 125, 184, 66, and 155, even numbers 8-60 Prospect Street, odd and even numbers 77-118 Bishop Allen Drive, odd numbers 7-37 Norfolk Street, odd and even numbers 1-20 Essex Street, and odd numbers 547-655 Massachusetts Avenue.

5.08 Premises as shown on Assessor's Plat numbered 91:

All or parts of lots numbered 93, 92, 91, 203, 202, 98, 99, 81, 119, 24, 23, 78, 79, 20, 184, 185, 186, 200, 118, 84, 86, 87, 201, 32, 103, 104, 105, 106, 107, 35, 191, 192, 193. 194, 181, 180, 195, 190, 188, 111, 102, 53, 52, 199, 109, 108, 61, 83, 70, 69, 68, 82, 63, 64, 65, 66, and 67, even numbers 2-54 Norfolk Street, all of Douglas Street, odd and even 1-27 Columbia Street, odd and even 2-73 Bishop Allen Drive, odd numbers 853-907 Main Street, and odd numbers 401-531 Massachusetts Avenue.

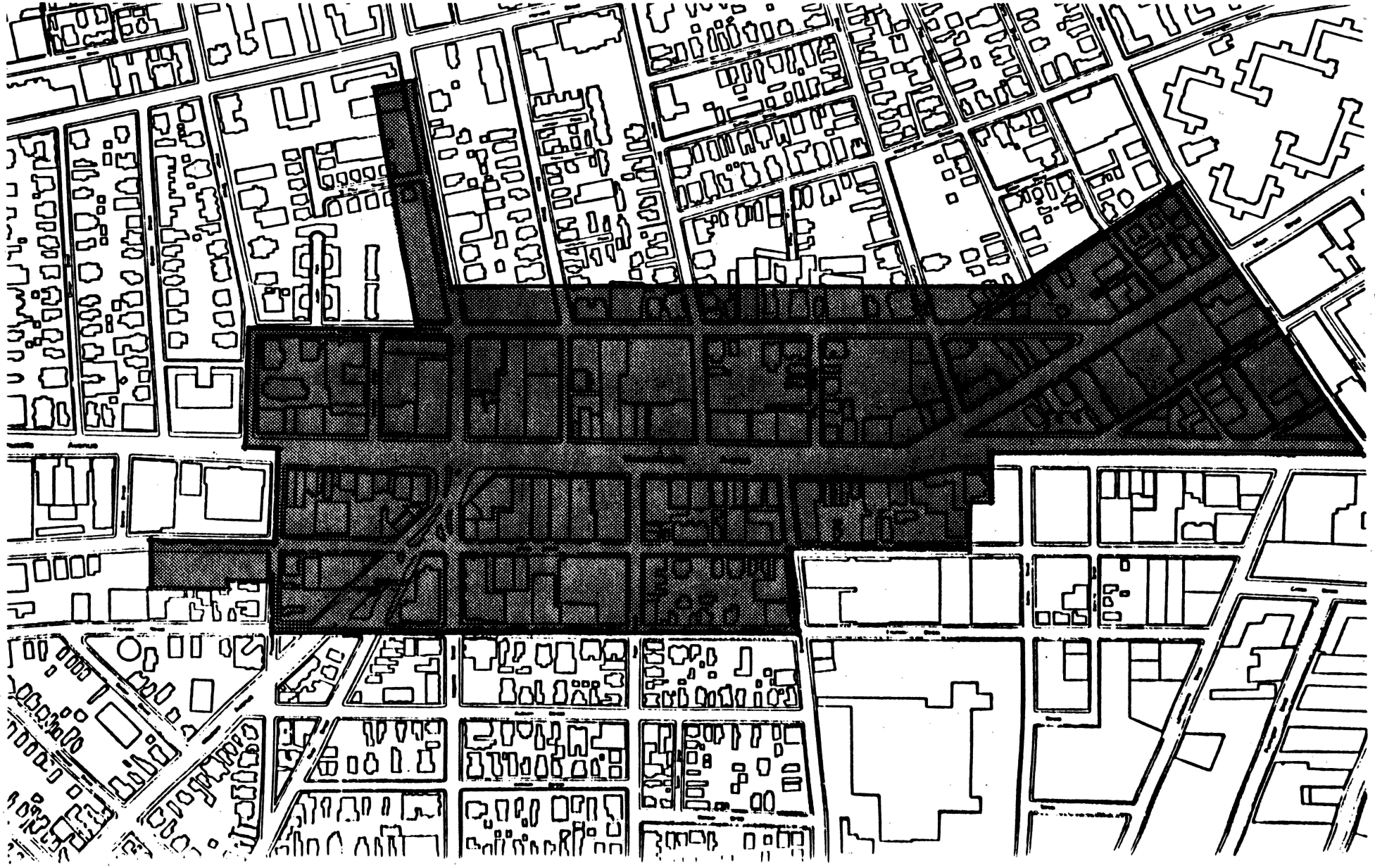
5.09 Premises as shown on Assessor's Plat numbered 75:

All or parts of lots numbered 130, 131, 123, 115, 114, 113, 44, 45, 57, 46, 127, 125, 124, 126, 55a, 47, 149, 48, 148, 53, 54, and 55, odd numbers 95-97, 103-109 School Street, even numbers 80-96 School Street, odd numbers 1 Pine Street,odd numbers 5-25 Cherry Street,odd numbers 1-25 Bishop Allen Drive, odd numbers 811-815 Main Street.

5.001 Premises as shown on Assessor's Plat numbered 70:

All or parts of lots numbered 96, 2, 98, 97, 5, 99, 90, 9, 12, 10, 85, 88, 87, 34, 84, 94, 95, 39, 38, 60, 37, 36, 91, 26, 92, 70, 71, 72, and 51, even numbers 782-836 Main Street, odd numbers 13-69 Windsor Street, odd and even numbers 1-50 State Street, all of Village Street, all of Front Street, and odd numbers 209-363 Massachusetts Avenue.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



Original (Planning Board) Text before Amendment

Planning Board Recommendation
Central Square Overlay District
April 27, 1989

CENTRAL SQUARE OVERLAY DISTRICT

A. Amend the text of the Zoning Ordinance as follows:

1. In Article 2.000 amend the existing Fast Order Food Establishment definition by adding a new phrase as follows:

> Fast order food establishment. An establishment whose primary business is the sale of fast order food for consumption on or off the premises and which does not meet all of the following conditions: (1) use of non-disposable plates, glasses and silver ware for all patrons, (2) provision of printed individual menus for all patrons, (3) provision of 75 per cent of the seating provided at free standing tables (not available seating at counters), and (4) eighty (80) percent of food prepared is consumed on premises.

2. In Article 2.000 insert the following definition in its appropriate alphabetical order:

> Bakery, retail - the sale of breads, pastries, cakes, pies and similar baked goods for consumption by the final consumer at home whether or not final baking occurs on premises.

3. In Section 4.35 - Retail Business and Consumer Service Establishments, insert a new line "r" as follows:

(10)

r. Bakery, Retail	NO	NO	NO	NO	NO	YES	YES	YES
	YES	YES	YES	NO	YES	PUD		

4. In subsection 10.48 insert the following after the line beginning "Section 11.637":

Section 11.304.2 (b),(c)	- Additional Height; Central Square Overlay District
Section 11.304.4	- Waiver of Setback Requirements; Central Square Overlay District
Section 11.304.6	- Waiver of Parking Requirements; Central Square Overlay District

5. Create a new Section 11.300, Central Square Overlay District as follows:

11.300 CENTRAL SQUARE OVERLAY DISTRICT

11.301 Establishment and Scope. There is hereby established the Central Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.300. It is the intent of this section that these regulations will apply to a single area described generally as the Central Square business district and certain abutting portions of the neighborhoods around it.

11.302 General Purpose. It is the purpose of this Section 11.300 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to Central Square. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Central Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Central Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.300.

11.303 General Provisions

11.303.1 The Central Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Subsection 11.42, Development Consultation Procedures, shall be subject to the Development Consultation Procedures specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Central Square Advisory Committee using procedures as specified in Subsection 11.304.1 of this Section 11.300.

11.303.2 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Central Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Central Square Action Plan, City of Cambridge, November 1987, and Central Square Development Guidelines, July, 1989, in addition to

the requirements of Section 10.30 (Variances) and 10.40 (Special Permits) and Subsection 11.305 of this Section 11.300. These guidelines are also intended to assist in shaping any contemplated physical change within the Central Square Overlay District.

11.303.3 National Register and Contributing Buildings

For the purpose of this Section 11.300 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Central Square Development Guidelines.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533 (b) for the purpose of this Section 11.300 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.304 Detailed Provisions

11.304.1 Central Square Advisory Committee

There shall be established a Central Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Subsection 11.304.1 that the Committee in its official actions fulfill the following purpose.

1. To establish a formal, on-going 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.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Central Square Overlay District for review and comment. In Addition, the Committee may comment on any preliminary proposal, for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedures.

1. Within the six month preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Central Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Central Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest those areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. It is expected that, in making decisions regarding special permits and variances within the Overlay District, the Planning Board and/or Zoning Board of Appeals will give due consideration to the report and recommendations of the advisory Committee.

Where the Committee makes recommendations with respect to the granting of special permits and/or variances, the Planning Board and/or Zoning Board of Appeals does not follow said recommendations, then the Board(s) shall make written reply to the Committee, detailing why the Board(s)'s decisions were different from the Committee recommendations.

6. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership. Members in all categories shall be Cambridge residents or business persons or landowners within the Overlay District.

a. One member having recognized qualifications as architect or landscape architect who shall also serve as chair of the committee.

b. Four members representing the business community in Central Square with diverse representation from property owners, small and large scale merchants and office tenants.

c. Four members representing residents of the four abutting Cambridge neighborhoods.

2. Terms. Committee members shall be appointed for terms of three years each. Initial appointment shall however be staggered such that three members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.304.2 Building Height Limitations. The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be fifty-five (55) feet except that where the lot abuts Bishop Allen Drive or Prospect Street between Bishop Allen Drive and Harvard Street any portion of the building above 45 feet shall be set back behind a 45 build control plane beginning at an elevation of 45 feet above the front lot lines on Bishop Allen Drive and/or Prospect Street and rising over one or more lots at a 45 degree angle.

b. Special Permit for Additional Height. The maximum allowable height in the Central Square Overlay District

may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° bulk control planes beginning 60 feet above any streetline in the district and rising over one or more lots at a 45° angle.

However, where the lot abuts Bishop Allen Drive, or Prospect Street where the lot lies in a Business A District, and where the lot lies within a Business A District, any portion of the building above 45 feet shall be set back behind a 45 degree bulk control plane beginning at an elevation of 45 feet above (1) the front lot lines on Bishop Allen Drive and/ or Prospect Street and (2) any residential zoning district line abutting the Business A District and rising over one or more lots at a 45 degree angle.

c. The bulk control plane restrictions of paragraphs a and b above may be waived by the Planning Board upon issuance of a Special Permit.

11.304.3 Floor Area Ratio Limitation

The maximum floor area ratio applicable to any lot in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive FAR limit the more restrictive shall apply.

a. As-of-right Limitation

The maximum as-of-right FAR shall be 3.0 in the Office 3 and Business B base zoning districts and 2.0 in the Residence C-3 and Residence C-2A zoning districts.

b. Special Permit for additional FAR

The maximum FAR on any lot in a Residence C-3 or Residence C-2A district may be increased to 3.0 and 2.5 respectively upon issuance of a special permit from the Planning Board.

c. <u>Special Permit for Additional FAR for Affordable Housing</u>

<u>The maximum FAR on any lot in an Office 3 District may be increased to 3.75 upon issuance of a special permit from the Planning Board provided a minimum of twenty (20) percent of the total gross floor area authorized is devoted to affordable housing as defined in Section</u>

11.201. The affordable housing shall conform to the standards of Section 11.204 except that lodging housing or single room occupancy facilities shall be specifically permitted.

11.304.4 Waiver of Setback Requirements

Upon issuance of a special permit from the Planning Board the yard requirements of a base zoning district may be waived except where such yard abuts a lot, but not a public way, outside the Overlay District.

11.304.5 Use Limitations and Restrictions

In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

a. Ground Floor Restrictions

The ground (first) floor of that portion of a building facing or abutting Massachusetts Avenue and/or Main Street and which is on a lot which shares a common lot line with Massachusetts Avenue or Main Street shall consist of gross floor area devoted to any one or combination of uses permitted in the applicable base zoning district (except that such gross floor area in buildings abutting Massachusetts Avenue and/or Main Street between Inman and Pleasant Streets on the west and Columbia and Sidney Streets on the east shall be devoted to one or a combination of the following uses: Residential uses (Section 4.31); Office and Laboratory Uses (Section 4.34 c. and e.); Retail Business and Consumer Service Establishments (Section 4.35) and shall in addition meet the following conditions:

(1) At least 80% of the floor elevation of the ground (first) floor shall be at the mean grade of the abutting Massachusetts Avenue and/or Main Street at the property line except that residential uses may be located no higher than 4 1/2' feet above the mean grade of the abutting street at the property line.

(2) The use shall have a minimum depth of 20 feet.

(3) Where other than residential uses are established, the ground (first) floor facade shall consist of a minimum of 50% clear glass.

b. Prohibited Uses

The following uses shall be prohibited in the Central Square Overlay District: (1) Open Air or Drive-in Retail Services, Section 4.36 b,f,g,h,i.

c. Restricted Uses

(1) Fast Order Food establishments (Section 4.35 o) shall be limited to fifteen (15) in the Central Square Overlay District; Section 11.33 shall not apply. No special permit or occupancy permit shall be issued which will permit the number of such establishments in the Central Square Overlay District to exceed fifteen in number.

(2) Bar or establishment where alcoholic beverages are consumed and where dancing and entertainment is provided, dance hall or similar place of entertainment; Section 4.35g shall be permitted only if all public entrances are directly from Massachusetts Avenue or Main Street.

d. Uses permitted by Special Permit

In addition to those uses currently allowed only by special permit in Section 4.30 - Table of Use Regulations, the following uses where currently allowed shall also require a special permit from the Board of Zoning Appeal: Retail bakery where it is proposed to sell beverages, sandwiches, or similar fast order food as an accessory use provided, however, that the bakery use shall have been in full operation of a minimum of six months prior to the application for a special permit.

e. Upon issuance of a special permit from the Board of Zoning Appeal, the requirements and limitations applicable to home occupations (Article 2.000) and accessory uses in residential units (Section 4.21) may be modified for premises located in the base Residence C-2A district subject to the following limitations and standards.

(1) No more than fifty (50) per cent of the area of the dwelling unit shall be devoted to the accessory use;

(2) More than three persons may be employed on the premises with the approval of the Board of Zoning Appeal;

(3) Commercial galleries for the display of art, crafts, antiques, photography and similar goods may be permitted;

(4) Retail sale of goods related to the permitted accessory uses may be permitted;

(5) The accessory use meets the following requirements:

(a) the residential appearance and character of the district is not altered;

(b) pedestrian and vehicular traffic is not significantly increased over that which would be generated by the normally permitted accessory uses;

(c) no significant modification to the exterior of the building or units is required;

(d) signs conform to the limitations of Article 7.000.

11.304.6 Waiver of Parking and Loading Requirements

Uses in the Central Square Overlay District which meet the following requirements shall be exempted from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) the standards set forth in Section 6.35 of this Zoning Ordinance are met; and

(2) the standards set forth in Section 11.305 are met.

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in the Central Square Development Guidelines.

11.305 Standards for Issuance of Special Permits.

In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

a. The proposed development is consistent with the goals and objectives of the Central Square Action Plan:

- o encourage responsible and orderly development;
- o strengthen the retail base to more completely serve the needs of the neighborhoods;
- o preserve the Square's cultural diversity;
- o create active people-oriented spaces;
- o improve the physical and visual environment;
- o provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods;
- o encourage the development of new mixed income housing; and
- o promote compatible retail adjacent to residential uses;

b. The building and site design are consistent with the Urban Design Plan for Central Square as outlined in the Central Square Action Plan and the Central Square Development Guidelines;

c. The building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity;

d. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

e. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.306 - Signs

11.306.1 Signs shall be permitted as they are allowed in the base zoning districts

11.306.2 Non-Conforming Signs

Notwithstanding the provisions in Article 7.000, Section 7.15 relating to non-conforming signs, any sign non-conforming as to size and having been erected for at least ten years shall be removed where the space to which the sign is accessory is vacant.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Industry B to Business B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of a line 100 feet distant from the southern side line of Massachusetts Avenue and the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92,

1.1 Thence proceeding in a southwesterly direction along the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92 and its southwestern extension to the centerline of Green Street,

1.2 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to a point 100 feet distant from the eastern side line of Brookline Street,

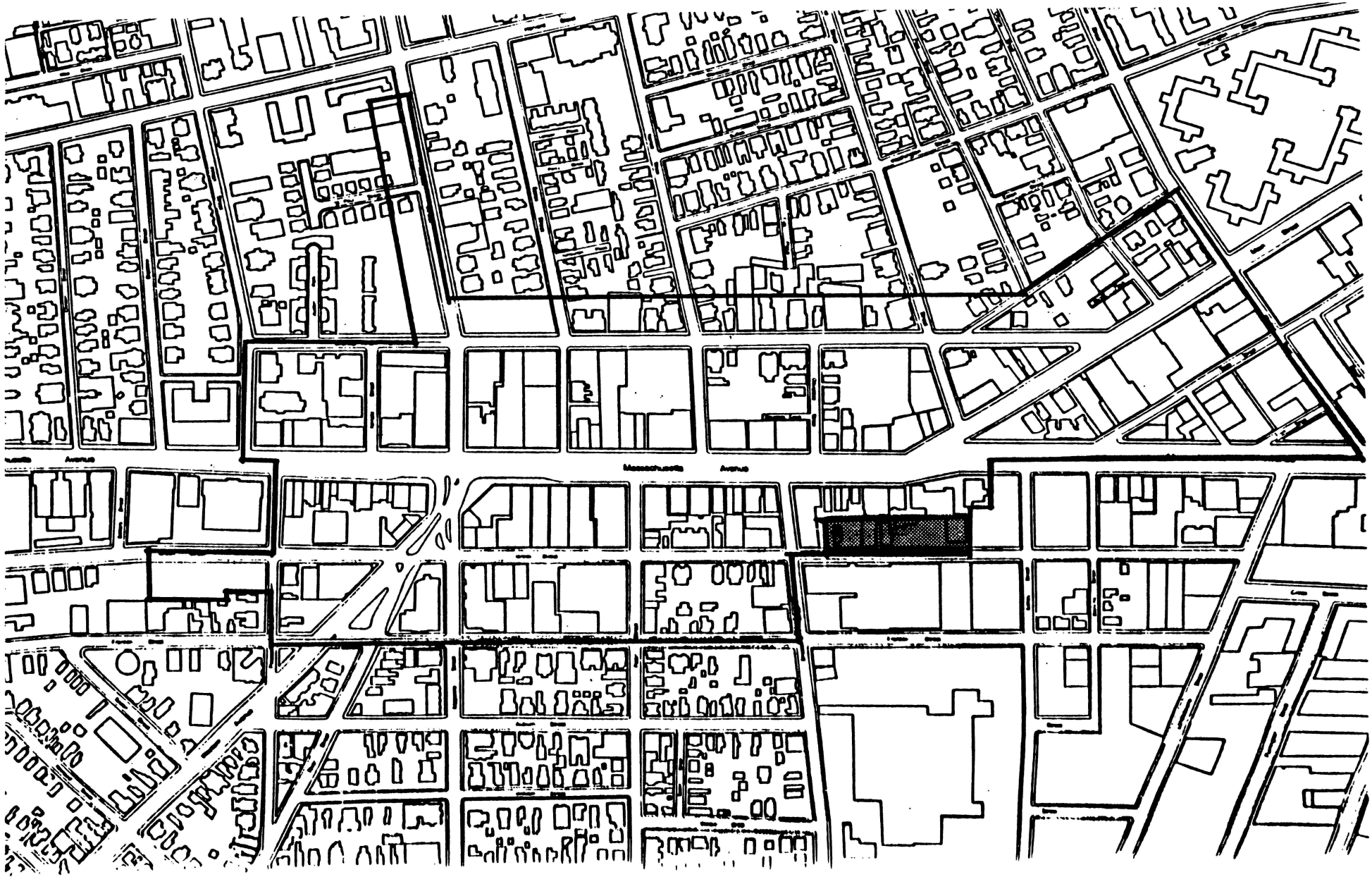
1.3 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the eastern side line of Brookline Street to a point 100 feet distant from the southern side line of Massachusetts Avenue,

1.4 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the southern sideline of Massachusetts Avenue to the point of origin.

1.01 <u>Premises as shown on Assessor's Plat numbered 92</u>:

All or parts of lots numbered 117, 66, 89, 69, 70, 50, 51, odd numbers 93-159 Green Street and even numbers 398-464 Massachusetts Avenue.

BASE DISTRICT REZONING: INDUSTRY B TO BUSINESS B



2.0 Rezone from Business B to Residence C-2A an area of land circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Brookline Street and the centerline of Green Street, on Assessor's Plat numbered 93,

2.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street to its intersection with the centerline of Franklin Street,

2.2 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to its intersection with the centerline of Pearl Street,

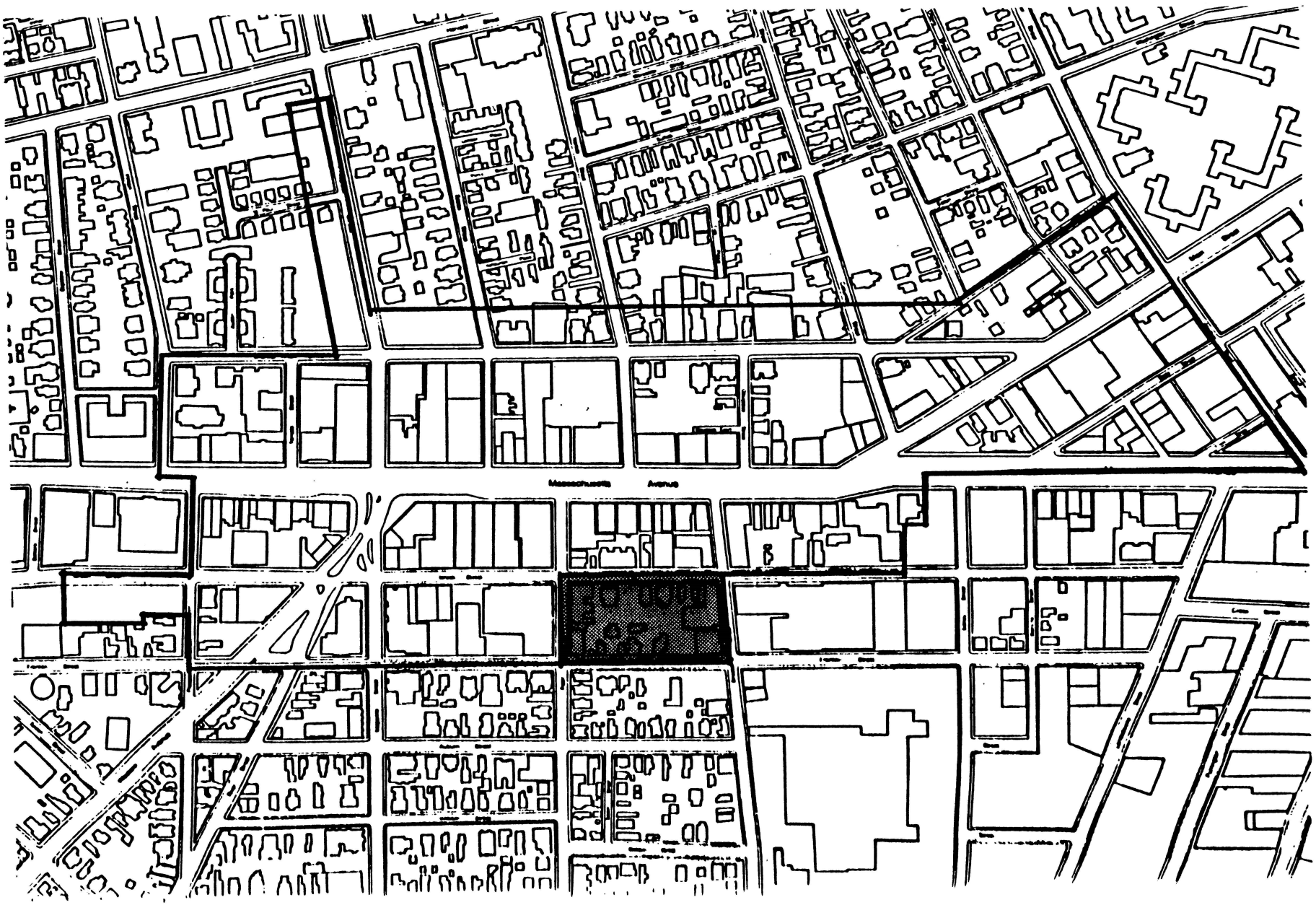
2.3 Thence turning and proceeding in a northeasterly direction along the centerline of Pearl Street to its intersection with the centerline of Green Street,

2.4 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the point of intersection with the centerline of Brookline Street, the point of origin.

2.01 <u>Premises as shown on Assessor's Plat numbered 93</u>:

All or parts of lot numbered 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 120, 121, 60, 61, 62, 103, 64, 102, 67, 68, 69, 109, 110, and 108, even numbers 176-216 Green Street, odd numbers 25-35 Brookline, odd numbers 197-203 Franklin Street and even numbers 30-48 Pearl Street.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C2A



3.0 Rezone from Business B to Residence C-3 and area of land circumscribed by a line said line beginning a point said point being the intersection of the centerline of Pearl Street and the centerline of Franklin Street, on Assessor's Plat numbered 106,

3.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Western Avenue, on Assessor's Plat numbered 105,

3.2 Thence turning and proceeding in a northeasterly direction along the centerline of Western Avenue to the centerline of Green Street,

3.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pearl Street, on Assessor's Plat numbered 106,

3.4 Thence turning and proceeding in a southwesterly direction along the centerline of Pearl Street to the centerline of Franklin Street, the point of origin.

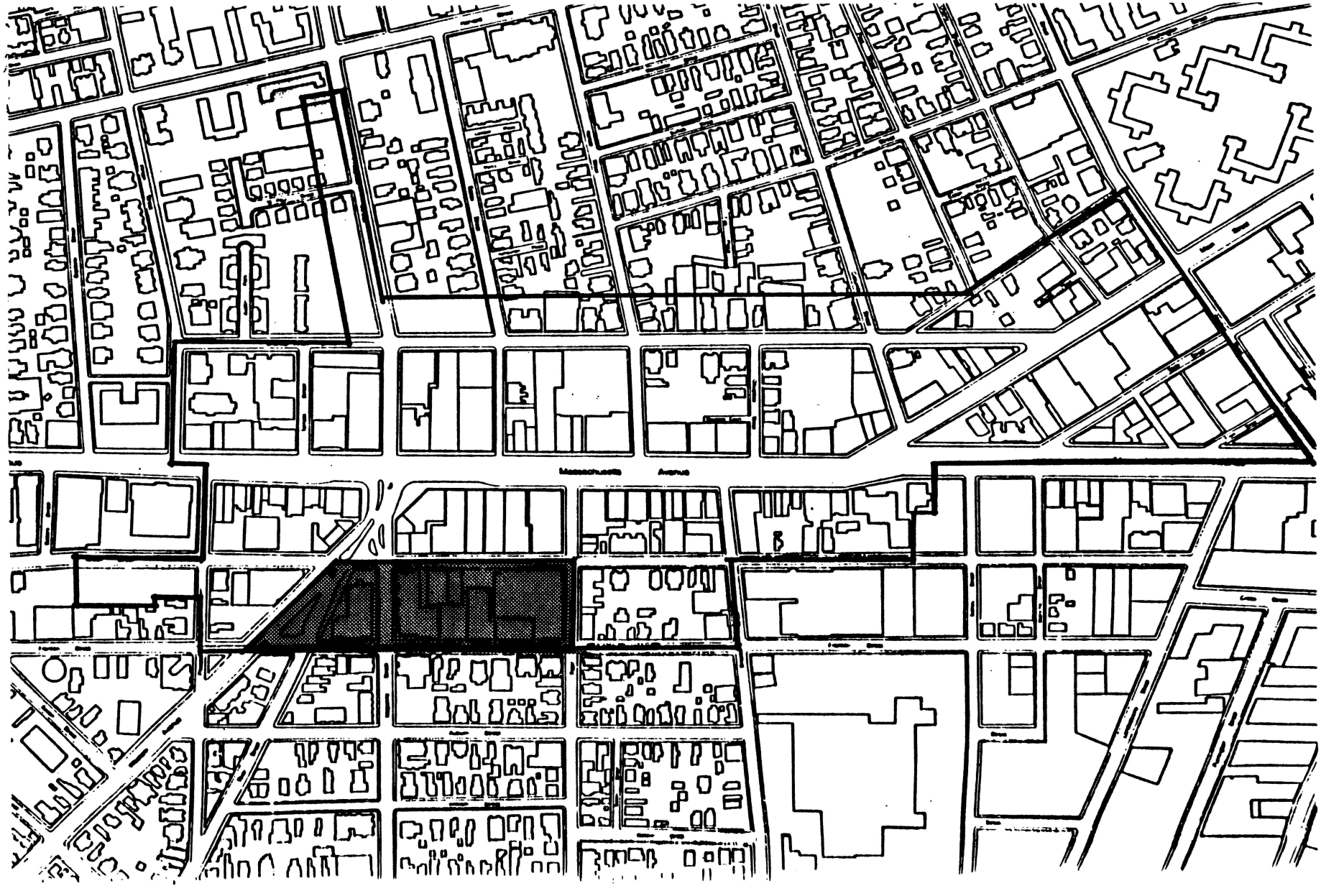
3.01 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 116, 62, 61, 118, 119, 117, 119, 109, and 122, odd numbers 35-45 Pearl Street, odd numbers 143-183 Franklin Street, even numbers 8-12 Magazine Street and even numbers 244-306 Green Street.

3.02 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, and 90, 14 Central Square.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C-3



4.0 Rezone from Business B to Business A an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Franklin Street and the centerline Western Avenue, on Assessor's Plat numbered 105,

4.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline Pleasant Street,

4.2 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Green Street,

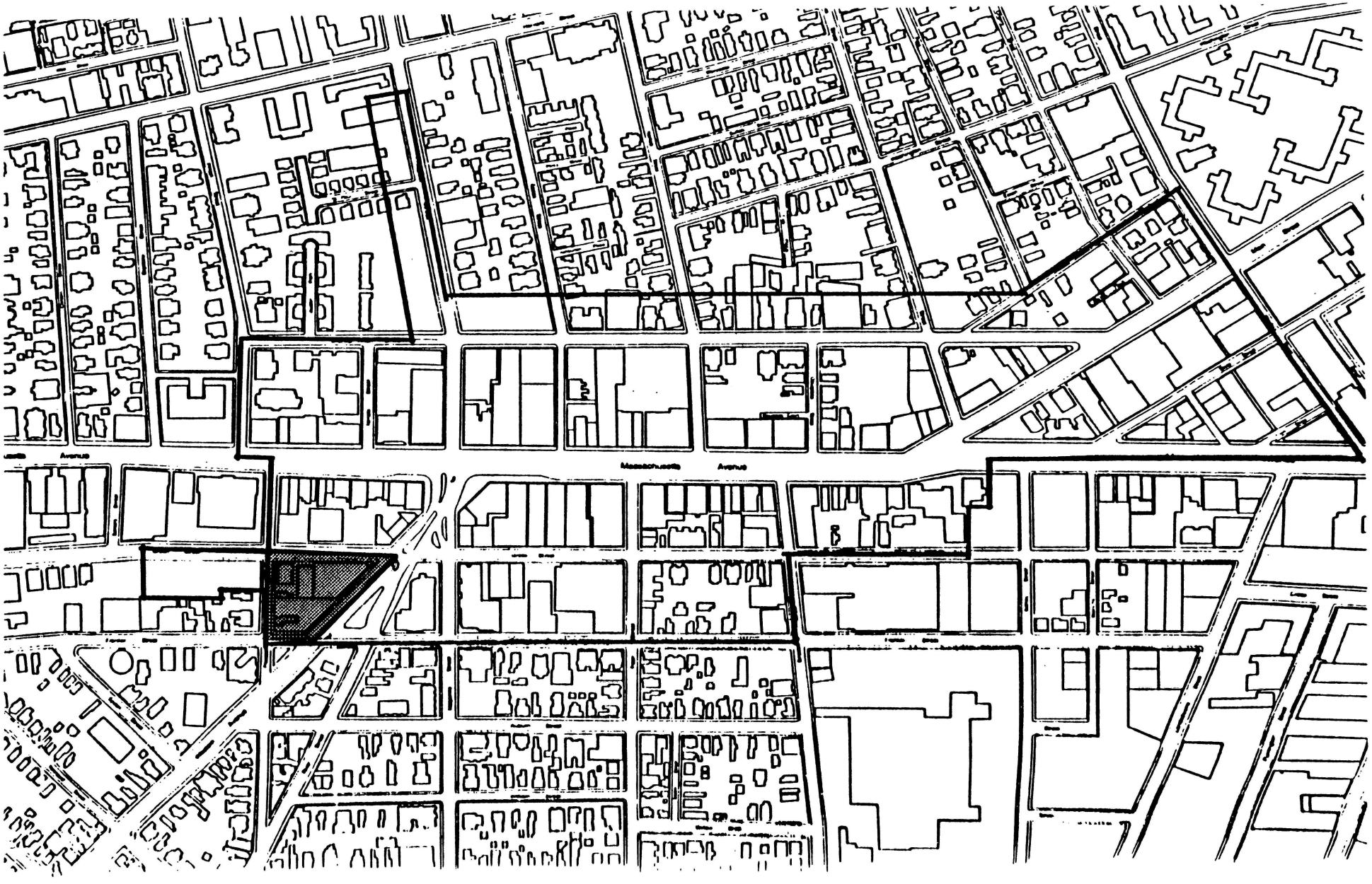
4.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Western Avenue,

4.4 Thence turning and proceeding in a southwesterly direction along the centerline of Western Avenue to the centerline of Franklin Street, the point of origin.

4.01 <u>Premises as shown on Assessor's Plat numbered 105</u>:

All or parts of lots numbered 61, 60, 59, 58, 56, 79, 78, and 62, even numbers 10-18 Pleasant Street, 380 Green Street, and odd numbers 3-29 Western Avenue.

BASE DISTRICT REZONING: BUSINESS B TO BUSINESS A



5.0 Rezone to the Central Square Overlay District an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southern extension of the centerline of Windsor Street, on Assessor's Plat numbered 70,

5.1 Thence proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to a point of intersection with the northeastern extension of the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92,

5.2 Thence turning and proceeding in a southwesterly direction along the northeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92:

5.3 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southeastern side lot line of lot numbered 117 on Assessor's Plat numbered 92,

5.4 Thence turning and proceeding in a southwesterly direction along the southeastern lot line and the southwestern extension of the southeastern side line of lot numbered 57 on Assessor's Plat numbered 117 to the centerline of Green Street,

5.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to the centerline of Brookline Street,

5.6 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Franklin Street,

5.7 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Pleasant Street, on Assessor's Plat numbered 105,

5.8 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to a point of intersection with the southeastern extension of the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119,

5.9 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119 to the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.10 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.11 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.12 Thence turning and proceeding in a northeasterly direction along the northwestern side lot line and the northeastern extension of the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the centerline of Green Street,

5.13 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pleasant Street,

5.14 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Massachusetts Avenue,

5.15 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the southwestern extension of the centerline of Inman Street,

5.16 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the centerline and the centerline of Inman street to the northwestern extension of the centerline of Bishop Allen Drive, on Assessor's Plat numbered 107,

5.17 Thence turning and proceeding in a southeasterly direction along the southwestern extension of the centerline and the centerline of Bishop Allen Drive to a point of intersection with a line 100 distant from and parallel to the western side line of Prospect Street,

5.18 Thence turning and proceeding in a northerly direction along a line 100 feet distant from and parallel to the western side line of Prospect Street to a point 100 feet distant from and parallel to the southern side line of Harvard Street,

5.19 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southern side line of Harvard Street to the centerline of Prospect Street,

5.20 Thence turning and proceeding in a southerly direction along the centerline of Prospect Street to a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive,

5.21 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive to the centerline of School Street, on Assessor's Plat numbered 75,

5.22 Thence turning and proceeding in a northeasterly direction along the centerline of School Street and the eastern extension of the centerline of School Street to the centerline of Windsor Street, on Assessor's Plat numbered 74,

5.23 Thence turning and proceeding in a southeasterly direction along the centerline of Windsor Street and the southern extension of the centerline of Windsor Street to the centerline of Massachusetts Avenue the point of origin.

5.01 Premises as shown on Assessor's Plat numbered 92:

All or parts of lots numbered 57, 117, 66, 89, 51, 50, 69, 70, and 88, even numbers 378-476 Massachusetts Avenue, odd numbers 93-153 Green Street and even numbers 12-18 Franklin Street.

5.02 Premises as shown on Assessor's Plat numbered 93:

All or parts of lots numbered 81, 80, 79, 78, 77, 76, 75, 74, 73, 99, 83, 86, 107, 106, 105, 104, 124, 101, 89, 71, 74, 62, 61, 60, 121, 120, 58, 57, 103, 64, 102, 6`, 68, 69, 109, 110, 108, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56, even numbers 492-460 Massachusetts Avenue, 3-39 odd numbers Brookline Street, odd numbers 197-203 Franklin Street, odd and even 175-223 Green Street and even numbers 10-48 Pearl Street.

5.03 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 103, 104, 79, 124, 123, 106, 107, 85, 75, 105, 122, 109 ,117, 119, 118, 116, 62, and 61, odd numbers 7-45 Pearl Street, odd numbers 219-262 Franklin Street, odd and even numbers 239-306 Green Street, odd and even numbers 1-12 Central Square and even numbers 574-638 Massachusetts Avenue.

5.04 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, 90, 61, 62, 79, 78, 56, 57, 58, 59, 60, 67,68, 89, 77, 88, 81, 74, 82, and 93, even numbers 672-750 Massachusetts Avenue, odd and even numbers 14-30 Central Square, even numbers 2-18 Pleasant Street, odd and even numbers 344-385 Green Street, odd numbers 3-29 Western Avenue.

5.05 Premises as shown on Assessor's Plat numbered 119:

All or parts of lots numbered 51, 94, 23, 31, 32, 33, 22, and 89, odd numbers 5-9 Pleasant Street, odd and even numbers 397-438 Green Street, and even numbers 760-834 Massachusetts Avenue.

5.06 Premises as shown on Assessor's Plat numbered 107:

All or parts of lots numbered 1, 2, 8, 133, 99, 135, 136, 33, and 137, odd numbers 665-765 massachusetts Avenue, even numbers 8-12 Inman Street, even numbers 130-152 Bishop Allen Drive, odd numbers 123-133 Bishop Allen Drive, and odd numbers 7-85 Prospect Street.

5.07 Premises as shown on Assessor's Plat numbered 90:
All or parts of lots numbered 9, 51, 50, 49, 48, 47, 10, 71, 117, 115, 116, 171, 176, 177, 111, 72, 161, 162, 170, 169, 52, 70, 133, 53, 178, 179, 180, 55, 160, 60, 185, 125, 184, 66, and 155, even numbers 8-60 Prospect Street, odd and even numbers 77-118 Bishop Allen Drive, odd numbers 7-37 Norfolk Street, odd and even numbers 1-20 Essex Street, and odd numbers 547-655 Massachusetts Avenue.

5.08 Premises as shown on Assessor's Plat numbered 91:

All or parts of lots numbered 93, 92, 91, 203, 202, 98, 99, 81, 119, 24, 23, 78, 79, 20, 184, 185, 186, 200, 118, 84, 86, 87, 201, 32, 103, 104, 105, 106, 107, 35, 191, 192, 193. 194, 181, 180, 195, 190, 188, 111, 102, 53, 52, 199, 109, 108, 61, 83, 70, 69, 68, 82, 63, 64, 65, 66, and 67, even numbers 2-54 Norfolk Street, all of Douglas Street, odd and even 1-27 Columbia Street, odd and even 2-73 Bishop Allen Drive, odd numbers 853-907 Main Street, and odd numbers 401-531 Massachusetts Avenue.

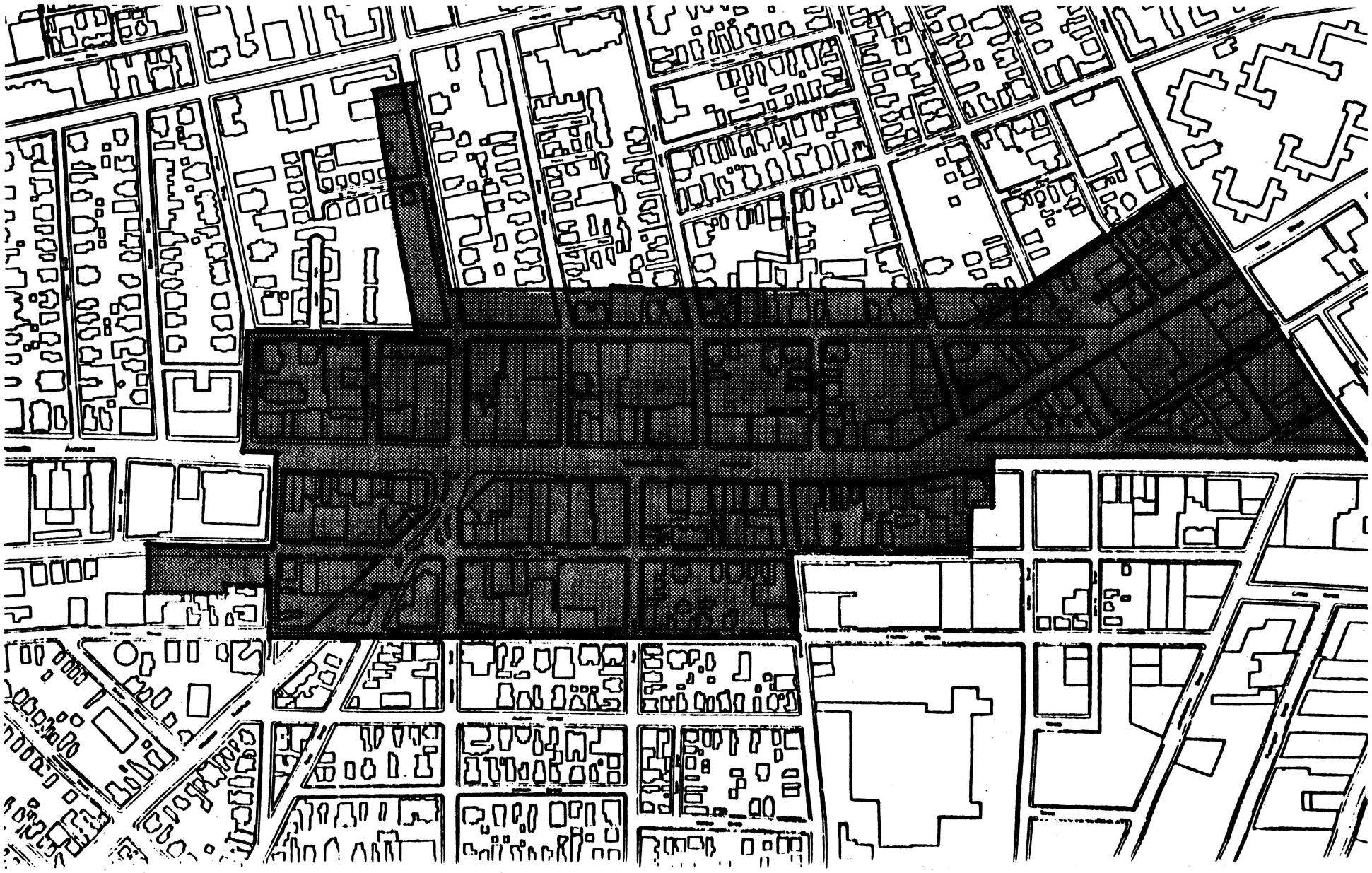
5.09 Premises as shown on Assessor's Plat numbered 75:

All or parts of lots numbered 130, 131, 123, 115, 114, 113, 44, 45, 57, 46, 127, 125, 124, 126, 55a, 47, 149, 48, 148, 53, 54, and 55, odd numbers 95-97, 103-109 School Street, even numbers 80-96 School Street, odd numbers 1 Pine Street,odd numbers 5-25 Cherry Street,odd numbers 1-25 Bishop Allen Drive, odd numbers 811-815 Main Street.

5.001 Premises as shown on Assessor's Plat numbered 70:

All or parts of lots numbered 96, 2, 98, 97, 5, 99, 90, 9, 12, 10, 85, 88, 87, 34, 84, 94, 95, 39, 38, 60, 37, 36, 91, 26, 92, 70, 71, 72, and 51, even numbers 782-836 Main Street, odd numbers 13-69 Windsor Street, odd and even numbers 1-50 State Street, all of Village Street, all of Front Street, and odd numbers 209-363 Massachusetts Avenue.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



C-Overlay / Amendment to Central Square 5/22/89
Overlay

Add to the existing Section 11.304.5 a new paragraph "e" as follows:

e. **Retail sale of merchandise (Section 4.35 a (2) but specifically excluding the sale of any food, liquor or tobacco), Arts and Crafts Studios (Section 4.35 g) and Office Uses (Section 4.34 a, b, c, and d) shall be permitted in the base Residence C-2A district provided the following conditions are met:**

(1) **the uses are contained in a residential unit and do not occupy more than fifty (50) percent of the premises;**

(2) **no modifications to the exterior of the building or unit is made;**

(3) **Signs shall conform to the limitations of Article 7.000.**

Adopted

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council May 22 1989

C. Duehay Central Square Overlay

Question comes on Ordination as Amended

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf	✓			
Mayor Alfred E. Vellucci	✓			
	8	1		

C. Wolf
MS
NV

ORDINANCE NO. 1082.

Final publication no. 2448. First publication in the Chronicle on March 2, 1989.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

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In City Council May 22, 1989.
Passed to be ordained as amended by a yea and nay vote:- Yeas 8; Nays 1; Absent 0.
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

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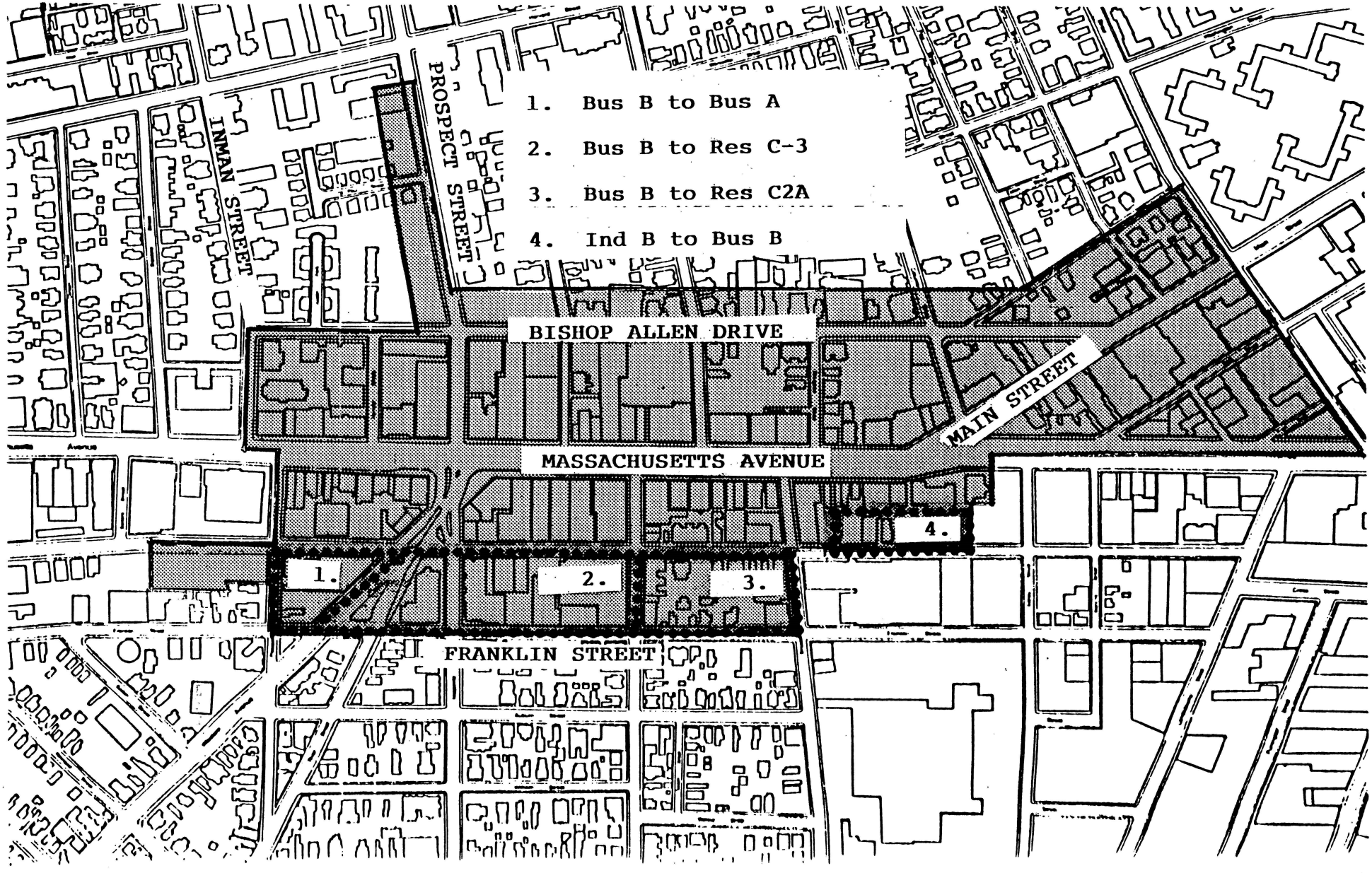
PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



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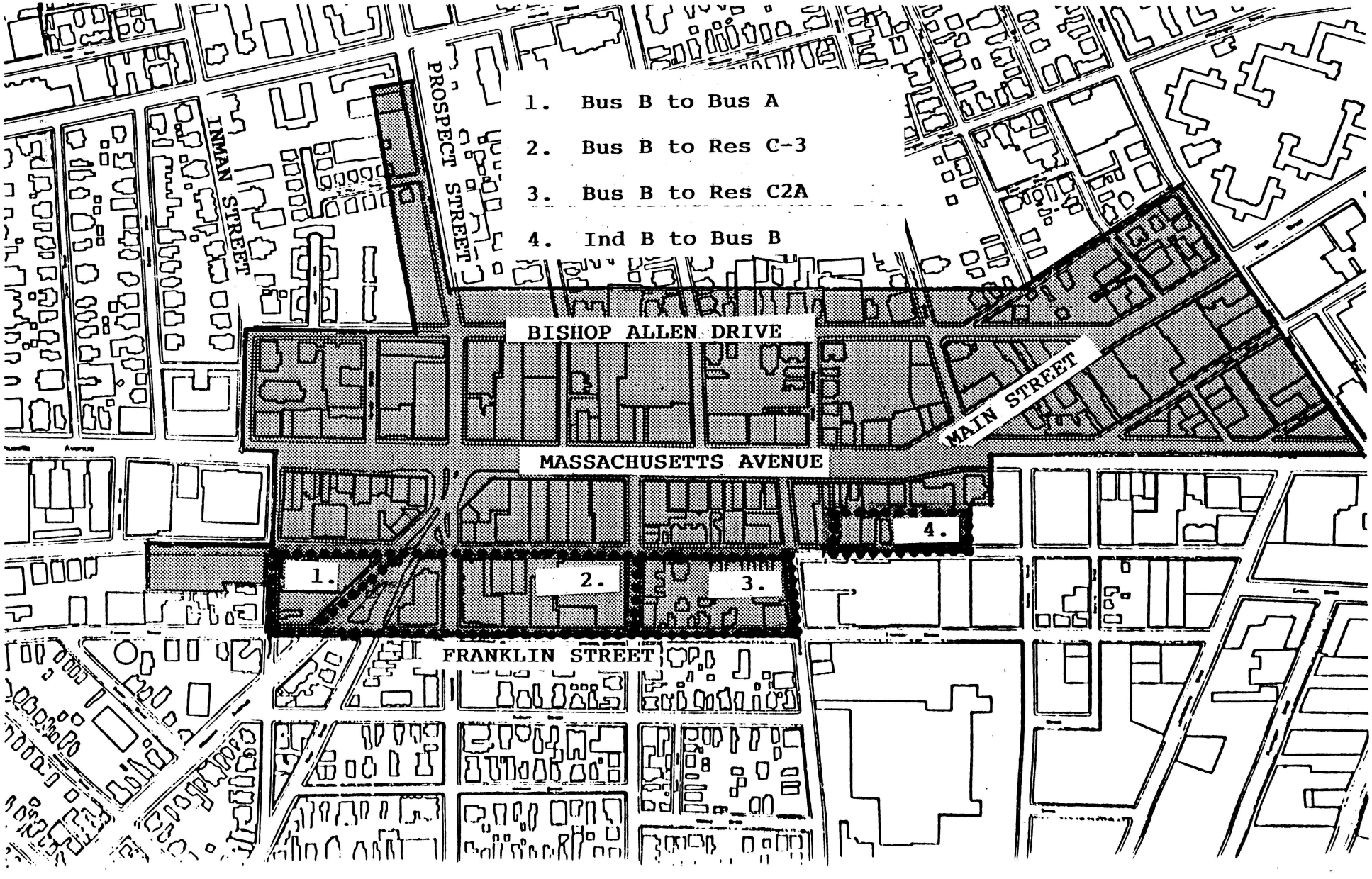

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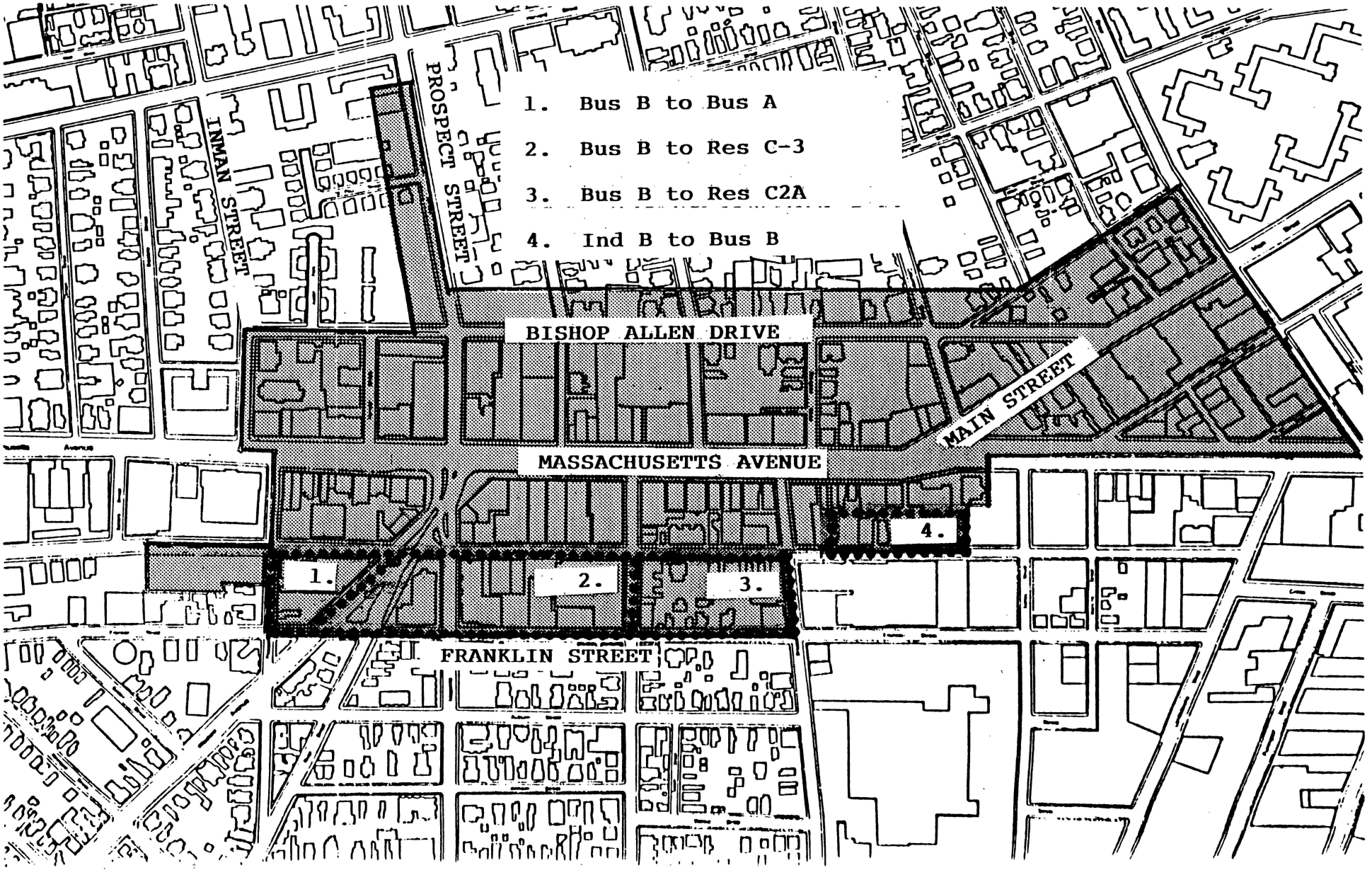

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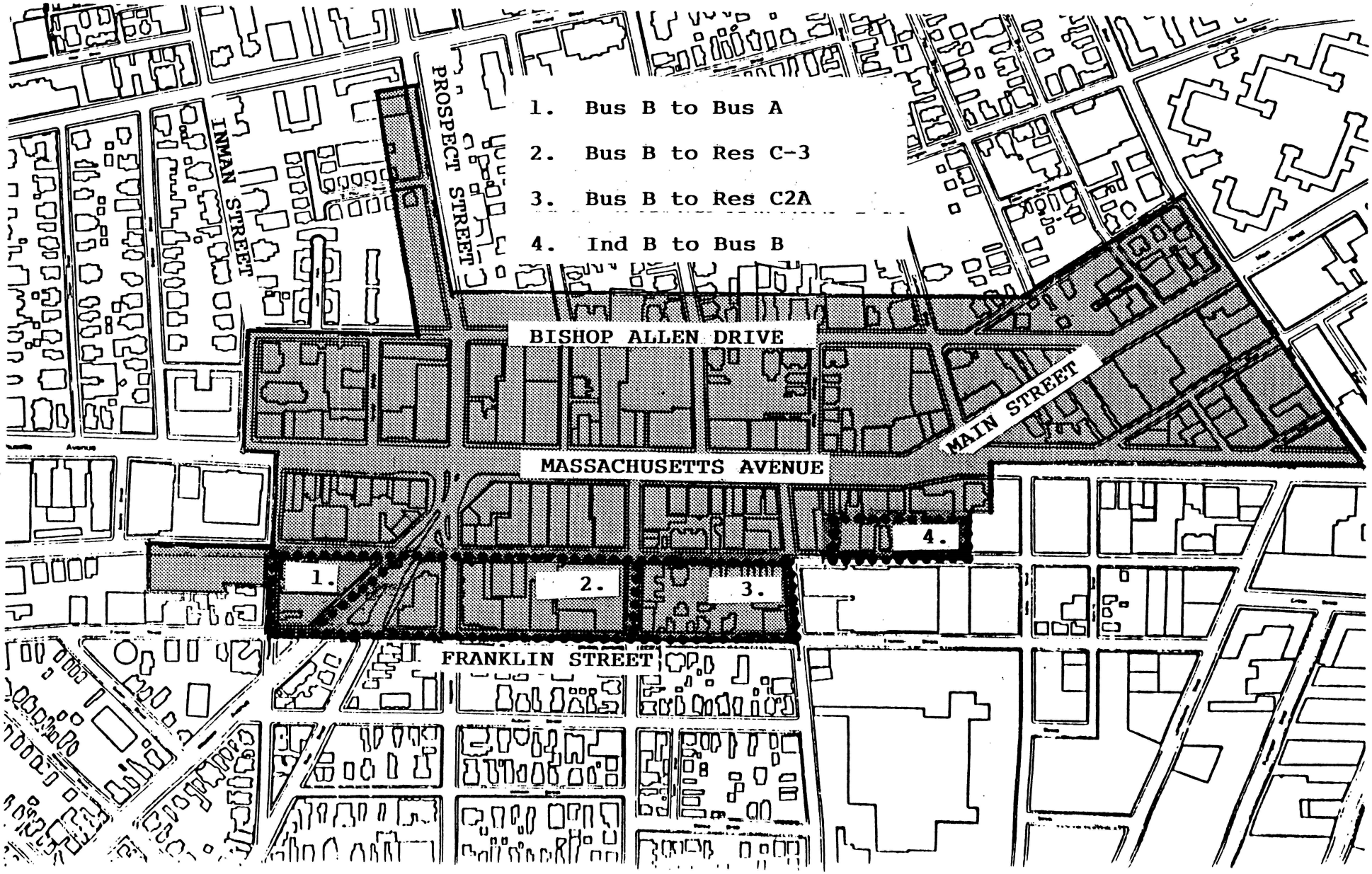

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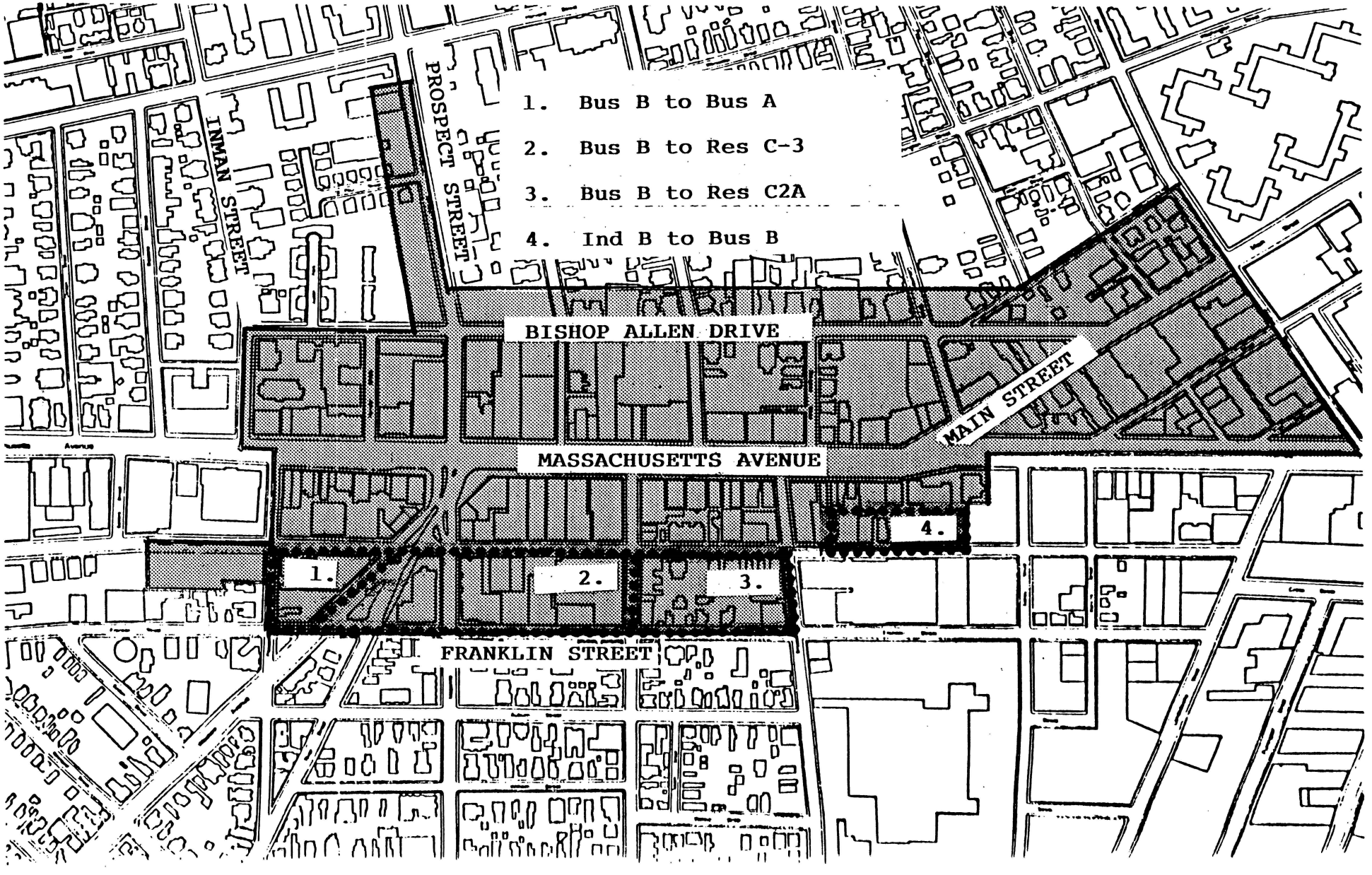

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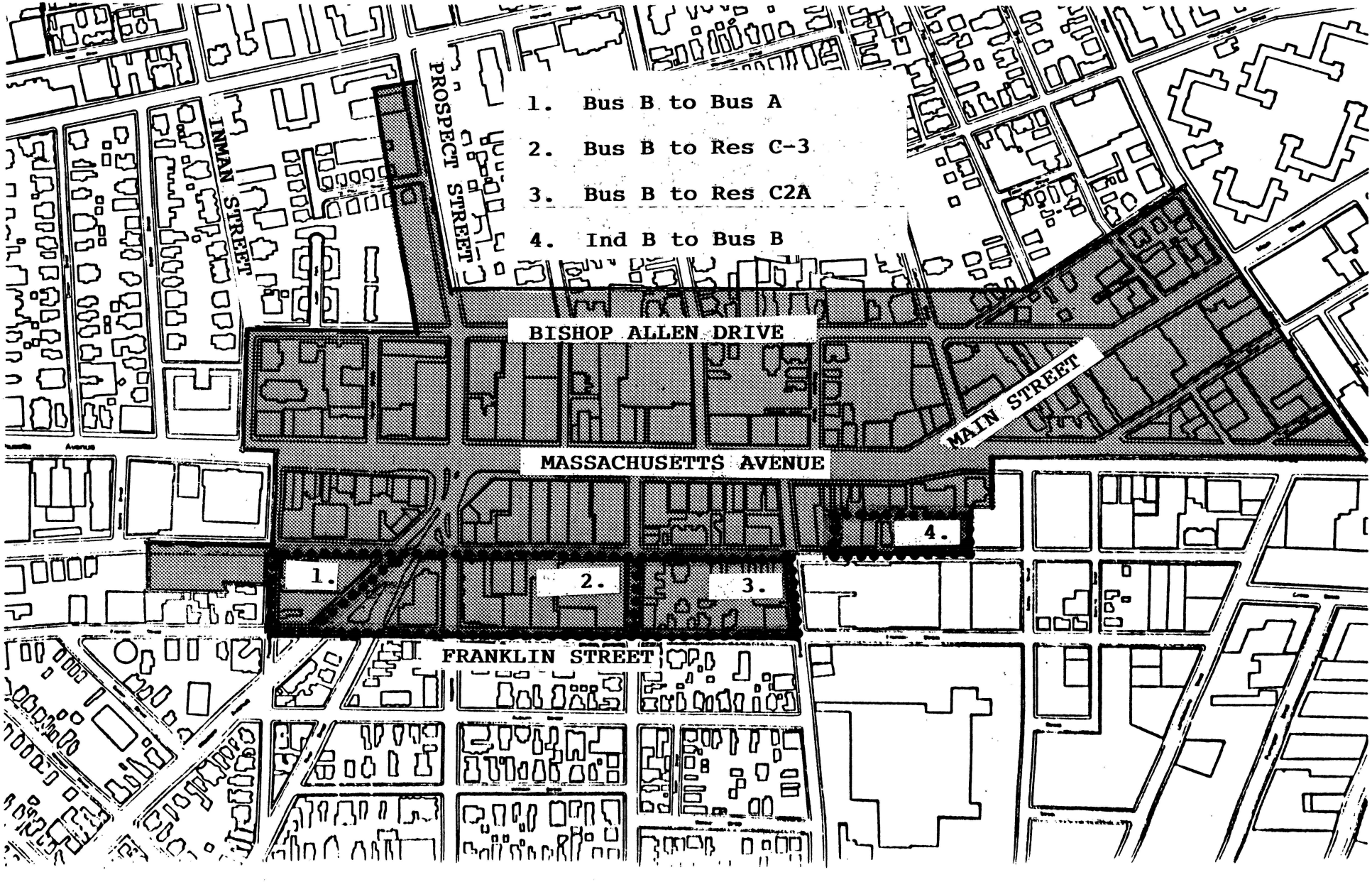


CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 27, 1989

To the Honorable, the City Council

Subject: Planning Board Recommendation on the Central Square Overlay District Rezoning Petition

Recommendation

The Planning Board recommends adoption of the Petition with a number of modest changes incorporated to reflect comments and suggestions made to the Board at its public hearing and at subsequent discussions of the petition.

Major Changes

1. In Section 11.304.1 - Central Square Advisory Committee, the paragraph detailing membership requirements (i.e. paragraph "e") has been amended so as to ensure that landowners and owners of businesses in Central Square, many of whom have led the efforts to improve and upgrade the Square, may serve on the advisory committee. The phrase "to the extent possible" has been deleted and the phrase "or business persons or landowners within the Overlay District" has been added.

2. In Section 11.304.3 - Floor Area Ratio Limitations, a new paragraph "c" has been added which would allow the FAR on a site to be increased to 3.75 in any Office 3 district if 20% or more of the development is devoted to affordable housing. The amendment would permit additional single room occupancy facilities to be located on the YWCA site, should current development plans move forward.

3. In Section 11.304.4 - Waiver of Setback Requirements, a phrase has been added which prohibits the waiver of the yard requirements on lots which abut other lots lying outside the Overlay District. The provision duplicates the wording of the Harvard Square Overlay District precedent and was inadvertently omitted in the initial petition.

4. In Section 11.304.5 - Use Limitations and Restrictions, a new paragraph has been inserted which allows some expansion of home occupations by special permit from the Board of Zoning Appeal in the base Residence C-2A district. The Residence C-2A district is proposed to replace the existing Business B district; the new paragraph would allow to continue the pattern of limited office and commercial activities currently found along Pearl Street in the existing residential row houses. In the existing paragraph "c" the number of fast order food establishments is increased to fifteen from fourteen, reflecting a revised determination of the number now existing in the Overlay District (as a result of the District's expansion to the Business A District).

5. In Section 11.305 - Standards for Issuance of Special Permits, the goals and objectives outlined in the Central Square Action Plan, which document is otherwise referenced in its entirety, are listed explicitly in the Zoning Ordinance. Also provided to the Council is a draft of the Central Square Development Guidelines which will be published after adoption of the Overlay District. This document, along with the Action Plan, forms the basis of review of any special permit requested in the Overlay District.

Respectfully submitted for the Planning Board,

Paul Dietrich, Chairman

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To: Joseph E. Connarton
City Clerk

From: Michael H. Rosenberg
Assistant City Manager for Community Development

Subject: Deletion of lots 99-101 School Street and 9 Pine Street from the Central Square Overlay District

Date: April 26, 1989

After detailed review of the above referenced lots it has been determined that both lots are located in the Residence C-1 District. As the Central Square Overlay District follows the existing Business A District line along Bishop Allen Drive and School Street, the lots are not included in the Central Square Overlay District or the Business A District and therefore do not have to be deleted from the Central Square petition.

The list of affected properties in the legal description has been amended to delete any apparent reference to 99-101 School Street and 9 Pine Street.

Planning Board Recommendation
Central Square Overlay District
April 27, 1989

CENTRAL SQUARE OVERLAY DISTRICT

A. Amend the text of the Zoning Ordinance as follows:

1. In Article 2.000 amend the existing Fast Order Food Establishment definition by adding a new phrase as follows:

> Fast order food establishment. An establishment whose primary business is the sale of fast order food for consumption on or off the premises and which does not meet all of the following conditions: (1) use of non-disposable plates, glasses and silver ware for all patrons, (2) provision of printed individual menus for all patrons, (3) provision of 75 per cent of the seating provided at free standing tables (not available seating at counters), and (4) eighty (80) percent of food prepared is consumed on premises.

2. In Article 2.000 insert the following definition in its appropriate alphabetical order:

> Bakery, retail - the sale of breads, pastries, cakes, pies and similar baked goods for consumption by the final consumer at home whether or not final baking occurs on premises.

3. In Section 4.35 - Retail Business and Consumer Service Establishments, insert a new line "r" as follows:

(10)

r. Bakery, Retail	NO	NO	NO	NO	NO	YES	YES	YES
	YES	YES	YES	NO	YES	PUD		

4. In subsection 10.48 insert the following after the line beginning "Section 11.637":

Section 11.304.2 (b),(c)	- Additional Height; Central Square Overlay District
Section 11.304.4	- Waiver of Setback Requirements; Central Square Overlay District
Section 11.304.6	- Waiver of Parking Requirements; Central Square Overlay District

5. Create a new Section 11.300, Central Square Overlay District as follows:

11.300 CENTRAL SQUARE OVERLAY DISTRICT

11.301 Establishment and Scope. There is hereby established the Central Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.300. It is the intent of this section that these regulations will apply to a single area described generally as the Central Square business district and certain abutting portions of the neighborhoods around it.

11.302 General Purpose. It is the purpose of this Section 11.300 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to Central Square. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Central Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Central Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.300.

11.303 General Provisions

11.303.1 The Central Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Subsection 11.42, Development Consultation Procedures, shall be subject to the Development Consultation Procedures specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Central Square Advisory Committee using procedures as specified in Subsection 11.304.1 of this Section 11.300.

11.303.2 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Central Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Central Square Action Plan, City of Cambridge, November 1987, and Central Square Development Guidelines, July, 1989, in addition to

the requirements of Section 10.30 (Variances) and 10.40 (Special Permits) and Subsection 11.305 of this Section 11.300. These guidelines are also intended to assist in shaping any contemplated physical change within the Central Square Overlay District.

11.303.3 National Register and Contributing Buildings

For the purpose of this Section 11.300 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Central Square Development Guidelines.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533 (b) for the purpose of this Section 11.300 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.304 Detailed Provisions

11.304.1 Central Square Advisory Committee

There shall be established a Central Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Subsection 11.304.1 that the Committee in its official actions fulfill the following purpose.

1. To establish a formal, on-going 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.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Central Square Overlay District for review and comment. In Addition, the Committee may comment on any preliminary proposal, for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedures.

1. Within the six month preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Central Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Central Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest those areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. It is expected that, in making decisions regarding special permits and variances within the Overlay District, the Planning Board and/or Zoning Board of Appeals will give due consideration to the report and recommendations of the advisory Committee.

Where the Committee makes recommendations with respect to the granting of special permits and/or variances, the Planning Board and/or Zoning Board of Appeals does not follow said recommendations, then the Board(s) shall make written reply to the Committee, detailing why the Board(s)'s decisions were different from the Committee recommendations.

6. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership. Members in all categories shall be Cambridge residents or business persons or landowners within the Overlay District.

a. One member having recognized qualifications as architect or landscape architect who shall also serve as chair of the committee.

b. Four members representing the business community in Central Square with diverse representation from property owners, small and large scale merchants and office tenants.

c. Four members representing residents of the four abutting Cambridge neighborhoods.

2. Terms. Committee members shall be appointed for terms of three years each. Initial appointment shall however be staggered such that three members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.304.2 Building Height Limitations. The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be fifty-five (55) feet except that where the lot abuts Bishop Allen Drive or Prospect Street between Bishop Allen Drive and Harvard Street any portion of the building above 45 feet shall be set back behind a 45 build control plane beginning at an elevation of 45 feet above the front lot lines on Bishop Allen Drive and/or Prospect Street and rising over one or more lots at a 45 degree angle.

b. Special Permit for Additional Height. The maximum allowable height in the Central Square Overlay District

may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° bulk control planes beginning 60 feet above any streetline in the district and rising over one or more lots at a 45° angle.

However, where the lot abuts Bishop Allen Drive, or Prospect Street where the lot lies in a Business A District, and where the lot lies within a Business A District, any portion of the building above 45 feet shall be set back behind a 45 degree bulk control plane beginning at an elevation of 45 feet above (1) the front lot lines on Bishop Allen Drive and/ or Prospect Street and (2) any residential zoning district line abutting the Business A District and rising over one or more lots at a 45 degree angle.

c. The bulk control plane restrictions of paragraphs a and b above may be waived by the Planning Board upon issuance of a Special Permit.

11.304.3 Floor Area Ratio Limitation

The maximum floor area ratio applicable to any lot in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive FAR limit the more restrictive shall apply.

a. As-of-right Limitation

The maximum as-of-right FAR shall be 3.0 in the Office 3 and Business B base zoning districts and 2.0 in the Residence C-3 and Residence C-2A zoning districts.

b. Special Permit for additional FAR

The maximum FAR on any lot in a Residence C-3 or Residence C-2A district may be increased to 3.0 and 2.5 respectively upon issuance of a special permit from the Planning Board.

c. <u>Special Permit for Additional FAR for Affordable Housing</u>

<u>The maximum FAR on any lot in an Office 3 District may be increased to 3.75 upon issuance of a special permit from the Planning Board provided a minimum of twenty (20) percent of the total gross floor area authorized is devoted to affordable housing as defined in Section</u>

11.201. The affordable housing shall conform to the standards of Section 11.204 except that lodging housing or single room occupancy facilities shall be specifically permitted.

11.304.4 Waiver of Setback Requirements

Upon issuance of a special permit from the Planning Board the yard requirements of a base zoning district may be waived except where such yard abuts a lot, but not a public way, outside the Overlay District.

11.304.5 Use Limitations and Restrictions

In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

a. Ground Floor Restrictions

The ground (first) floor of that portion of a building facing or abutting Massachusetts Avenue and/or Main Street and which is on a lot which shares a common lot line with Massachusetts Avenue or Main Street shall consist of gross floor area devoted to any one or combination of uses permitted in the applicable base zoning district (except that such gross floor area in buildings abutting Massachusetts Avenue and/or Main Street between Inman and Pleasant Streets on the west and Columbia and Sidney Streets on the east shall be devoted to one or a combination of the following uses: Residential uses (Section 4.31); Office and Laboratory Uses (Section 4.34 c. and e.); Retail Business and Consumer Service Establishments (Section 4.35) and shall in addition meet the following conditions:

(1) At least 80% of the floor elevation of the ground (first) floor shall be at the mean grade of the abutting Massachusetts Avenue and/or Main Street at the property line except that residential uses may be located no higher than 4 1/2' feet above the mean grade of the abutting street at the property line.

(2) The use shall have a minimum depth of 20 feet.

(3) Where other than residential uses are established, the ground (first) floor facade shall consist of a minimum of 50% clear glass.

b. Prohibited Uses

The following uses shall be prohibited in the Central Square Overlay District: (1) Open Air or Drive-in Retail Services, Section 4.36 b,f,g,h,i.

c. Restricted Uses

(1) Fast Order Food establishments (Section 4.35 o) shall be limited to fifteen (15) in the Central Square Overlay District; Section 11.33 shall not apply. No special permit or occupancy permit shall be issued which will permit the number of such establishments in the Central Square Overlay District to exceed fifteen in number.

(2) Bar or establishment where alcoholic beverages are consumed and where dancing and entertainment is provided, dance hall or similar place of entertainment; Section 4.35g shall be permitted only if all public entrances are directly from Massachusetts Avenue or Main Street.

d. Uses permitted by Special Permit

In addition to those uses currently allowed only by special permit in Section 4.30 - Table of Use Regulations, the following uses where currently allowed shall also require a special permit from the Board of Zoning Appeal: Retail bakery where it is proposed to sell beverages, sandwiches, or similar fast order food as an accessory use provided, however, that the bakery use shall have been in full operation of a minimum of six months prior to the application for a special permit.

e. Upon issuance of a special permit from the Board of Zoning Appeal, the requirements and limitations applicable to home occupations (Article 2.000) and accessory uses in residential units (Section 4.21) may be modified for premises located in the base Residence C-2A district subject to the following limitations and standards.

(1) No more than fifty (50) per cent of the area of the dwelling unit shall be devoted to the accessory use;

(2) More than three persons may be employed on the premises with the approval of the Board of Zoning Appeal;

(3) Commercial galleries for the display of art, crafts, antiques, photography and similar goods may be permitted;

(4) Retail sale of goods related to the permitted accessory uses may be permitted;

(5) The accessory use meets the following requirements:

(a) the residential appearance and character of the district is not altered;

(b) pedestrian and vehicular traffic is not significantly increased over that which would be generated by the normally permitted accessory uses;

(c) no significant modification to the exterior of the building or units is required;

(d) signs conform to the limitations of Article 7.000.

11.304.6 Waiver of Parking and Loading Requirements

Uses in the Central Square Overlay District which meet the following requirements shall be exempted from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) the standards set forth in Section 6.35 of this Zoning Ordinance are met; and

(2) the standards set forth in Section 11.305 are met.

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in the Central Square Development Guidelines.

11.305 Standards for Issuance of Special Permits.

In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

a. The proposed development is consistent with the goals and objectives of the Central Square Action Plan:

- o encourage responsible and orderly development;
- o strengthen the retail base to more completely serve the needs of the neighborhoods;
- o preserve the Square's cultural diversity;
- o create active people-oriented spaces;
- o improve the physical and visual environment;
- o provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods;
- o encourage the development of new mixed income housing; and
- o promote compatible retail adjacent to residential uses;

b. The building and site design are consistent with the Urban Design Plan for Central Square as outlined in the Central Square Action Plan and the Central Square Development Guidelines;

c. The building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity;

d. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

e. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.306 - Signs

11.306.1 Signs shall be permitted as they are allowed in the base zoning districts

11.306.2 Non-Conforming Signs

Notwithstanding the provisions in Article 7.000, Section 7.15 relating to non-conforming signs, any sign non-conforming as to size and having been erected for at least ten years shall be removed where the space to which the sign is accessory is vacant.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Industry B to Business B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of a line 100 feet distant from the southern side line of Massachusetts Avenue and the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92,

1.1 Thence proceeding in a southwesterly direction along the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92 and its southwestern extension to the centerline of Green Street,

1.2 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to a point 100 feet distant from the eastern side line of Brookline Street,

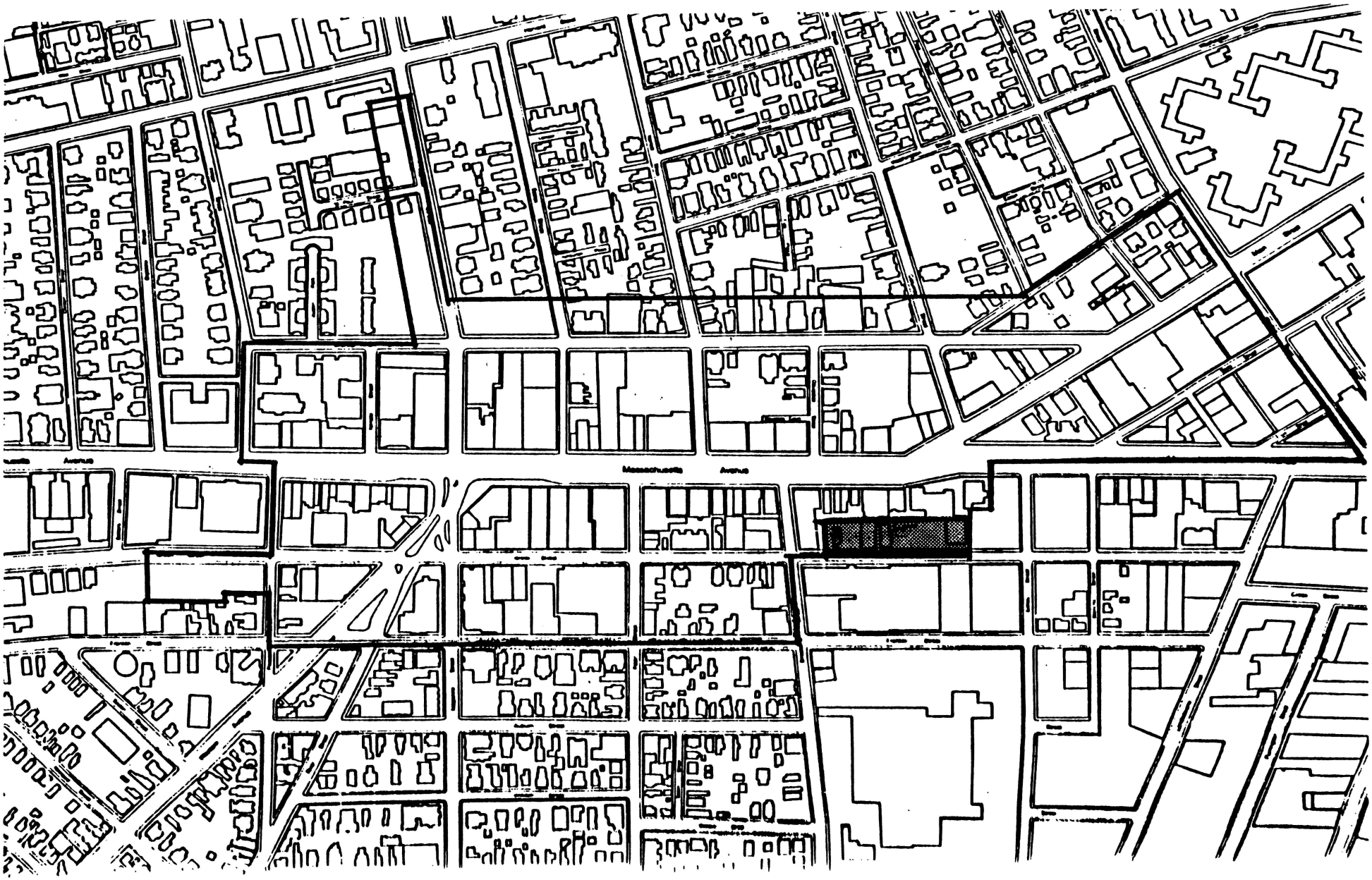
1.3 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the eastern side line of Brookline Street to a point 100 feet distant from the southern side line of Massachusetts Avenue,

1.4 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the southern sideline of Massachusetts Avenue to the point of origin.

1.01 <u>Premises as shown on Assessor's Plat numbered 92</u>:

All or parts of lots numbered 117, 66, 89, 69, 70, 50, 51, odd numbers 93-159 Green Street and even numbers 398-464 Massachusetts Avenue.

BASE DISTRICT REZONING: INDUSTRY B TO BUSINESS B



2.0 Rezone from Business B to Residence C-2A an area of land circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Brookline Street and the centerline of Green Street, on Assessor's Plat numbered 93,

2.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street to its intersection with the centerline of Franklin Street,

2.2 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to its intersection with the centerline of Pearl Street,

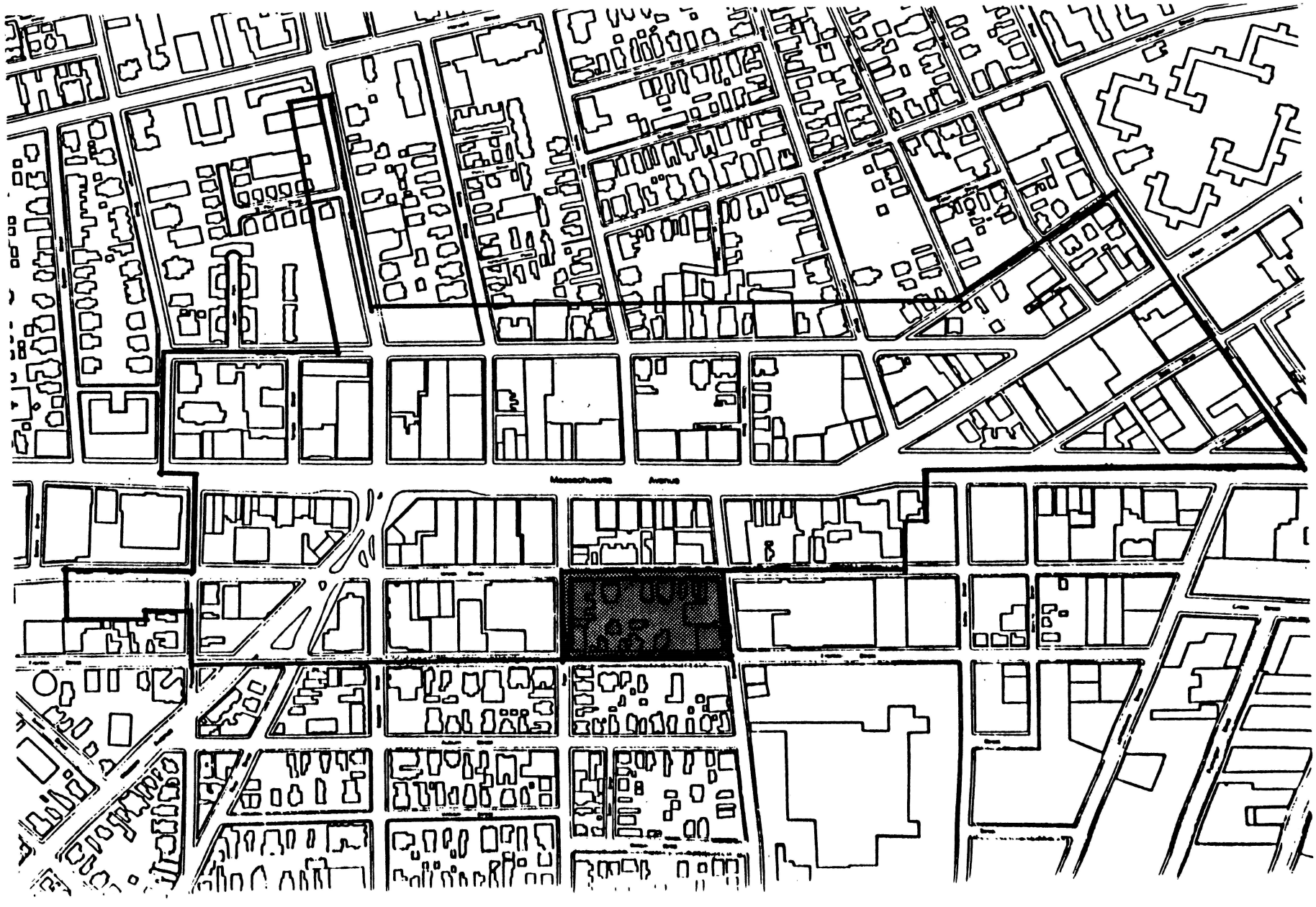
2.3 Thence turning and proceeding in a northeasterly direction along the centerline of Pearl Street to its intersection with the centerline of Green Street,

2.4 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the point of intersection with the centerline of Brookline Street, the point of origin.

2.01 <u>Premises as shown on Assessor's Plat numbered 93</u>:

All or parts of lot numbered 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 120, 121, 60, 61, 62, 103, 64, 102, 67, 68, 69, 109, 110, and 108, even numbers 176-216 Green Street, odd numbers 25-35 Brookline, odd numbers 197-203 Franklin Street and even numbers 30-48 Pearl Street.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C2A



3.0 Rezone from Business B to Residence C-3 and area of land circumscribed by a line said line beginning a point said point being the intersection of the centerline of Pearl Street and the centerline of Franklin Street, on Assessor's Plat numbered 106,

3.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Western Avenue, on Assessor's Plat numbered 105,

3.2 Thence turning and proceeding in a northeasterly direction along the centerline of Western Avenue to the centerline of Green Street,

3.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pearl Street, on Assessor's Plat numbered 106,

3.4 Thence turning and proceeding in a southwesterly direction along the centerline of Pearl Street to the centerline of Franklin Street, the point of origin.

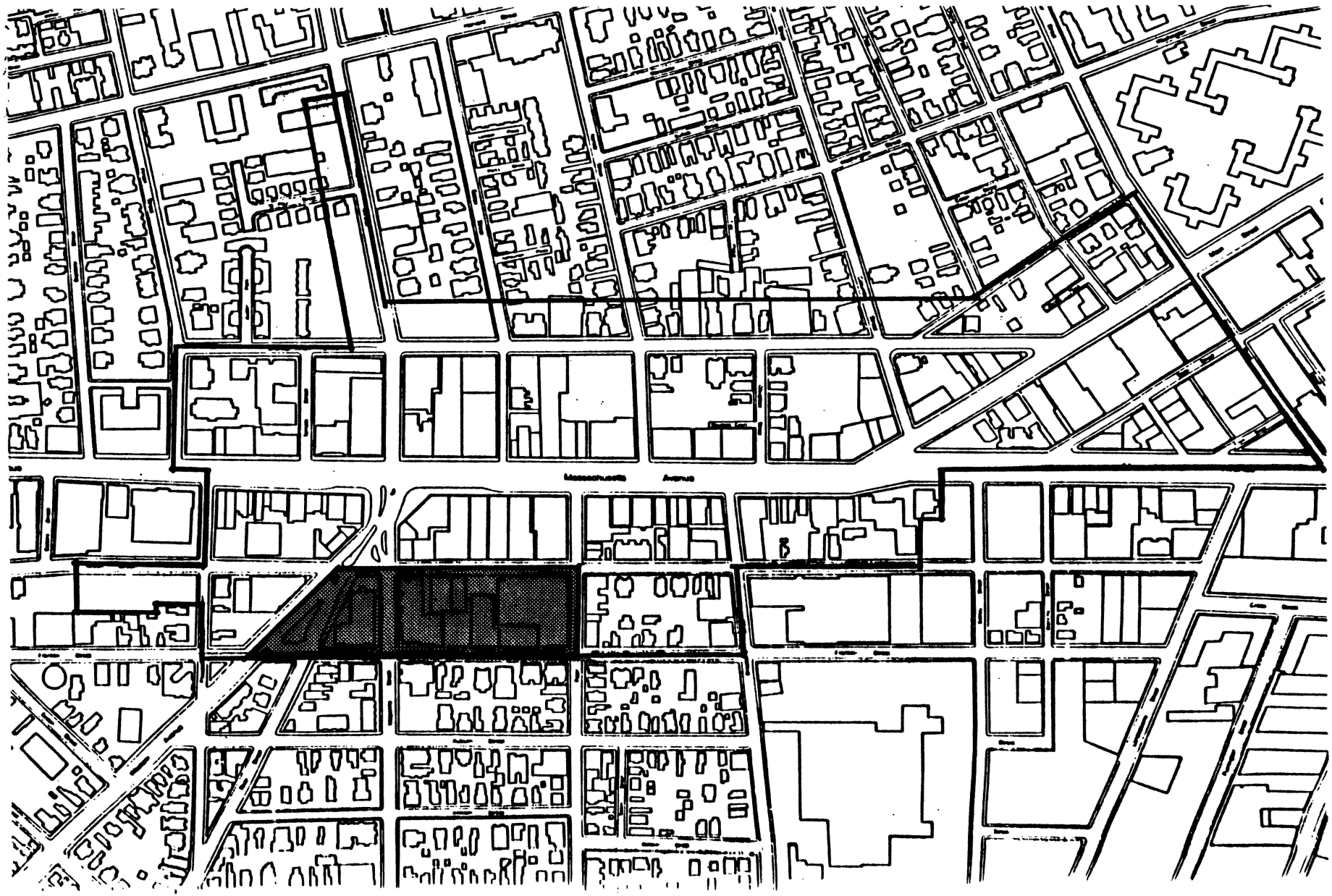
3.01 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 116, 62, 61, 118, 119, 117, 119, 109, and 122, odd numbers 35-45 Pearl Street, odd numbers 143-183 Franklin Street, even numbers 8-12 Magazine Street and even numbers 244-306 Green Street.

3.02 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, and 90, 14 Central Square.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C-3



4.0 Rezone from Business B to Business A an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Franklin Street and the centerline Western Avenue, on Assessor's Plat numbered 105,

4.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline Pleasant Street,

4.2 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Green Street,

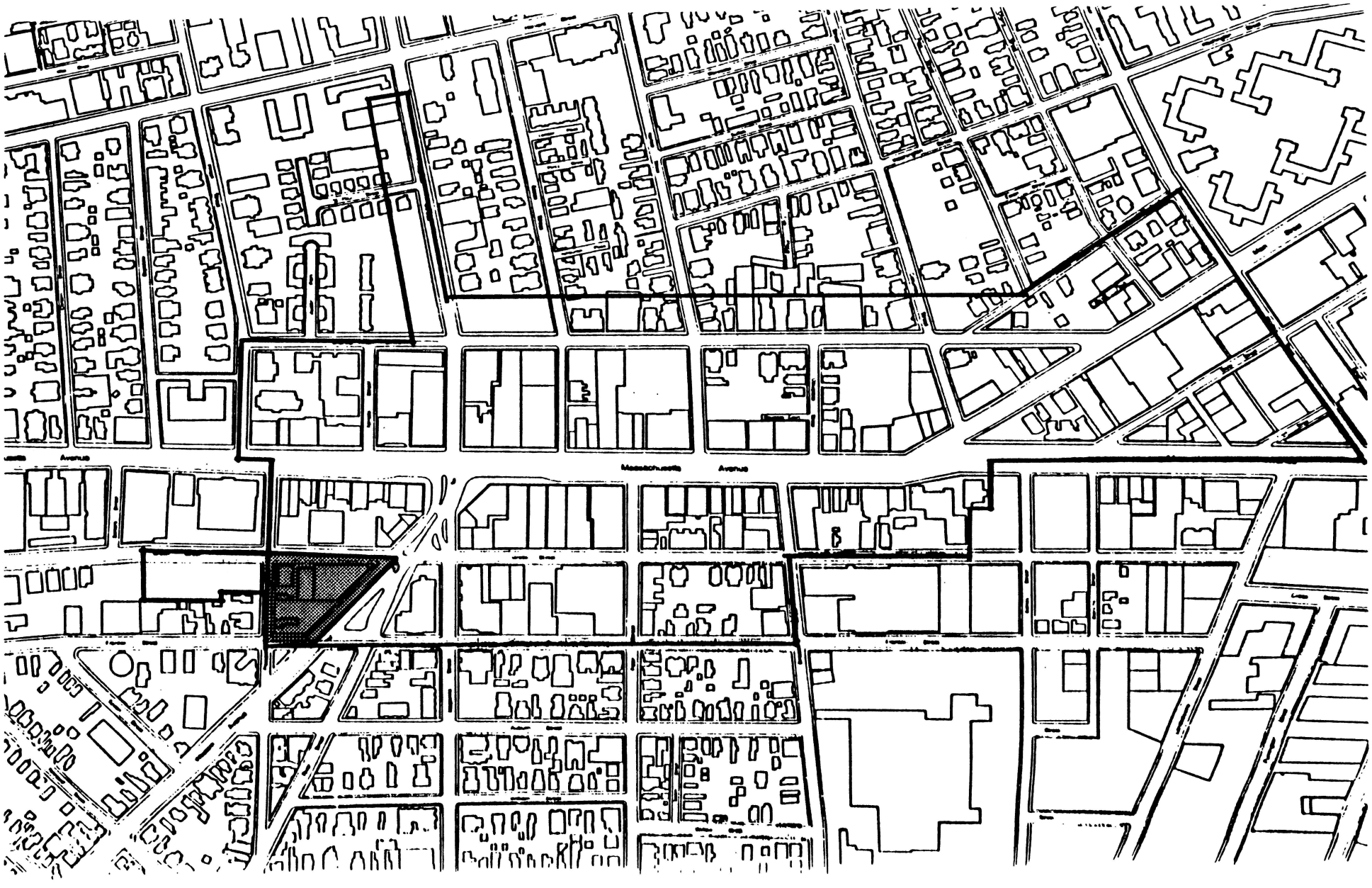
4.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Western Avenue,

4.4 Thence turning and proceeding in a southwesterly direction along the centerline of Western Avenue to the centerline of Franklin Street, the point of origin.

4.01 <u>Premises as shown on Assessor's Plat numbered 105</u>:

All or parts of lots numbered 61, 60, 59, 58, 56, 79, 78, and 62, even numbers 10-18 Pleasant Street, 380 Green Street, and odd numbers 3-29 Western Avenue.

BASE DISTRICT REZONING: BUSINESS B TO BUSINESS A



5.0 Rezone to the Central Square Overlay District an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southern extension of the centerline of Windsor Street, on Assessor's Plat numbered 70,

5.1 Thence proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to a point of intersection with the northeastern extension of the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92,

5.2 Thence turning and proceeding in a southwesterly direction along the northeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92:

5.3 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southeastern side lot line of lot numbered 117 on Assessor's Plat numbered 92,

5.4 Thence turning and proceeding in a southwesterly direction along the southeastern lot line and the southwestern extension of the southeastern side line of lot numbered 57 on Assessor's Plat numbered 117 to the centerline of Green Street,

5.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to the centerline of Brookline Street,

5.6 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Franklin Street,

5.7 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Pleasant Street, on Assessor's Plat numbered 105,

5.8 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to a point of intersection with the southeastern extension of the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119,

5.9 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119 to the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.10 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.11 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.12 Thence turning and proceeding in a northeasterly direction along the northwestern side lot line and the northeastern extension of the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the centerline of Green Street,

5.13 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pleasant Street,

5.14 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Massachusetts Avenue,

5.15 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the southwestern extension of the centerline of Inman Street,

5.16 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the centerline and the centerline of Inman street to the northwestern extension of the centerline of Bishop Allen Drive, on Assessor's Plat numbered 107,

5.17 Thence turning and proceeding in a southeasterly direction along the southwestern extension of the centerline and the centerline of Bishop Allen Drive to a point of intersection with a line 100 distant from and parallel to the western side line of Prospect Street,

5.18 Thence turning and proceeding in a northerly direction along a line 100 feet distant from and parallel to the western side line of Prospect Street to a point 100 feet distant from and parallel to the southern side line of Harvard Street,

5.19 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southern side line of Harvard Street to the centerline of Prospect Street,

5.20 Thence turning and proceeding in a southerly direction along the centerline of Prospect Street to a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive,

5.21 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive to the centerline of School Street, on Assessor's Plat numbered 75,

5.22 Thence turning and proceeding in a northeasterly direction along the centerline of School Street and the eastern extension of the centerline of School Street to the centerline of Windsor Street, on Assessor's Plat numbered 74,

5.23 Thence turning and proceeding in a southeasterly direction along the centerline of Windsor Street and the southern extension of the centerline of Windsor Street to the centerline of Massachusetts Avenue the point of origin.

5.01 Premises as shown on Assessor's Plat numbered 92:

All or parts of lots numbered 57, 117, 66, 89, 51, 50, 69, 70, and 88, even numbers 378-476 Massachusetts Avenue, odd numbers 93-153 Green Street and even numbers 12-18 Franklin Street.

5.02 Premises as shown on Assessor's Plat numbered 93:

All or parts of lots numbered 81, 80, 79, 78, 77, 76, 75, 74, 73, 99, 83, 86, 107, 106, 105, 104, 124, 101, 89, 71, 74, 62, 61, 60, 121, 120, 58, 57, 103, 64, 102, 6`, 68, 69, 109, 110, 108, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56, even numbers 492-460 Massachusetts Avenue, 3-39 odd numbers Brookline Street, odd numbers 197-203 Franklin Street, odd and even 175-223 Green Street and even numbers 10-48 Pearl Street.

5.03 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 103, 104, 79, 124, 123, 106, 107, 85, 75, 105, 122, 109 ,117, 119, 118, 116, 62, and 61, odd numbers 7-45 Pearl Street, odd numbers 219-262 Franklin Street, odd and even numbers 239-306 Green Street, odd and even numbers 1-12 Central Square and even numbers 574-638 Massachusetts Avenue.

5.04 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, 90, 61, 62, 79, 78, 56, 57, 58, 59, 60, 67,68, 89, 77, 88, 81, 74, 82, and 93, even numbers 672-750 Massachusetts Avenue, odd and even numbers 14-30 Central Square, even numbers 2-18 Pleasant Street, odd and even numbers 344-385 Green Street, odd numbers 3-29 Western Avenue.

5.05 Premises as shown on Assessor's Plat numbered 119:

All or parts of lots numbered 51, 94, 23, 31, 32, 33, 22, and 89, odd numbers 5-9 Pleasant Street, odd and even numbers 397-438 Green Street, and even numbers 760-834 Massachusetts Avenue.

5.06 Premises as shown on Assessor's Plat numbered 107:

All or parts of lots numbered 1, 2, 8, 133, 99, 135, 136, 33, and 137, odd numbers 665-765 massachusetts Avenue, even numbers 8-12 Inman Street, even numbers 130-152 Bishop Allen Drive, odd numbers 123-133 Bishop Allen Drive, and odd numbers 7-85 Prospect Street.

5.07 Premises as shown on Assessor's Plat numbered 90:
All or parts of lots numbered 9, 51, 50, 49, 48, 47, 10, 71, 117, 115, 116, 171, 176, 177, 111, 72, 161, 162, 170, 169, 52, 70, 133, 53, 178, 179, 180, 55, 160, 60, 185, 125, 184, 66, and 155, even numbers 8-60 Prospect Street, odd and even numbers 77-118 Bishop Allen Drive, odd numbers 7-37 Norfolk Street, odd and even numbers 1-20 Essex Street, and odd numbers 547-655 Massachusetts Avenue.

5.08 Premises as shown on Assessor's Plat numbered 91:

All or parts of lots numbered 93, 92, 91, 203, 202, 98, 99, 81, 119, 24, 23, 78, 79, 20, 184, 185, 186, 200, 118, 84, 86, 87, 201, 32, 103, 104, 105, 106, 107, 35, 191, 192, 193. 194, 181, 180, 195, 190, 188, 111, 102, 53, 52, 199, 109, 108, 61, 83, 70, 69, 68, 82, 63, 64, 65, 66, and 67, even numbers 2-54 Norfolk Street, all of Douglas Street, odd and even 1-27 Columbia Street, odd and even 2-73 Bishop Allen Drive, odd numbers 853-907 Main Street, and odd numbers 401-531 Massachusetts Avenue.

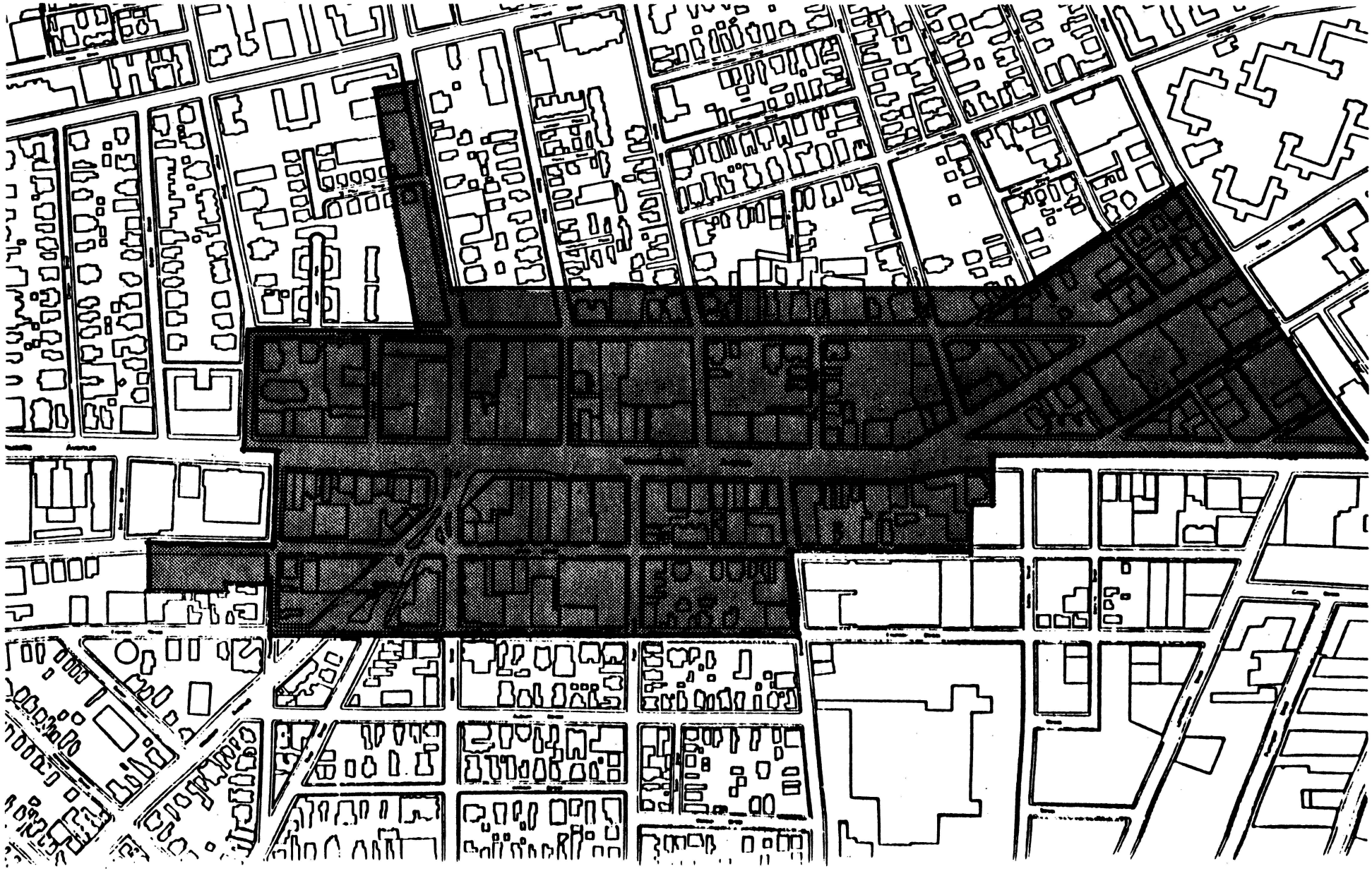
5.09 Premises as shown on Assessor's Plat numbered 75:

All or parts of lots numbered 130, 131, 123, 115, 114, 113, 44, 45, 57, 46, 127, 125, 124, 126, 55a, 47, 149, 48, 148, 53, 54, and 55, odd numbers 95-97, 103-109 School Street, even numbers 80-96 School Street, odd numbers 1 Pine Street,odd numbers 5-25 Cherry Street,odd numbers 1-25 Bishop Allen Drive, odd numbers 811-815 Main Street.

5.001 Premises as shown on Assessor's Plat numbered 70:

All or parts of lots numbered 96, 2, 98, 97, 5, 99, 90, 9, 12, 10, 85, 88, 87, 34, 84, 94, 95, 39, 38, 60, 37, 36, 91, 26, 92, 70, 71, 72, and 51, even numbers 782-836 Main Street, odd numbers 13-69 Windsor Street, odd and even numbers 1-50 State Street, all of Village Street, all of Front Street, and odd numbers 209-363 Massachusetts Avenue.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



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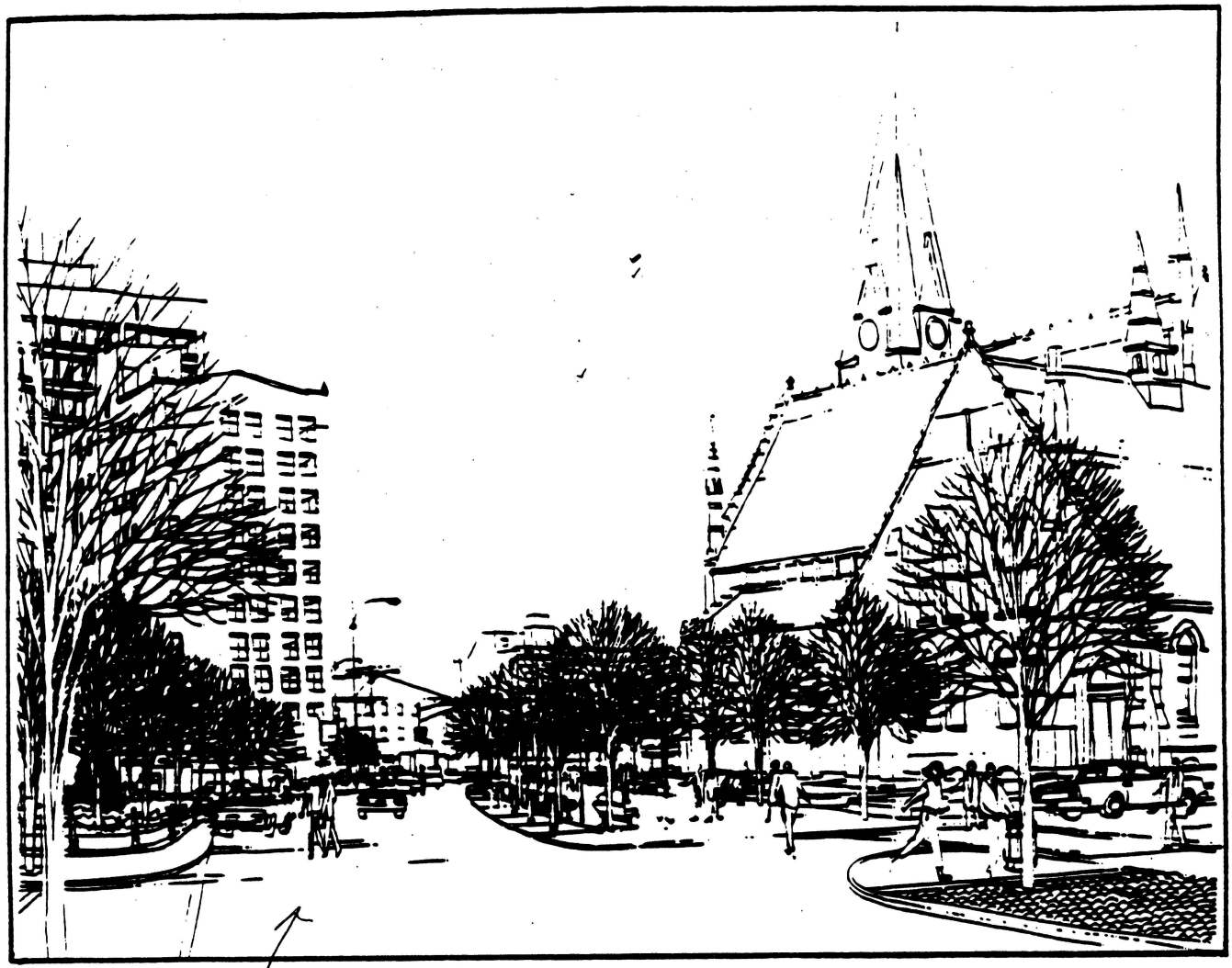

change photo

City of Cambridge

CENTRAL SQUARE
Development Guidelines

VERY ROUGH DRAFT #3

DRAFT 4-26-89

Central Square
Development Guidelines

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Appendix

Central Square National Register District

CENTRAL SQUARE DEVELOPMENT GUIDELINES

I. Purpose

The Central Square Development Guidelines have been compiled to assist residents, property owners, developers and the City in reviewing proposed development projects within the Central Square Overlay District. These Guidelines in conjunction with the Central Square Action Plan, November 1987, will establish the criteria by which development consultation review and review of applications for special permits and variances will be reviewed.

II. Background

Central Square, one of Cambridge's oldest commercial areas, is located at the junction of four economically and socially diverse Cambridge neighborhoods: Neighborhood 4; Mid-Cambridge; Cambridgeport; and Riverside. It contains a varied mix of retail, eating and drinking, office and residential uses. The Square's concentration of commercial activity is located between two major institutional nodes. One of these nodes includes City Hall, the YWCA, the YMCA, the U.S. Post Office, the Division of Employment Security and various religious organizations and is the western boundary. The eastern boundary and second institutional node is defined by the Massachusetts Institute of Technology (MIT).

Central Square is centrally located in Cambridge between Harvard University and MIT and lies along the City's main thoroughfare, Massachusetts Avenue. The Square is within minutes of both the Mass Pike and Route 93. Public transportation is provided by numerous bus routes and the MBTA Red Line subway.

The Square's business activities are concentrated along Massachusetts Avenue from Inman Street (west) to Main Street (east), and between Bishop Allen Drive (north) to Green Street (south). Beyond these boundaries exists a scattering of commercial uses and a rich fabric of residential structures.

The dramatic changes in the real estate market and development plans throughout the City sparked a concern by the residents, City and business community that Central Square's future as a neighborhood retail area may be threatened. As a result of a two year long planning effort, the Central Square Action Plan was adopted by the City Council in 1988 as a policy document to direct and control change in the area. Changes in the zoning with the creation of an Overlay District allows community input into the future development plans of the square.

III. Development Goals and Objectives

The main goal of the Central Square Action Plan is to strengthen the retail environment while maintaining a culturally and economically diverse neighborhood shopping area. The plan recommends:

1. That new development reflect the existing neighborhood by providing a mix of affordable housing opportunities;

2. Preserve structures which contribute to the historical fabric of the Square;

3. Maintain an active streetscape both during the day and evening;

4. Promote compatibility with existing uses; and

5. Improve the overall physical and visual environment.

These design guidelines are written to promote to the extent possible through physical design the attainment of the Action Plan's goals and objectives.

IV. Design Principles and Guidelines

A. Stores and Storefronts

Storefronts should be oriented to the pedestrian and provide visual interest both day and night along Massachusetts Avenue and Main Street. Pedestrians should be encouraged to window shop by the provision of varied and interesting display areas. Every effort should be made to facilitate access into the store and to create an individual building or store identity.

The following elements are encouraged:

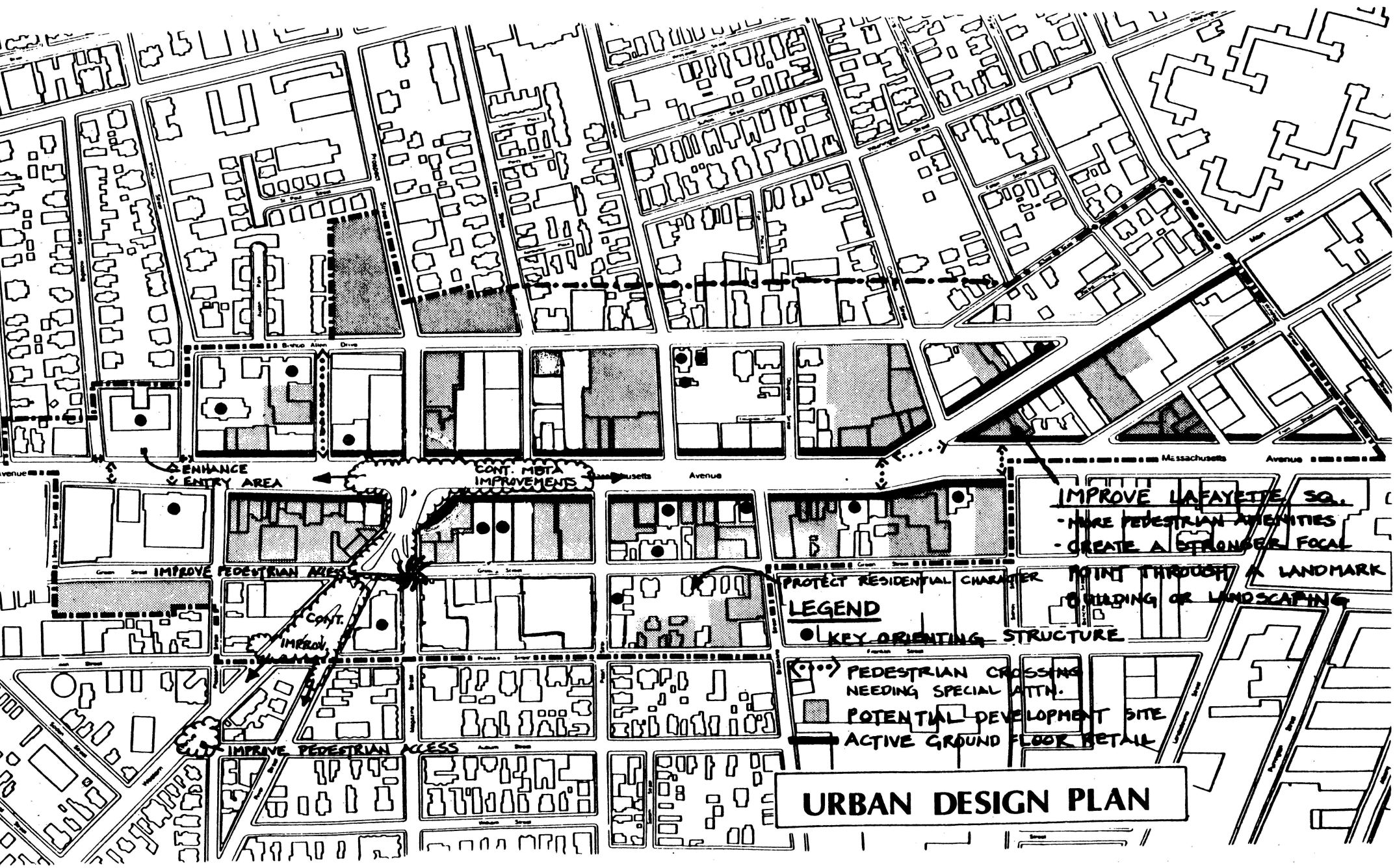
1. large window areas for display or for looking into a store with lighting to facilitate night viewing
2. awnings and/or canopies
3. signage which is attractively integrated into the window area, awnings, canopies and architecture of the building
4. street grade entrances which continue a strong linear edge along Massachusetts Avenue and Main Street
5. window boxes
6. restoration of details in historically contributing or significant buildings
7. retail businesses should provide rest room facilities for customers
8. small projecting signs which are compatable with the architecture of the building

The following elements are discouraged:

1. small window areas that do not promote or encourage viewing into the store
2. overpowering signage
3. alcoves or recesses in the building wall that encourage loitering
4. loading docks along Massachusetts Avenue and Main Street
5. parking entrances and exits along Massachusetts Avenue and Main Street
6. below or above grade store entrances
7. non-retail uses on Massachusetts Avenue

B. Housing

Housing is an important element to ensure activity throughout the day and night. There are several residential structures within the commercial area and a strong tie to the adjacent neighborhoods. The development of housing in combination with retail/commercial uses and or alone is desirable. New housing should continue to reflect the diversity of the area by providing a mix of unit sizes and occupancy opportunities and should be available to a wide range of income groups.


ENHANCE ENTRY AREA
CONT. MBTA IMPROVEMENTS
IMPROVE LAFAYETTE SQ.
- MORE PEDESTRIAN AMENITIES
- CREATE A STRONGER FOCAL POINT THROUGH A LANDMARK BUILDING OR LANDSCAPING
IMPROVE PEDESTRIAN ACCESS
CONT. IMPROV.
PROTECT RESIDENTIAL CHARACTER
LEGEND
KEY ORIENTING STRUCTURE
PEDESTRIAN CROSSING NEEDING SPECIAL ATTN.
POTENTIAL DEVELOPMENT SITE
ACTIVE GROUND FLOOR RETAIL
IMPROVE PEDESTRIAN ACCESS
URBAN DESIGN PLAN

The following elements are encouraged:

1. renovation/reuse of existing structures
2. creation of affordable units
3. windows should overlook the street below
4. units should face adjacent residential units especially on Green Street and Bishop Allen Drive and be sensitive to the scale of adjacent units
5. use of federal, state and or local incentives for affordable housing units
6. secure private yards or open space for tenants

The following elements are discouraged:

1. private yards or open space along Massachusetts Avenue or Main Street
2. units geared to a single income group

C. Parking and Service Areas

Presently there are limited opportunities to provide off site service areas and as a result streets and sidewalks are frequently obstructed. Service areas are to be located to allow vehicles access onto the site and off of the public ways and away from residential windows.

Central Square is well served by public transportation facilities. It is strongly encouraged that commercial tenants take advantage of this opportunity and therefore reduce the need for on site parking facilities. When parking is constructed in conjunction with a development it should be screened from all public view. Parking facilities should be constructed so as to allow maximum use of ground floor space for retail activity especially along Massachusetts Avenue and Main Street.

Entrances to both parking and service areas must be constructed to minimize disruption to adjacent uses. Entries should be kept away from street intersections as much as possible.

D. Streets and Sidewalks

Renovations to the MBTA Red Line in Central Square were confined to a few blocks at the center of the Square. It is strongly recommended that new developments incorporate similar improvements into the public ways adjacent to their projects and to fill in areas untouched due to the existence of vaults.

Suggested improvements include:

1. Fill in private vaults within sidewalk areas

2. Street trees
3. Bicycle racks
4. Trash containers
5. Washington Post lights or other fixture as approved by the City along Massachusetts Avenue
6. Kiosks
7. Paving and materials to be consistent with the MBTA improvements
8. Widening sidewalk areas on side streets to a minimum of eight feet connecting Bishop Allen Drive and Green Street to Massachusetts Avenue and improve the condition of existing sidewalks.
9. Upgrade lighting along Bishop Allen Drive, Green Street and the streets connecting them to Massachusetts Avenue

E. Elements of Form

1. HEIGHT

Height of buildings should be consistent within the overall context of the surrounding properties. Whenever possible the greatest height and bulk of the building should be placed on Massachusetts Avenue with a diminution in height and bulk as the project approaches the lower residential uses in abutting areas. Height and bulk should also be arranged to protect sight lines of significant historic structures. In street wall situations it is desirable to relate architectural elements of new construction to the significant architectural elements including cornice heights on adjacent buildings.

2. SCALE

The heavy pedestrian activity in the Square must be recognized in renovations and new construction projects. Treatment of the ground floor plane should relate to the human dimension and be rich in detail to enhance the pedestrian experience.

3. MASSING

Continuation of a strong linear retail frontage is critical to preserving the strength and historic character of the commercial district. Building fronts should maintain a strong unbroken linear edge along Massachusetts Avenue. Adjacent structures should build to a common party wall; alleyways between buildings are not encouraged.

4. STREETWALLS AND SETBACKS

Building walls along Massachusetts Avenue and Main Street should be maintained at the property line with alcoves minimized so as not to create unsupervised areas which encourage loitering. Setbacks along narrow sidestreets are encouraged to provide expanded sidewalk widths; a minimum of eight feet is desirable to allow the planting of street trees.

5. EXTERIOR TREATMENTS

a. Renovations

Contributing and historically significant buildings should be renovated whenever possible. Materials should be consistent with the materials used when the structure was originally built. Original details should be preserved and restored whenever possible.

b. New Construction

Pedestrian level treatments must be rich in detail and help to reinforce human scale through the use of architectural elements such as trim, sills, lintels, awnings and canopies. The use of durable materials, granite or limestone will help to add interest and variation to facades. Windows should be large and illuminated from within to create interesting display or viewing areas for retail space.

New construction should be compatible and sensitive to adjacent historic structures with respect to scale and massing. Use of stucco, or stucco style panels and concrete blocks are discouraged. As a general rule, new buildings should be faced with wood or masonry with "punched" operable windows to complement the older structures in the Square. Brick should be a full size brick with a color which is compatible to adjacent structures.

The building walls above the ground floor should be articulated with bays, setbacks, cutouts, flower boxes, balconies, etc. to eliminate "boxy" type structures. Care should be taken to insure that automobile headlights and street light glare are shielded from residential windows.

Signs should be designed to fit on the building and to be integrated with windows and awnings and not overlap or cover building details. Signage should be legible, unobtrusive and not over powering.

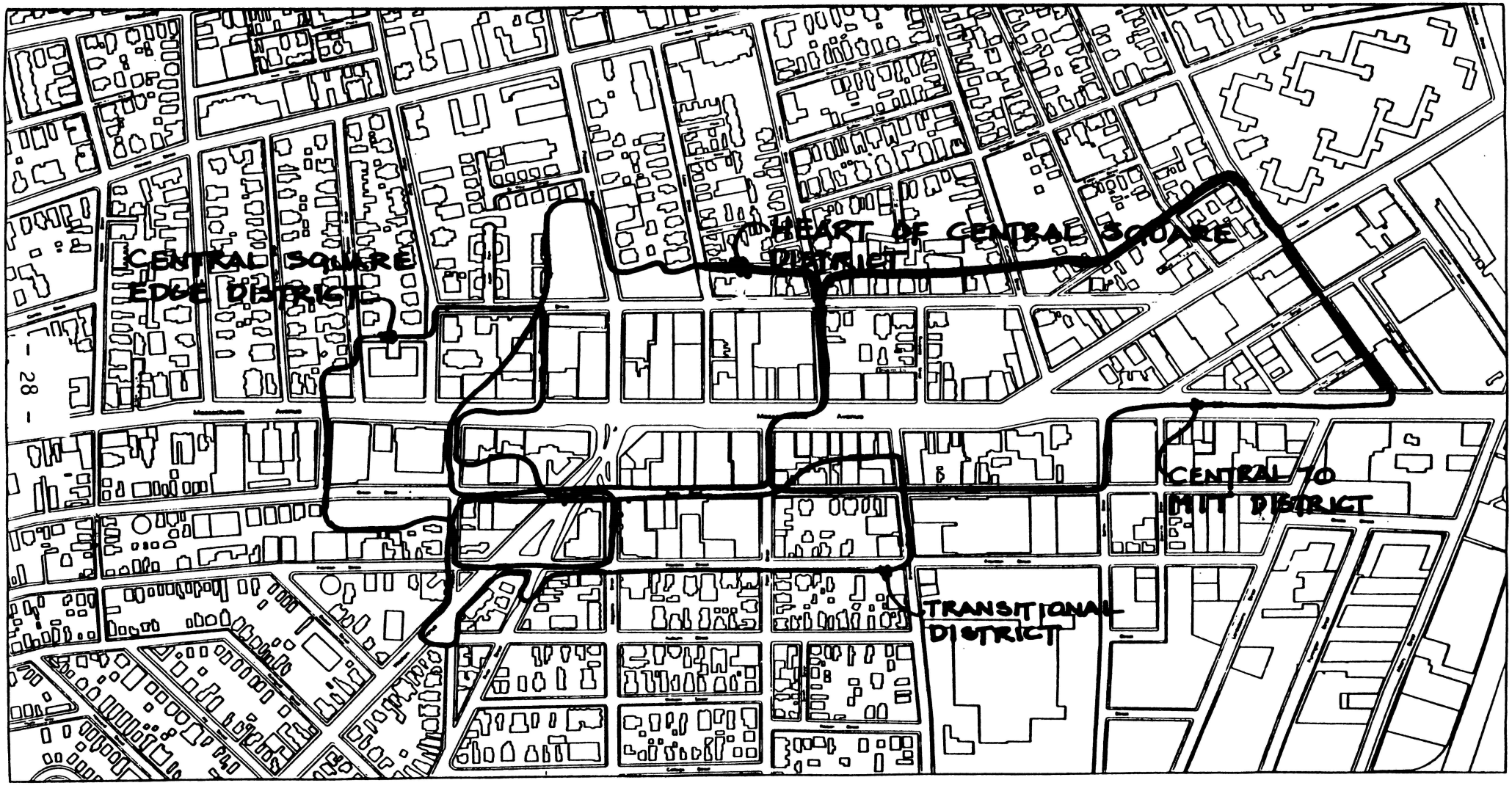
The use of color should be appropriate to the historic character of the Square, such as subtle highlighting of details on awnings, signage and trim, etc. Overpowering, gaudy, or "trendy" colors are discouraged.

All mechanical penthouses and other projections should be integrated into the building form. These projections should be faced with the same building materials and not detract from the buildings overall appearance.

V. Central Square Districts

Four sub-districts have been identified within the Central Square Overlay District; Central Square Edge District; Heart of Central Square District; Central Square to MIT District; and, Transitional District. The following guidelines have been developed to complement the general guidelines for the Overlay District by summarizing the most distinctive aspects of each sub-district and by suggesting how new projects should be considered in regard to these special attributes.

The drawings show the general location of each district. Since each sub-district is a part of the whole business district, boundary lines are illustrative and are not meant to isolate design concerns in an arbitrary fashion.



CENTRAL SQUARE DISTRICTS

A. Central Square Edge District

This district is substantially developed and has a strong institutional and architectural presence and therefore provides a stable edge to the business district. City Hall, Saint Mary's and the YWCA are included in an existing National Register District. The buildings are characteristic of the "Beaux Arts/City Beautiful" character and contribute substantially to the historic architectural quality of the Square.

1. PRIVATE DEVELOPMENT

Although this district is substantially developed, several development possibilities exist and are the most likely to be affected by future development pressures. These potential sites include several parking lots and two single story commercial structures.

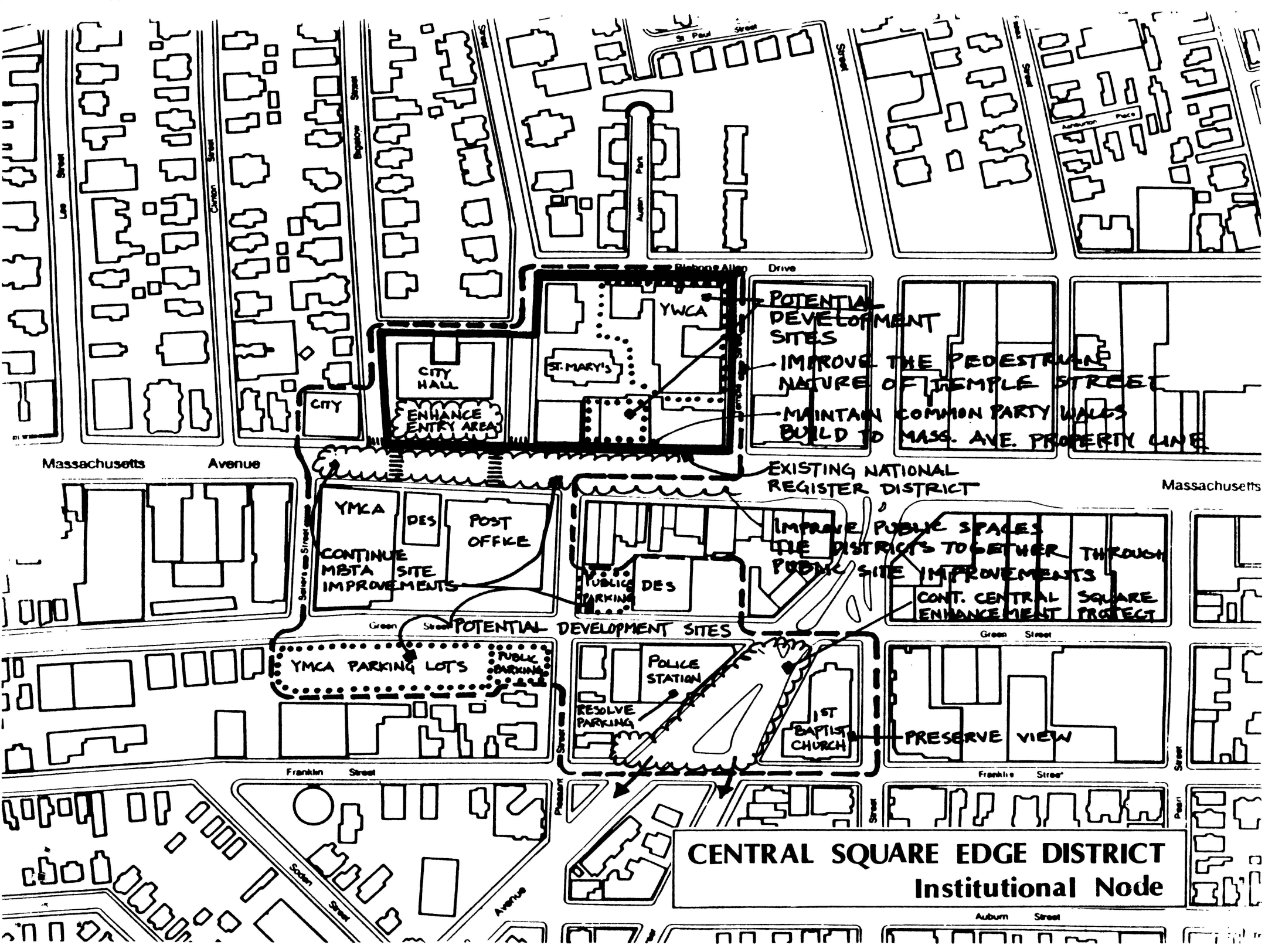
The YMCA and YWCA have been falling on difficult financial times. Their presence in Central Square is important and every effort should be made to perpetuate their continued existence here. However, in light of the limited financial assistance available, if these properties are sold or redeveloped for other uses, then maintenance of the architectural integrity of the buildings should be encouraged. Developments adjacent to or in addition to their existing facilities should reflect their structural dominance within the district, but not detract from their architectural character. The presence of public parking facilities adjacent to or near the parking lots owned by the YMCA and the DES site may offer a unique opportunity for the development of affordable housing units. Any development in this location should consult with the City to determine the feasibility of a partnership.

Redevelopment of the properties fronting along Massachusetts Avenue should be done with strict attention paid to the adjacent National Register properties.

2. PUBLIC SPACES

As mentioned above municipal parking facilities are possible leveraging mechanisms for the creation of affordable housing. The City needs to investigate the appropriateness of possible developments and determine how or if parking is to be replaced.

Continuation of a strong site improvement program that will connect this district to the main commercial district, the Heart of Central Square District, is


Bishops Alley
Drive
YWCA
POTENTIAL DEVELOPMENT SITES
IMPROVE THE PEDESTRIAN NATURE OF TEMPLE STREET
MAINTAIN COMMON PARTY WALLS BUILD TO MASS. AVE. PROPERTY LINE
CITY HALL
ENHANCE ENTRY AREA
ST. MARY'S
CITY
Massachusetts Avenue
EXISTING NATIONAL REGISTER DISTRICT
YMCA
DES
POST OFFICE
CONTINUE MBTA SITE IMPROVEMENTS
IMPROVE PUBLIC SPACES TIE DISTRICTS TOGETHER THROUGH PUBLIC SITE IMPROVEMENTS
CONT. CENTRAL SQUARE ENHANCEMENT PROJECT
PUBLIC PARKING
DES
Green Street
POTENTIAL DEVELOPMENT SITES
YMCA PARKING LOTS
PUBLIC PARKING
POLICE STATION
RESOLVE PARKING
1ST BAPTIST CHURCH
PRESERVE VIEW
Franklin Street
Auburn Street
Scollay Square
CENTRAL SQUARE EDGE DISTRICT
Institutional Node

needed. In addition, a paving system similar to the one used for the MBTA improvements will aid in unifying the institutional uses together and tie them into the Square.

B. Heart of Central Square District

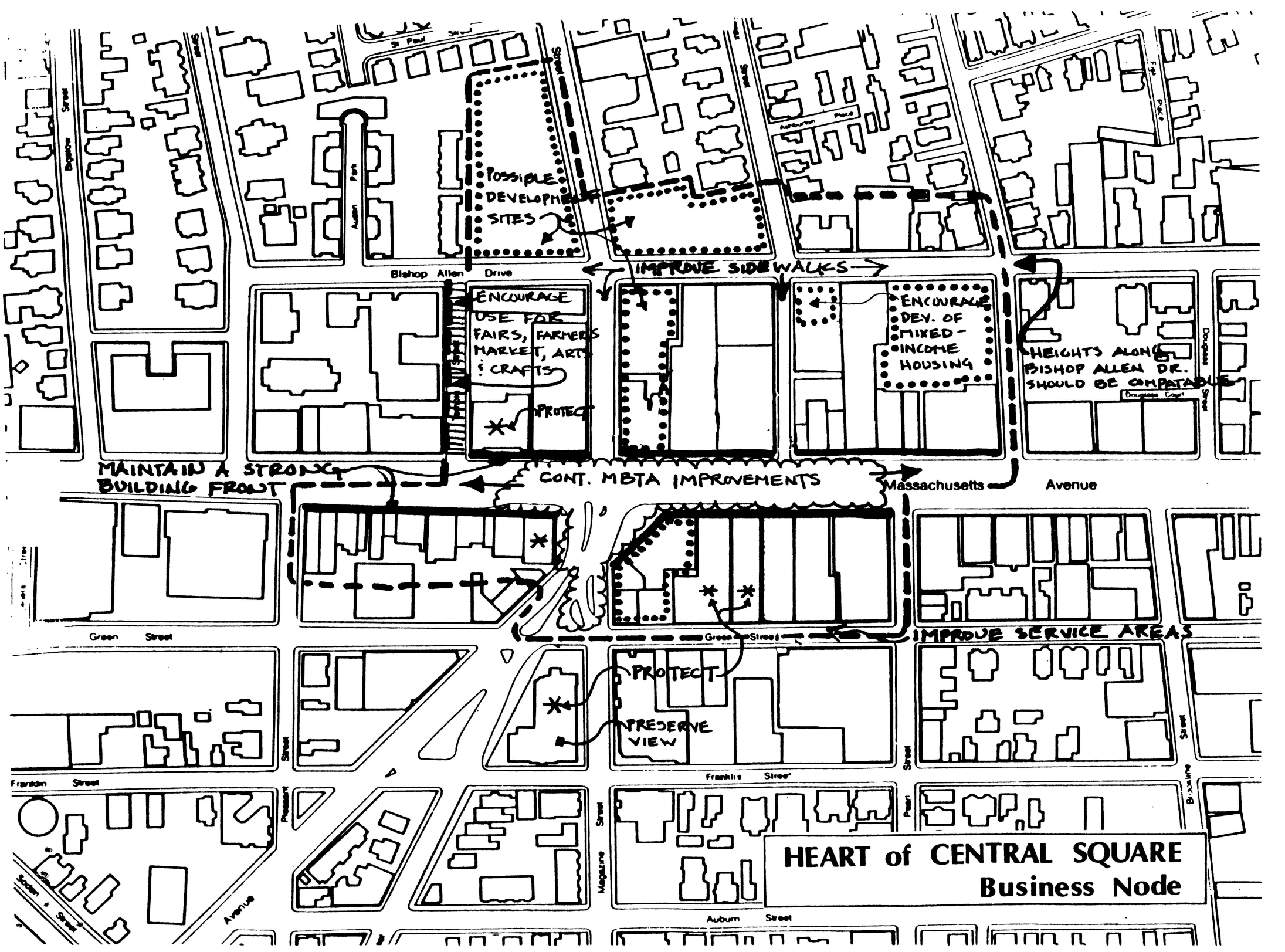
The "Heart of Central Square" is the area which contains the majority of the commercial uses and is what most people identify as "Central Square". This area contains a strong commercial use frontage with no voids in the building mass. Despite this strong frontage many parcels are "soft" and likely to be redeveloped in the near future. The soft buildings are primarily one to three-story structures. In fact within the entire district there are only six structures containing more than four stories. No property owners, at present, control an entire block, but there are some large parcel owners and the possibility of assembly is not unattainable. This district contains some of the largest individually owned land parcels in the Square.

1. PRIVATE DEVELOPMENT

Two significant possiblities exist for the development of housing. The parking lots at the corners of Prospect Street and Bishop Allen Drive are presently used for accessory parking for the office tower at 675 Massachusetts Avenue. Housing and the required parking could be accommodated on these lots. Townhouse development is preferred for the north-east parcel. Since vehicular turns on to and off of Prospect Street are difficult, commercial uses are not recommended. The height and massing of these structures should be complementary to the adjacent residentially zoned areas. Open space should be used as a buffer between the parking and adjacent residential uses.

The second housing opportunity and an opportunity to create affordable housing can be realized by using the City's parking lots along Bishop Allen Drive. These lots could be developed independently for housing and parking or in combination with one or more of the properties along Massachusetts Avenue. The City will investigate the appropriateness of development in these areas and how or if parking is to be replaced.

Commercial development is strong along Massachusetts Avenue and new development should continue this existing retail presence. The transition between commercial and residential uses has been strained by the incompatability of certain commercial uses with residential uses especially along Green Street. There are a number of residential units which face the poorly maintained service areas of commercial buildings. Every effort should be made to minimize future land use conflicts by providing clean on site service and parking facilities.


POSSIBLE DEVELOPMENT SITES
IMPROVE SIDEWALKS
Bishop Allen Drive
ENCOURAGE USE FOR FAIRS, FARMERS MARKET, ARTS & CRAFTS
PROTECT
ENCOURAGE DEV. OF MIXED-INCOME HOUSING
HEIGHTS ALONG BISHOP ALLEN DR. SHOULD BE COMPATABLE
MAINTAIN A STRONG BUILDING FRONT
CONT. MBTA IMPROVEMENTS
Massachusetts Avenue
IMPROVE SERVICE AREAS
PROTECT
PRESERVE VIEW
Green Street
Franklin Street
Auburn Street
HEART of CENTRAL SQUARE
Business Node

2. PUBLIC DEVELOPMENT

The MBTA has completed extensive renovations to the subway station and to the sidewalks in this area. A comprehensive maintenance program is necessary to ensure the longevity of the improvements. These improvements are limited to only a few blocks. Continuation of these improvements using the same materials and color palate throughout the business area will aid in unifying the area visually.

Sidewalk conditions including walking surfaces, sidewalk widths, street lighting and trees along Bishop Allen Drive, Green Street and the side streets connecting them to Massachusetts Avenue should be evaluated and improved where needed.

C. Central Square to MIT District

As you head east from Central Square towards MIT the strong retail pattern begins to break up and give way to office space. Property holdings are generally smaller than in the Center of the Square with the exception of land holdings by MIT, J. R. Fennell Realty Trust and the Salvation Army. Also, properties are less likely to run the length of the block from Massachusetts Avenue to either Bishop Allen Drive or Green Street.

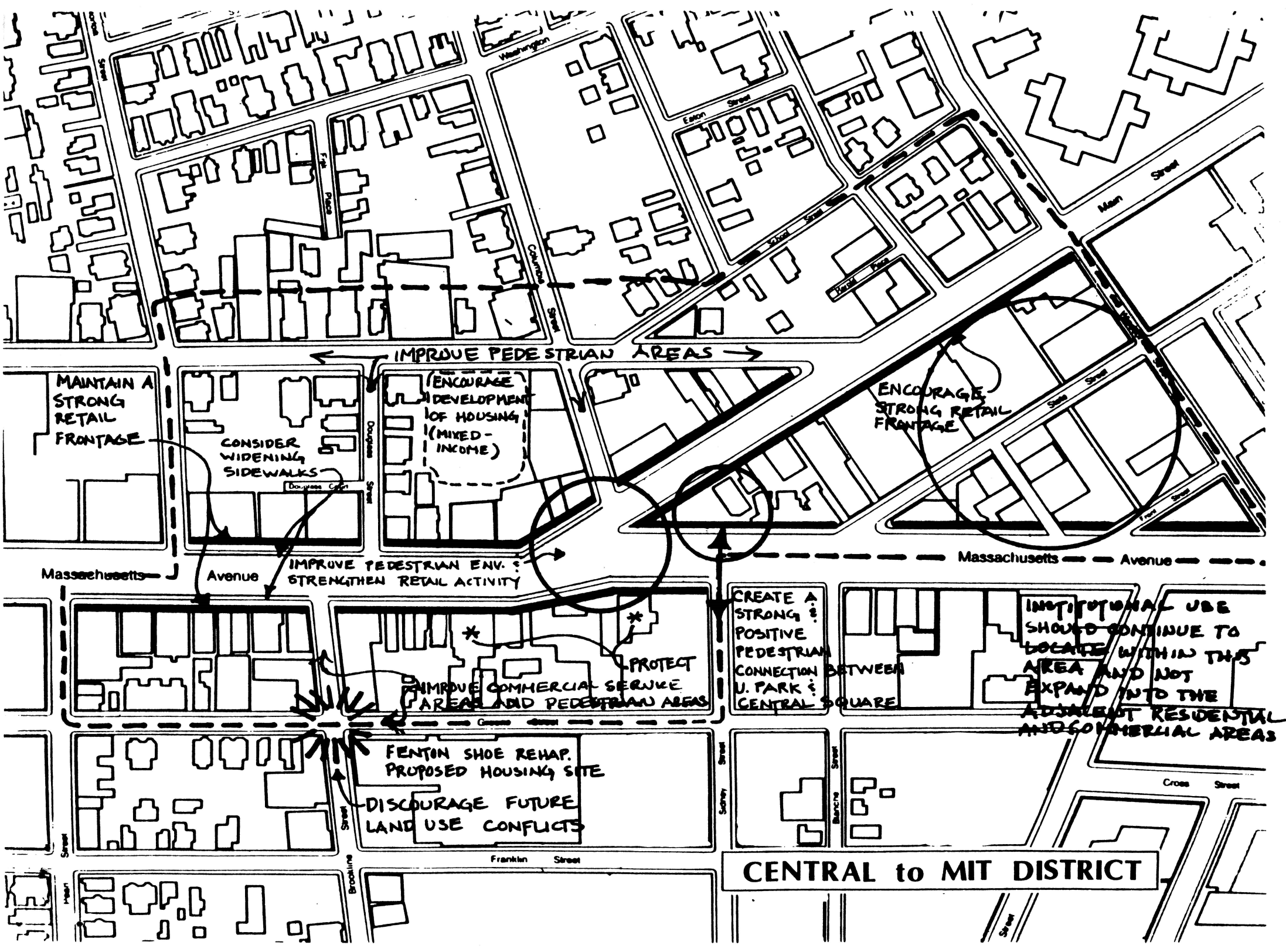
1. PRIVATE DEVELOPMENT

Blocks in this district are a combination of commercial and institutional structures mixed in with residential structures. This character is likely to continue because of the presence of rent controlled residential units and the protection of these units under the City's Rent Control Ordinance. Except for the large properties noted above, development in this area is not likely to be substantial unless several properties are combined. Despite this there are a number of sites determined to be "soft" because of the anticipated development pressures on underdeveloped land adjacent to the University Park development.

The area east of Lafayette Square has a strong institutional element of MIT housing and university related space. Continued use of this area for university related activities should be allowed but confined to the immediate area and not allowed to expand into the adjoining residential and/or commercial area.

The City possesses another site on which additional mixed income housing might be created in the municipal parking lot between Douglas and Columbia Streets. Combining this parking lot with land on either Douglas Street or Columbia Street would improve access to and from this site if it were to be developed. Consideration of this lot, or any of the other lots previously mentioned, for housing development may require replacement of the existing public parking within the Central Square Area. Further analysis is needed to determine the most cost-efficient way or best location to replace this parking.

In order to strengthen the weak pedestrian and commercial frontage active retail uses should replace ground floor office uses along Massachusetts Avenue and Main Street. An active commercial and pedestrian area is important to making a successful link between the Central Square business district and the ongoing University Park development.


IMPROVE PEDESTRIAN AREAS
MAINTAIN A STRONG RETAIL FRONTAGE
CONSIDER WIDENING SIDEWALKS
ENCOURAGE DEVELOPMENT OF HOUSING (MIXED-INCOME)
ENCOURAGE STRONG RETAIL FRONTAGE
Massachusetts Avenue
IMPROVE PEDESTRIAN ENV. & STRENGTHEN RETAIL ACTIVITY
CREATE A STRONG & POSITIVE PEDESTRIAN CONNECTION BETWEEN U. PARK & CENTRAL SQUARE
INSTITUTIONAL USE SHOULD CONTINUE TO LOCATE WITHIN THIS AREA AND NOT EXPAND INTO THE ADJACENT RESIDENTIAL AND COMMERCIAL AREAS
PROTECT
IMPROVE COMMERCIAL SERVICE AREAS AND PEDESTRIAN AREAS
Cross Street
FENTON SHOE REHAP. PROPOSED HOUSING SITE
DISCOURAGE FUTURE LAND USE CONFLICTS
Franklin Street
CENTRAL to MIT DISTRICT

2. PUBLIC DEVELOPMENT

Transportation improvements in combination with public space improvements should be made at Lafayette Square at the intersection of Massachusetts Avenue and Main Street. The increased traffic that will be generated by development in Cambridgeport will require that special attention be given to managing traffic flows, both automotive and pedestrian.

It is particularly important to tie the MBTA street and sidewalk improvements to this district. The breakdown of active retail uses especially around Lafayette Square has caused a weakening of the commercial strip. Unified public space improvements will visually tie this area together with the "Heart of Central Square District".

Sidewalk conditions including walking surfaces, sidewalk widths, street lighting and trees along Bishop Allen Drive, Green Street and the streets connecting them to Massachusetts Avenue and Main Street should be evaluated and improved where necessary.

D. Transition District

The Transition District is the area that separates the main retail activity along Massachusetts Avenue from the strictly residential character of the Cambridgeport neighborhood. As a transitional area the character of the district is mixed from block to block, but it is predominately residential in nature. Very few "soft" development areas exist; except for a parcel along Brookline Street, assembly of several small lots would be necessary to achieve any sizeable development.

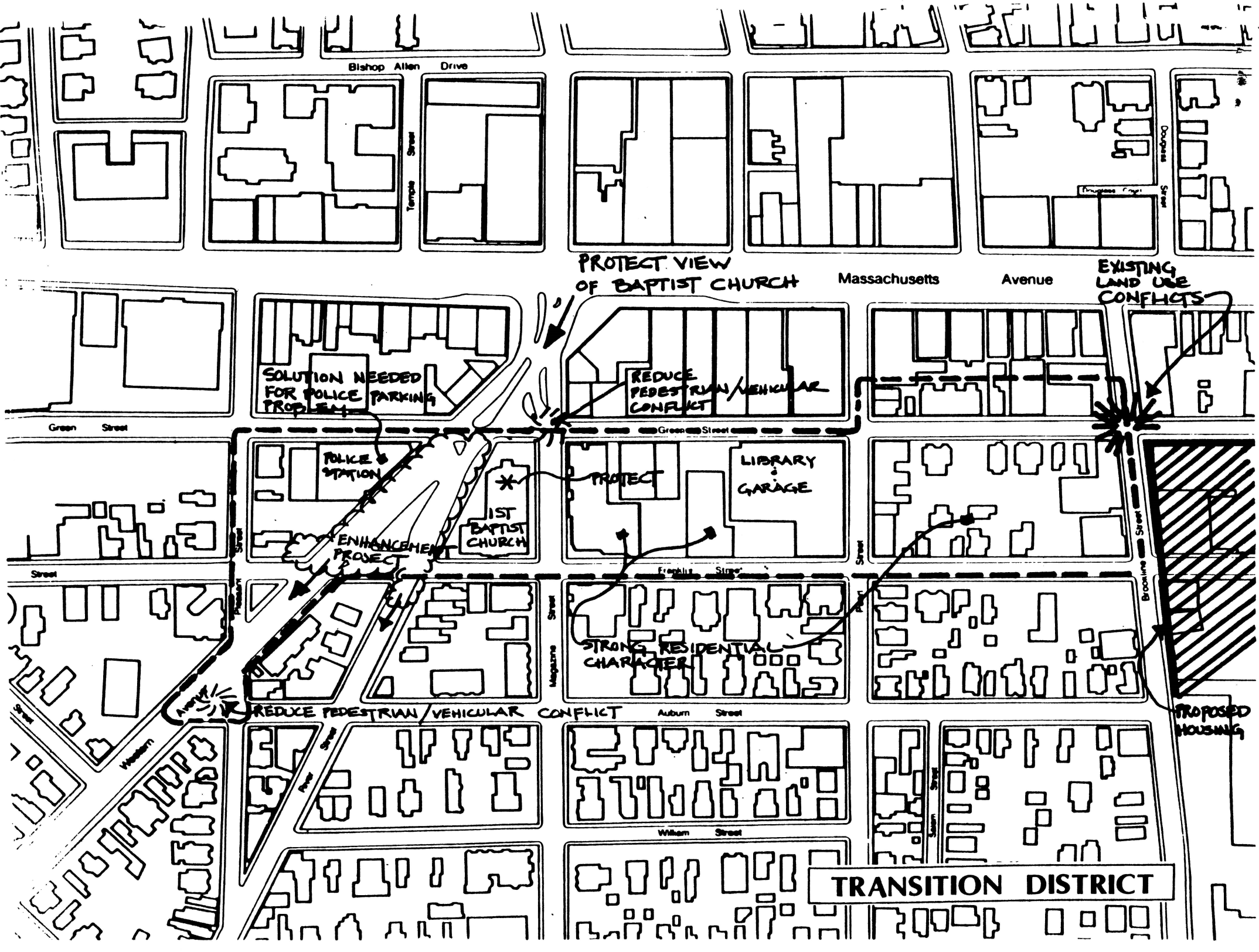
1. PRIVATE DEVELOPMENT

Development in this area should respect the scale of adjacent uses. Commercial uses along Brookline Street should be discontinued.

2. PUBLIC DEVELOPMENT

Since this district is predominately residential, public improvements in this area are developed to a level found in the surrounding residential area. Special attention should be given to Green Street, especially between Pearl and Brookline Streets, to signal the transition from commercial to residential uses. The open space improvements adjacent to the First Baptist Church need to be maintained and extended along River Street and Western Avenue.

Although two municipal parking lots and one municipal parking garage is located on Green Street, parking is a severe problem around the police station. Solutions to the police department parking problem need to be explored further.


Bishop Allen Drive
Temple Street
PROTECT VIEW OF BAPTIST CHURCH
Massachusetts Avenue
EXISTING LAND USE CONFLICTS
SOLUTION NEEDED FOR POLICE PARKING PROBLEM
REDUCE PEDESTRIAN/VEHICULAR CONFLICT
Green Street
POLICE STATION
1ST BAPTIST CHURCH
ENHANCEMENT PROJECT
PROTECT
LIBRARY & GARAGE
Franklin Street
Broadway Street
STRONG RESIDENTIAL CHARACTER
Magazine Street
REDUCE PEDESTRIAN/VEHICULAR CONFLICT
Auburn Street
PROPOSED HOUSING
Western Avenue
William Street
TRANSITION DISTRICT

Appendix

Central Square National Register District (and adjacent areas within the Central Square Overlay District)

This map shows the boundaries of the proposed Central Square National Register District. Contributing buildings (shaded) are those which are achitecturally or historically significant and add to the overall historical character of the District. Non-contributing buildings (unshaded) are those which lack significance or which are under the statutory 50 year age limit. Buildings less than 50 year old may be significant and will be considered contributing when they pass the 50 year mark.

(To be forwarded to the Council before its May 15, 1989 hearing on the Overlay District. As in Harvard Square it is anticipated that most buildings greater than fifty years of age and retaining a semblance of their architectural integrity will be listed as contributing.)

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

March 2, 1989

Mr. Russell B. Higley
City Solicitor
City Hall
Cambridge, MA 02139

Dear Sir:

Enclosed you will find three copies of proposed amendments to the Zoning Ordinances of the City of Cambridge which were passed to a second reading at the City Council meeting held on February 27, 1989 as follows:

1. Petition of the Planning Board to amend the Zoning Ordinances by establishing the Monsignor O'Brien Interim Zoning District.

2. Petition of Susan Yanow to amend the Zoning Ordinances by adding a new subsection 5.43.

3. Petition of the Planning Board to amend the Zoning Ordinances by creating a Central Square Overlay District.

Would you kindly review these amendments and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3) First publication numbers 2430, 2431 and 2432.

c.c. Councillor William Walsh, Chairman, Committee on Ordinances.
Joseph Cellucci, Commissioner of Inspectional Services

FIRST PUBLICATION NUMBER 2430.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by establishing the Monsignor O'Brien Interim Zoning District in the area herein described having the following requirements:

1. All requirements of the Industry B zoning district shall apply except as modified and limited by the requirements of this Section's subsection 2-4 below;

2. The floor area ratio applicable to any lot shall be limited to 2.0;

3. The maximum height of any building shall be 85 feet;

4. The Monsignor O'Brien Interim Zoning District shall be in effect through June 1, 1989.

A. Amend the Zoning Ordinance of the City of Cambridge as described below by creating a new Section 3.16 - the Monsignor O'Brien Interim Zoning District in the area of East Cambridge as shown on the accompanying map, having the following requirements:

Section 3.16

1. All requirements of the Industry B zoning districts shall apply except as modified and limited by the requirements of this Section subsections 2-4 below;

2. The floor area ratio applicable on any lot shall be limited to 2.0;

3. The maximum height of any building shall be 85';

4. The Monsignor O'Brien Interim Zoning District shall be in effect through June 1, 1989.

B. Amend the Zoning Map of the City of Cambridge as follows:

1.0 Rezone an area currently zoned Industry B to Industry B with the Monsignor O'Brien Interim Zoning District Overlay circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Monsignor O'Brien Highway with the centerline of the southwestern extension of the western side lot line of lot numbered 12 on Assessor's Plat numbered 1A,

1.1 Thence proceeding in a northwesterly direction along the centerline of Monsignor O'Brien Highway to a point of intersection with the northeastern extension of the centerline of Sciarappa Street,

1.2 Thence turning and proceeding in a southwestern direction along the centerline of Sciarappa Street to the southeastern extension of the northeastern side lot line of lot numbered 93 on Assessor's Plat numbered 22,

1.3 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot lines of lots numbered 93, 97A, 97, 22, 23, 24, 25, 26, and the northwestern extension of these lot lines to the northwestern side lot line of lot numbered 128 on Assessor's Plat numbered 22 for a distance of approximately 325 feet,

1.4 Thence turning and proceeding in a northeasterly direction and continuing in a generally northeasterly direction along the northwestern side lot line of lot numbered 128 and the Cambridge/Somerville City Limits to the northeastern side lot line of lot numbered 39 on Assessor's Plat numbered 1A,

1.5 Thence turning and proceeding in a southeasterly direction along the northeastern rear lot lines of lots numbered 39, 40, 26, 29, 19, 18, 43, 25, 92, 31, 9, and 6 on Assessor's Plat number 1A to the northeastern side lot line of lot numbered 6 on Assessor's Plat numbered 1A,

1.6 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 6 and the southwestern extension of the southeastern side line of lot numbered 6 on Assessor's Plat numbered 1A to the centerline of Monsignor O'Brien Highway, the point of origin.

1.01 Premises as shown on Assessor's Plat numbered 22:

All or parts of lots numbered 128, 109, 112, 18, 17, 16, 15, and 14, odd numbers 5-9 Sciarappa Street and even numbers 240-262 Monsignor O'Brien Highway.

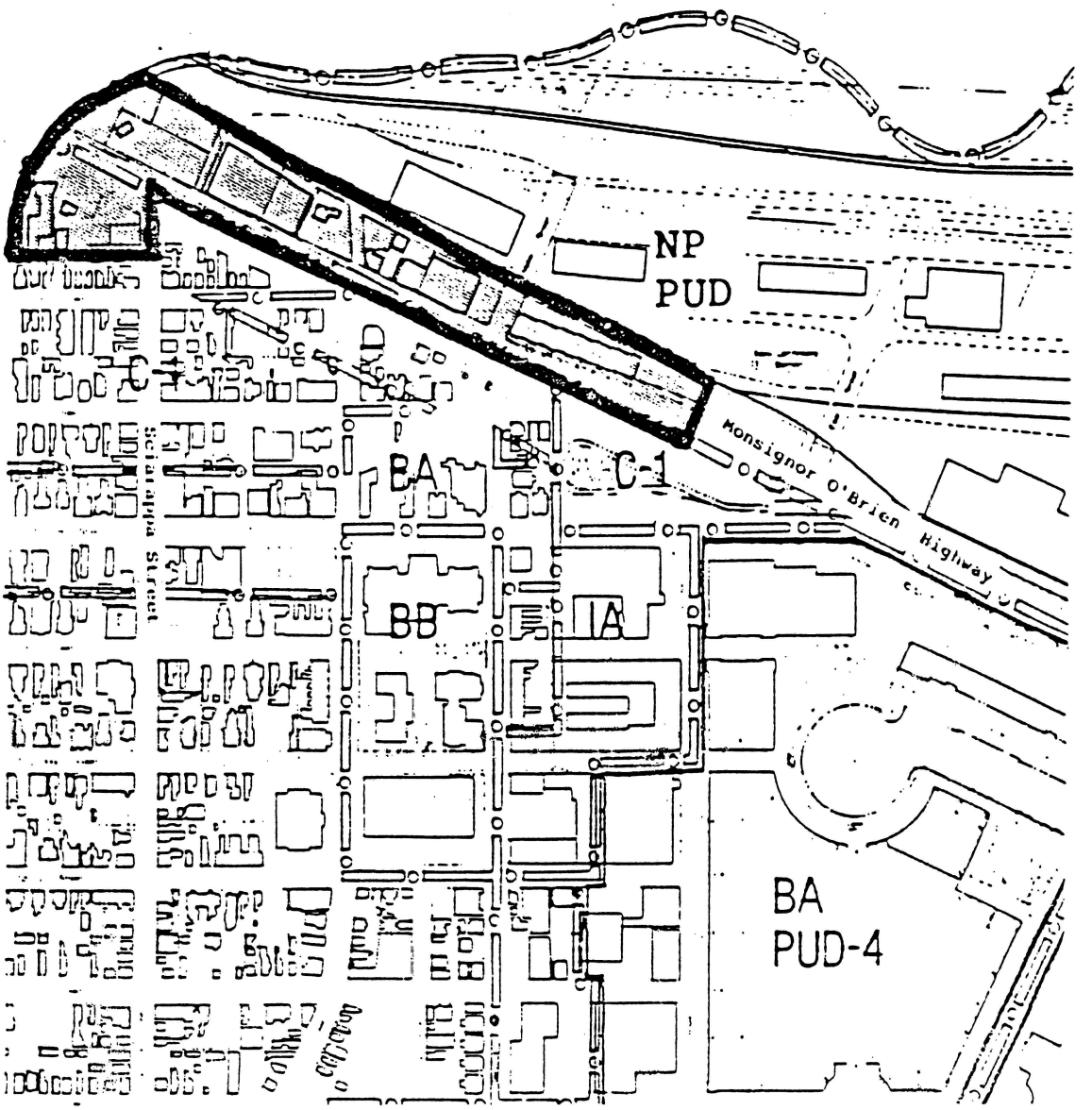
1.02 Premises as shown on Assessor's Plat number 1A:

All or parts of lots numbered 35, 39, 40, 37, 27, 26, 29, 19, 18, 43, 94, 95, 92, 31, 9, and 6, odd numbers 125-261 Monsignor O'Brien Highway.

Passed to second reading at the City Council meeting held on February 27, 1989 and on or after March 13, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk

MONSIGNOR O'BRIEN INTERIM ZONING DISTRICT



FIRST PUBLICATION NO. 2431.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by adding to Section 5.40 Transition Requirements, a new subsection 5.43 reading as follows:

"5.43 Where any Office, Business, or Industrial zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45° bulk control plane beginning at grade at the residential / non-residential district line. Said structure may be built forward and above the bulk control plane only if it complies with the height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

Passed to a second reading at the City Council meeting held on February 27, 1989 and on or after March 13, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk

FIRST PUBLICATION NO. 2432.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating the Central Square Overlay district and changing the applicable base zoning district designation in some areas from Business B to Residence C-3, or Residence C2A, Industry B to Business B, and Business B to Business A as shown on the accompanying map. The text changes would include amending Article 2.000 - Definitions by adding to the existing Fast Order Food establishments definition and inserting a definition for retail, bakery. The Central Square Overlay District would become an area of special planning concern with specific project proposals subject to dvelopment consultation procedures as outlined in the Section 11.40; the District would in addition reduce permitted FAR and establish height limits where none now exists.

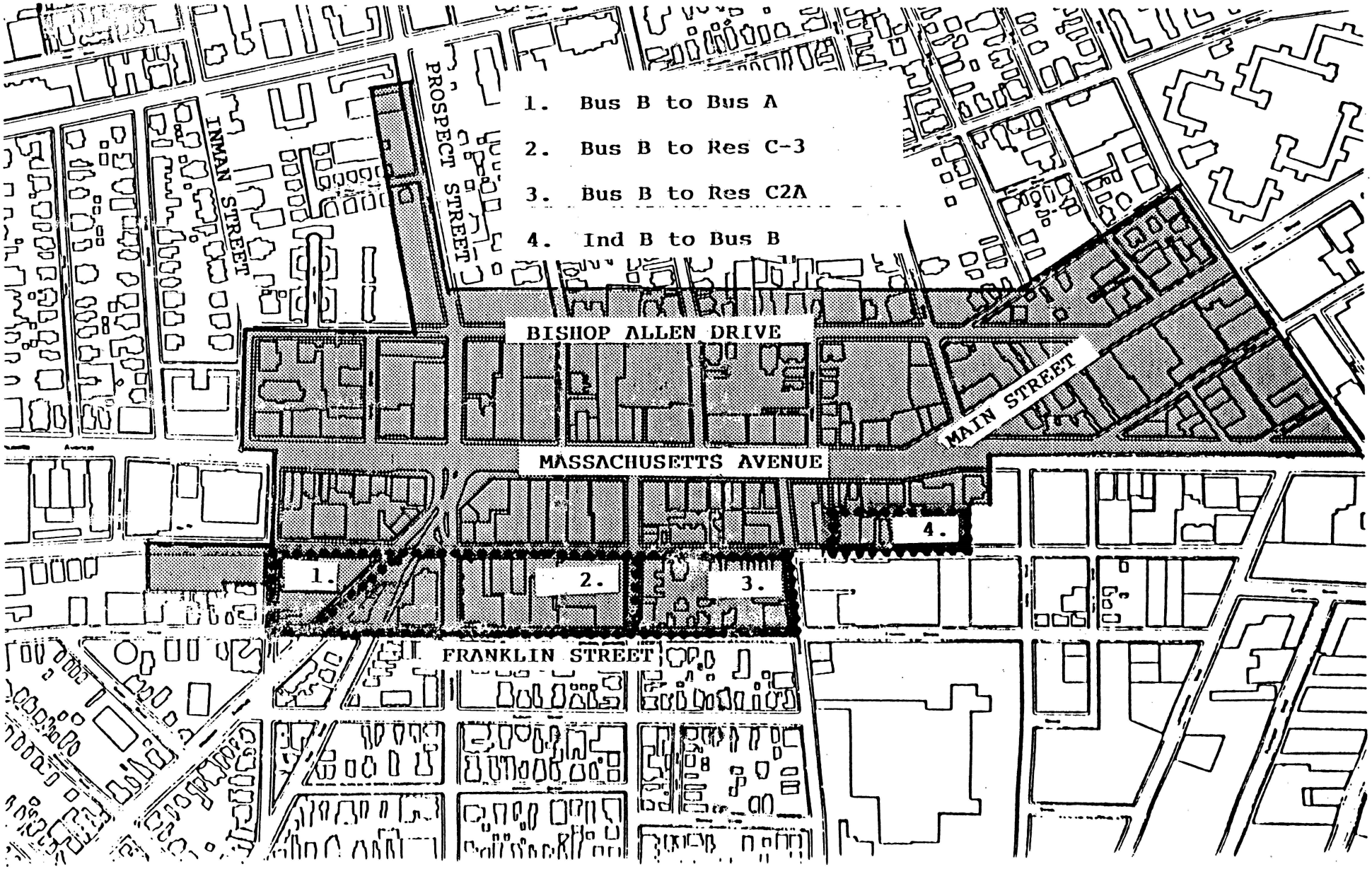
Passed to a second reading as amended at the City Council meeting held on February 27, 1989 and on or after March 13, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton, City Clerk.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



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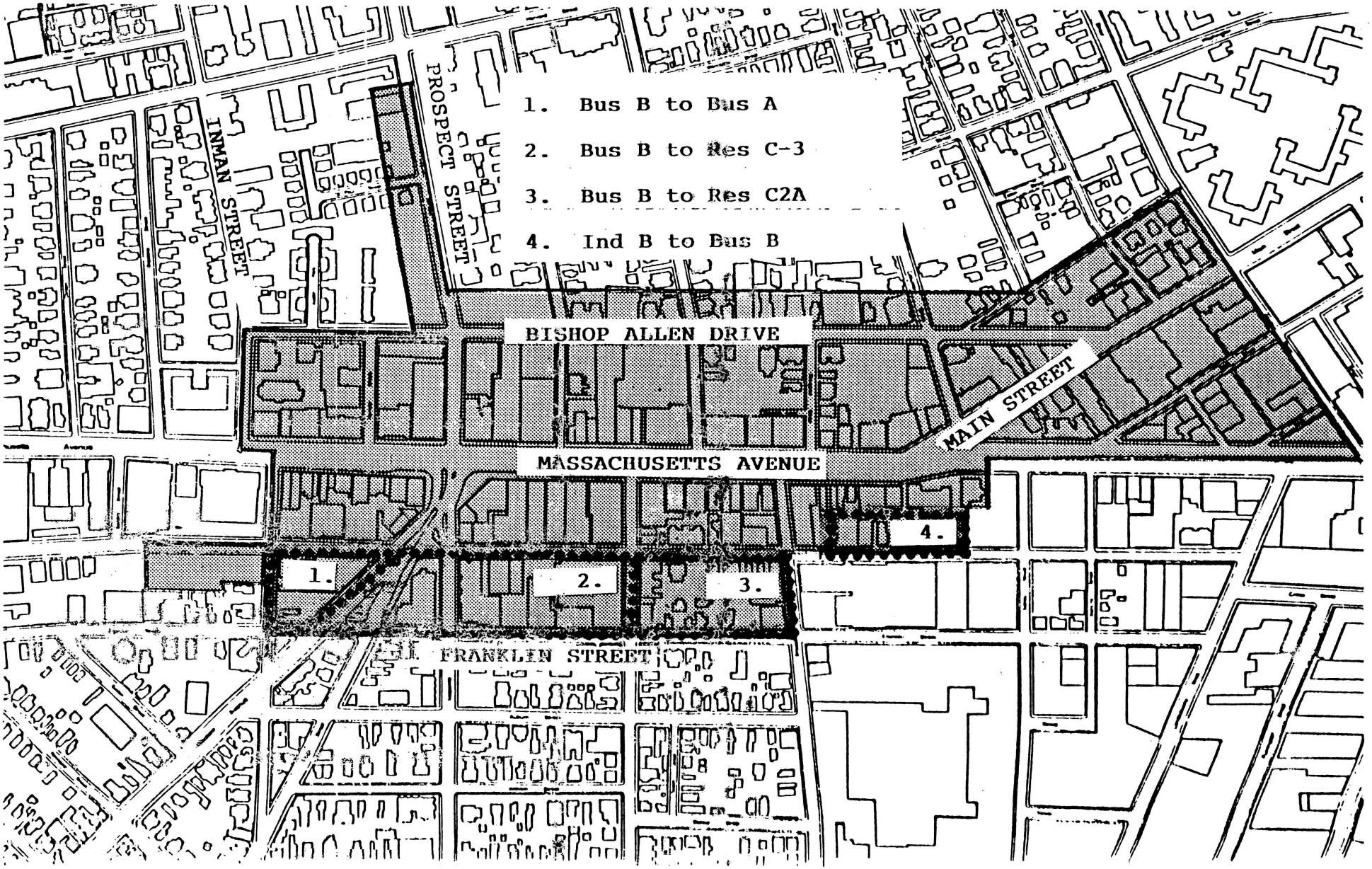

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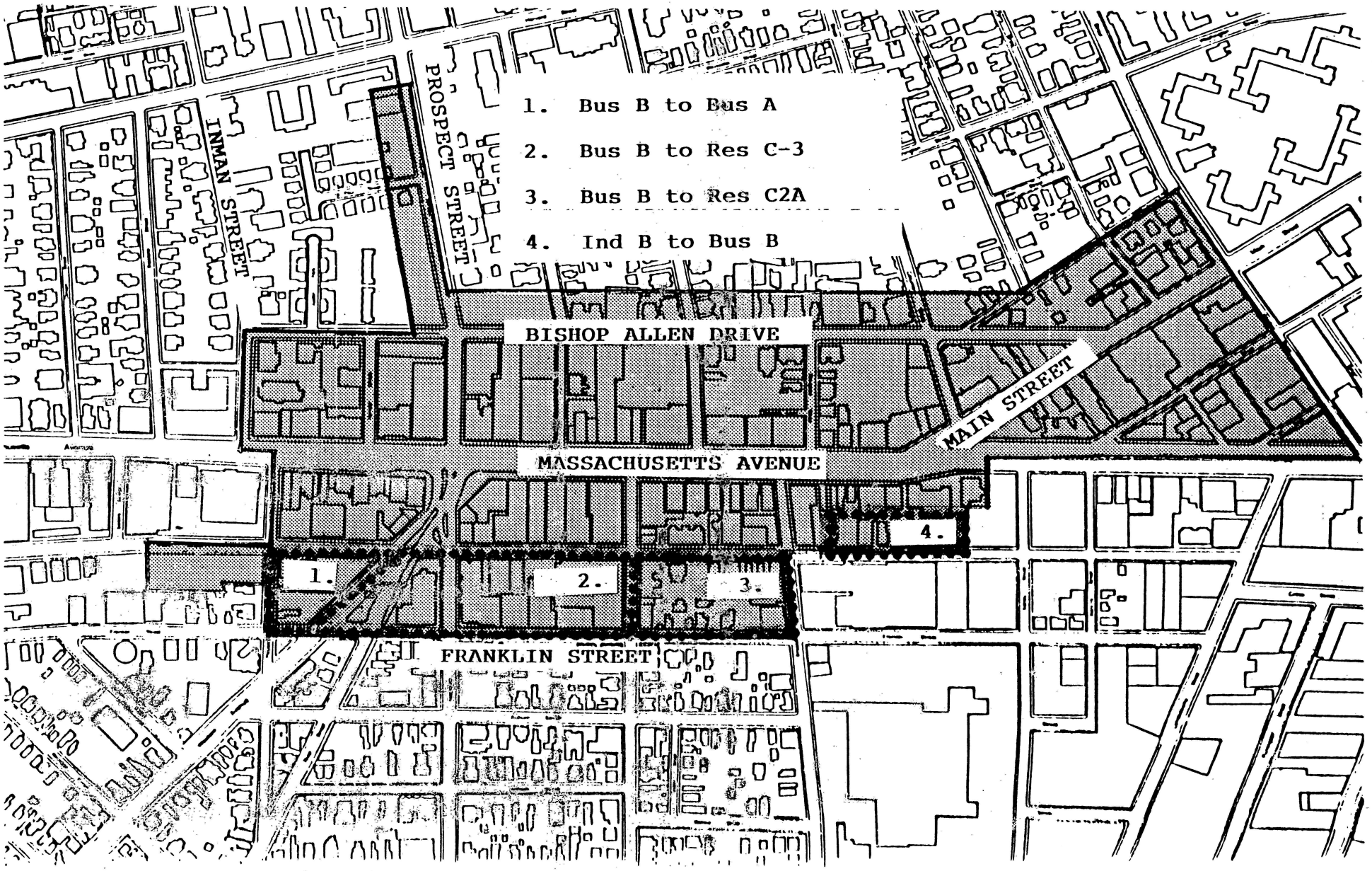

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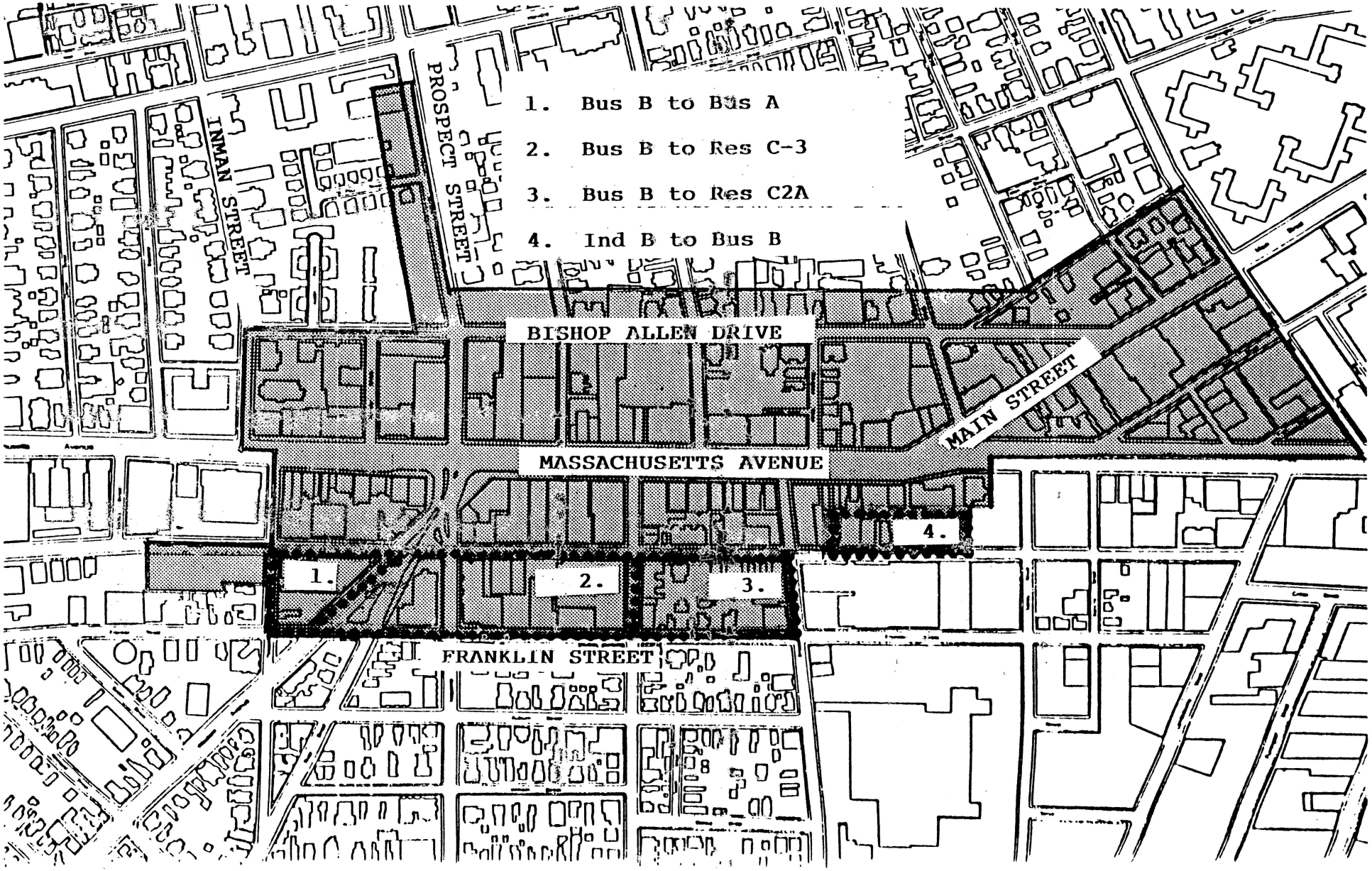

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City Clerk

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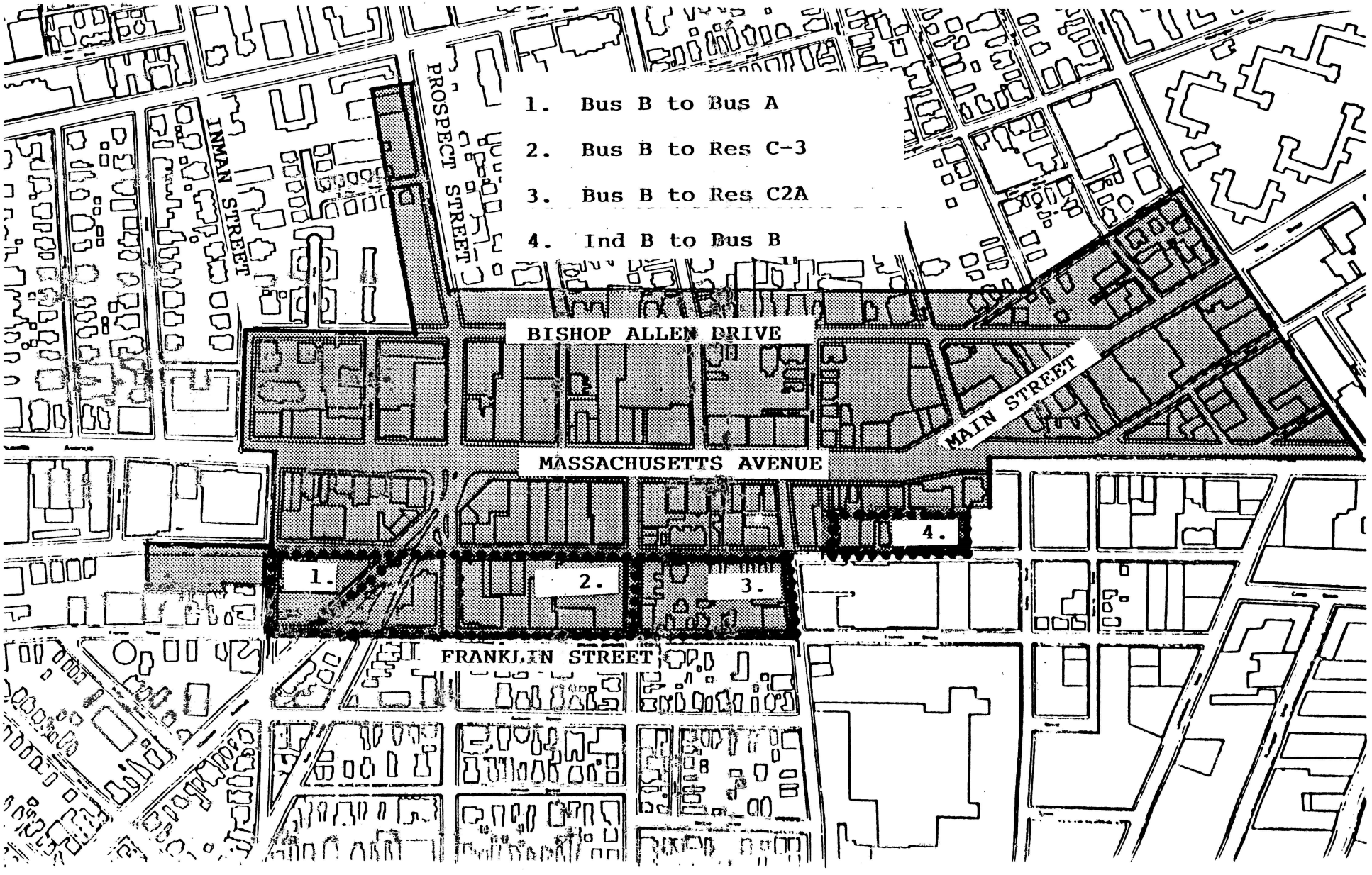

FIRST PUBLICATION NO. 2432.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

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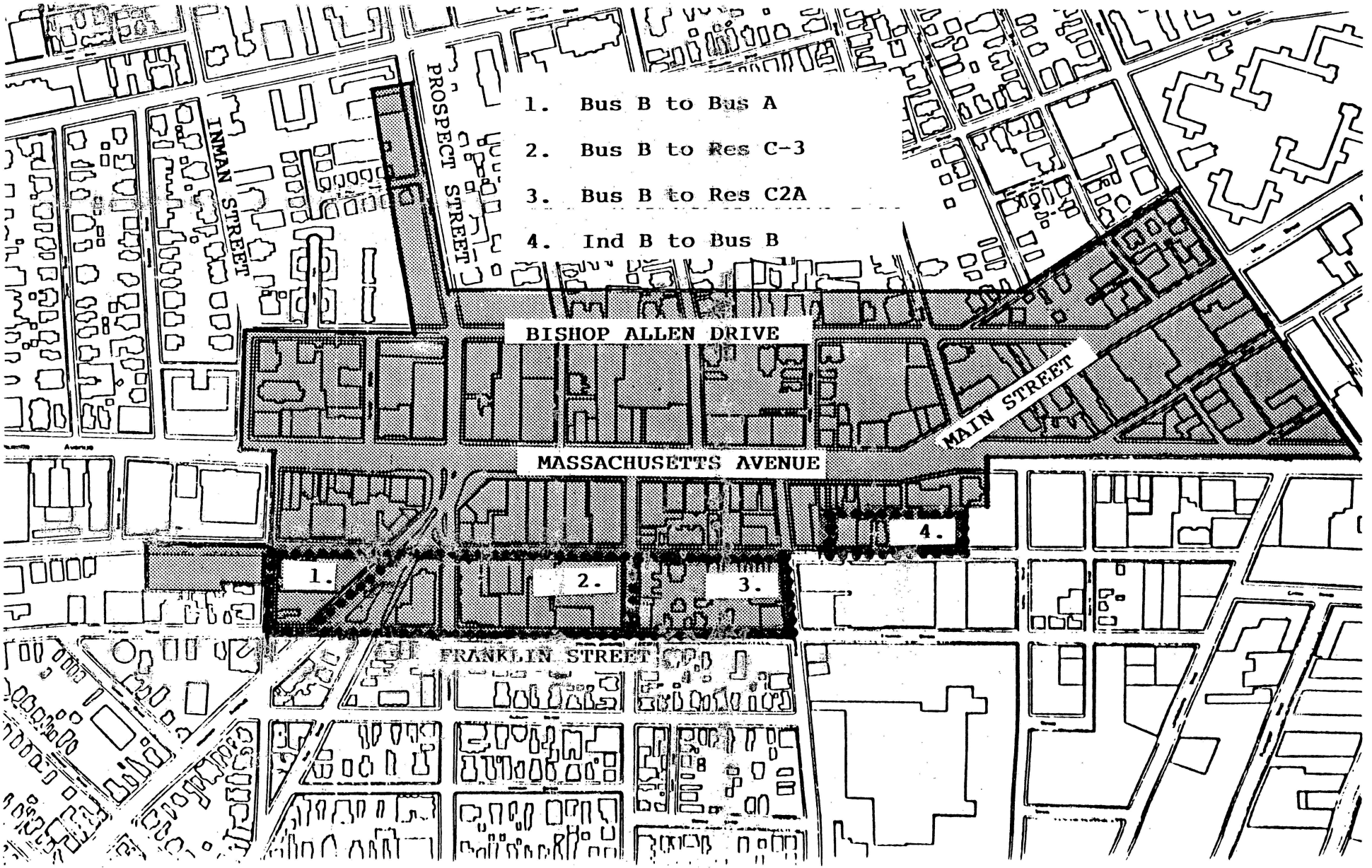

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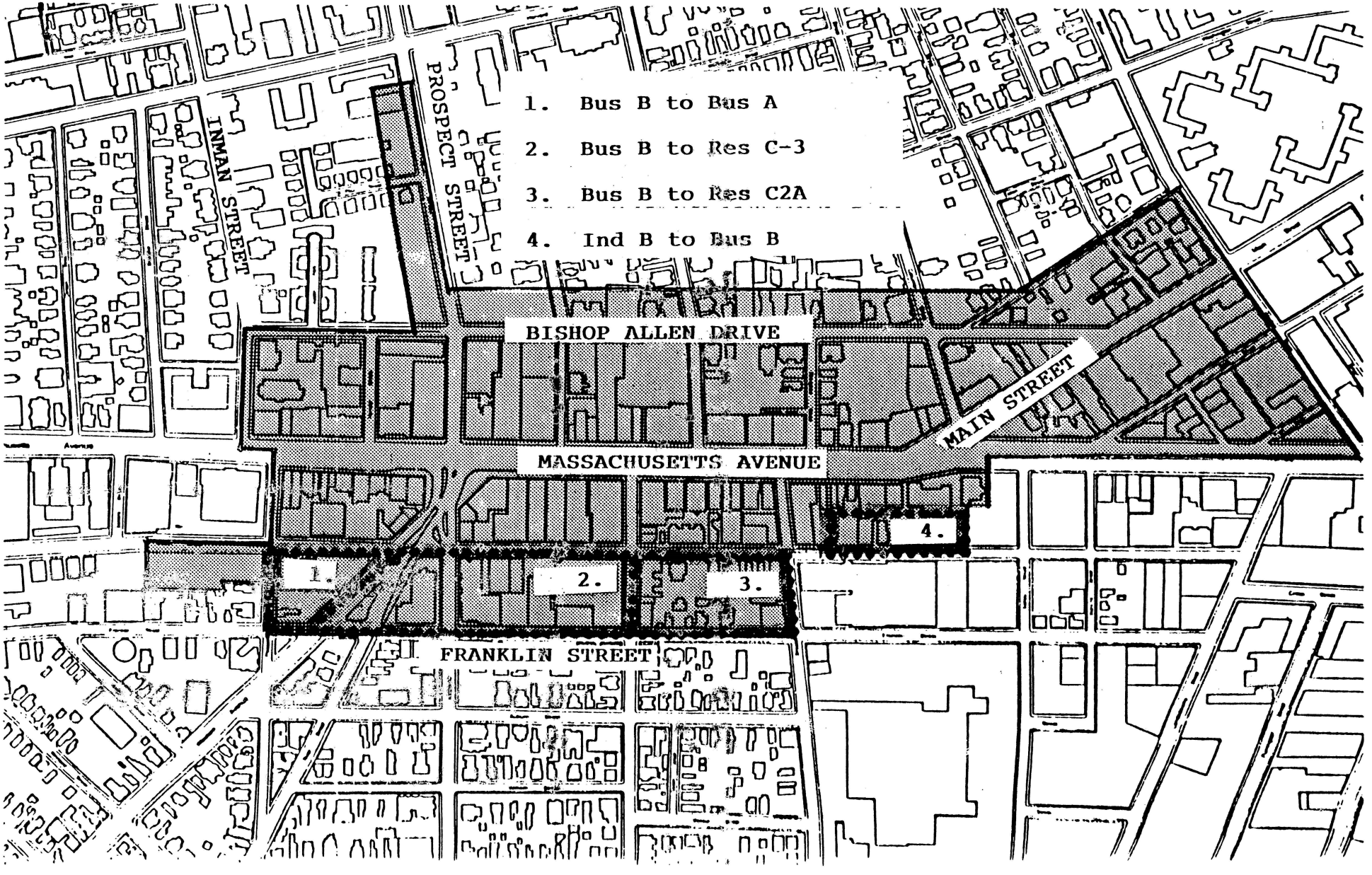

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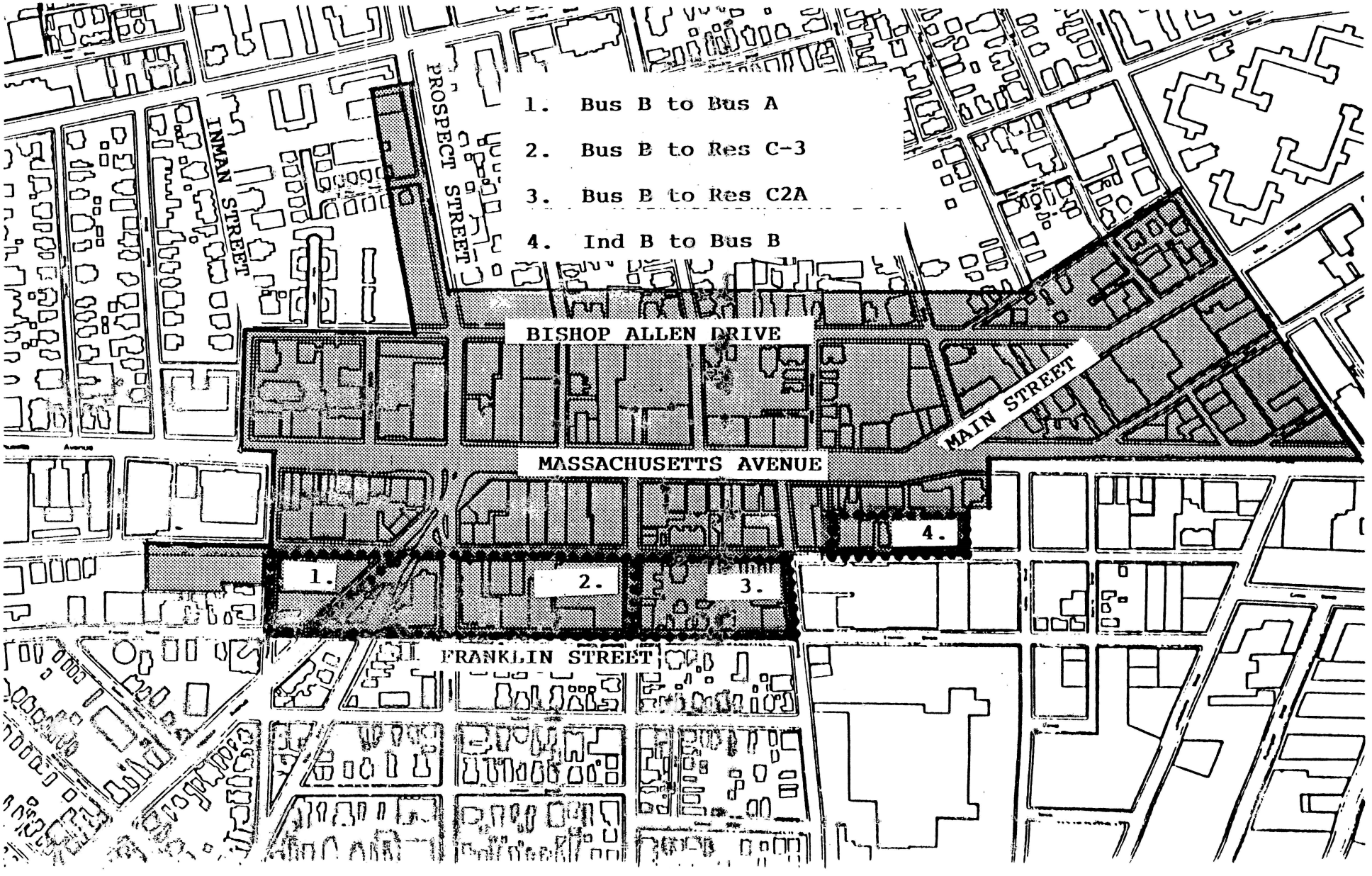

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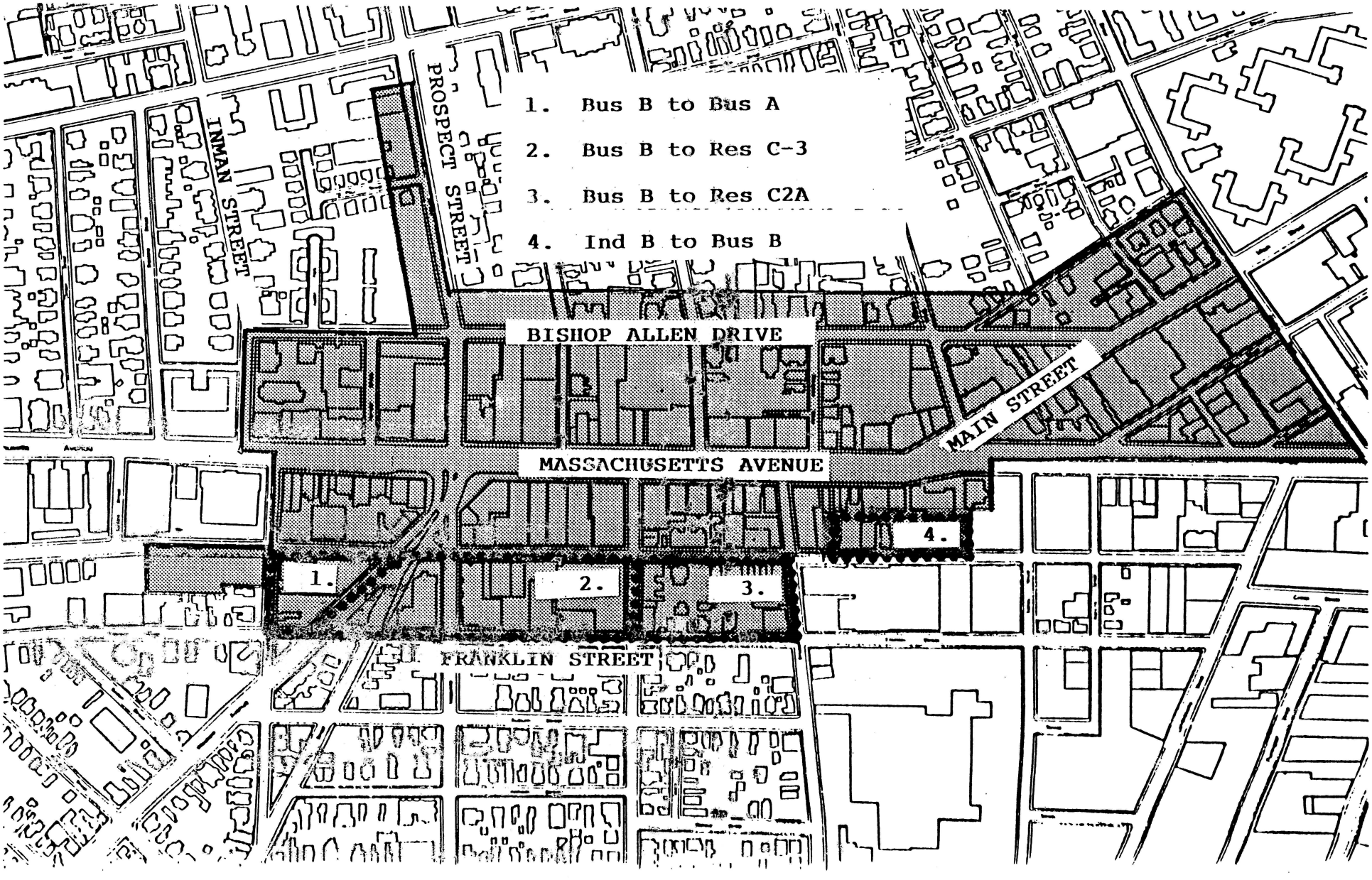

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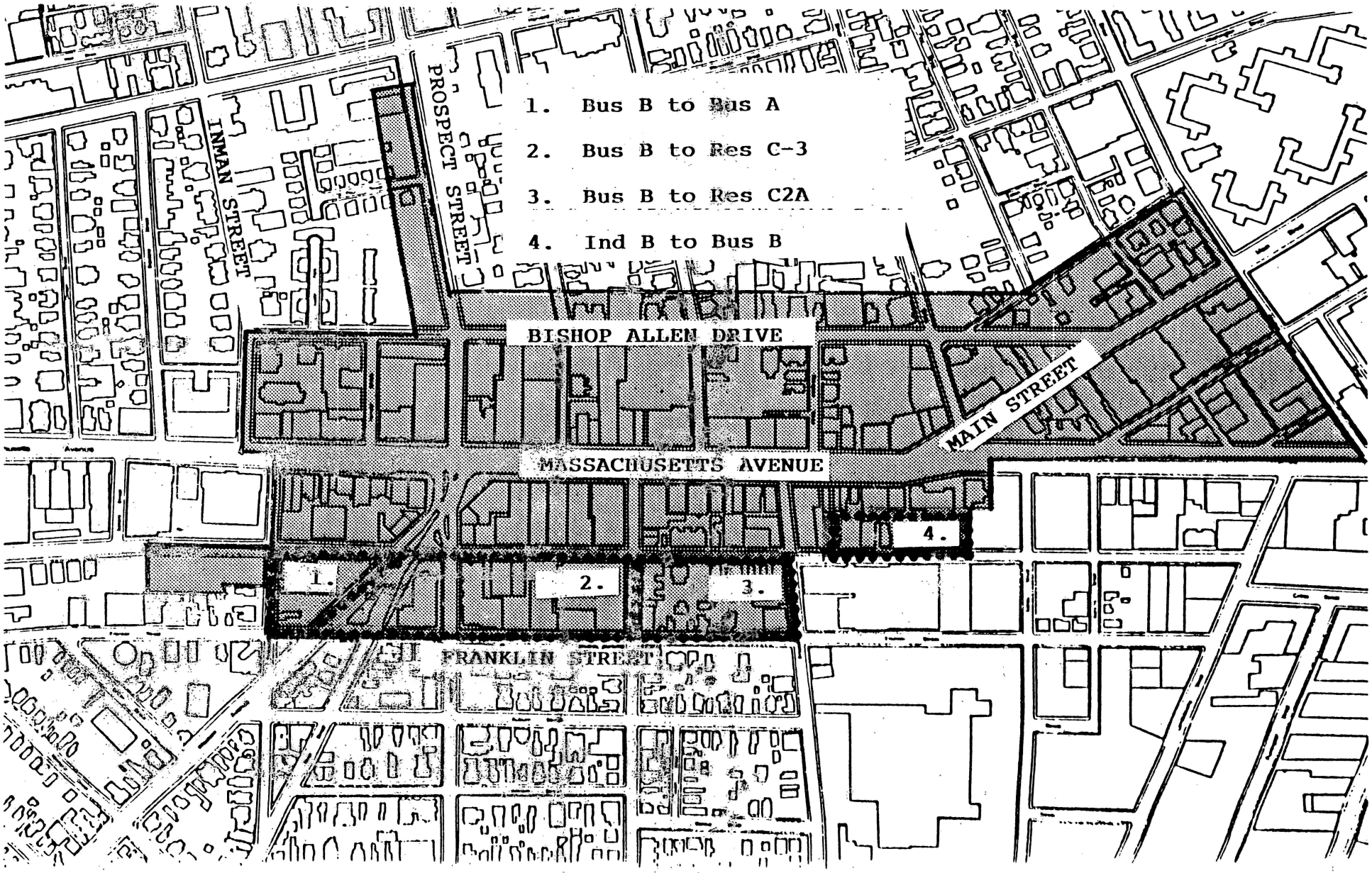

THE HARVARD CRIMSON AND SUPPLEMENT TO WEATHERMEN (MASS.) PRESS.
CAMBRIDGE (MASS.) CHRONICLE- AND SOMERVILLE (MASS.) JOURNAL

RESTAURANTS

Casa Romero is simply the best.

By JAY WEAVER

Casa Romero is the best Mexican restaurant in Central Square.

It has been for years because there is so little competition in this category of "haute" Mexican cuisine. Sol Azteca in Brookline and Casa Mexico in Harvard Square come close, but they lack the charm, creativity and low prices that distinguish this acclaimed Back Bay establishment.

Located on the alley off Gloucester Street, Casa Romero manages to create a revolutionary setting in a basement setting. As you descend the narrow steps at the entrance and see the wrought iron doors, you're likely to encounter a hostess wearing a full-length black leotard and red mini-skirt. With the greet of a fiery, sir! I seat you in one of two quaint dining rooms.

Casa Romero is the type of restaurant that makes you forget the hardy-barely world outside. The rustic wood-panelled walls are accented with colorful tiles, weavings and Mexican masks; the tables are also embellished with playful tile patterns and brass service plates.

The menu features both old and innovative Mexican entrees. The traditional dishes include enchiladas with chicken and chile relleno. The specials range from tapadilla — a Mexicatal, chicken breast in a tomato and green olive sauce, to pancho al diablo, with potatoes marinated in oranges and smoked peppers.

We recommend that you focus on the specials, after all, that's what makes this place different and better. We enjoyed a small collection of Mexican restaurants in the Boston area.

The menu is divided into soups and salads, from $2.25 to $4.25, appetizers, from $3.25 to $8.75, specials, from $9 to $10; traditional dishes, from $8.75 to $12.

Before ordering our meal, we shared a pair of Bohemian beers, a light Mexican lager, and some disappointingly thin and greasy tortilla chips. Fortunately, a rich and spicy tomato concoction was served on the side.

We began our meal with the ensalada de aguacate, $3.75, a refreshing cactus salad; the ceviche de Acapulco, $5.50, a marinated seafood cocktail; and the alitas de pollo al mole, $4.75, marinated chicken wings cooked in a mole sauce.

Served in a cocktail glass, the ceviche consists of filleted bits of white fish soaked in a pool of lemon juice, chopped tomatoes, onions, salt, pepper, cilantro and garlic. The combination was delightfully fresh and tangy and made a tasty counterpoint to the marinated chicken wings in the chocolate-flavored mole sauce. The spicy wings were presented in a slightly sweet, velvety cushion.

In an effort to sample as many of our specials on the menu as possible, we ordered the pollo con Leopoldo, served after the fajitas with a fire-roasted chef. Lee Romero, the dish is a sampling of four different entrees: chicken, cheese lovers, pork tenderloin and beef tenderloin in imaginative sauces. The combination never fails and is priced at $18, a real value considering that it is for two people. We've listed the prices of each entree, in case you're on a budget.

The first grill item is the bigoleo a la Mexicana, $8, chicken breast smothered in a rich tomato, green olive and caper sauce. All liver should be prepared that way; it would probably make converts out of all those children who grew up despising it.

The next item is the pollo al cilantro, $14, an unusually tender slice of chicken breast grilled in sweet butter and topped with pureed cucumber and green tomatillos. The sauce was very light and minty, the perfect complement to the delicate chicken breast.

The medallion of beef, $18, was cooked to perfection over mesquite and coated with a mildly spicy pumpkin seed sauce. It was tender and flavorful.

The puerco adobado, $15, pork tenderloin marinated in oranges and smoked green peppers, was the most interesting of the four items. The sauce had a gentle fruity bouquet that complemented the unusually lean pork.

We washed our meal with a traditional Spanish flan, which had a light hint of Cognac.

On balance, both the meal and atmosphere were fine. However, the waiter was able to explain the ingredients in each entree in more than four days — and timed the presentation of each dish perfectly.

Casa Romero may be on the pricey side as Mexican cuisine goes, but at least it's authentic.

Jacquet to headline Oxfam jazz benefit

Legendary jazz saxophonist and Grammy Award winner Illinois Jacquet will headline a showcase of top Harvard musicians at the annual "Jazz for Life" concert at Sanders Theatre on Saturday, Friday, February 3 at 8 p.m.

Harvard musicians founded "Jazz for Life" in 1983 to hold Oxfam America and local social service organizations. Since its inception, "Jazz for Life" has attracted prominent jazz musicians to the Boston area, while raising thousands of dollars to fight hunger.

"The idea of supporting the organization is to provide the celebration at a truly American level," Egmont ort Sam said. "It's just a fantastic special event, with both Illinois Jacquet and Dizzy Gillespie, the grandfather of bebop, and some incredible Harvard and Radcliffe musicians."

Jacquet, who performed with relief efforts."

Among the many outstanding jazz performers featured in this year's concert are Dan Yoskes, a Harvard alumnus who has performed with the Wynton Marsalis Quintet; Gary Sprocket, a Boston-based vocal jazz ensemble; the Harvard Jazz Band; and Da Din and Tonics, a Harvard a cappella group.

Each year the concert attracts a large audience. Last year's organizers raised $5,000. This year they expect to raise $10,000 for African America and Philips Brooks House. Harvard's student-run public service organization.

Tickets will be available at Holy the Cross Center in Harvard Square. For personal information about the concert, call Sam Sort at 864-1414. For ticket information, call Holy the Cross Center at 868-2000.

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BOPPERS GLOVE

Blue Suede Boppers keep the flame of rock 'n roots

By DAVID CROSSER

Friday, Feb. 3, is the 30th anniversary of the plane crash that killed Buddy Holly, Ritchie Valens and J.P. "Big Bopper" Richardson. Immortalized as "The Day the Music Died," the crash marked the end of the founding era of Rock and Roll. As the late Lenny Bruce was in the army, Little Richard had left rock and roll to preach, Chubby Berry was in jail and now Buddy Holly... Rock and Roll was a decidedly narrow although its form has changed over the years, the Elvis had enough talent to occupy a whole lifetime. But it would be up to the next generation, the "real stuff" popular from 1953-1962 to live on in the music of The Blue Suede Boppers, featuring Somerville residents Reebee Garofalo and Dick Lorette. For Boppers Garofalo and Lorette, keeping the basic sound of 50's rock alive is a labor of love, performed in each group for pure fun.

The Blue Suede Boppers will perform at a 50's Rock dance to benefit the Cambridge El Salvador Sister City Project at St. Mary's Church in Central Square, Cambridge on Saturday night, Feb. 4. The Boppers will be joined by Somerville's Laurie Berkner Band as well as Jonathan Fire Swell and guitarist Charlie Tarnawski — play-ing in one of many different styles. They have played at the Rock and Roll Hall of Fame; Rockabilly classics by Carl Perkins ("Blue Suede Shoes"), Rhythm and Blues hits like the Shirelles' "Baby Sitter" and Little Richard's frantic "Rip it Up." Then there are the New Orleans' dixieland style ranging from the Dixie Cups' "Chapel of Love" to Fats Domino's "Ain't That a Shame."

Shirly and Lee's rolling "Let the Good Times Roll" to the Coasters' classics from Bill Haley and the Comets' "Rock around the Clock" to Chuck Berry' "Johnny B. Goode." Jerry Lee Lewis' "Whole Lotta Shakin' Goin' On" and Buddy Holly "That'll be Day." And of course, the show goes the last night with "La Bamba," they're now part of the general culture," Reebee adds. "To get middle aged people, who listen, or to this music 30 years ago, and see the dance floor along with 15 year olds."

Despite their love for the music, the Boppers are definitely not tradi-tionalists — they don't try to duplicate the originals sound for sound, but rather fashion their own arrangements based on their particular strengths.

"We do everything that we can given the range of instruments and vocals that we have in the group," says Dick. And they have a great experience with a wide range of other music. Dick is a jazz buff with jazz, Howie with bluegrass, to spice up the instrumental breaks. The range of tunes they do play is a lot wider stylistically than that of any of the originators whose tunes they cover. The Diamonds "The Stroll" never did material like Huey Smith... and the Crewes, 'New Orleans' Boppers pretty much like the Bopers do.

Rock and Roll is their first love. Reebee began playing at a 15 year old with a band called the Formals in New Haven in 1958, and Dick began playing with an acoustic group. "The Outsiders," "early blamed" Reebee remarks' sparked his interest in the music. He went through the many different groups as styles changed, from rockabilly bands to a psychedelic group, "The Autonomous Zoo," to the Blue Suede Boppers, featuring Somerville residents Reebee Garofalo and Dick Lorette. For Boppers Garofalo and Lorette, keeping the basic sound of 50's rock alive is a labor of love, performed in each group for pure fun.

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Continued on page 4

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Insurance Highlights

by John H. Dyer

A BOND OF TRUST

While insurance involves a contract between two parties (the insured and the insurance company), a bond is a contract among three parties. The first party is the principal, or company that surety, the insured party (the obligee), and the one who has an obligation to the insured party (the principal), bonds himself, instead. If an event that is insured against occurs and the insured party stands to suffer a financial loss, the bonding company would make good on the loss and then attempt to collect from the principal. If the principal defaults on a contract (principal) does not honor a client's privilege or by law, the bonding company (surety) would make good on the rug if the claiming service failed to do so. This bonding feature is one that makes consumer trust levels toward service companies.

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HINT: A bond also contains the promise that the principal will reimburse the surety for any penalties arising out of the principal's failure.

Correction

Because of incorrect information supplied by the restaurant, the "Weekender" recently reported that the new Club Café & Bar in Harvard Square offered two hours of free validated parking in the University Place garage. The restaurant does not honor any validated parking in the square and many inconvenience caused by the confusion.

To advertise on the Weekender Pages call 628-6200, ext 110.

Plan your night out with the entertainment listings in the Weekender

ARTSLINE

Grant recipients offer cultural activities

The citizens of Cambridge and beyond can look forward to enjoying a variety of cultural activities in the community organizations' plans for next to the spring. Funded in part by the Massachusetts Arts Lottery as administered by the Cambridge Arts Council, their following were among the offerings taking place:

Cambridge Symphony Orchestra: A Community singing concert, at the Longfellow Elementary School.

organized by Naomi Aronberg, Denise Bergman is planning an ecology of local community poets.

Theatre Offstage: Sowers will present a reading at the Central Square Public Library for Black History Month.

The Community Art Center at Newtowne Court is beginning to offer a new dance program with the assistance of Trimal Rhythms Dance Company.

Cambridge Dance Alliance: Choreographers from Bagga Horowitz in Italy, at Gallery U and Cambridge City Hall during March. The Fletcher Neighborhood Center will present a dance photography project after school. The Jefferson Park Federal Tenant Center is working on a magazine project with many of their younger students. The Citizens Dance Workshop will present the Harvard/Radcliffe Dance Company in rehearsal with the Longfellow school children for a gala Spring performance. Dance for Children of Cambridge will present two more performances at the Cambridge Ballet.

Music in Service to the Elderly will offer a series of concerts in March for a series of senior centers. Musica Sacra will perform at Cambridge Hospital. Musica Nova is completing her presentation, "Women in Sculpture." A local study, which will be seen at the Cambridge Public Library, by Ms. Revels will present Saturday morning family concerts at Paine Hall on the Harvard campus. There will be five noontime concerts at Somerville-Cambridge Elder Services Inn Senior. Deborah Perlow, movement specialist, will premiere "Shake 'N Bake" a Valentine movement piece for the "Live Longer with Fun" Day at the Senior Action Agency Jim Vetter, local mime artist, will present a workshop leading an international theatre troupe at Ringe and Latin School.

Videnas will present a lifetime achievement concert at Sanders Theatre for noted local black composer, T.J. Anderson. Carol Vaur Sherman will complete a Spanish language sound track for her award-winning documentary from El Salvadore, "Morning Poem in a Time of War."

A number of programs will be presented late in the spring in conjunction with the annual River Festival. Cambridge Symphony will present the music in a temporary tent on the Esplanade at City Hall Park, while a Latin American photography project after school. The Jefferson Park Federal Tenant Center is working on a magazine project with many of their younger students. The Citizens Dance Workshop will present the Harvard/Radcliffe Dance Company in rehearsal with the Longfellow school children for a gala Spring performance. Dance for Children of Cambridge will present two more performances at the Cambridge Ballet.

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CITY OF CAMBRIDGE
BOARD OF LICENSING COMMISSIONERS
Notice is hereby given under General Laws, Chapter 138, Section 12 that Cambridge Video Productions, Inc. d/dba Videomega, Jane Rosen, Manager, holder of an alcoholic beverages as a restaurant at 1 Kendall Square, Cambridge, has applied for a transfer of the license to Kendall Clinic Ltd. and Joseph D. Murphy for restaurant privileges at the same location.
The hearing on this application will be held on Wednesday, February 15, 1989 at 10:00 A.M. in the Kiva, Kendall Square, Room 200, City Hall.
For the Board,
James Theodore McDevitt
Acting Chairman
License Commission
(Chr-1

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT
Sealed proposals will be received at the Office of the Purchasing Agent, City Hall, 795 Massachusetts Avenue, Cambridge, until 11:00 o'clock A.M. Tuesday, February 14, 1989 at which time and place they will be publicly opened and read for the following: Bid #89-6 for the City of Cambridge
Service Contract for Miscellaneous Laboratory Equipment
Inquiries
Bid Specifications/Bid Jacks
Computer Equipment
Janitorial Supplies
Industrial Supplies
Rebated of Chemical Hazardous Waste
Bid #89-7 for the City of Cambridge
The City Council reserves the right to waive any informalities or to reject any or all proposals.
Purchasing Agent, City of Cambridge, Room 303, City Purchasing Dept., Cambridge, Massachusetts 02139.
Each proposal must be in a sealed envelope plainly labelled "Proposal for Miscellaneous Laboratory Equipment" addressed to Barbara J. Dunlap, Purchasing Agent, City Hall, Cambridge, Massachusetts 02139.
Barbara J. Duffy
Purchasing Agent
(Chr-2,3

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
Docket No. 89E0001EA
NOTICE OF FIDUCIARY'S ACCOUNT
To all persons interested in the estate of Frank J. Cooligan late of Cambridge in said County, deceased.
The fiduciary has certified pursuant to Mass. R.Dv.P. Rule 72 that the 19th day (21st accounts) has passed since the date of the appointment of Joseph Cooligan Jr. of Arlington in said County as executor of said deceased.
The Massachusetts Institute of Technology has filed a petition requesting that the Court order the sale of the premises, construction, and any proceeds thereof, as more particularly described in the petition on file in the Court, and that the Court approve the issuance of the construction from April 1990 and ending on April 1, 1991 and the assumption of mortgage loans in the amount of $1,000,000. You may request a hearing will be obtained prior to construction and demolition.
If you desire to object to the allowance of said account you may file a written objection at the Probate Office in Cambridge on or before ten o'clock in the forenoon on the 21st day of February 1989 this return day (or before the return day as such other time as may be ordered by the Court) or you may appear at that time and place and object to said account.
Witness Sheila C. McGovern, Esq. First Judge of said Court, this 17th day of January, 1989.
Paul J. Cavanaugh
Register of Probate
(Chr-2

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss. No. 89E-0140-D1
SUMMONS BY PUBLICATION
Care Woodson Plaintiff
vs.
Ahmed E. Woodson Defendant
To the above-named Defendant: Ahmed Woodson.
A complaint has been presented to this Court by your spouse, Care Woodson, seeking divorce from you for the cause of irretrievable breakdown of the marriage. Your spouse's attorney whose address is One Liberty Square, Boston, Massachusetts 02109 is required to serve upon you a copy of your answer to the complaint on or before March 1, 1989. If you fail to do so the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer to the complaint in the office of the Register of this Court at Cambridge.
Witness Sheila C. McGovern, Esq. First Judge of said Court this 17th day of January, 1989.
Paul J. Cavanaugh
Register of Probate
(Chr-2,3,4,

CONSOLIDATED REPORT OF CONDITION
Including Domestic and Foreign Subsidiaries
Legal title of bank: Cambridge Trust Company Domicile: Cambridge, Massachusetts
Charter No. 00139. State Bank No. 29-3-0. Federal Reserve District No. 1
Close of business date: 12/31/88.

Dollar Amounts In Thousands BIL MIL Thou
ASSETS
1. Cash and balances due from depository institution:
a. Noninterest-bearing balances and currency and coin 28,974
b. Interest-bearing balances 1,000
2. Securities 76,992
3. Federal funds sold and securities purchased under agreements to resell in domestic offices of the bank and of its Edge and agreement subsidiaries, and in IBFs:
a. Federal funds sold 11,000
b. Securities purchased under agreements to resell 0
4. Loans and lease financing receivables:
a. Loans and leases, net of unearned income 122,336
b. LESS: Allowance for loan and lease losses 1,626
c. LESS: Allocated transfer risk reserve 0
d. Loans and leases, net of unearned income, allowance, and reserve (item 4.a minus 4.b and 4.c) 121,130
5. Assets held in trading accounts 0
6. Premises and fixed assets (including capitalized leases) 4,525
7. Other real estate owned 0
8. Investments in unconsolidated subsidiaries and associated companies 0
9. Customers' liability to this bank on acceptances outstanding 0
10. Intangible assets 0
11. Other assets 5,581
12. Total assets (sum of items 1 through 11) 228,210
b. Losses deferred pursuant to 12 U.S.C. 1823 (j) 0
c. Total assets and losses deferred pursuant to 12 U.S.C. 1823 (j) (sum of items 12.a and 12.b) 228,210

LIABILITIES
13. Deposits:
a. In domestic offices 210,276
(1) Noninterest-bearing 34,548
(2) Interest-bearing 175,728
b. In foreign offices, Edge and Agreement subsidiaries, and IBFs 0
(1) Noninterest-bearing 0
(2) Interest-bearing 0
14. Federal funds purchased and securities sold under agreement to repurchase in domestic offices of the bank and of its Edge and Agreement subsidiaries and in IBFs:
a. Federal funds purchased 0
b. Securities sold under agreements to repurchase 0
15. Demand notes issued to the U.S. Treasury 5,413
16. Other borrowed money 0
17. Mortgage indebtedness and obligations under capitalized leases 0
18. Bank's liability on acceptances executed and outstanding 0
19. Notes and debentures subordinated to deposits 0
20. Other liabilities 2,656
21. Total liabilities (sum of items 13 through 20) 222,345
22. Limited-life preferred stock 0

EQUITY CAPITAL
23. Perpetual preferred stock 0
24. Common stock (No. of shares a. Authorized) 1,000,000
b. Outstanding 853,480 854
c. Treasury 0
25. Undivided profits and capital reserves 12,991
26. Net unrealized holding gains (losses) on available-for-sale securities 0
27. a. Total equity capital (sum of items 23 through 26) 13,845
b. Losses deferred pursuant to 12 U.S.C. 1823 (j) 0
c. Total equity capital and losses deferred pursuant to 12 U.S.C. 1823 (j) (sum of items 27.a and 27.b) 13,845
28. Total liabilities and equity capital (sum of items 21 and 27.c) 236,190

I, Robert J. Reberson, E.S.V. P. and Treasurer of the above-named bank do hereby declare that this Report of Condition is true and correct to the best of my knowledge and belief.
Robert J. Reberson
E.S.V. P. and Treasurer
We, the undersigned directors, attest the correctness of this Report of Condition and declare that it has been examined by us and to the best of our knowledge and belief has been prepared in conformance with official instructions and is true and correct.
Signature of Directors
Jerome B. Grossman
Shirley M. McBay
Ronald A. Nelson
(Chr-2

Whale Mark for Notary's Seal
State of Massachusetts, County of Middlesex, ss
Subscribed and sworn to before me this 24th day of January, 1989, and I hereby certify that I am not an officer or director of the bank.
My commission expires February 12, 1993.
Signature Notary Public
Joseph T. Keeling
(Chr-2

DESIGN EXCELLENCE — Roy-Allan Hansen (left), Deputy Director of the Cambridge Arts Council, and Somerville Council Award for Design Excellence from Frank Hodsell, Chairman of the National Endowment for the Arts (center), and Frederick P. Salvucci, Secretary of Transportation commemorating the Art Council's program, "Arts on the Line." The National Endowment for the Arts administers the Presidential Awards process and Salvucci's commitment and leadership has made the art projects on the Red Line Northwest Extension possible.

Kenway paintings focus on Allston neighborhood

Haseltine, a small neighborhood section of Allston, Massachusetts, is dramatized by depictions of it by James Kenway in a series of oil paintings opening today at the Cambridge Arts Council's Gallery 37.

"These paintings reflect the "drama" that I find in the commonplace," says the artist of his work. The exhibition consists of a series of paintings the artist has been working on for the past three years. Known locally for the areas immediately surrounding the Twin Cities Newspaper Printing Plant, Kenway has created quickly during photographic shoots. The artist then transferred the idea to canvas, reworked and edited through memory and imagination to create a composition with more personal preference.

The result was described in a recent exhibition narrative, "The image is one of urgency, the "sweet" moment barely evident between the nature of urban blight...these paintings show us life transformed by hope and humor."

Kenway received his bachelor of fine arts degree in 1971 from Boston University School of Fine Arts. He has held the post of Artist in Residence at the Atlantic Richfield Greenough School in Dedham, and has been the recipient of many awards and honors in art exhibition including the Boston Globe Festival of Cambridge Award and the Kenway Fine Painting, specializing in decorative interior home painting.

The Gallery 37 exhibition (located at 28 James Street) will feature Kenway's paintings will be on display through February 17.

Arts lottery deadline is March 13

The next funding cycle of the Massachusetts Arts Lottery will be administered by the Cambridge Arts Council. Applications will be available through December 31, 1989. The deadline for all proposals is Monday, March 13, 1989 and the preliminary recommendations will be decided upon April 3rd. Massachusetts citizens or organizations of at least one year residency are eligible.

The Cambridge Arts Lottery Council specifies that any event funded by a lottery grant must occur in Cambridge and benefit the residents of the money raised by the Megabucks game and intended for community arts programs; have cost estimate narrative. "The image is one of urgency, the "sweet" moment barely evident between the nature of urban blight...these paintings show us life transformed by hope and humor."

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A number of dance and drama groups have been awarded grants in other school programs including Children's Dance Project and the Cambridge Youth Ballet, have also received funding. Individual artists have produced temporary installations for the Cambridge River Festival, or presented public concerts at the libraries, in nursing homes, or other institutions.

The Cambridge Arts Council encourages artists and their performers to submit their ideas for consideration. For further information, contact Will Stackman, administrator for the Arts Council in Cambridge at the Arts Council 868-3190.

Cambridge Redevelopment Authority
Cambridge Redevelopment Authority
Cambridge Redevelopment Authority

FIRST PUBLICATION NO. 2432.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating the Central Square Overlay district and changing the applicable base zoning district designation in some areas from Business B to Residence C-3, or Residence C2A, Industry B to Business B, and Business B to BusinessA as shown on the accompanying map. The text changes would include amending Article 2.000 - Definitions by adding to the existing Fast Order Food establishments definition and inserting a definition for retail, bakery. The Central Square Overlay District would become an area of special planning concern with specific project proposals subject to dvelopment consultation procedures as outlined in the Section 11.40; the District would in addition reduce permitted FAR and establish height limits where none now exists.

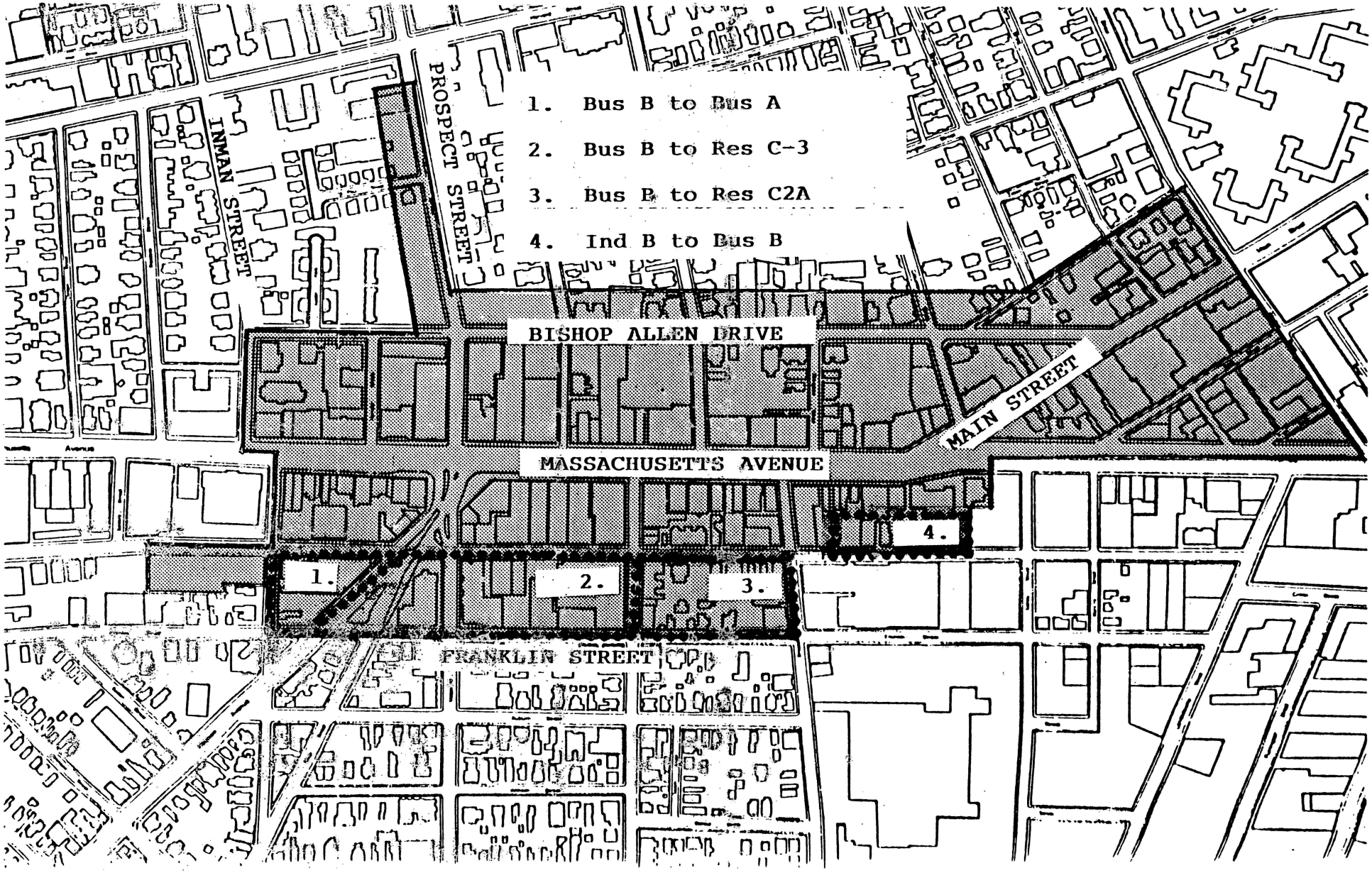
Passed to a second reading as amended at the City Council meeting held on February 27, 1989 and on or after March 13, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton, City Clerk.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



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City Clerk

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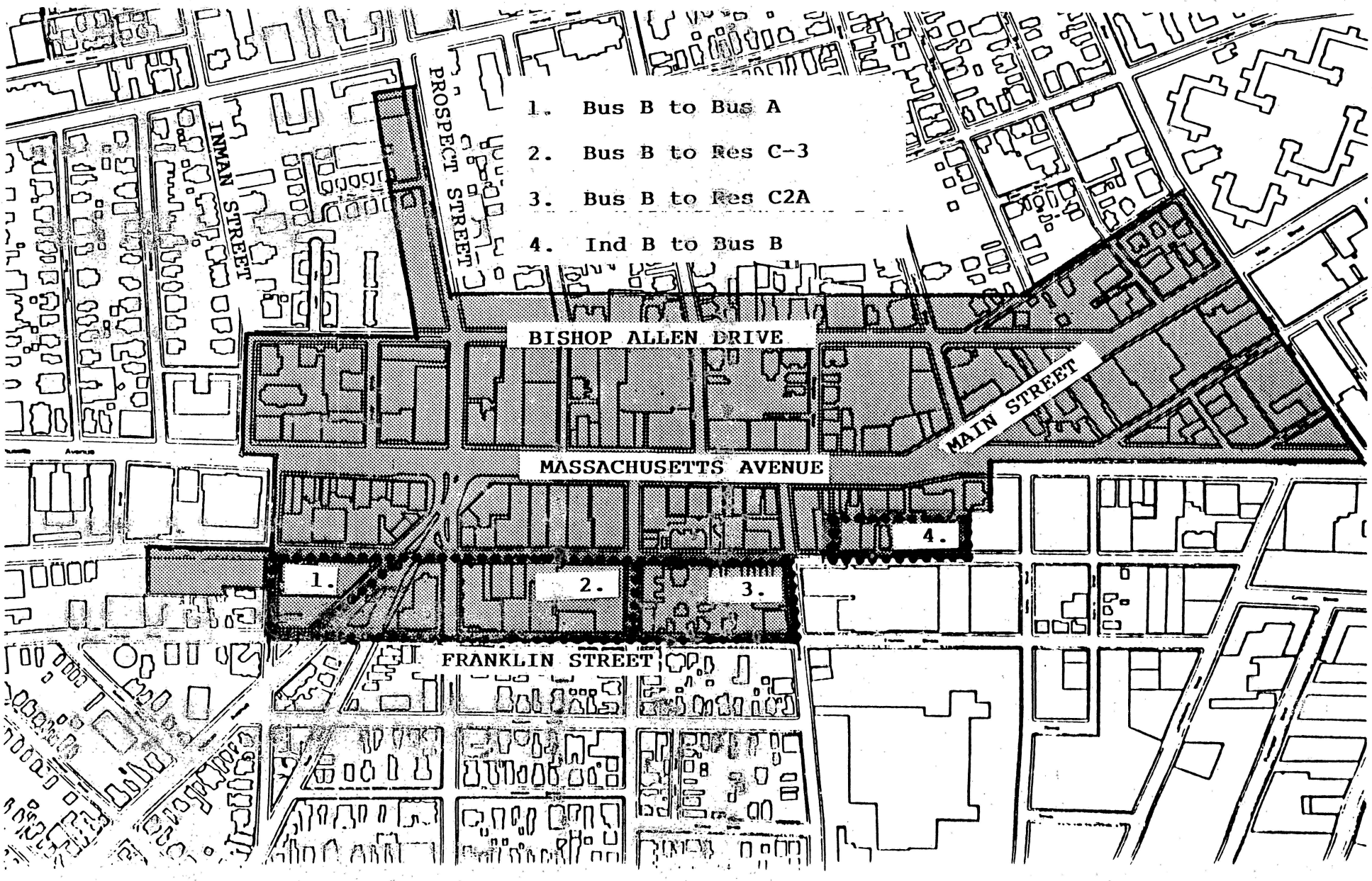
ATTEST:- Joseph E. Connarton, City Clerk.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



RECEIVED BY
OFFICE OF CITY CLERK
APR 27 PM 4:21
CAMBRIDGE MA.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To: Joseph E. Connarton
City Clerk

From: Michael H. Rosenberg
Assistant City Manager for Community Development

Subject: Deletion of lots 99-101 School Street and 9 Pine Street from the Central Square Overlay District

Date: April 26, 1989

After detailed review of the above referenced lots it has been determined that both lots are located in the Residence C-1 District. As the Central Square Overlay District follows the existing Business A District line along Bishop Allen Drive and School Street, the lots are not included in the Central Square Overlay District or the Business A District and therefore do not have to be deleted from the Central Square petition.

The list of affected properties in the legal description has been amended to delete any apparent reference to 99-101 School Street and 9 Pine Street.

CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Michael Rosenberg
Assistant City Manager for Community Development.

Date March 2, 1989

From Joseph E. Connarton JEC
City Clerk

Reference

Subject
Central Square Overlay District

As you know, during the Ordinance Committee meeting of February 22, 1989 an amendment was offered to the above referenced petition by Councillor Francis H. Duehay. Specifically, the amendment addressed the property located at 99 and 101 School Street and 9 Pine Street. It is the intent of this committee that this property remain zoned as residence.

At the City Council meeting of February 27, 1989 this petition was passed to a second reading as amended.

Would you please request the appropriate personnel of your department to prepare the specific technical language change for inclusion in this petition for final action by the City Council on or after March 13, 1989.

Thank you for your cooperation in this matter.

99 + 101 School St

and

9 Pine street

remain Residence Zone

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, February 22, 1989 at 6:30 P. M. in the Sullivan CHamber, City Hall, Cambridge, Massachusetts on a petition of Susan Yanow, et al to amend the text of the Zoning Ordinance by adding to section 5.40, Transition Requirements, a new subsection 5.43 which would read as follows:

> "Where any Office, Business, or Industrial zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree bulk control plane beginning at grade at the residential/non-residential district line. Said structure may be built forward and above the bulk control plane only if it complies with the height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent".

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor William H. Walsh
Chairman

S E A Consultants Inc.
Engineers/Architects

Principals
Arnold B. Goldstein, P.E.
Frederick G. Aufiero, P.E.
Robert M. Brandon, A.I.A.
Stephen H. Geribo, P.E.
David T. Goodemote, P.E.
Bruce E. Soule, P.E.
Kenneth M. Stewart, P.E.
Anthony J. Zuena, P.E.

Associates
Steven L. Bernstein, P.E.
Paul F. Gabriel, P.E.
Mark Gould, P.E.
Joseph A. Murphy, P.E.
Michael S. Schultz, P.E.
Paul C. Showstead, P.E.
Arthur A. Spruch, P.E.

Paul C. Ross, P.E.

485 Massachusetts Avenue
Cambridge, MA 02139-4018
(617) 497-7800

South Portland, ME
Glastonbury, CT
Springfield, MA
Londonderry, NH

May 15, 1989

RECEIVED BY
OFFICE OF CITY CLERK
1989 MAY 15 PM 2:40
CAMBRIDGE, MASS.

City Council
Cambridge City Hall
Cambridge, Massachusetts 02139

RE: Planning Board Recommendation on the Central Square Overlay District Re-Zoning Petition

Dear Ladies and Gentlemen of the Cambridge City Council:

My comments to you are in behalf of myself, my company and the Central Square Business Association.

I am President of S E A Consultants Inc., a 155-person engineering and architectural firm, headquartered at 485 Massachusetts Avenue in Cambridge. I am also the majority owner of the property at 485 Massachusetts Avenue, and a member of the Board of Directors of the Central Square Business Association.

Over this past year, a committee of the Central Square Business Association, consisting of Carl Barron, Rick Chipman and myself, have been meeting in connection with the re-zoning petition. Initially, the committee, all of whom are business owners as well as property owners in the Central Square area, found itself in opposition to provisions of the re-zoning petition. We met on a series of occasions with Joe Kellogg and Catherine Woodbury from the Community Development Department and learned a good deal of the City's objectives while sharing our thoughts and concerns with Mr. Kellogg and Ms. Woodbury. A series of compromises were reached and the committee felt pleased that our input was acknowledged by the City and the City appreciated the attempts at mutual cooperation and understanding.

We also feel that the Planning Board has been responsive to some concerns of the Central Square Business Association and we appreciate the position they have taken in the re-zoning petition.

Accordingly, in behalf of myself, my company and the Central Square Business Association, I would like to be recorded in favor of the Planning Board recommendation on the Central Square Overlay District Re-Zoning petition and would urge the City Council to endorse and approve the recommendation of the Planning Board on this issue.

Very truly yours,

Arnold B. Goldstein

ABG/bac/57B

cc: Carl Barron, CSA
Rick Chipman, CSA

SEA Consultants Inc.
Engineers/Architects

Principals
Arnold B. Goldstein, P.E.
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Robert M. Brandon, A.I.A.
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Arthur A. Spruch, P.E.

Paul C. Ross, P.E.

February 8, 1989

RECEIVED BY
OFFICE OF CITY CLERK

1989 FEB 14 PM 1:51

Mr. Joseph E. Connarton CAMBRIDGE MA.
City Clerk
Office of the City Clerk
City Hall
Cambridge, Massachusetts 02139

Re: Central Square Overlay District Zoning

Dear Mr. Connarton:

I would appreciate your having copies of this letter, which are enclosed, distributed to members of the Committee on Ordinances for the meeting on Wednesday, February 22, 1989 at 5:30 PM regarding the petition of the Planning Board to amend the Zoning Ordinances of the City of Cambridge by creating the Central Square Overlay District.

Last night I appeared before the Planning Board at the public hearing on the petition by the Planning Board to amend the Zoning Ordinance. I represented myself, my company and the Central Square Business Association. I spoke specifically in opposition to Paragraph d.1. - Membership, which relates to the membership of the Central Square Advisory Committee as set forth on Page 5 of the rezoning petition prepared by the Planning Board.

While I concur with most of the provisions of the zoning petition, I adamantly oppose, as being emminently unfair, the restriction of membership of the Central Square Advisory Committee to Cambridge residents. That restriction fails to acknowledge the concerns and valuable contributions of business owners, property owners and substantial taxpayers who are employed daily at their businesses in Central Square.

For the past eight to ten months I, along with Carl Barron and Richard Chipman of the Central Square Business Association, have been meeting regularly with Joseph Kellogg and Catherine Daly Woodbury of the Cambridge Community Development Department to try to achieve a level of mutual understanding on provisions of the rezoning proposal. Joe Kellogg and Catherine Woodbury have given freely of their time and have made very clear to Mssrs. Barron, Chipman and myself the constraints and limits that they felt the Planning Board and the City Council had to recognize in developing rezoning provisions. While Mssrs. Barron, Chipman and I could not get all that we wanted nor hoped for, we could understand reasonable limits set by the Planning Board and City Council and were able to achieve a level of compromise with our wishes and with the City's ultimate goals and objectives. We became quite comfortable with the provisions of the zoning proposal after working with Joe Kellogg and Catherine Woodbury,

485 Massachusetts Avenue
Cambridge, MA 02139-4018
(617) 497-7800

1537 Main Street
Springfield, MA 01103-1420
(413) 731-9662

Citicorp Park West
100 Foden Road
South Portland, ME 04106-2319
(207) 775-2281

850 Silas Deane Highway
Wethersfield, CT 06109-3412
(203) 721-7993

SEA Consultants Inc.
Engineers/Architects

but were quite surprised and taken aback by the printed version of the zoning proposal as we had failed to anticipate that the membership of the Central Square Advisory Committee would be limited to Cambridge residents.

As President of S E A Consultants Inc., a 170-person engineering and architectural firm headquartered at 485 Massachusetts Avenue; as the owner of the property at 485 Massachusetts Avenue; and as a taxpaying member of the Central Square Business Association, I feel the membership provision of the Central Square Advisory Committee, which limits membership to Cambridge residents, is prejudicial to my interests and the interests of a whole category of people like myself who work in Cambridge every day, who own property in Cambridge, who have employees working in Cambridge daily and who care a great deal about the City and especially Central Square. My interests are wholesome and I have been willing to work to achieve better conditions in Central Square for the people who come to the Square daily and who live on the periphery.

Accordingly, I request that the zoning proposal not be accepted in its current form, despite my concurrence with most of its provisions, and be modified to the extent that Section d.1. - Membership be modified to provide for membership that will include business owners and operators in the Central Square area, or words to that effect.

Your consideration is very much appreciated.

Very truly yours,

S E A CONSULTANTS INC.

Arnold B. Goldstein

ABG/bac:208B

cc: Carl Barron, CSA
Richard Chipman, CSA
Cambridge City Council

SEA Consultants Inc.
Engineers/Architects

Principals
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Arthur A. Spruch, P.E.

Paul C. Ross, P.E.

RECEIVED BY
OFFICE OF CITY CLERK
1989 FEB 14 PM 1:52
CAMBRIDGE MA.

February 8, 1989

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City Hall
Cambridge, Massachusetts 02139

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Accordingly, I request that the zoning proposal not be accepted in its current form, despite my concurrence with most of its provisions, and be modified to the extent that Section d.1. - Membership be modified to provide for membership that will include business owners and operators in the Central Square area, or words to that effect.

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S E A CONSULTANTS INC.

Arnold B. Goldstein

ABG/bac:208B

cc: Carl Barron, CSA
Richard Chipman, CSA
Cambridge City Council

SEA Consultants Inc.
Engineers/Architects

Principals
Arnold B. Goldstein, P.E.
Frederick G. Aufiero, P.E.
Robert M. Brandon, A.I.A.
Stephen H. Geribo, P.E.
David T. Goodemote, P.E.
Bruce E. Soule, P.E.
Kenneth M. Stewart, P.E.
Anthony J. Zuena, P.E.

Associates
Steven L. Bernstein, P.E.
Paul F. Gabriel, P.E.
Mark Gould, P.E.
Joseph A. Murphy, P.E.
Michael S. Schultz, P.E.
Paul C. Showstead, P.E.
Arthur A. Spruch, P.E.

Paul C. Ross, P.E.

February 8, 1989

RECEIVED BY
OFFICE OF CITY CLERK
1989 FEB 14 PM 1:52
CAMBRIDGE MA.

Mr. Joseph E. Connarton
City Clerk
Office of the City Clerk
City Hall
Cambridge, Massachusetts 02139

Re: Central Square Overlay District Zoning

Dear Mr. Connarton:

I would appreciate your having copies of this letter, which are enclosed, distributed to members of the Committee on Ordinances for the meeting on Wednesday, February 22, 1989 at 5:30 PM regarding the petition of the Planning Board to amend the Zoning Ordinances of the City of Cambridge by creating the Central Square Overlay District.

Last night I appeared before the Planning Board at the public hearing on the petition by the Planning Board to amend the Zoning Ordinance. I represented myself, my company and the Central Square Business Association. I spoke specifically in opposition to Paragraph d.1. - Membership, which relates to the membership of the Central Square Advisory Committee as set forth on Page 5 of the rezoning petition prepared by the Planning Board.

While I concur with most of the provisions of the zoning petition, I adamantly oppose, as being emminently unfair, the restriction of membership of the Central Square Advisory Committee to Cambridge residents. That restriction fails to acknowledge the concerns and valuable contributions of business owners, property owners and substantial taxpayers who are employed daily at their businesses in Central Square.

For the past eight to ten months I, along with Carl Barron and Richard Chipman of the Central Square Business Association, have been meeting regularly with Joseph Kellogg and Catherine Daly Woodbury of the Cambridge Community Development Department to try to achieve a level of mutual understanding on provisions of the rezoning proposal. Joe Kellogg and Catherine Woodbury have given freely of their time and have made very clear to Mssrs. Barron, Chipman and myself the constraints and limits that they felt the Planning Board and the City Council had to recognize in developing rezoning provisions. While Mssrs. Barron, Chipman and I could not get all that we wanted nor hoped for, we could understand reasonable limits set by the Planning Board and City Council and were able to achieve a level of compromise with our wishes and with the City's ultimate goals and objectives. We became quite comfortable with the provisions of the zoning proposal after working with Joe Kellogg and Catherine Woodbury,

485 Massachusetts Avenue
Cambridge, MA 02139-4018
(617) 497-7800

1537 Main Street
Springfield, MA 01103-1420
(413) 731-9662

Citicorp Park West
100 Foden Road
South Portland, ME 04106-2319
(207) 775-2281

850 Silas Deane Highway
Wethersfield, CT 06109-3412
(203) 721-7993

SEA Consultants Inc.
Engineers/Architects

but were quite surprised and taken aback by the printed version of the zoning proposal as we had failed to anticipate that the membership of the Central Square Advisory Committee would be limited to Cambridge residents.

As President of S E A Consultants Inc., a 170-person engineering and architectural firm headquartered at 485 Massachusetts Avenue; as the owner of the property at 485 Massachusetts Avenue; and as a taxpaying member of the Central Square Business Association, I feel the membership provision of the Central Square Advisory Committee, which limits membership to Cambridge residents, is prejudicial to my interests and the interests of a whole category of people like myself who work in Cambridge every day, who own property in Cambridge, who have employees working in Cambridge daily and who care a great deal about the City and especially Central Square. My interests are wholesome and I have been willing to work to achieve better conditions in Central Square for the people who come to the Square daily and who live on the periphery.

Accordingly, I request that the zoning proposal not be accepted in its current form, despite my concurrence with most of its provisions, and be modified to the extent that Section d.1. - Membership be modified to provide for membership that will include business owners and operators in the Central Square area, or words to that effect.

Your consideration is very much appreciated.

Very truly yours,

S E A CONSULTANTS INC.

Arnold B. Goldstein

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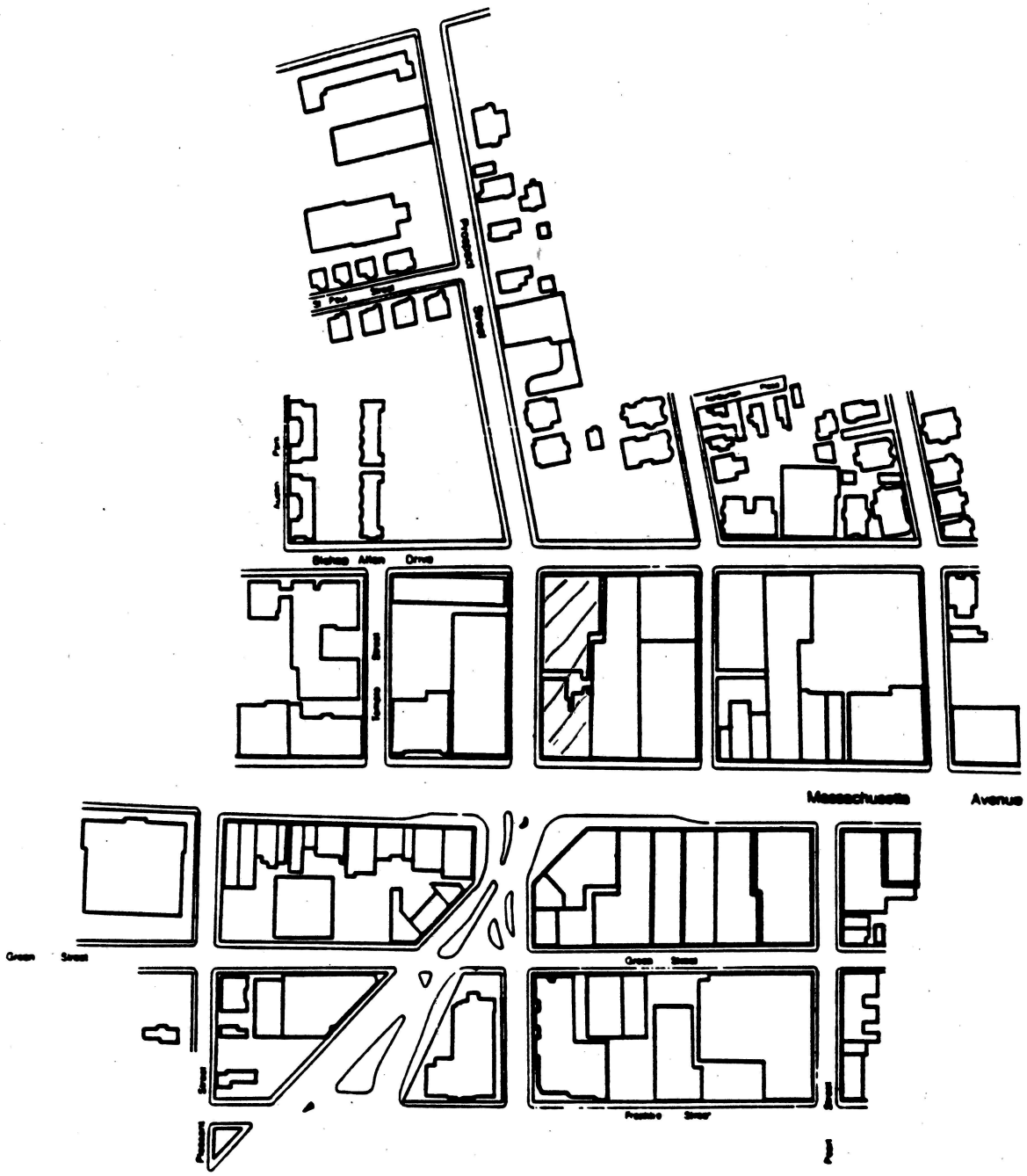
Richard Chipman, CSA
Cambridge City Council

GEORGE HURLEY



HENNESSY TRUST

HEART of CENTRAL SQUARE

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 15, 1988

To the Honorable, the City Council:

SUBJECT: Planning Board Rezoning Petition - Central Square Overlay District

The Planning Board is hereby submitting for consideration by the City Council a proposed set of zoning text and map amendments affecting Central Square. Specifically a Central Square Overlay District is proposed, modeled in part on a similar district in Harvard Square. In addition a number of rezonings are proposed to the base districts in portions of the Square to ensure a more compatible transition between the business center of the Square and the abutting residential neighborhoods.

The proposal is a direct outgrowth of the recommendations contained in the Central Square Action Plan and is a faithful reflection of detailed proposals which were developed by the residential and business members of the Central Square Subcommittee that formulated the report over a two year period.
The Planning Board is pleased to initiate this major step in implementing the recommendations of the Action Plan.

For the Planning Board,

Paul Dietrich, Chairman

SUMMARY OF KEY URBAN DESIGN RECOMMENDATIONS

Land Use

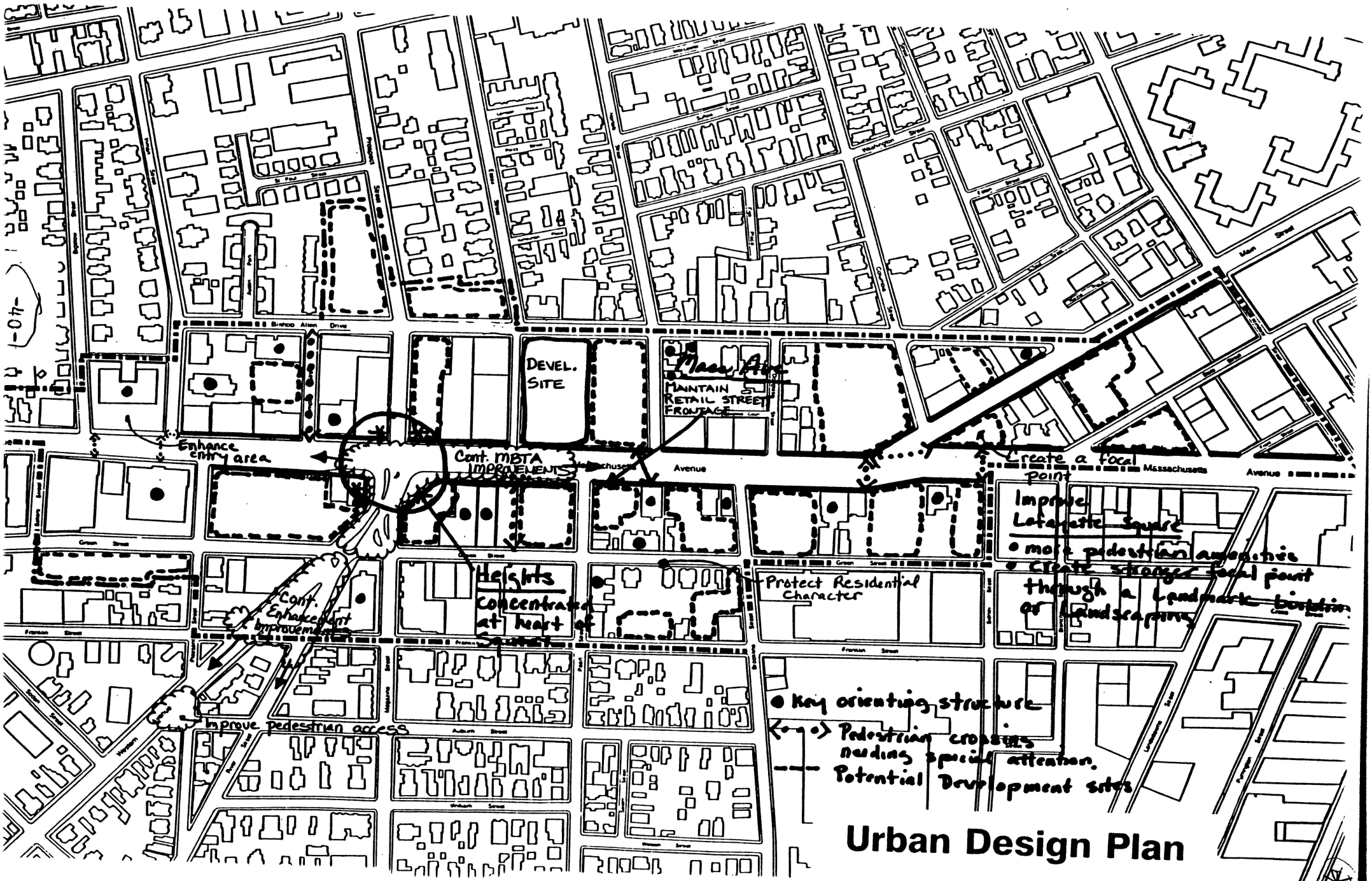
- Encourage strong retail frontage for Massachusetts Ave. and Main Street;
- New development south of Green Street and north of Bishop Allen Drive should be residentially oriented;
- City property should be considered a valuable negotiating tool for the creation of mixed income housing by either the City or private developer;
- Create a focal point or "anchor" at Lafayette Square that will strengthen pedestrian and retail activity.

Heights, Setbacks and Dimensions

- Build to property line along Masschusetts Ave. and Main Street;
- Greatest height is recommended for Massachusetts Ave. area with descending height as development approaches Green Street and Bishop Allen Drive;
- Create an identity at the "Heart" of the Square at Massachusetts Ave. and Prospect St/Western Ave and allow heights to be greatest here;
- Development along narrow side streets should provide set backs and a non continuous building surface to avoid the creation of "canyons".

Streets, Sidewalks and Open Space

- Continue MBTA and Central Square Enhancement improvements;
- Create pedestrian links between neighborhoods and Massachusetts Avenue wherever possible;
- Strengthen the tie between Lafayette Square and the "Heart" of Central Square;
- Provide safe and easy pedestrian access at the intersection of Western Avenue and Auburn Street.
- Enhance the entry and sitting areas in front of City Hall and tie these improvements to the business area public improvements.


DEVEL. SITE
Macy's
MAINTAIN RETAIL STREET FRONTAGE
Enhance entry area
Cont. MBTA IMPROVEMENTS
Create a focal Point
Massachusetts Avenue
Improve Lafayette Square
• more pedestrian amenities
• create stronger focal point through a landmark location or landscaping
Heights concentrated at heart of Square
Protect Residential Character
Cont. Enhancement improvements
Improve pedestrian access
• Key orienting structure
Pedestrian crossings needing special attention.
Potential Development sites
Urban Design Plan

- o South of Green Street between Western Avenue and Pearl Street
  - Rezone this area from BB to C-3. This area offers little opportunity for development, but the new zoning classification is more appropriate to the high density residential character that presently exists.

- o South of Green Street between Pearl Street and Brookline Street
  - Rezone this area from BB to C-ZA. This block is presently characterized by low scale residential type development. A significant number of these residential units are rent controlled. The rezoning will ensure the preservation of this area for housing and eliminate the present fear of encroachment by businesses into this area.

- o North of Green Street a portion of the area between Brookline Street and Sidney Street
  - Rezone this area from IB to BB. This area is adjacent to the proposed University Park site which is presently undergoing zoning revisions. Rezoning this small area to BB is consistent with the objective of creating a strong Massachusetts Avenue retail frontage and promoting compatability in development and land use.

The following provisions are proposed to be included in the Overlay requirements:

- o Height and FAR
  - 60′ and 2.0 FAR as of right within the BB zone for projects which do not include housing as part of the development
  - 60′ and 3.0 FAR as of right within the BB zone for projects which do include housing as a significant part of the development
  - 80′ and 4.0 FAR within the BB zone with the approval of a special permit *
  - 115′ and 4.0 FAR within the Central Square "Core Area" with the approval of a special permit *
  - all development projects containing more than 2000 square feet shall undergo development consultation conducted by a Central Square Advisory Committee similar to the Harvard Square Advisory Committee
  - * the criteria for a special permit will reflect the goals and criteria established in this report for housing, retail, etc.

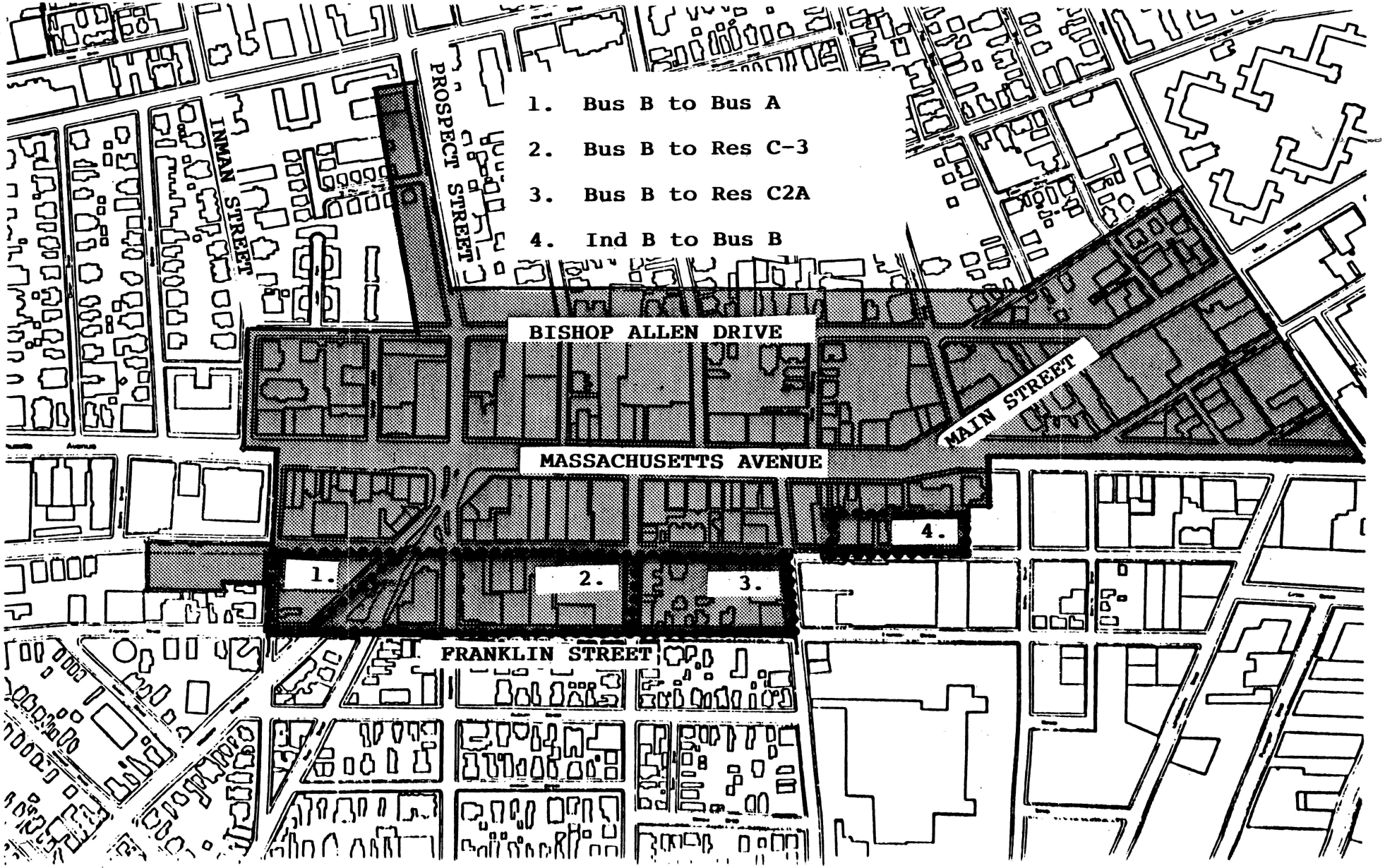
- o Setbacks
  - where development abuts residentially zoned areas it must step back above 45′
  - development along Massachusetts Avenue must step back above 60′ as a condition of the special permit except within the "Core Area".

- o Retail requirements
  - active ground floor retail use will be required along Massachusetts Avenue and Main Street. Also allowed are

CENTRAL SQUARE OVERLAY

- **Central Square Advisory Committee**
- **Height Limits**
- **FAR Reduction**
- **Use Restrictions**
  - Active ground floor uses
  - Fast order food establishments
  - Bars with live entertainment
- **Special Permits**
  - Height
  - FAR
  - Setback
  - Bakery
  - Parking and loading
- **Non-Conforming Signs**
- **Base Zone Changes**
  - Business B to Business A
  - Business B to Residence C-3
  - Business B to Residence C-2A
  - Industrial B to Business B

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



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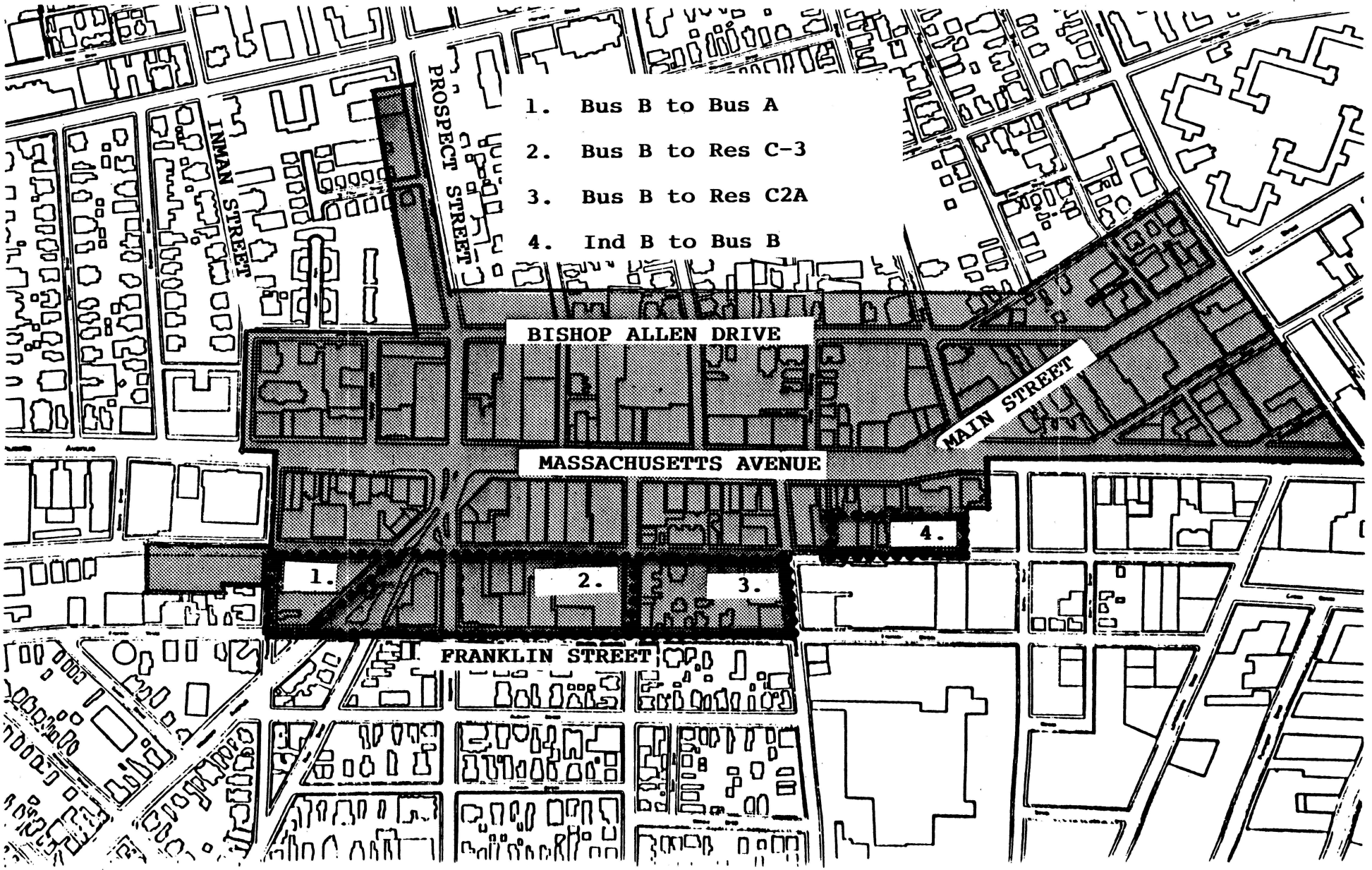

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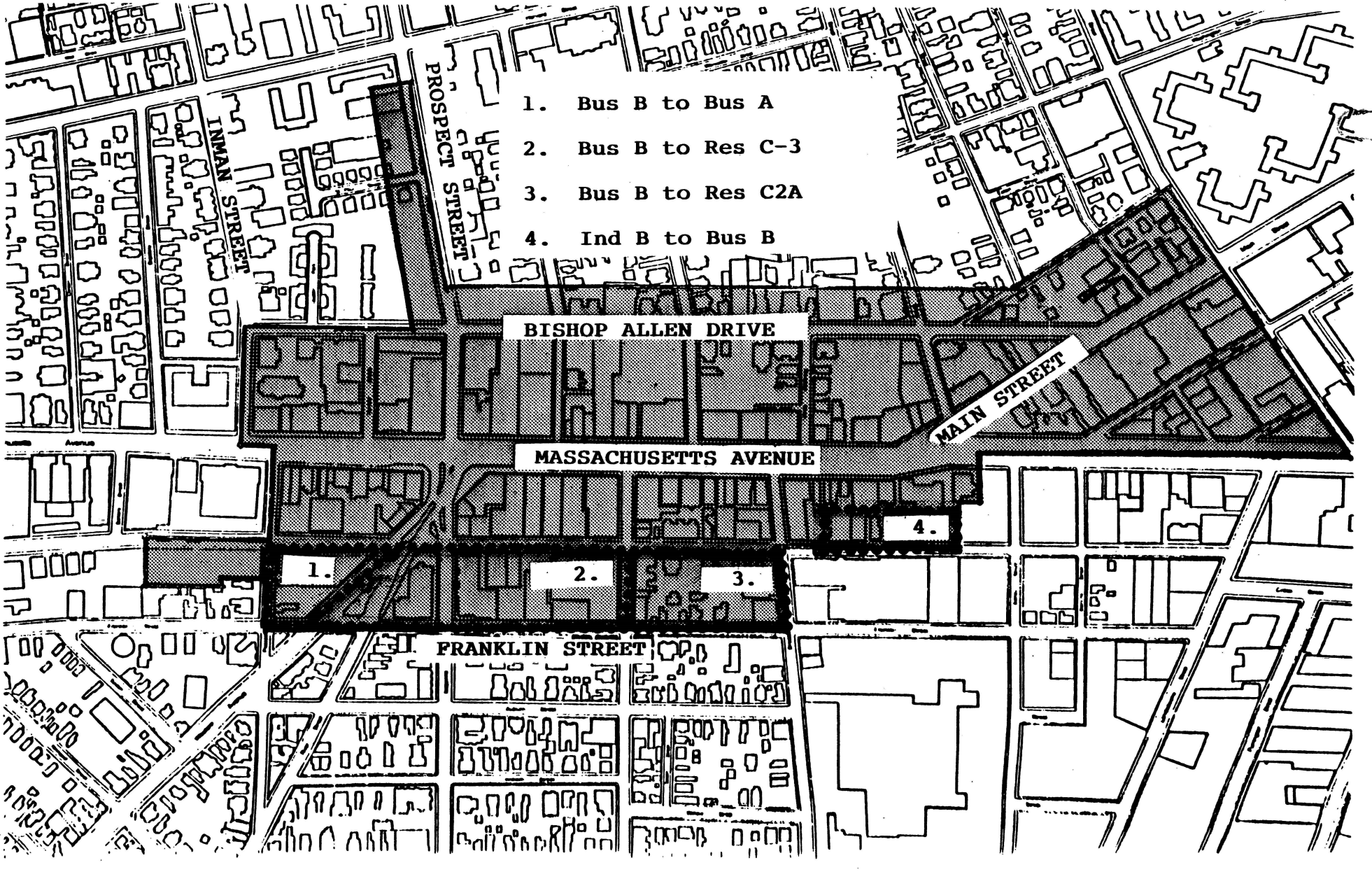

March 9, 1989

To the Honorable, the City Council:

RECEIVED BY
OFFICE OF CITY CLERK
1989 MAR 17 AM 11: 33
CAMBRIDGE MA

SUBJECT: Proposed CENTRAL SQUARE OVERLAY DISTRICT

The undersigned hereby request that the proposed Central Square Overlay District be modified to allow all properties facing Pearl Street (on the block between Green Street and Franklin Street) to remain in existing Business B zone.

For your consideration, we offer the following information:

1. The subject properties are all row houses, dating from the 1870's. This group of buildings has always included a mixture of business and residential uses with a strong link to Central Square.

2. Present occupancy includes a wide variety of business and professional uses as well as residential use. The business uses are small professional and service companies, closely affiliated with Cambridge and the Central Square area.

3. Directly opposite this block face is the Green Street parking garage and the Cambridgeport branch of the Public Library. This block face has a very different character from the residential areas on Green and Franklin streets.

4. We purchased our properties because both of the above types of use were legally allowed under the existing Business B zone. Inclusion of our properties in the proposed new zoning district would immediately make all the business uses non-conforming. This would cause hardship for many of us.

The undersigned wish to be recorded as being opposed to the presently proposed zoning district and in favor of the Overlay District if modified as noted above:

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48 PEARL STREET	Margaret C Hodges	444-3856
48 PEARL STREET	Claude Hodges	444-3856
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40 PEARL STREET	Lynn T Armstrong	547-6547
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1989 MAR 17 AM 11:33
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SUBJECT: Proposed CENTRAL SQUARE OVERLAY DISTRICT

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Comm. from Ian Dowell, et al, requesting that the proposed Central Sq. Overlay District petition to amend the Zoning Ordinances be modified to allow all properties facing Pearl St. on the block between Green & Franklin St.'s to remain in the existing Business B zone; said comm. also records each signatory in opposition to the presently proposed zoning district.

In City Council,

March 20, 1989

3/20/89 - Referred to the Petition

RECEIVED BY
OFFICE OF CITY CLERK
1989 MAR 15 AM 10: 11
CAMBRIDGE MA.

March 15, 1989

TO: John E. Flynn
Deputy City Clerk

FROM: Sally Powers, Director
Board of Assessors

In reply to your memo dated March 14, 1989, please be advised that we have, this day, forwarded to Sue Tamber, Engineering Dept., the written protest to the petition to rezone land in the Central Square area.

CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Sally Powers
Director, Board of Assessors

Date March 14, 1989

From John E. Flynn JEF
Deputy City Clerk

Reference

Subject
Written protest - petition of the Planning Board for the Central Square Overlay District.

Enclosed you will find two copies of the written protest to the petition to rezone land in the Central Square area.

Would you kindly certify the ownership of the property and remit a copy to the Engineering Department.

I have enclosed an updated schedule of the time limit of the most recent zoning petitions for your information on the time frame for the completion of the zoning process.

Your kind attention in this matter will be greatly appreciated.

central square association of business & professionals inc
csa
614 Massachusetts Ave.
Cambridge, MA 02139

RECEIVED BY
OFFICE OF CITY CLERK
1989 MAR 13 AM 10:36
CAMBRIDGE MA.

March 8, 1989

Mr. Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Proposed Action to Down-Zone Central Square

Dear Mr. Connarton:

Enclosed, you will please find petitions by property owners in the Central Square area. Said petitions represent substantially more than 20% of the property owners in the Central Square business district.

Said opposition is directed against changes in the existing zoning for the Central Square area, which is now under consideration. We request that you record the opposition of all the signors as being against changes in existing zone requirements.

The total square footage in the Central Square area, as included in the Central Square Overlay Plan, comprises 1,509,494 square feet. The total square footage of the enclosed original petitions comprises 513,441 square feet, or 34%. A few duplications are not included in the total square footage in our petition.

We originally reached a compromise for division of the overlay zoning area. Unfortunately, the very people who negotiated the compromise, and who represented the business community, might very well be excluded from a representative Committee by the wording in the proposal submitted to the Planning Board and the City of Cambridge. Therefore, property owners and business people in said community, who invest their money, might be excluded because of ambiguous wording. We feel we have no alternative but to oppose the entire revised plan.

In the event the City Council would consider a suggested revision in wording covering the make-up of the Central Square

Carl F. Barron, *President* Putnam Furn. Leasing 614 Mass. Ave. 354-3358
Steven H. Adelson, *1st Vice Pres.* Teddy's Shoes 548 Mass. Ave. 547-0443
Barbara Wilson, *2nd Vice Pres.* BayBank / Harvard Trust Co. 689 Mass. Ave. 661-3300
John Dietrich, *Secretary* Classic Copy & Printing 678 Mass. Ave. 868-4140
Suzy Karadizian, *Treasurer* U.S. Trust / Middlesex 671 Mass. Ave. 864-4444

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Advisory Committee, we attach herewith our suggested wording for further consideration.

We feel that absolute clarity in Advisory Committee language is just as important as any other aspect of the revised proposals, and therefore we feel justified in our opposition, unless the City Council considers revised wording.

Sincerely,

Carl F. Barron

attch.

cc: CSA Board of Directors
Mr. Joseph Kellogg
Mr. Richard Chipman
Mr. Arnold B. Goldstein

CFB/jfp
4127b

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1989 MAR 13 AM 10:36

CAMBRIDGE MA.

SUGGESTED REVISION
TO SECTION 11.304.1, D.1
OF THE
PLANNING BOARD REZONING PETITION --
CENTRAL SQUARE OVERLAY DISTRICT

TO READ AS FOLLOWS:

"Membership to be comprised of:

A. Four members representing residents of the four abutting Central Square, Cambridge, neighborhoods.

B. Four members respresenting owners of commercial property located in the Central Square area, and/or business people operating businesses located in the Central Square area.

C. A qualified member of the Cambridge City Government with a background in professional city planning and/or architecture, and/or commercial and economic development."

RECEIVED BY
OFFICE OF CITY CLERK

1989 MAR 13 AM 10: 37
CAMBRIDGE MA.

PETITION OF PROTEST TO PROPOSED ZONING AMENDMENT

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mr. Connarton:

As Cambridge land owners, we oppose in its entirety the proposed changes in the Cambridge Zoning Ordinance set forth in the Central Square Zoning Proposal by the Economic Development Committee and the Planning Board, which among other things, proposes to reduce the size of buildings that can be built as-of-right in the Central Square Overlay District (a) by cutting the maximum FAR in half to 2.0 and (b) by reducing the maximum allowable building height to 45 feet.

Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six councilors. The statute provides that prior to final approval of a change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty per cent or more of the area of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance.

We are owners of real estate which will be affected by the Amendment Petition and we now so file such a protest.

We are not opposed to developing realistic constraints within which we can cooperate to achieve mutually beneficial incentives; however, the current proposal is unrealistic and provides disincentives.

We oppose the Amendment Petition's proposed changes to the Cambridge Zoning Ordinance because the changes will not serve the best interests of the City of Cambridge or the people who live, work, and shop in Central Square.

NAME	PROPERTY ADDRESS	DATE
Mike D. Grell Jr. Pres.	844 MAIN ST - CAMBRIDGE	10/19/88

...ED BY
...ITY CLERK
... 37
CAMBRIDGE MA.

PETITION OF PROTEST TO PROPOSED ZONING AMENDMENT

Joseph E. Connarton
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795 Massachusetts Avenue
Cambridge, Massachusetts 02139

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Date	Name of Owner or Agent	Property Address(s)
9-6-88	J.R. Fennell Realty Trust J.R. Fennell J.R. Fennell	Parcel no. 26 - 4,496 s.f. Parcel no. 30 - 12,952 s.f. Parcel no. 40 - 31,213 s.f. Parcel no. 49 - 7,891 s.f. Parcel no. 51 - 3,940 s.f. Parcel no. 55 - 3,098 s.f.
9/6/88	George Rothman	Parcel no. 33 - 5,196 s.f. Parcel no. 39 - 7,978 s.f. Parcel no. 45 - 5,153 s.f. Parcel no. 88 - 16,118 s.f. Parcel no. 126 - 16,032 s.f.
9/6/88	Arnold B. Goldstein	Parcel no. 28 - 7,393 s.f.
9/8/88	William A. Berkowitz	Parcel no. 27 - 3,771 s.f.

RECEIVED BY
ICE OF CITY CLERK

PETITION OF PROTEST TO PROPOSED ZONING AMENDMENT: 36

CAMBRIDGE MA.

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

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Date	Name of Owner or Agent	Property Address(s) DAVID MCGRATH
10/4/88	[signature]	638-641 Massachusetts AVE + 643-647 Mass. Ave. AVE, CAMBRIDGE
10/4/88	George Jr. Healy Trustee U/W William Hennessy and for Rose Mahegan + Albert C. Mahegan Trustees	645-655 Mass. Ave 2-50 Prospect St + 114+116 Bishop Allen Drive

RECEIVED BY
THE CITY CLERK
1989 MAR 13 AM 10: 36
CAMBRIDGE MA.

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City of Cambridge
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Date	Name of Owner or Agent	Property Address(s)
9/7/88	[signature]	614 Mass. Ave. / 552-564 Mass Ave.
9/7/88	Steven H. Adelson	548 Mass. Ave.
9/7/88	Patricia Lee Pitcher	515 Mass Ave. Shawmut
9/7/88	[signature]	820 Mass. Ave Camb.
9/7/88	[signature] FOR CENTRAL PLAZA REALTY TRUST	JULIUS TOFIAS & COMPANY 675 MASSACHUSETTS AVE CAMBRIDGE, MA (also 30 BISHOP ALLEN DRIVE and adjacent Parking Lots)
9/7/88	[signature]	541 to 563 Mass. Ave. Cambridge Mass.
9/9/88	[signature]	573 Mass Ave Camb, Mass.
9-12-88	[signature]	689 Mass Ave.
9/15/88	[signature]	859 MASS. AVE.
10/5/88	[signature]	727 MASS AVE.

RECEIVED BY
CITY CLERK
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CAMBRIDGE MA.

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Date	Name of Owner or Agent	Property Address(s)
Oct 26-1988	Jay R McCleod	579-603 Mass Ave
27 Oct-1988	Gardner Clay	2 to 12 Essex St
		595 Mass Ave - owner
		579-603 Mass Ave, 2-12 Essex St } partial owner

RECEIVED BY
OFFICE OF CITY CLERK
2003 MAR 13 AM 10:38
CAMBRIDGE MA.

PETITION OF PROTEST TO PROPOSED ZONING AMENDMENT

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

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We oppose the Amendment Petition's proposed changes to the Cambridge Zoning Ordinance because the changes will not serve the best interests of the City of Cambridge or the people who live, work, and shop in Central Square.

Date	Name of Owner or Agent	Property Address(s)
Oct. 8, 1958	Charles B. Watson Inc Guy H. Harnish, Pres.	11 Magazine St. Cambridge, 02139

Guy H. Harnish

RECEIVED BY
OFFICE OF CITY CLERK
1989 MAR 13 AM 10:30
CAMBRIDGE MA.

SMALL BUSINESS OWNERS OPPOSED TO DOWNZONING CENTRAL SQUARE

We, the undersigned, are opposed to the current initiative to downzone the Central square business district, because we believe that the initiative represents an unrealistic restriction on future development and one which will prevent desirable growth in the supply of rentable space in Central Square and ultimately drive up our rents.

We furthermore believe that Central Square is a growing retail center and that reasonable change and growth increase the market for our goods and services and create the best environment for small businesses such as ours to continue to thrive in Central Square. We oppose the current initiative to downzone Central Square because the proposed amendment to the Cambridge Zoning Ordinance will not serve the interests of people who live, work, and shop in Central Square.

Date	Name of Owner or Agent/Firm	Property Address(s)
9/7/88	Putnam Furniture Leasing	614 Mass. Ave
9/7/88	" "	556 Mass Ave.
9/7/88	Teddy Shoes Steven H Adelson	548 Mass. Ave.
9/7/88	Patricia Lee Pitkin Proprietor	515 Mass Ave.
9/7/88	[illegible]	541 to 563 Mass. Ave. Condo.
9/9/88	[illegible]	573 Mass Ave Cambridge
10/5/88	Helen J. Moulton Chamber of Commerce	859 Mass. Avenue, Cambridge
3/6/89	[illegible]	820 Massachusetts Avenue, Cambridge YMCA

PETITION OF PROTEST TO PROPOSED ZONING AMENDMENT

RECEIVED BY
OFFICE OF CITY CLERK
1989 MAR 13 AM 10:37
CAMBRIDGE MA.

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

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WARNER-LAMBERT COMPANY

By _____ 810 Main St Cambridge, Mass. 10/31/88
NAME Mgr. Corp. Real Estate PROPERTY ADDRESS DATE

JULIUS TOFIAS &COMPANY

Corporate Real Estate Services

RECEIVED BY
CITY CLERK
1989 MAR 13 AM 10:36
CAMBRIDGE MA.

March 6, 1989

Joseph E. Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Connarton:

As Cambridge land owners, we oppose in its entirety the proposed changes in the Cambridge Zoning Ordinance set forth in the Central Square Zoning Proposal by the Economic Development Committee and the Planning Board, which among other things, proposes to reduce the size of buildings that can be built as-of-right in the Central Square Overlay District (a) by cutting the maximum FAR in half to 2.0 and (b) by reducing the maximum allowable building height to 45 feet.

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We are not opposed to developing realistic constraints within which we can cooperate to achieve mutually beneficial incentive; however, the current proposal is unrealistic and provides disincentives.

☐ ***Shovel Shop Square*** *Post Office Box 420 North Easton, Massachusetts 02356 (508) 238-8811/Boston (617) 364-5100*

☐ ***Reservoir Place*** *1601 Trapelo Road Waltham, Massachusetts 02154 (617) 890-5511*

☒ ***Central Plaza*** *675 Massachusetts Avenue Cambridge, Massachusetts 02139 (617) 864-0166*

We oppose the Amendment Petition's proposed changes to the Cambridge Zoning Ordinance because the changes will not serve the best interests of the City of Cambridge or the people who live, work and shop in Central Square.

Sincerely,

CENTRAL PLAZA REALTY TRUST

Donald Tofias
Trustee

DT:dr

February, 1989

STATUS OF ZONING PETITIONS

NAME OF PETITIONER AREA INVOLVED	DATE RECEIVED BY THE CITY COUNCIL	DATE REFERRED TO THE PLANNING BOARD	LAST DATE FOR HEARING BEFORE ORDINANCE COMMITTEE	ACTUAL HEARING DATE BY ORDINANCE COMMITTEE	PLANNING BOARD REPORT	ORDINANCE COMMITTEE REPORT	LAST DATE FOR CITY COUNCIL ACTION	FINAL DISPOSITION
Planning Board Interim Planning Overlay District Cambridgeport	November 7, 1988	November 7, 1988	January 11, 1989	January 11, 1989 at 5:30 P.M.	Jan. 23, 1989	1/23/89 passed to second reading	April 11, 1989	passed to be ordained Feb. 6, 1989
Planning Board Interim Planning Overlay District East Cambridge	November 14, 1988	November 14, 1988	January 18, 1989	January 11, 1989 at 6:30 P.M.	Feb. 27, 1989	1/23/89 remained in committee	April 11, 1989	
Planning Board Central Square Overlay District	December 19, 1988	December 19, 1988	February 22, 1989	February 22, 1989 at 5:30 p. m.		Passed to a second reading as amended Feb. 27, 1989	May 23, 1989	
Planning Board Msgr. O'Brien Interim Zoning District	December 19, 1988	December 19, 1988	February 22, 1989	February 22, 1989 at 6:00 p. m.		Passed to a second reading Feb. 27, 1989	May 23, 1989	
Susan Yanow, et al re: new subsection 5.43 re: Office, Bus., & Industrial	December 19, 1988	December 19, 1988	February 22, 1989	February 22, 1989 at 6:30 p. m.		Passed to a second reading Feb. 27, 1989	May 23, 1989	
Terry Crystal, et al to rezone from Res. C-3, Off. 3 & Bus. B to Res. C-1 in the Harvard St. - Mass. Ave. area (etc.)	January 9, 1989	January 9, 1989	March 15, 1989	March 9, 1989 at 5:30 p. m.			June 7, 1989	

STATUS OF ZONING PETITIONS

NAME OF PETITIONER AND A INVOLVED	DATE RECEIVED BY THE CITY COUNCIL	DATE REFERRED TO THE PLANNING BOARD	LAST DATE FOR HEARING BEFORE ORDINANCE COMMITTEE	ACTUAL HEARING DATE BY ORDINANCE COMMITTEE	PLANNING BOARD REPORT	ORDINANCE COMMITTEE REPORT	LAST DATE FOR CITY COUNCIL ACTION	FINAL DISPOSITION
uncillor Dandy e: veterinary stablishments	January 23, 1989	January 23, 1989	March 29, 1989	March 29, 1989 at 5:30 PM			June 27, 1989	
ouncillor Walsh esubmitted Affordable rust Fund	January 23, 1989	January 23, 1989	March 29, 1989	March 9, 1989 at 6:00 p. m.			June 7, 1989	
ity Council re: raffic mitigation nd parking supply estrictions.	January 23, 1989	January 23, 1989	March 29, 1989	March 29, 1989 at 6:00 PM			June 27, 1989	
lanning Board re: ownhouse Ordinance	January 30, 1989	January 30, 1989	April 5, 1989	March 29, 1989 at 6:30 PM			June 27, 1989	
Councillor Wolf Kendall Sq. Ind. B. Interim Zoning	Jan. 30, 1989	Feb. 6, 1989	April 12, 1989	March 29, 1989 at 7:00 PM			June 27, 1989	
Councillor D. Sullivan re: Section 11.33 repealed.	March 6, 1989	March 6, 1989	May 10, 1989					

10. March 1989

Mrs. DeCoursey Fales, Jr.
11 Hilliard Street, Cambridge, Massachusetts 02138

RECEIVED BY
OFFICE OF CITY CLERK
1989 MAR 13 PM 12:46
CAMBRIDGE MA.

Dear Members of the City Council of the City of Cambridge,

I am writing to you to urge you to vote against the proposed Central Square Overlay District, because as it stands now, it serves and protects very little or nothing of the interests of the people who live in the area. At the same time it gives wide scope to massive development, thus promoting more commercial development in areas where mixed housing would be useful. We must stop the depopulizing of our city by making it possible for our children to inhabit their birthplace! We are told "development brings in taxes" — well! we, the citizens and residents, pay taxes too! I would also like to see more civility from all our city council toward eachother, and toward citizens, than I saw this winter.

Respectfully,
Jean N. Fales

C. C. 106

City of Cambridge

Comm. from DeCoursey Fales & Irene Fales, in opposition to the proposed Central Square Overlay District rezoning petition.

In City Council,

March 20, 1989

RECEIVED BY
OFFICE OF CITY CLERK
1989 MAR -2 AM 11:41
CAMBRIDGE MA.

2/27/89

To:
The City Council of Cambridge; c/o City Clerk

I recently learned that the Council will soon be asked to vote on a proposal put forth by the City Planning Board that among other things would allow an 8 story building to be built on the site now occupied by the YMCA + Post office parking lots.

I am a condo unit owner and my building is being surrounded by large apartment buildings, and an eight story one behind the one currently being built only increases the problem plus the fact that retail use will be allowed makes it worse.

I am against this development as well as against any plan that would allow 1 or 2 more tall buildings on the intersection of Mass Ave and Prospect Streets. The development there is fine just like it is. I hate to see the diversity of Central Sq. diminished by having more office buildings.

I don't want to see Cambridge over developed. I respectfully ask all members of the City Council to vote against the Central Square Overlay District. My vote and those of my friends will be determined by this outcome.

Thank you. Sincerely,

Dale P. Kline
348 Franklin St #2D
Cambridge, MA 02139
547-1763

20 Prescott St., #5
Cambridge, MA 02138
February 23, 1989

City Clerk
City of Cambridge
Cambridge City Hall
Cambridge, MA 02139

Dear Sir:

At the Ordinance Committee hearing on the rezoning of Central Square on Wednesday, February 22, 1989, I reported a vote of the general membership of the Mid-Cambridge Neighborhood Association taken May 18, 1988, and communicated to the City Council on June 6, 1988.

After the hearing you asked me to send a copy of the MCNA resolution concerning the rezoning of Central Square to the Council. I enclose a copy of the original June 6, 1988, communication with the relevant resolution circled.

Thank you for the opportunity to present again the view of Mid-Cambridge residents who hope to preserve Central Square as a neighborhood shopping center.

Sincerely yours,

Robert O. Edbrooke

Robert O. Edbrooke
MCNA Coordinating Committee

RECEIVED BY
OFFICE OF CITY CLERK
1989 FEB 23 PM 2:45
CAMBRIDGE MA.

TO: Robert Healy, Cambridge City Manager, Alfred Vellucci, Mayor, and all Cambridge City Councillors

FROM: Robert Edbrooke, Secretary, Mid-Cambridge Neighborhood Assoc.

RE: MCNA members' votes on Incentive Zoning and Re-zoning of Central Square

DATE: June 6, 1988

On May 18, 1988, the Mid-Cambridge Neighborhood Association had a general membership meeting at the Longfellow School and the following motions were passed.

1. After a presentation by the Community Development Department and extensive discussion the MCNA members passed the following:

   Since the Community Development Department Incentive Zoning proposal does not slow development, does not provide much affordable housing, and does not meet the community's need, the MCNA opposes the current Incentive Zoning Ordinance and requests the CDD to come back with a stronger plan.

2. After a presentation of issues surrounding the re-zoning of Central Square and a discussion of neighborhood concerns the MCNA members passed the following:

   Proposals for Central Square should be developed to address the perceived crime problem and parking access, to plan to encourage the preservation of small businesses serving the neighborhood, to discourage the expansion of the retail area into the residential areas, and to minimize office uses.

The members of the Association have asked me to communicate these proposals to the City Manager and the City Council. Thank you for your consideration.

RECEIVED BY
OFFICE OF CITY CLERK
1988 FEB 23 PM 2:45
CAMBRIDGE MA.

YWCA CAMBRIDGE
7 Temple Street · Cambridge · Massachusetts · 02139 · (617)491·6050

February 22, 1989

Councillor William Walsh
Chair, Ordinance Committee
Cambridge City Council
City Hall
Cambridge, Ma. 02139

Dear Councillor Walsh,

As you know, the Cambridge YWCA is very committed to affordable housing in the Central Square neighborhood of Cambridge. We have been supporting the efforts of the Community Development Department to encourage good planning in Central Square. We would like to suggest an amendment to the Central Square Overlay District, which we feel would encourage the development of affordable housing in the area.

In certain cases where affordable housing is being created in Central Square, we suggest that an increase in FAR be allowed for the project. As the YWCA has moved forward on our redevelopment project, we have realized that we will need a variance from the current 3.0 FAR in order for our project to work. We have asked the Community Development Department for technical assistance in drafting an amendment to the Overlay District that would allow affordable housing projects like ours to go forward.

We believe that our project is vitally important to Cambridge for several reasons. First, it will allow the preservation of 107 existing single-room-occupancy (SRO) units of affordable housing. Second, we plan to build an additional 45 to 50 SRO's. And finally, the project enables the YWCA to continue as a community organization, providing day care, community space, and other programs.

Our partnership with Unihab and their construction of a hotel is vital to this success. The hotel and the YWCA/SRO development is <u>one project</u> on the site. Current work with Unihab, architects, and contractors indicate that an FAR of something under 3.75 will be needed for the project to be viable.

Our hope is that an amendment allowing an increase in FAR for affordable housing will benefit other potential projects in Central Square as well. A major barrier to creating affordable housing in Cambridge is the high cost of land. Those of us trying to create housing alternatives have few resources, and we must stretch these resources.

The YWCA and Unihab want to go to the Planning Board as soon as possible in order to move forward with our project. We have already had to suspend certain community services, such as our day care center, during the redevelopment stage. We are eager to have our project underway as soon as possible.

We hope that our proposed amendment will be seen as a positive addition to the Central Square Plan and that, as amended, the changes in zoning will be approved soon.

Sincerely,

Molly Lovelock

Molly Lovelock
Executive Director

YWCA/AMENDMENT

Proposed FAR Amendment

The maximum FAR on any lot in an Office 3 or Business B district (including residential uses otherwise subject to Residential C-3 requirements) may be increased to 3.75 upon issuance of a special permit from the planning board provided a minimum of 20% of the total gross floor area authorized is devoted to affordable housing as defined in section 11.201. The affordable housing shall conform to the standards of section 11.204 except that lodging house or single room occupancy facilities shall be specifically permitted.

central square association of business & professional people, inc.
csa
614 Massachusetts Ave.
Cambridge, MA 02139

RECEIVED BY
OFFICE OF CITY CLERK
PM 1:39
IDGE MA.

January 9, 1989

Planning Board
City of Cambridge, City Hall Annex
57 Inman Street
Cambridge, MA 02139

RE: Planning Board Rezoning Petition -- Central Square Overlay District

Gentlemen:

Representatives of our Association have cooperated in submitting suggestions that would provide an acceptable compromise for Board approval of the above. We feel that these suggestions may provide an arrangement that would be of benefit to the entire community.

However, there is one matter to which we take strong exception. This pertains to the composition of the proposed Central Square Advisory Committee, and more specifically to membership as spelled out on page 5 of the proposal. We had no original understanding that this committee would be limited to Cambridge residents. We feel that this is an archaic restriction, and that it actually may well be considered a distinct form of taxation without representation.

For those people who make their living in Central Square, and especially those who have invested their funds at their own risk, it is obviously unfair to deny them the membership by which they may protect their own interests because they sleep in an adjacent community, although they spend most of their working hours within Cambridge. As a matter of fact, the entire committee of three, representing the Central Square business community, who worked so diligently to work out details of this very program, would be excluded from consideration.

If this entire program is to be acceptable to Central Square Business Association, we request that you delete the words, "to the extent possible, members in all categories shall be Cambridge residents." We also suggest that this report spell out who, such as the Cambridge City Manager, is to appoint members of this committee.

Carl F. Barron, *President* Putnam Furn. Leasing 614 Mass. Ave. 354-3358
Steven H. Adelson, *1st Vice Pres.* Teddy's Shoes 548 Mass. Ave. 547-0443
Barbara Wilson, *2nd Vice Pres.* BayBank / Harvard Trust Co. 689 Mass. Ave. 661-3300
John Dietrich, *Secretary* Classic Copy & Printing 678 Mass. Ave. 868-4140
Suzy Karadizian, *Treasurer* U.S. Trust / Middlesex 671 Mass. Ave. 864-4444

central square association of business & professionals inc
CSA
614 Massachusetts Ave.
Cambridge, MA 02139

We feel the clarification of this point, and approval, as suggested, is absolutely necessary to our approval and support of the proposed rezoning petition.

Sincerely,

Carl F. Barron

cc: Cambridge City Council
CSA Board of Directors

CFB/jfp
3708b

Carl F. Barron, *President* Putnam Furn. Leasing 614 Mass. Ave. 354-3358
Steven H. Adelson, *1st Vice Pres.* Teddy's Shoes 548 Mass. Ave. 547-0443
Barbara Wilson, *2nd Vice Pres.* BayBank / Harvard Trust Co. 689 Mass. Ave. 661-3300
John Dietrich, *Secretary* Classic Copy & Printing 678 Mass. Ave. 868-4140
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Comm. from Carl F. Barron on behalf of the Central Sq. Assoc. Re: Planning Board petition to rezone in the Central Sq. Overlay District; specifically, in connection with the composition of the proposed Central Sq. Advisory Committee & its membership.

In City Council,

January 23, 1989

Copy to Councillor Walsh, Ordinance Committee Chair 1/27/89 mlh

Committee on Ordinances

Present - Councillor William Walsh

2/23/85

5:48 P.m

1. C. Dunlay
2. C. Wolf
3. C.D. Sullivan
4. C. Walsh

5:48 Central Square Overlay

M. Rosenberg

This petition provide better pattern of growth

Two major elements:

- Re-zoning of 4 blocks
- Creation of Overlay District

4.0 to 3.0 FAR

55' as of right w/ 85' max w/ SP plus Advisory Committee

Catherine Woodbury — Outlined petition to Committee by district – see map.

Advisory Committee of 9 persons
4 bus. people
4 residents
1 architect

SP would be required from 55' to 80'

C. Wolf — Ques. parking issue.

Bulk & scale cld be down w/ traffic mitigation ideas i.e. T passes

C. Wolf — Why will this overlay work better than Harvard Sq.

Because we are by design changing the allowable buildable limit. Also I think we are close to total agreement w/ neighborhood

w/ this proposal.

C. Wolf — Voiced concern over defining of shutters setback etc. → see pg. 7

Voiced concern over lack of process for appointment of committee.

C. Duthaler — Voiced similar concerns on committee and questioned religious and non-profit groups being chosen to serve.

" — This is zoning proposal for the future

C. J. Sullivan — Ques. re SP suggesting housing requirements

M. Rosenberg — Yes, it would, but have no projection on how much that would provide

Mayor — Squares are cluttered, fast food chains

C. Duchay — To what extent does this address Housing? – Incentive zoning.

Kathy Spiegleman
57 Orchard St
YWCA

– Read letter re: affordable housing
Offered proposed amendment to FAR

Also Advisory Committee and this petition puts our proposal in jeopardy

Bill Cavellini
~~Franklin St.~~ Brookline

Supports petition as offered by Planning Board.
Opposed to Spiegleman amendment.

Herbert Melo
195 Pine St.

Supports petition, but concerned w/ height limitations. Does not want tall buildings.

Pat. McCarthy
99 School St.

Ques. plot plan @ 505? re: pine street. – remain in residence zone
C. Duchay

Robert Le Grenouille
348 Franklin St.

Opposed to petition!

George Hurley
645-655 Mass. Ave.
10-50 Prospect St
112-116 Allen Drive
(Trustee of Hennessy Trust)

Opposed to petition
Too many inconsistencies w/
Central Square Action Plan.

James Cox
454 Green Street

Concerned w/ development, but
unsure

Moritz Elsaesser
675 Mass. Ave

Opposed to petition

Robert Edwards
20 Prescott St.

Opposed to petition

C. Duehay

Ref to C./C w/o recommendation
w/V as amended

Adj: 7:43 P.M.

7:45 P.M. Monsignor O'Brien Highway Interim

M. Rosenberg — Outline petition:
2-0 FAR

C.D. Sullivan — Ref to C/C w/o recommendation.

7:46 P.M. Susan Yanow et al

Robert Edbrook
20 Prescott St. — Spoke on behalf of petitioner.

John St. George — Supports petition.

C. Wolf — Ref. to full C/C w/o recommendation

Adj: 7:50 P.M.

In City Council February 27, 1989

The Committee on Ordinances, comprised of the entire membership of the City Council, conducted a public hearing on Wednesday, February 22, 1989 beginning at 5:48 p.m. in the Sullivan Chamber, City Hall. The purpose of the hearing was to discuss the petition of the Planning Board to amend the Zoning Ordinances and the Zoning Map by creating a new Section 11.300, the Central Square Overlay District.

Councillor William H. Walsh, Chairman of the Committee, requested the Assistant City Manager for Community Development, Mr. Michael Rosenberg, to come forward to discuss the petition.

At this time, Mr. Rosenberg outlined the various aspects of the Planning Board's petition establishing a Central Square Overlay District, stating that the two major elements of the proposal were: 1) the rezoning of a four block area within Central Squre, and, 2) the creation of an Overlay District changing the FAR from 4.0 to 3.0. Furthermore, he stated that there would be an as-of-right height limit of 55 feet for the District, with a provision to go to 80 feet with a Special Permit. This special Permit would only be granted after review by the Advisory Committee, which is called for in the proposal.

At this time, the Committee heard from Ms. Catherine Woodbury of the Community Development Department, who further outlined the proposal to the members of the Committee; explaining the four proposed Districts as offered in the Overlay, as well as defining the composition of the Central Square Advisory Committee; a Committee which would consist of nine persons; one of whom shall be an architect; four of whom shall be representatives of the business community and four of whom shall be residents of the neighborhood.

At this time, Vice-Mayor Wolf raised a series of questions relative to parking and traffic problems which seem to result from Overlay Districts.

Ms. Woodbury responded by stating that the Central Square Overlay should work somewhat better than the Harvard Square Overlay, due to the proposed changes in height limitations and FAR offered by this petition. Furthermore, she stated that if proper traffic mitigation is implemented, traffic and parking could be eased throughout the Central Square area, particularly in light of the easy access to the MBTA subway and bus route.

The Vice-Mayor also voiced concern regarding the process of appointment for the Advisory Committee. She stated that she would hope the Community Development Department would offer language which would guide the City Manager in criteria of candidates for appointment. For example, she said neighborhood representatives should truly be reflective of the neighborhood.

At this time, Councillor Francis Duehay raised similar concerns regarding the appointment process and stated it was his belief that no provision has been made for the appointment of a member of the clergy or of a non-profit organization within the area.

At this time, Councillor David Sullivan questioned whether or not the Special Permit process for the Overlay District would set into place the requirement for the set aside of affordable housing units.

Mr. Rosenberg responded in the affirmative.

At this time, the Committee heard from individuals in support of the proposal, including Kathy Spiegelman, representing the YWCA, who stated qualified support for the project but asked for an increase in the FAR as it relates directly to the proposed renovation of the YWCA located at 7 Temple Street. She further stated that a variance would be needed from the City to go beyond the proposed FAR of 3.0, if, in fact, the renovation is to be feasible. Ms. Spiegelman submitted a communication from the Executive Director of the YWCA supporting this position.

Also speaking in favor of the petition was Bill Cavellini of Brookline St., who spoke in favor of the petition but against Ms. Spiegelman's proposed amendment to increase the FAR.

Also speaking in favor was Mr. Herbert Melo of 195 Pine St.

Speaking in opposition to the proposal was Miss Patricia McCarthy of 99 School St., who asked that the property located at 9 Pine St., 99 School St. and 101 School St. remain zoned for Residence only and not for Business.

Also speaking in opposition to the petition was Robert J. LaTremouille, Esq., of 348 Franklin St.; George Hurley, representing the Hurley Trust; James Cox of 454 Green St.; Moritz Elsaesser, representing the property at 675 Mass. Ave., and Robert Edbrooke of 20 Prescott St.

At this time, Councillor Duehay moved to strike from the petition the change in zone relative to the premises numbered 9 Pine St. and 99-101 School St. The motion - prevailed.

Councillor Walsh noted, for the record, the City Clerk was in receipt of a letter from the Central Square Business Association and S E A Consultants, Inc. opposing the proposed composition of the Central Square Advisory Committee and the prohibition of non-Cambridge business persons from serving.

At this time, Councillor Duehay moved to refer the proposed Central Square petition, as amended, to the full City Council without recommendation. The motion - carried.

The hearing was adjourned at 7:43 p.m.

For the Committee

Councillor William H. Walsh
Chairman.

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
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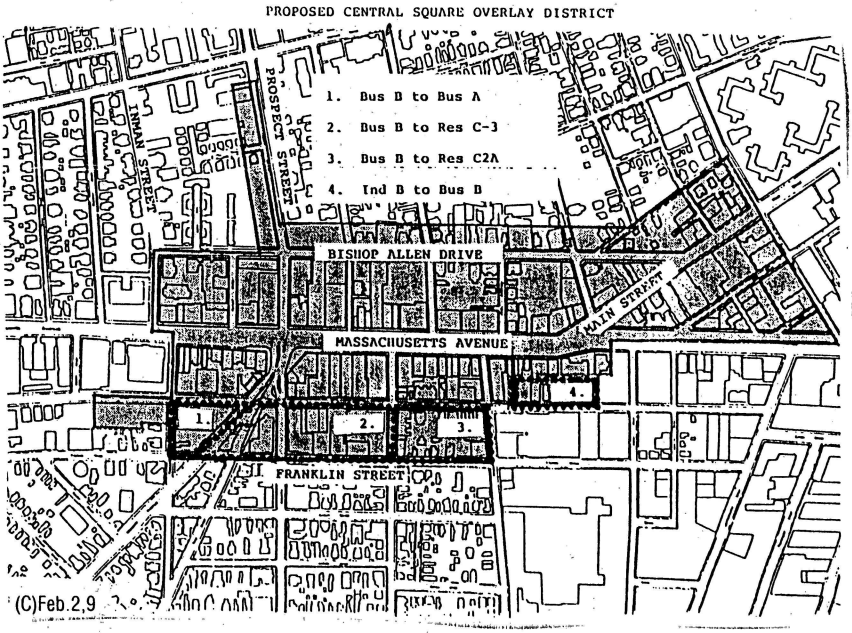
Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts. All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh,
Chairman

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



(C)Feb.2,9

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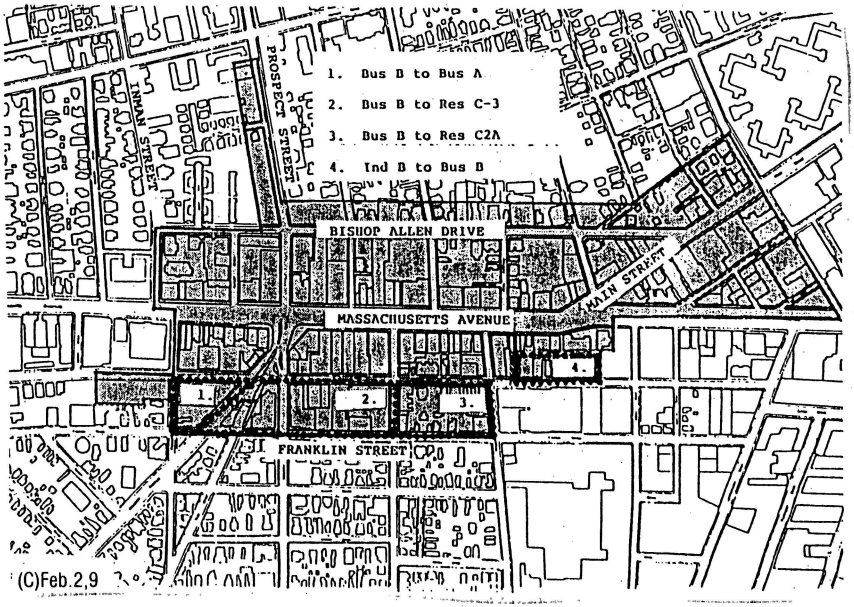

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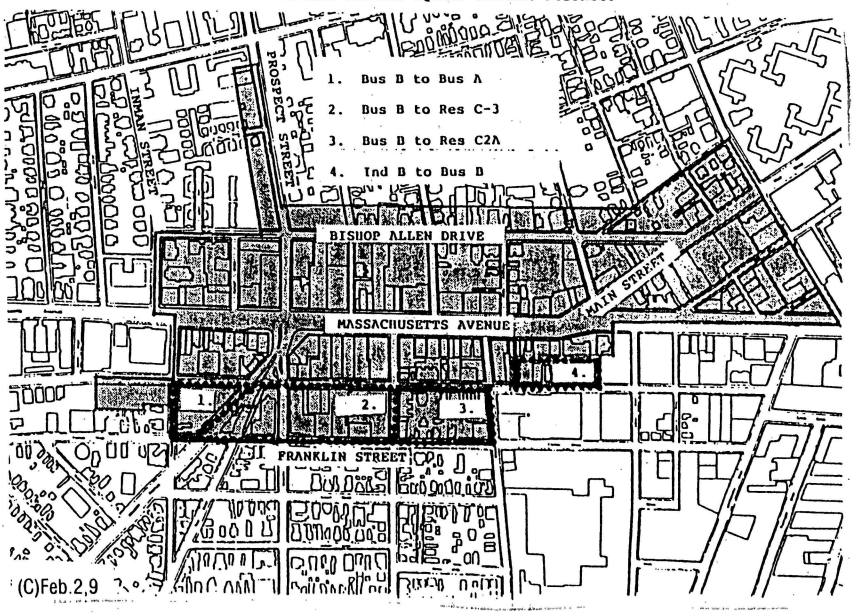

(C)Feb.2,9

C. C. 106

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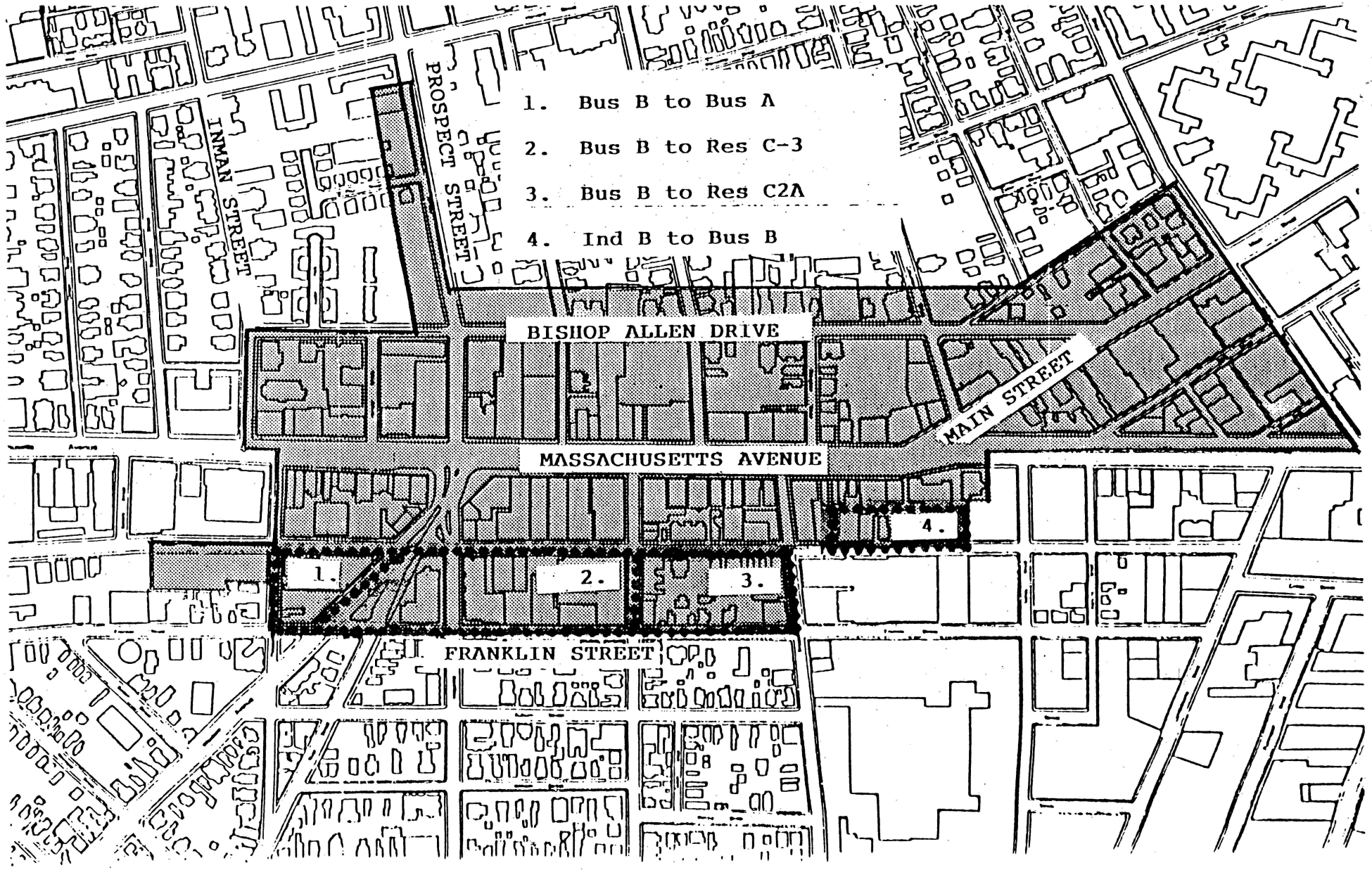

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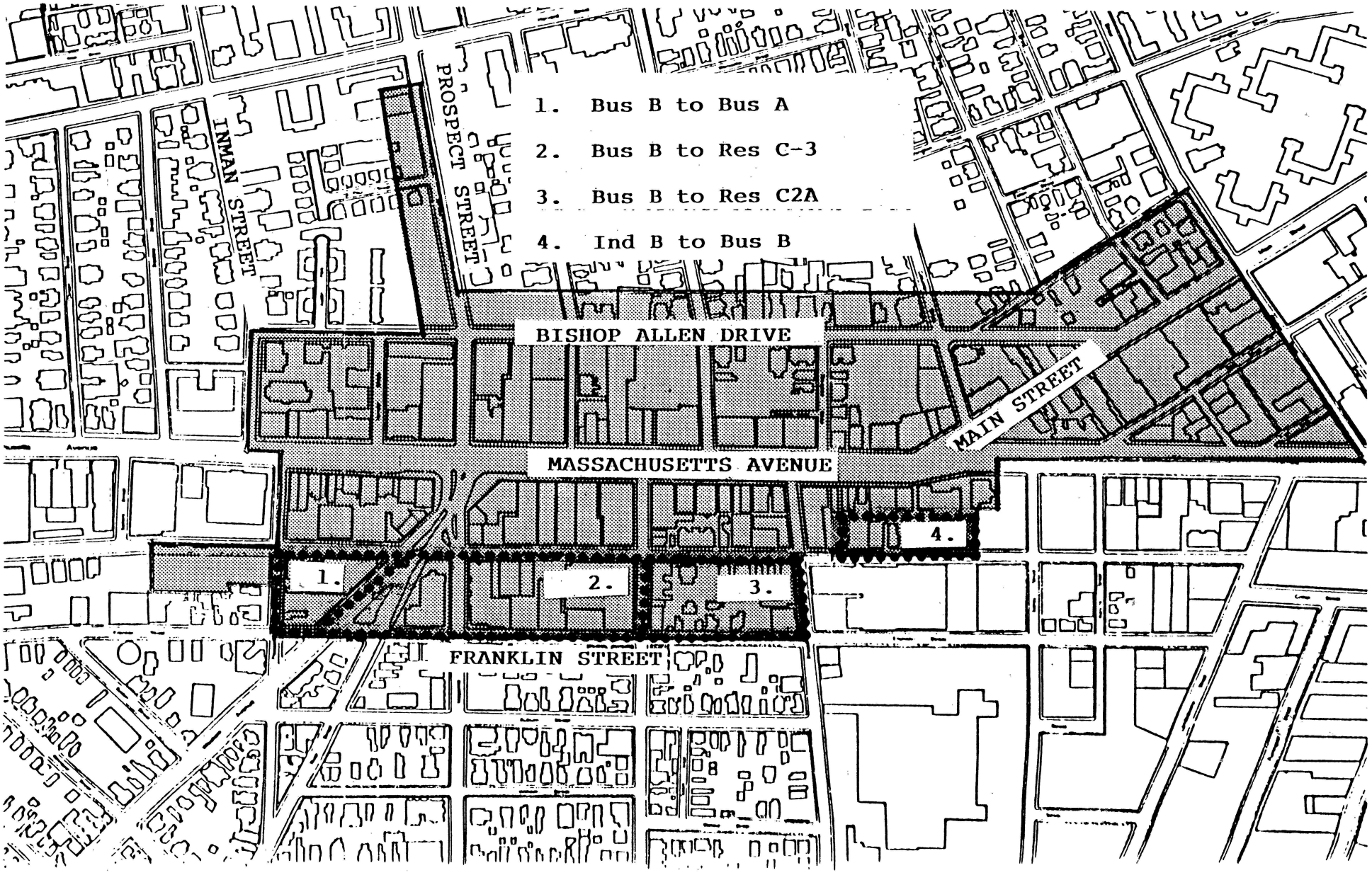

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, February 7, 1989 at 7:30 p.m. at the Community Development Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition by the City of Cambridge Planning Board to amend the Zoning Ordinance and Map of the City of Cambridge by creating the Central Square Overlay District and changing the applicable base zoning district designation in some areas from Business B to Residence C-3, or Residence C2A, Industry B to Business B, and Business B to Business A as shown on the accompanying map. The text changes would include amending Article 2.000 - Definitions by adding to the existing Fast Order Food Establishments definition and inserting a definition for retail, bakery. The Central Square Overlay District would become an area of special planning concern with specific project proposals subject to development consultation procedures as outlined in the Section 11.40; the District would in addition reduce permitted FAR and establish height limits where none now exist.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Catherine Woodbury, Lester Barber or Liza Malenfant at 498-9034.

RECEIVED BY
CITY CLERK
1989 JAN -3 PM 1:51
CAMBRIDGE MA.

C. C. 106

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RELATIVE TO ZONING

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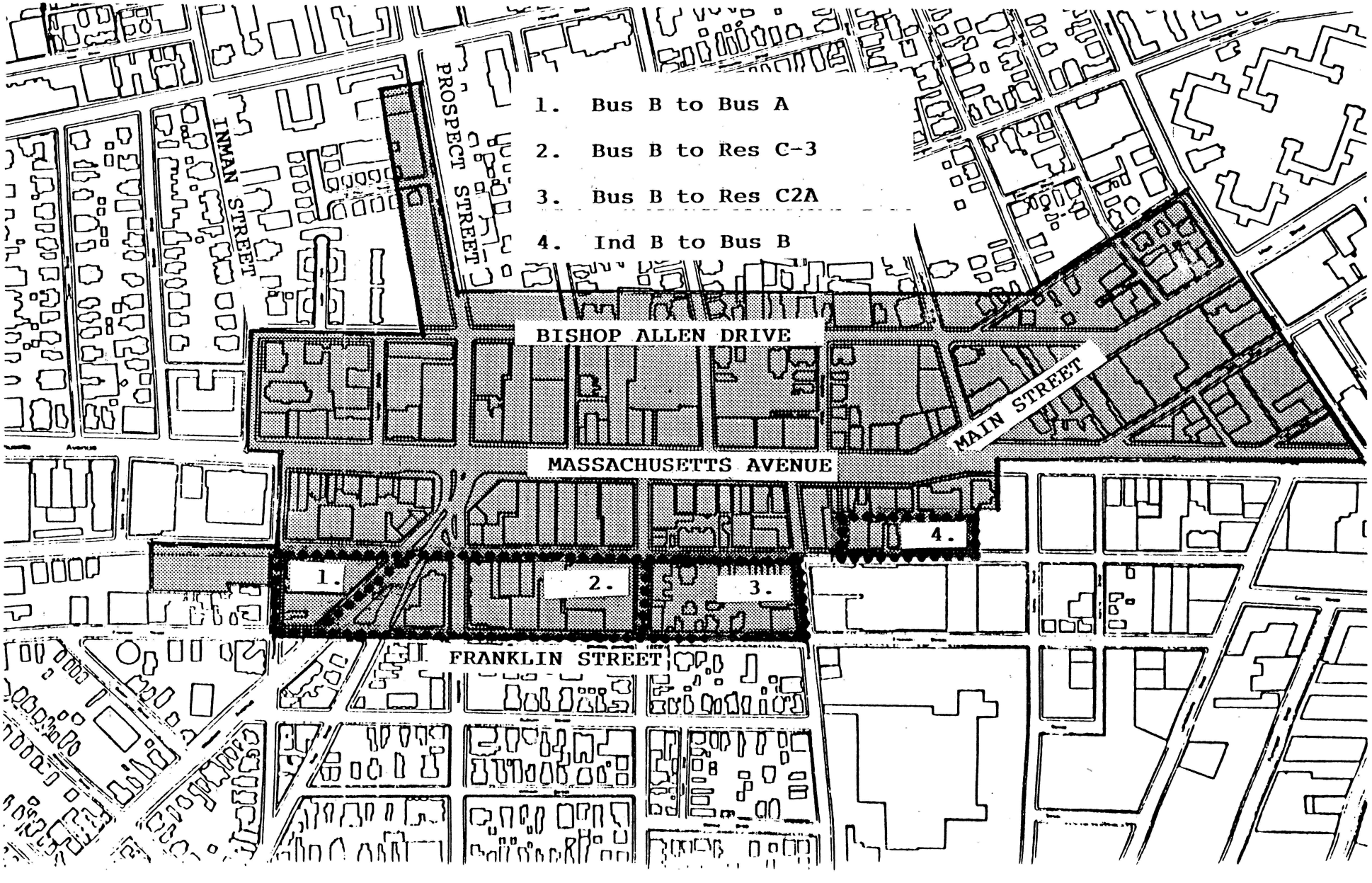

C. C. 106

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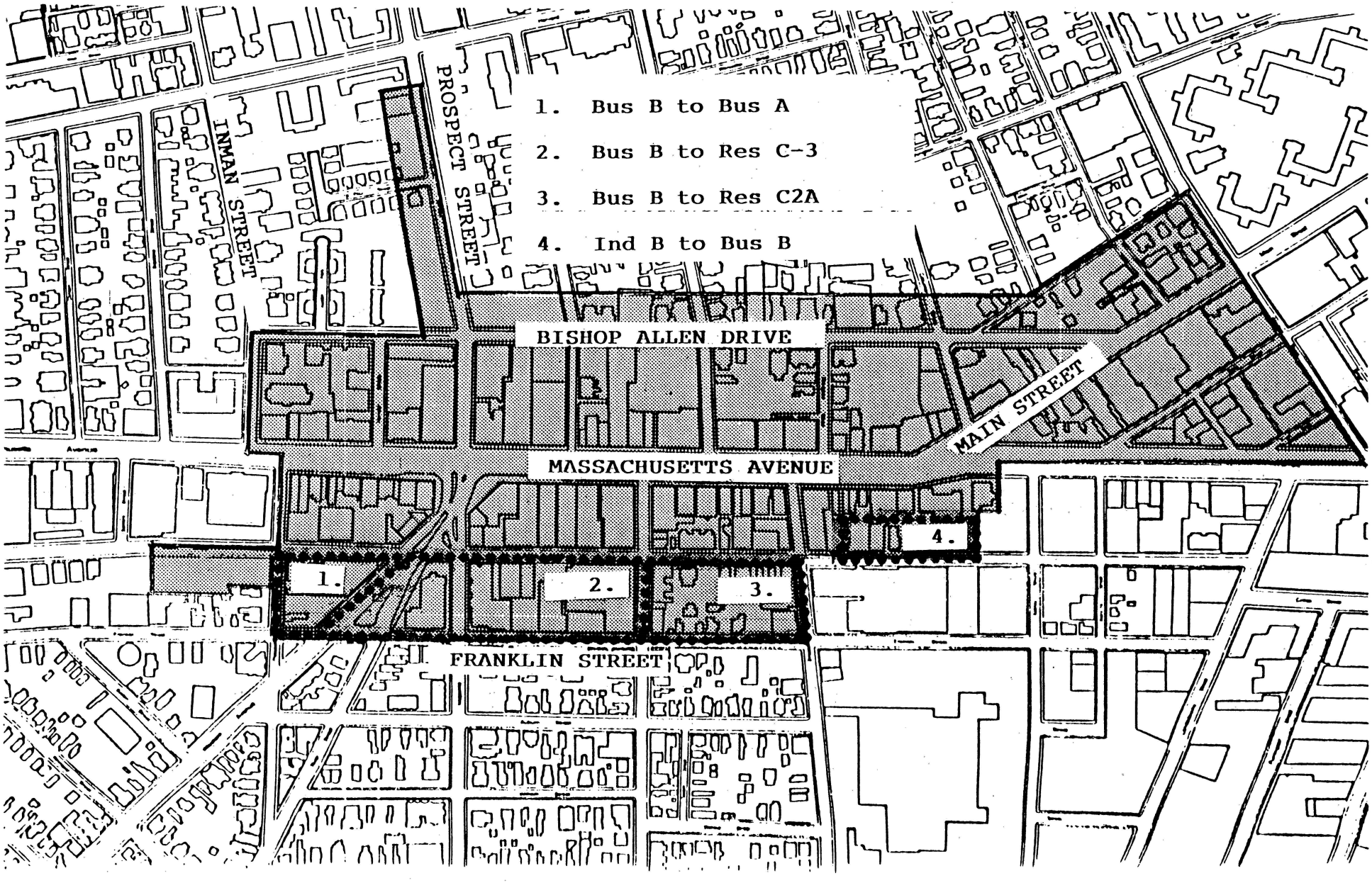

C. C. 106

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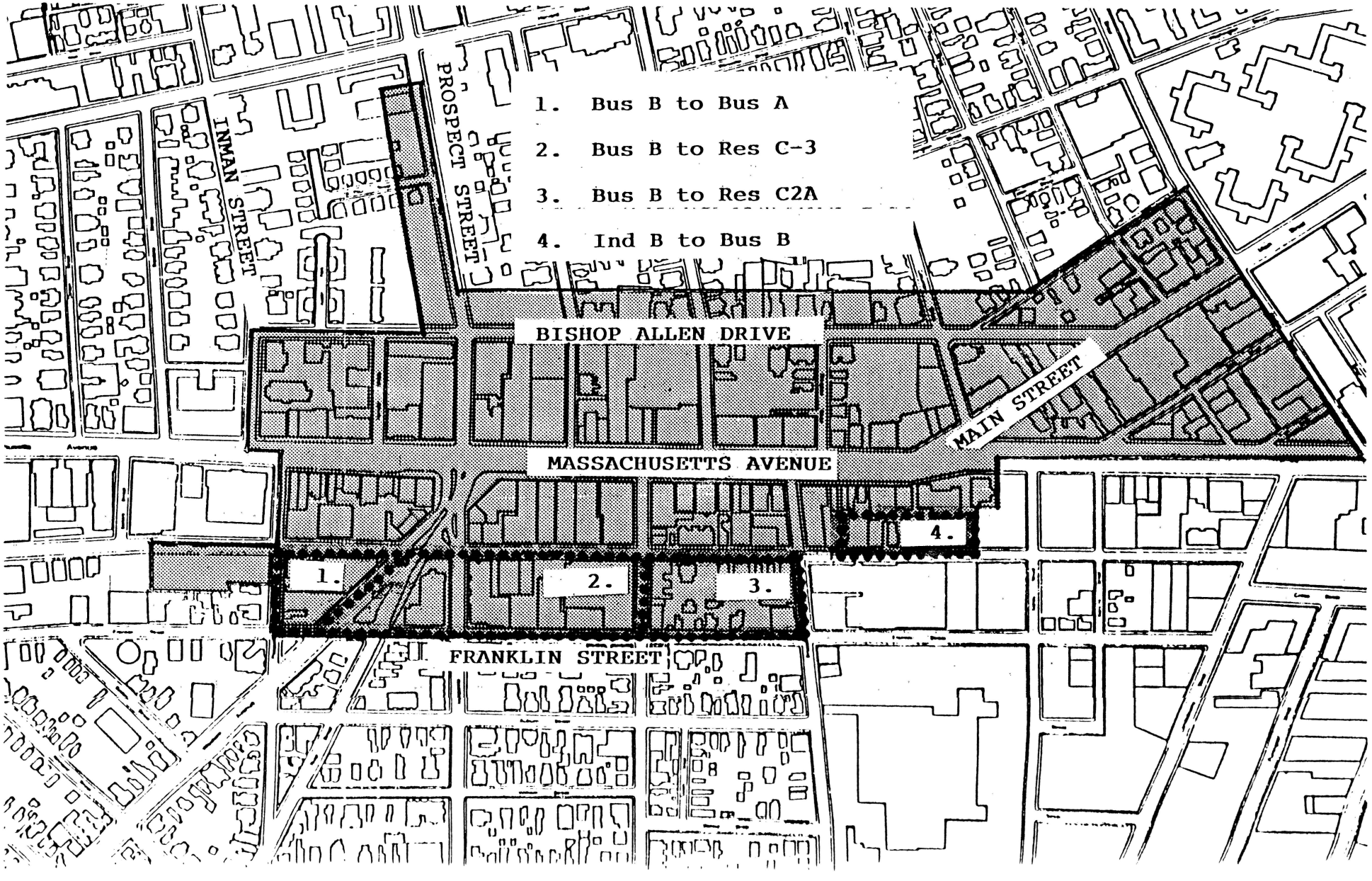

C. C. 106

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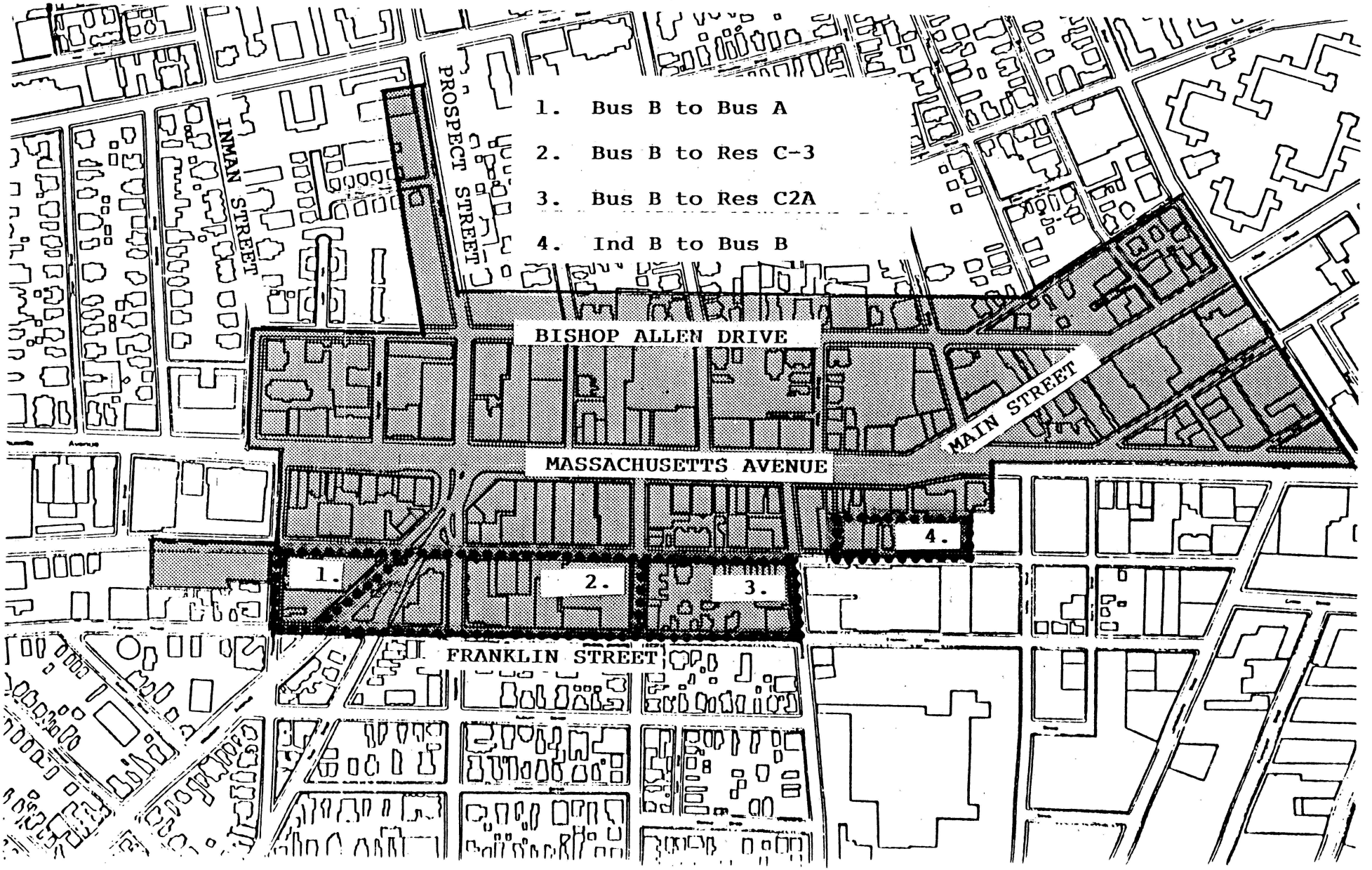

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE
CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139
(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

January 31, 1989

To Whom It May Concern:

Enclosed you will find a notice of a hearing scheduled before the Committee on Ordinances for Wednesday, February 22, 1989 at 5:30 p. m. in the Sullivan Chambers, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinances and map of the City of Cambridge by creating the Central Square Overlay District.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C. 106

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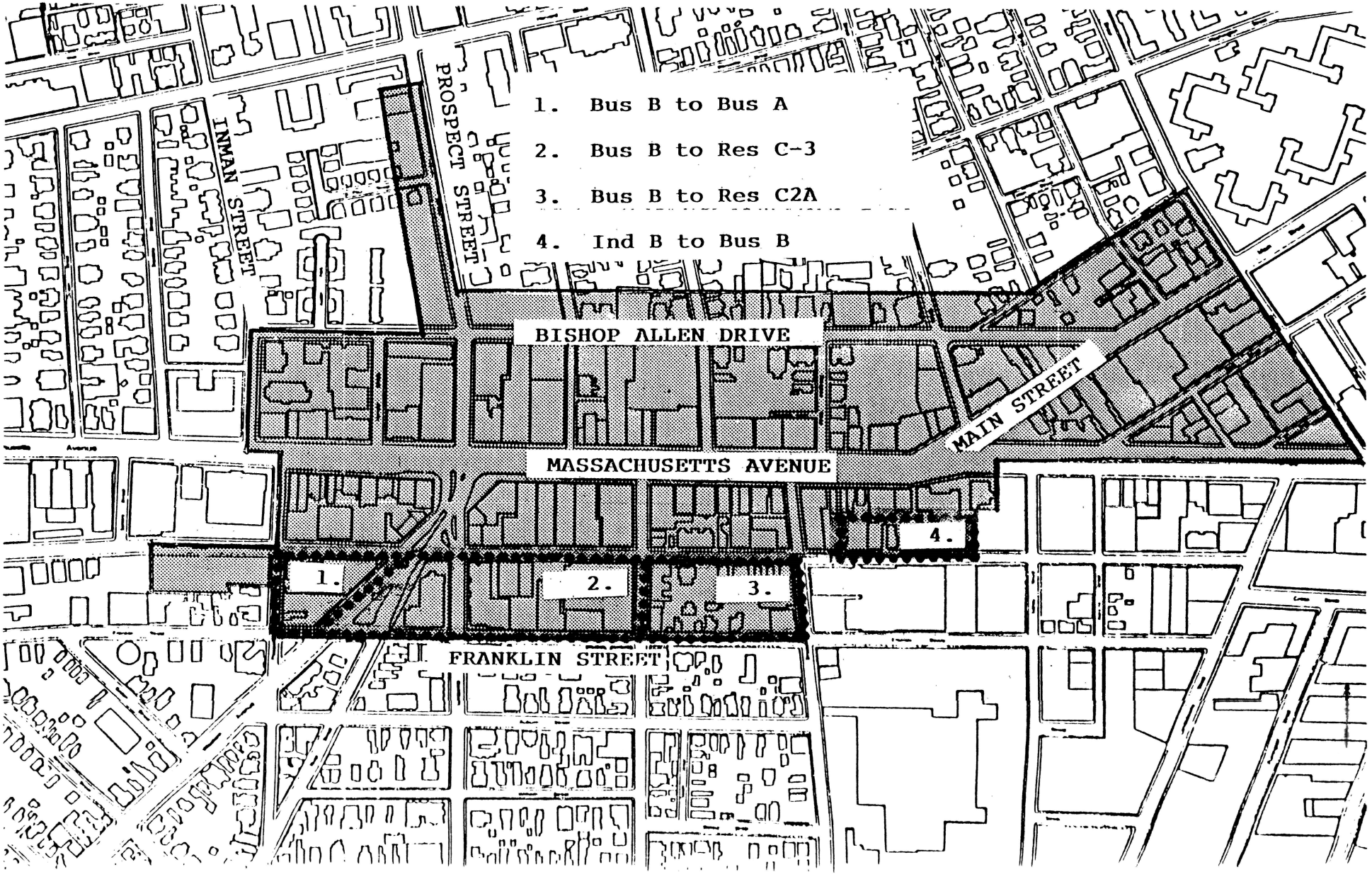

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 15, 1988

To the Honorable, the City Council:

SUBJECT: Planning Board Rezoning Petition - Central Square Overlay District

The Planning Board is hereby submitting for consideration by the City Council a proposed set of zoning text and map amendments affecting Central Square. Specifically a Central Square Overlay District is proposed, modeled in part on a similar district in Harvard Square. In addition a number of rezonings are proposed to the base districts in portions of the Square to ensure a more compatible transition between the business center of the Square and the abutting residential neighborhoods.

The proposal is a direct outgrowth of the recommendations contained in the Central Square Action Plan and is a faithful reflection of detailed proposals which were developed by the residential and business members of the Central Square Subcommittee that formulated the report over a two year period.
The Planning Board is pleased to initiate this major step in implementing the recommendations of the Action Plan.

For the Planning Board,

Paul Dietrich, Chairman

A. Amend the text of the Zoning Ordinance as follows:

1. In Article 2.000 amend the existing Fast Order Food Establishment definition by adding a new phrase as follows:

> Fast order food establishment. An establishment whose primary business is the sale of fast order food for consumption on or off the premises and which does not meet all of the following conditions: (1) use of non-disposable plates, glasses and silver ware for all patrons, (2) provision of printed individual menus for all patrons, (3) provision of 75 per cent of the seating provided at free standing tables (not available seating at counters), and (4) eighty (80) percent of food prepared is consumed on premises.

2. In Article 2.000 insert the following definition in its appropriate alphabetical order:

> Bakery, retail - the sale of breads, pastries, cakes, pies and similar baked goods for consumption by the final consumer at home whether or not final baking occurs on premises.

3. In Section 4.35 - Retail Business and Consumer Service Establishments, insert a new line "r" as follows:

r. Bakery, Retail	NO	NO	NO	NO	NO	YES	YES	YES	(10)
	YES	YES	YES	NO	YES	PUD			

4. In subsection 10.48 insert the following after the line beginning "Section 11.637":

Section 11.304.2 (b),(c),(d)	- Additional Height; Central Square Overlay District
Section 11.304.4	- Waiver of Setback Requirements; Central Square Overlay District
Section 11.304.6	- Waiver of Parking Requirements; Central Square Overlay District

5. Create a new Section 11.300, Central Square Overlay District as follows:

11.300 CENTRAL SQUARE OVERLAY DISTRICT

11.301 Establishment and Scope. There is hereby established the Central Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.300. It is the intent of this section that these regulations will apply to a single area described generally as the Central Square business district and certain abutting portions of the neighborhoods around it.

11.302 General Purpose. It is the purpose of this Section 11.300 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to Central Square. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Central Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Central Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.300.

11.303 General Provisions

11.303.1 The Central Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Subsection 11.42, Development Consultation Procedures, shall be subject to the Development Consultation Procedures specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Central Square Advisory Committee using procedures as specified in Subsection 11.304.1 of this Section 11.300.

11.303.2 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the

permit or special permit granting authority or the Central Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Central Square Action Plan, City of Cambridge, November 1987, and Central Square Development Guidelines, September 1988 in addition to the requirements of Section 10.30 (Variances) and 10.40 (Special Permits) and Subsection 11.305 of this Section 11.300. These guidelines are also intended to assist in shaping any contemplated physical change within the Central Square Overlay District.

11.303.3 National Register and Contributing Buildings

For the purpose of this Section 11.300 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Central Square Action Plan.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533 (b) for the purpose of this Section 11.300 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.304 Detailed Provisions

11.304.1 Central Square Advisory Committee

There shall be established a Central Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Subsection 11.304.1 that the Committee in its official actions fulfill the following purpose.

1. To establish a formal, on-going 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.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Central Square Overlay District for review and comment. In Addition, the Committee may comment on any preliminary proposal, for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedures.

1. Within the six month preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Central Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Central Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest those areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. It is expected that, in making decisions regarding special permits and variances within the Overlay District, the Planning Board and/or Zoning Board of Appeals will give due consideration to the report and recommendations of the advisory Committee. Where the Committee makes recommendations with respect to the granting of special permits and/or variances, the Planning Board and/or Zoning Board of Appeals does not follow said recommendations, then the Board(s) shall make written reply to the Committee, detailing why the Board(s)'s decisions were different from the Committee recommendations.

6. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership. To the extent possible, members in all categories shall be Cambridge residents.

   a. One member having recognized qualifications as architect or landscape architect who shall also serve as chair of the committee.

   b. Four members representing the business community in Central Square with diverse representation from property owners, small and large scale merchants and office tenants.

   c. Four members representing residents of the four abutting Cambridge neighborhoods.

2. Terms. Committee members shall be appointed for terms of three years each. Initial appointment shall however be staggered such that three members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.304.2 Building Height Limitations. The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be fifty-five (55) feet except that where the lot abuts (1) Bishop Allen Drive or (2) Prospect Street between Bishop Allen Drive and Harvard Street or (3) a Residence B or Residence C-1 zoning district, any portion of the building above 45 feet shall be set back behind a 45 degree building control plane beginning at an elevation of 45 feet above the front lot lines on Bishop Allen Drive and/or Prospect Street or the Residence B or Residence C-1 zoning district line and rising over one or more lots at a 45 degree angle.

b. Special Permit for Additional Height. The maximum allowable height in the Central Square Overlay District may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° bulk control planes beginning 60 feet above any streetline in the district and rising over one or more lots at a 45° angle.

However, where the lot abuts Bishop Allen Drive, or Prospect Street where the lot lies in a Business A District, and where the lot lies within a Business A District, any portion of the building above 45 feet shall be set back behind a 45 degree bulk control plane beginning at an elevation of 45 feet above (1) the front lot lines on Bishop Allen Drive and/ or Prospect Street and (2) any residential zoning

district line abutting the Business A District and rising over one or more lots at a 45 degree angle.

c. The bulk control plane restrictions of paragraphs a and b above may be waived by the Planning Board upon issuance of a Special Permit.

11.304.3 Floor Area Ratio Limitation

The maximum floor area ratio applicable to any lot in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive FAR limit the more restrictive shall apply.

a. As-of-right Limitation

The maximum as-of-right FAR shall be 3.0 in the Office 3 and Business B base zoning districts and 2.0 in the Residence C-3 and Residence C-2A zoning districts.

b. Special Permit for additional FAR

The maximum FAR on any lot in a Residence C-3 or Residence C-2A district may be increased to 3.0 and 2.5 respectively upon issuance of a special permit from the Planning Board.

11.304.4 Waiver of Setback Requirements

Upon issuance of a special permit from the Planning Board the yard requirements of a base zoning district may be waived.

11.304.5 Use Limitations and Restrictions

In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

a. Ground Floor Restrictions

The ground (first) floor of that portion of a building facing or abutting Massachusetts Avenue and/or Main Street and which is on a lot abutting Massachusetts Avenue or Main Street shall consist of gross floor area devoted to

any one or combination of uses permitted in the applicable base zoning district (except that such gross floor area in buildings abutting Massachusetts Avenue and/or Main Street between Inman and Pleasant Streets to the west and Columbia and Sidney Streets to the east shall be devoted to one or a combination of the following uses: Residential uses (Section 4.31); Office and Laboratory Uses (Section 4.34 c. and e.); Retail Business and Consumer Service Establishments (Section 4.35)) and shall in addition meet the following conditions:

(1) At least 80% of the floor elevation of the ground (first) floor shall be at the mean grade of the adjacent public street at the property line except that residential uses may be located no higher than 4 1/2' feet above the mean grade of the abutting public street at the property line.

(2) The use shall have a minimum depth of at least 20 feet.

(3) Where other than residential uses are established, the ground (first) floor facade shall consist of a minimum of 50% clear glass.

b. Prohibited Uses

The following uses shall be prohibited in the Central Square Overlay District: (1) Open Air or Drive-in Retail Services, Section 4.36 b,f,g,h,i.

c. Restricted Uses

(1) Fast Order Food establishments (Section 4.35 o) shall be limited to fourteen (14) in the Central Square Overlay District; Section 11.33 shall not apply.

(2) Bar or establishment where alcoholic beverages are consumed and where dancing and entertainment is provided, dance hall or similar place of entertainment; Section 4.35g shall be permitted only if the public entrance or entrances are directly from Massachusetts Avenue or Main Street.

d. Uses permitted by Special Permit

In addition to those uses currently allowed only by special permit in Section 4.30 - Table of Use Regulations, the following uses shall also require a special permit from the Board of Zoning Appeal: Retail bakery where it is proposed to sell beverages, sandwiches, or similar fast order food as an accessory use provided, however, that the bakery use shall have been in full operation of a minimum of six months prior to the application for a special permit.

11.304.6 Waiver of Parking and Loading Requirements

Uses in the Central Square Overlay District which meet the following requirements shall be exempted from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) the standards set forth in Section 6.35 of this Zoning Ordinance are met; and

(2) the standards set forth in Section 11.305 are met; and

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in the Central Square Development Guidelines.

11.305 Standards for Issuance of Special Permits.

In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

a. The proposed development is consistent with the goals and objectives of the Central Square Action Plan;

b. The building and site design are consistent with the Urban Design Plan for Central Square as outlined in the Central Square Action Plan and the Central Square Development Guidelines;

c. The building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity;

d. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

e. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.306 - Signs

11.306.1 Signs shall be permitted as they are allowed in the base zoning districts

11.306.2 Non-Conforming Signs

Notwithstanding the provisions in Article 7.000, Section 7.15 relating to non-conforming signs, any sign non-conforming as to size and having been erected for at least ten years shall be removed where the space to which the sign is accessory is vacant.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Industry B to Business B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of a line 100 feet distant from the southern side line of Massachusetts Avenue and the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92,

1.1 Thence proceeding in a southwesterly direction along the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92 and its southwestern extension to the centerline of Green Street,

1.2 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to a point 100 feet distant from the eastern side line of Brookline Street,

1.3 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the eastern side line of Brookline Street to a point 100 feet distant from the southern side line of Massachusetts Avenue,

1.4 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the southern sideline of Massachusetts Avenue to the point of origin.

1.01 <u>Premises as shown on Assessor's Plat numbered 92</u>:

All or parts of lots numbered 117, 66, 89, 69, 70, 50, 51, odd numbers 93-159 Green Street and even numbers 398-464 Massachusetts Avenue.

2.0 Rezone from Business B to Residence C-2A an area of land circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Brookline Street and the centerline of Green Street, on Assessor's Plat numbered 93,

2.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street to its intersection with the centerline of Franklin Street,

2.2 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to its intersection with the centerline of Pearl Street,

2.3 Thence turning and proceeding in a northeasterly direction along the centerline of Pearl Street to its intersection with the centerline of Green Street,

2.4 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the point of intersection with the centerline of Brookline Street, the point of origin.

2.01 Premises as shown on Assessor's Plat numbered 93:

All or parts of lot numbered 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 120, 121, 60, 61, 62, 103, 64, 102, 67, 68, 69, 109, 110, and 108, even numbers 176-216 Green Street, odd numbers 25-35 Brookline, odd numbers 197-203 Franklin Street and even numbers 30-48 Pearl Street.

3.0 Rezone from Business B to Residence C-3 and area of land circumscribed by a line said line beginning a point said point being the intersection of the centerline of Pearl Street and the centerline of Franklin Street, on Assessor's Plat numbered 106,

3.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Western Avenue, on Assessor's Plat numbered 105,

3.2 Thence turning and proceeding in a northeasterly direction along the centerline of Western Avenue to the centerline of Green Street,

3.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pearl Street, on Assessor's Plat numbered 106,

3.4 Thence turning and proceeding in a southwesterly direction along the centerline of Pearl Street to the centerline of Franklin Street, the point of origin.

3.01 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 116, 62, 61, 118, 119, 117, 119, 109, and 122, odd numbers 35-45 Pearl Street, odd numbers 143-183 Franklin Street, even numbers 8-12 Magazine Street and even numbers 244-306 Green Street.

3.02 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, and 90, 14 Central Square.

4.0 Rezone from Business B to Business A an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Franklin Street and the centerline Western Avenue, on Assessor's Plat numbered 105,

4.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline Pleasant Street,

4.2 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Green Street,

4.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Western Avenue,

4.4 Thence turning and proceeding in a southwesterly direction along the centerline of Western Avenue to the centerline of Franklin Street, the point of origin.

4.01 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 61, 60, 59, 58, 56, 79, 78, and 62, even numbers 10-18 Pleasant Street, 380 Green Street, and odd numbers 3-29 Western Avenue.

5.10 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.11 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.12 Thence turning and proceeding in a northeasterly direction along the northwestern side lot line and the northeastern extension of the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the centerline of Green Street,

5.13 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pleasant Street,

5.14 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Massachusetts Avenue,

5.15 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the southwestern extension of the centerline of Inman Street,

5.16 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the centerline and the centerline of Inman street to the northwestern extension of the centerline of Bishop Allen Drive, on Assessor's Plat numbered 107,

5.17 Thence turning and proceeding in a southeasterly direction along the southwestern extension of the centerline and the centerline of Bishop Allen Drive to a point of intersection with a line 100 distant from and parallel to the western side line of Prospect Street,

5.18 Thence turning and proceeding in a northerly direction along a line 100 feet distant from and parallel to the western side line of Prospect Street to a point 100 feet distant from and parallel to the southern side line of Harvard Street,

5.19 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southern side line of Harvard Street to the centerline of Prospect Street,

5.20 Thence turning and proceeding in a southerly direction along the centerline of Prospect Street to a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive,

5.0 Rezone to the Central Square Overlay District an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southern extension of the centerline of Windsor Street, on Assessor's Plat numbered 101,

5.1 Thence proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to a point of intersection with the northeastern extension of the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92,

5.2 Thence turning and proceeding in a southwesterly direction along the northeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southwestern side lot line of lot numbered 57 on Assessor's Plat umbered 92:

5.3 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southeastern side lot line of lot numbered 117 on Assessor's Plat numbered 92,

5.4 Thence turning and proceeding in a southwesterly direction along the southeastern lot line and the southwestern extension of the southeastern side line of lot numbered 57 on Assessor's Plat numbered 117 to the centerline of Green Street,

5.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to the centerline of Brookline Street,

5.6 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Franklin Street,

5.7 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Pleasant Street, on Assessor's Plat numbered 105,

5.8 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to a point of intersection with the southeastern extension of the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119,

5.9 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119 to the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.0 Rezone to the Central Square Overlay District an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southern extension of the centerline of Windsor Street, on Assessor's Plat numbered 101,

5.1 Thence proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to a point of intersection with the northeastern extension of the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92,

5.2 Thence turning and proceeding in a southwesterly direction along the northeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southwestern side lot line of lot numbered 57 on Assessor's Plat umbered 92:

5.3 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southeastern side lot line of lot numbered 117 on Assessor's Plat numbered 92,

5.4 Thence turning and proceeding in a southwesterly direction along the southeastern lot line and the southwestern extension of the southeastern side line of lot numbered 57 on Assessor's Plat numbered 117 to the centerline of Green Street,

5.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to the centerline of Brookline Street,

5.6 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Franklin Street,

5.7 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Pleasant Street, on Assessor's Plat numbered 105,

5.8 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to a point of intersection with the southeastern extension of the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119,

5.9 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119 to the southeastern side lot line of lot numbered 87 on Assessor's Plat numbered 119,

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5.10 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 87 on Assessor's Plat numbered 119 to the southwestern side lot line of lot numbered 87 on Assessor's Plat numbered 119,

5.11 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 87 on Assessor's Plat numbered 119 to the northwestern side lot line of lot numbered 87 on Assessor's Plat numbered 119,

5.12 Thence turning and proceeding in a northeasterly direction along the northwestern side lot line and the northeastern extension of the northwestern side lot line of lot numbered 87 on Assessor's Plat numbered 119 to the centerline of Green Street,

5.13 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pleasant Street,

5.14 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Massachusetts Avenue,

5.15 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the southwestern extension of the centerline of Inman Street,

5.16 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the centerline and the centerline of Inman street to the northwestern extension of the centerline of Bishop Allen Drive, on Assessor's Plat numbered 107,

5.17 Thence turning and proceeding in a southeasterly direction along the southwestern extension of the centerline and the centerline of Bishop Allen Drive to a point of intersection with a line 100 distant from and parallel to the western side line of Prospect Street,

5.18 Thence turning and proceeding in a northerly direction along a line 100 feet distant from and parallel to the western side line of Prospect Street to a point 100 feet distant from and parallel to the southern side line of Harvard Street,

5.19 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southern side line of Harvard Street to the centerline of Prospect Street,

5.20 Thence turning and proceeding in a southerly direction along the centerline of Prospect Street to a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive,

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5.21 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive to the centerline of School Street, on Assessor's Plat numbered 75,

5.22 Thence turning and proceeding in a northeasterly direction along the centerline of School Street and the eastern extension of the centerline of School Street to the centerline of Windsor Street, on Assessor's Plat numbered 74,

5.23 Thence turning and proceeding in a southeasterly direction along the centerline of Windsor Street and the southern extension of the centerline of Windsor Street to the centerline of Massachusetts Avenue the point of origin.

5.01 Premises as shown on Assessor's Plat numbered 92:

All or parts of lots numbered 57, 117, 66, 89, 51, 50, 69, 70, and 88, even numbers 378-476 Massachusetts Avenue, odd numbers 93-153 Green Street and even numbers 12-18 Franklin Street.

5.02 Premises as shown on Assessor's Plat numbered 93:

All or parts of lots numbered 81, 80, 79, 78, 77, 76, 75, 74, 73, 99, 83, 86, 107, 106, 105, 104, 124, 101, 89, 71, 74, 62, 61, 60, 121, 120, 58, 57, 103, 64, 102, 6`, 68, 69, 109, 110, 108, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56, even numbers 492-460 Massachusetts Avenue, 3-39 odd numbers Brookline Street, odd numbers 197-203 Franklin Street, odd and even 175-223 Green Street and even numbers 10-48 Pearl Street.

5.03 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 103, 104, 79, 124, 123, 106, 107, 85, 75, 105, 122, 109 ,117, 119, 118, 116, 62, and 61, odd numbers 7-45 Pearl Street, odd numbers 219-262 Franklin Street, odd and even numbers 239-306 Green Street, odd and even numbers 1-12 Central Square and even numbers 574-638 Massachusetts Avenue.

5.04 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, 90, 61, 62, 79, 78, 56, 57, 58, 59, 60, 67,68, 89, 77, 88, 81, 74, 82, and 93, even numbers 672-750 Massachusetts Avenue, odd and even numbers 14-30 Central Square, even numbers 2-18 Pleasant Street, odd and even numbers 344-385 Green Street, odd numbers 3-29 Western Avenue.

5.05 Premises as shown on Assessor's Plat numbered 119:

All or parts of lots numbered 51, 94, 23, 31, 32, 33, 22, and 89, odd numbers 5-9 Pleasant Street, odd and even numbers 397-438 Green Street, and even numbers 760-834 Massachusetts Avenue.

5.06 Premises as shown on Assessor's Plat numbered 107:

All or parts of lots numbered 1, 2, 8, 133, 99, 135, 136, 33, and 137, odd numbers 665-765 massachusetts Avenue, even numbers 8-12 Inman Street, even numbers 130-152 Bishop Allen Drive, odd numbers 123-133 Bishop Allen Drive, and odd numbers 7-85 Prospect Street.

5.07 Premises as shown on Assessor's Plat numbered 90:
All or parts of lots numbered 9, 51, 50, 49, 48, 47, 10, 71, 117, 115, 116, 171, 176, 177, 111, 72, 161, 162, 170, 169, 52, 70, 133, 53, 178, 179, 180, 55, 160, 60, 185, 125, 184, 66, and 155, even numbers 8-60 Prospect Street, odd and even numbers 77-118 Bishop Allen Drive, odd numbers 7-37 Norfolk Street, odd and even numbers 1-20 Essex Street, and odd numbers 547-655 Massachusetts Avenue.

5.08 Premises as shown on Assessor's Plat numbered 91:

All or parts of lots numbered 93, 92, 91, 203, 202, 98, 99, 81, 119, 24, 23, 78, 79, 20, 184, 185, 186, 200, 118, 84, 86, 87, 201, 32, 103, 104, 105, 106, 107, 35, 191, 192, 193. 194, 181, 180, 195, 190, 188, 111, 102, 53, 52, 199, 109, 108, 61, 83, 70, 69, 68, 82, 63, 64, 65, 66, and 67, even numbers 2-54 Norfolk Street, all of Douglas Street, odd and even 1-27 Columbia Street, odd and even 2-73 Bishop Allen Drive, odd numbers 853-907 Main Street, and odd numbers 401-531 Massachusetts Avenue.

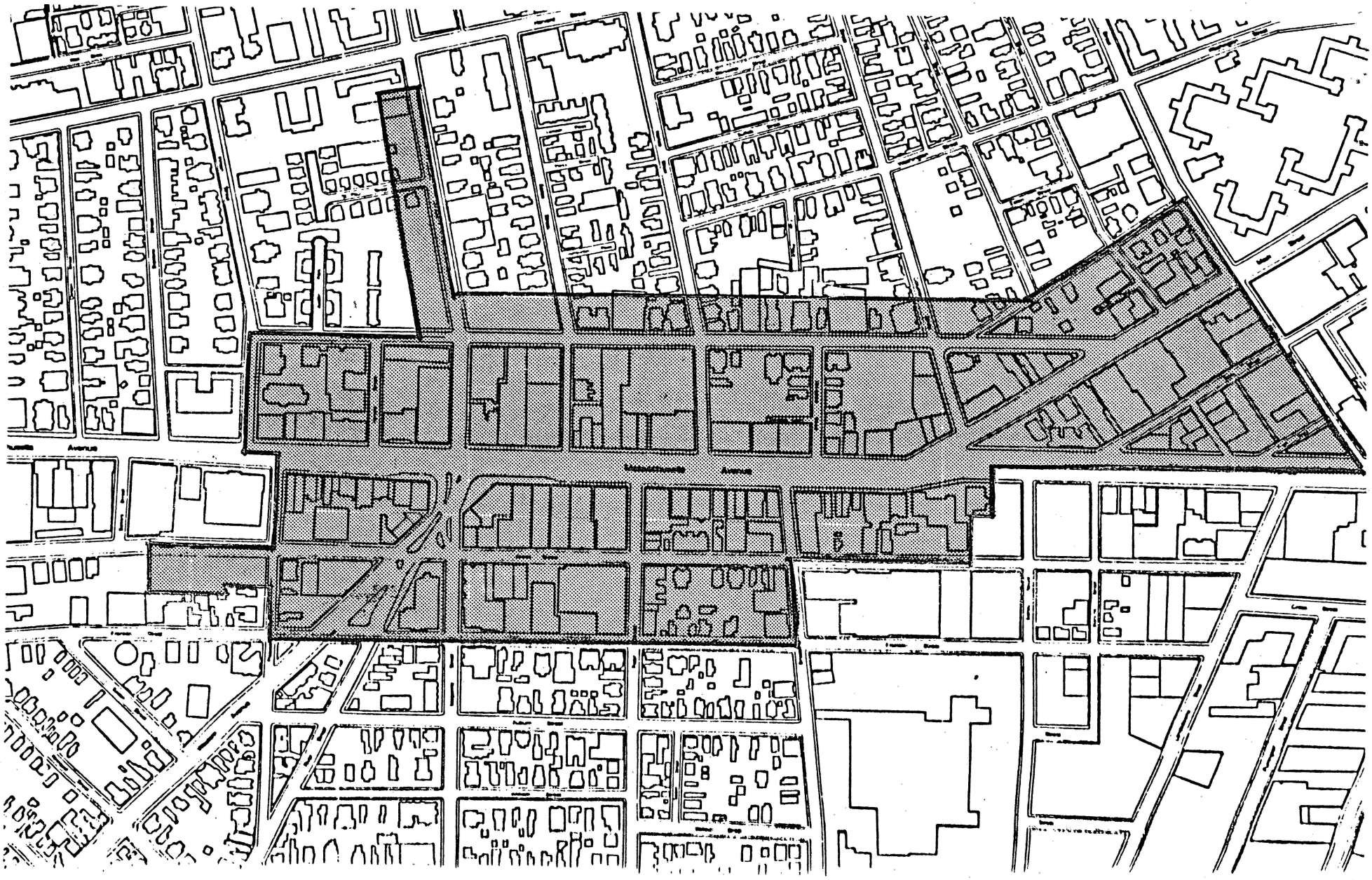
5.09 Premises as shown on Assessor's Plat numbered 75:

All or parts of lots numbered 130, 131, 123, 115, 114, 113, 44, 45, 57, 46, 127, 125, 124, 126, 55a, 47, 149, 48, 148, 53, 54, and 55, odd numbers 95-109n School Street, even numbers 80-96 School Street, odd numbers 1-9 Pine Street,odd numbers 5-25 Cherry Street,odd numbers 1-25 Bishop Allen Drive, odd numbers 811-815 Main Street.

5.001 Premises as shown on Assessor's Plat numbered 70:

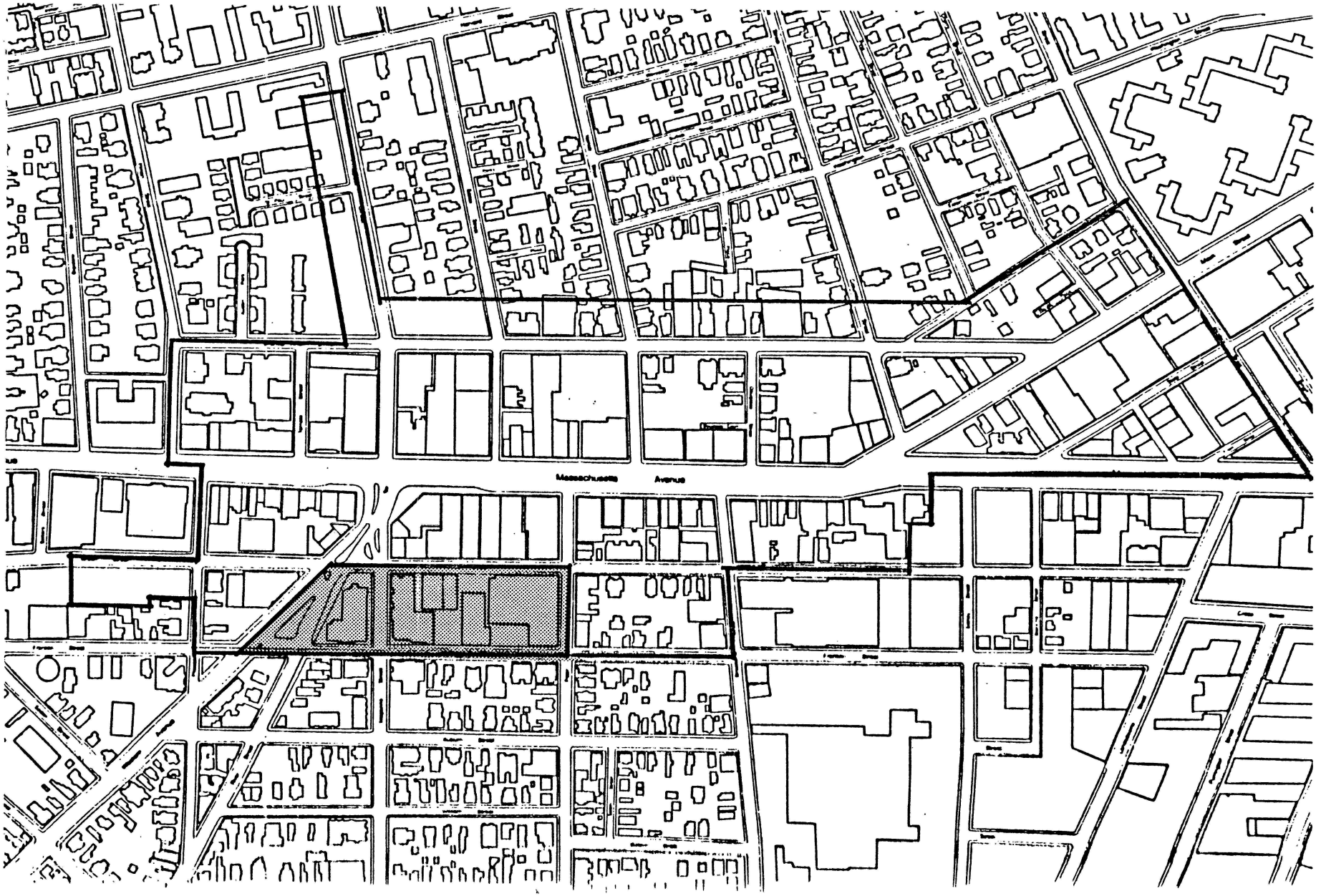
All or parts of lots numbered 96, 2, 98, 97, 5, 99, 90, 9, 12, 10, 85, 88, 87, 34, 84, 94, 95, 39, 38, 60, 37, 36, 91, 26, 92, 70, 71, 72, and 51, even numbers 782-836 Main Street, odd numbers 13-69 Windsor Street, odd and even numbers 1-50 State Street, all of Village Street, all of Front Street, and odd numbers 209-363 Massachusetts Avenue.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



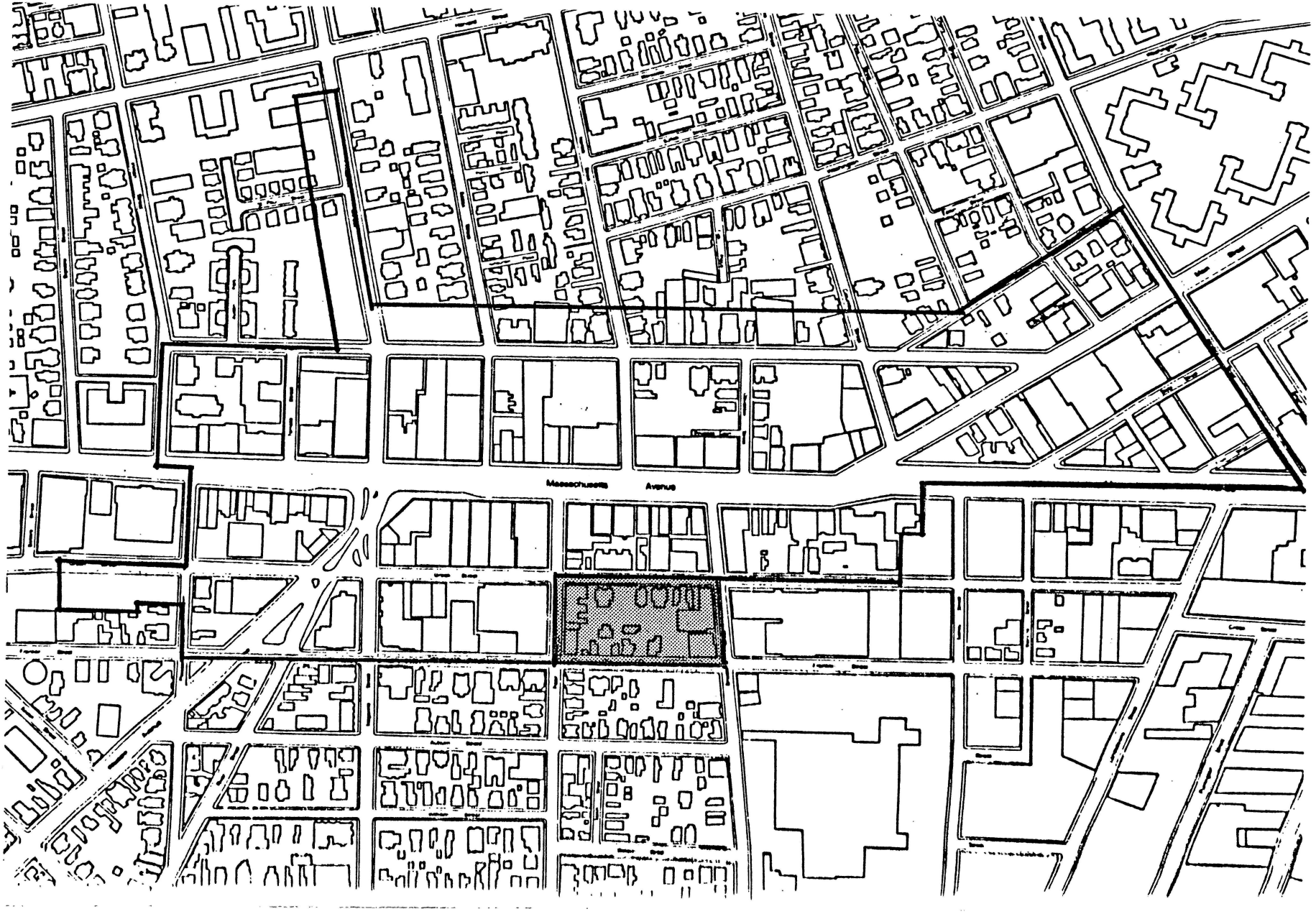
9.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C-3

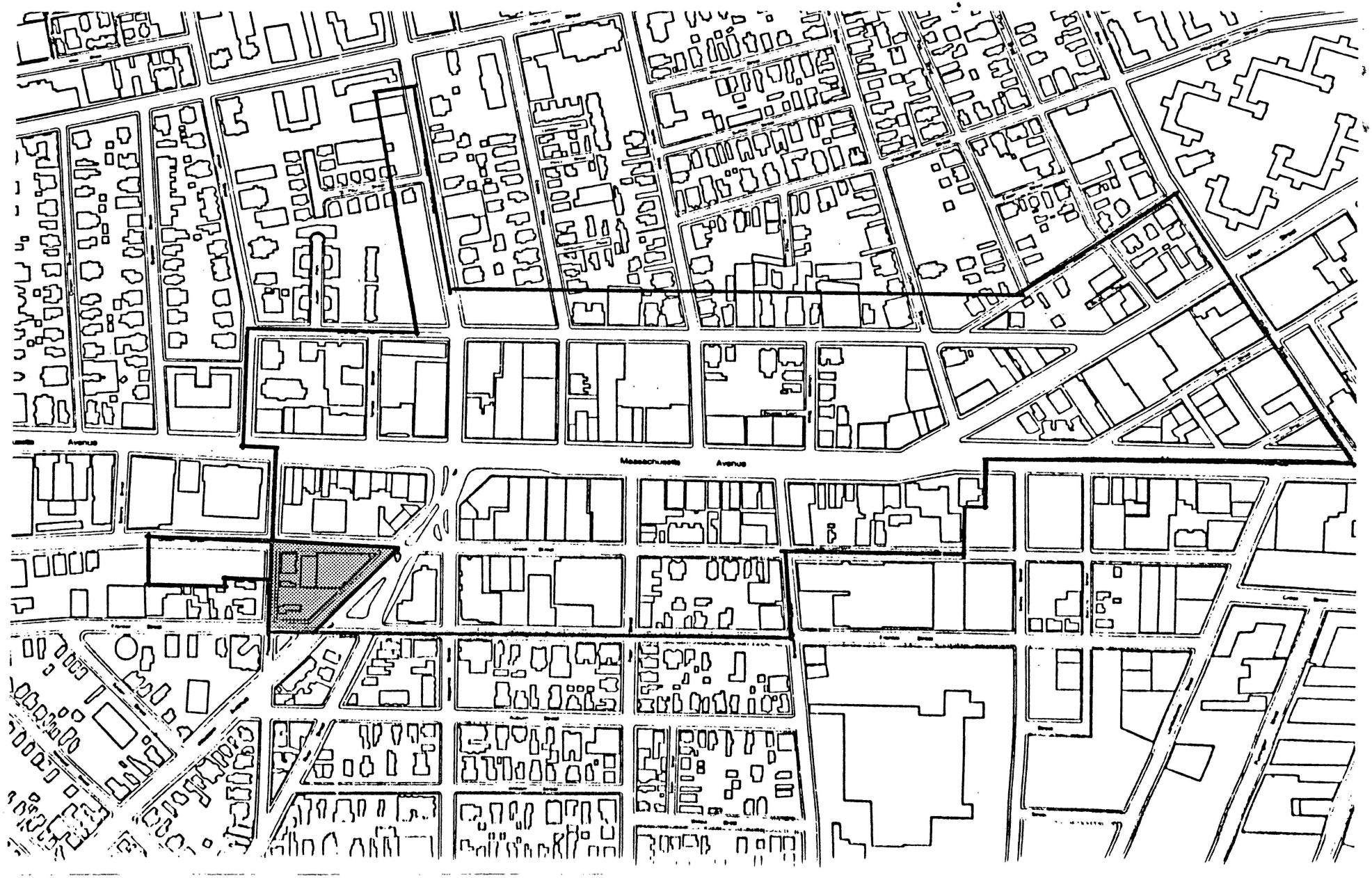


10.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C2A



BASE DISTRICT REZONING: BUSINESS B TO BUSINESS A



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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CAMBRIDGE MA

December 15, 1988

To the Honorable, the City Council:

SUBJECT: Planning Board Rezoning Petition - Central Square Overlay District

The Planning Board is hereby submitting for consideration by the City Council a proposed set of zoning text and map amendments affecting Central Square. Specifically a Central Square Overlay District is proposed, modeled in part on a similar district in Harvard Square. In addition a number of rezonings are proposed to the base districts in portions of the Square to ensure a more compatible transition between the business center of the Square and the abutting residential neighborhoods.

The proposal is a direct outgrowth of the recommendations contained in the Central Square Action Plan and is a faithful reflection of detailed proposals which were developed by the residential and business members of the Central Square Subcommittee that formulated the report over a two year period.
The Planning Board is pleased to initiate this major step in implementing the recommendations of the Action Plan.

For the Planning Board,

Paul Dietrich, Chairman

A. Amend the text of the Zoning Ordinance as follows:

1. In Article 2.000 amend the existing Fast Order Food Establishment definition by adding a new phrase as follows:

> Fast order food establishment. An establishment whose primary business is the sale of fast order food for consumption on or off the premises and which does not meet all of the following conditions: (1) use of non-disposable plates, glasses and silver ware for all patrons, (2) provision of printed individual menus for all patrons, (3) provision of 75 per cent of the seating provided at free standing tables (not available seating at counters), and (4) eighty (80) percent of food prepared is consumed on premises.

2. In Article 2.000 insert the following definition in its appropriate alphabetical order:

> Bakery, retail - the sale of breads, pastries, cakes, pies and similar baked goods for consumption by the final consumer at home whether or not final baking occurs on premises.

3. In Section 4.35 - Retail Business and Consumer Service Establishments, insert a new line "r" as follows:

(10)

r. Bakery, Retail	NO	NO	NO	NO	NO	YES	YES	YES
	YES	YES	YES	NO	YES	PUD		

4. In subsection 10.48 insert the following after the line beginning "Section 11.637":

Section 11.304.2 (b),(c),(d)	- Additional Height; Central Square Overlay District
Section 11.304.4	- Waiver of Setback Requirements; Central Square Overlay District
Section 11.304.6	- Waiver of Parking Requirements; Central Square Overlay District

5. Create a new Section 11.300, Central Square Overlay District as follows:

11.300 CENTRAL SQUARE OVERLAY DISTRICT

11.301 Establishment and Scope. There is hereby established the Central Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.300. It is the intent of this section that these regulations will apply to a single area described generally as the Central Square business district and certain abutting portions of the neighborhoods around it.

11.302 General Purpose. It is the purpose of this Section 11.300 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to Central Square. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Central Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Central Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.300.

11.303 General Provisions

11.303.1 The Central Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Subsection 11.42, Development Consultation Procedures, shall be subject to the Development Consultation Procedures specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Central Square Advisory Committee using procedures as specified in Subsection 11.304.1 of this Section 11.300.

11.303.2 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the

permit or special permit granting authority or the Central Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Central Square Action Plan, City of Cambridge, November 1987, and Central Square Development Guidelines, September 1988 in addition to the requirements of Section 10.30 (Variances) and 10.40 (Special Permits) and Subsection 11.305 of this Section 11.300. These guidelines are also intended to assist in shaping any contemplated physical change within the Central Square Overlay District.

11.303.3 National Register and Contributing Buildings

For the purpose of this Section 11.300 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Central Square Action Plan.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533 (b) for the purpose of this Section 11.300 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.304 Detailed Provisions

11.304.1 Central Square Advisory Committee

There shall be established a Central Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Subsection 11.304.1 that the Committee in its official actions fulfill the following purpose.

1. To establish a formal, on-going 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.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Central Square Overlay District for review and comment. In Addition, the Committee may comment on any preliminary proposal, for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedures.

1. Within the six month preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Central Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Central Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest those areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. It is expected that, in making decisions regarding special permits and variances within the Overlay District, the Planning Board and/or Zoning Board of Appeals will give due consideration to the report and recommendations of the advisory Committee. Where the Committee makes recommendations with respect to the granting of special permits and/or variances, the Planning Board and/or Zoning Board of Appeals does not follow said recommendations, then the Board(s) shall make written reply to the Committee, detailing why the Board(s)'s decisions were different from the Committee recommendations.

6. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership. To the extent possible, members in all categories shall be Cambridge residents.

   a. One member having recognized qualifications as architect or landscape architect who shall also serve as chair of the committee.

   b. Four members representing the business community in Central Square with diverse representation from property owners, small and large scale merchants and office tenants.

   c. Four members representing residents of the four abutting Cambridge neighborhoods.

2. Terms. Committee members shall be appointed for terms of three years each. Initial appointment shall however be staggered such that three members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.304.2 Building Height Limitations. The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be fifty-five (55) feet except that where the lot abuts (1) Bishop Allen Drive or (2) Prospect Street between Bishop Allen Drive and Harvard Street or (3) a Residence B or Residence C-1 zoning district, any portion of the building above 45 feet shall be set back behind a 45 degree building control plane beginning at an elevation of 45 feet above the front lot lines on Bishop Allen Drive and/or Prospect Street or the Residence B or Residence C-1 zoning district line and rising over one or more lots at a 45 degree angle.

b. Special Permit for Additional Height. The maximum allowable height in the Central Square Overlay District may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° bulk control planes beginning 60 feet above any streetline in the district and rising over one or more lots at a 45° angle.

However, where the lot abuts Bishop Allen Drive, or Prospect Street where the lot lies in a Business A District, and where the lot lies within a Business A District, any portion of the building above 45 feet shall be set back behind a 45 degree bulk control plane beginning at an elevation of 45 feet above (1) the front lot lines on Bishop Allen Drive and/ or Prospect Street and (2) any residential zoning

district line abutting the Business A District and rising over one or more lots at a 45 degree angle.

c. The bulk control plane restrictions of paragraphs a and b above may be waived by the Planning Board upon issuance of a Special Permit.

11.304.3 Floor Area Ratio Limitation

The maximum floor area ratio applicable to any lot in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.2; however, at locations where the base zoning district establishes a more restrictive FAR limit the more restrictive shall apply.

a. As-of-right Limitation

The maximum as-of-right FAR shall be 3.0 in the Office 3 and Business B base zoning districts and 2.0 in the Residence C-3 and Residence C-2A zoning districts.

b. Special Permit for additional FAR

The maximum FAR on any lot in a Residence C-3 or Residence C-2A district may be increased to 3.0 and 2.5 respectively upon issuance of a special permit from the Planning Board.

11.304.4 Waiver of Setback Requirements

Upon issuance of a special permit from the Planning Board the yard requirements of a base zoning district may be waived.

11.304.5 Use Limitations and Restrictions

In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

a. Ground Floor Restrictions

The ground (first) floor of that portion of a building facing or abutting Massachusetts Avenue and/or Main Street and which is on a lot abutting Massachusetts Avenue or Main Street shall consist of gross floor area devoted to

any one or combination of uses permitted in the applicable base zoning district (except that such gross floor area in buildings abutting Massachusetts Avenue and/or Main Street between Inman and Pleasant Streets to the west and Columbia and Sidney Streets to the east shall be devoted to one or a combination of the following uses: Residential uses (Section 4.31); Office and Laboratory Uses (Section 4.34 c. and e.); Retail Business and Consumer Service Establishments (Section 4.35)) and shall in addition meet the following conditions:

(1) At least 80% of the floor elevation of the ground (first) floor shall be at the mean grade of the adjacent public street at the property line except that residential uses may be located no higher than 4 1/2' feet above the mean grade of the abutting public street at the property line.

(2) The use shall have a minimum depth of at least 20 feet.

(3) Where other than residential uses are established, the ground (first) floor facade shall consist of a minimum of 50% clear glass.

b. Prohibited Uses

The following uses shall be prohibited in the Central Square Overlay District: (1) Open Air or Drive-in Retail Services, Section 4.36 b,f,g,h,i.

c. Restricted Uses

(1) Fast Order Food establishments (Section 4.35 o) shall be limited to fourteen (14) in the Central Square Overlay District; Section 11.33 shall not apply.

(2) Bar or establishment where alcoholic beverages are consumed and where dancing and entertainment is provided, dance hall or similar place of entertainment; Section 4.35g shall be permitted only if the public entrance or entrances are directly from Massachusetts Avenue or Main Street.

d. Uses permitted by Special Permit

In addition to those uses currently allowed only by special permit in Section 4.30 - Table of Use Regulations, the following uses shall also require a special permit from the Board of Zoning Appeal: Retail bakery where it is proposed to sell beverages, sandwiches, or similar fast order food as an accessory use provided, however, that the bakery use shall have been in full operation of a minimum of six months prior to the application for a special permit.

11.304.6 Waiver of Parking and Loading Requirements

Uses in the Central Square Overlay District which meet the following requirements shall be exempted from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) the standards set forth in Section 6.35 of this Zoning Ordinance are met; and

(2) the standards set forth in Section 11.305 are met; and

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in the Central Square Development Guidelines.

11.305 Standards for Issuance of Special Permits.

In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

a. The proposed development is consistent with the goals and objectives of the Central Square Action Plan;

b. The building and site design are consistent with the Urban Design Plan for Central Square as outlined in the Central Square Action Plan and the Central Square Development Guidelines;

c. The building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity;

d. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

e. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.306 - Signs

11.306.1 Signs shall be permitted as they are allowed in the base zoning districts

11.306.2 Non-Conforming Signs

Notwithstanding the provisions in Article 7.000, Section 7.15 relating to non-conforming signs, any sign non-conforming as to size and having been erected for at least ten years shall be removed where the space to which the sign is accessory is vacant.

amended as here.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Industry B to Business B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of a line 100 feet distant from the southern side line of Massachusetts Avenue and the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92,

1.1 Thence proceeding in a southwesterly direction along the northeastern side line of lot numbered 62 on Assessor's Plat numbered 92 and its southwestern extension to the centerline of Green Street,

1.2 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to a point 100 feet distant from the eastern side line of Brookline Street,

1.3 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the eastern side line of Brookline Street to a point 100 feet distant from the southern side line of Massachusetts Avenue,

1.4 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the southern sideline of Massachusetts Avenue to the point of origin.

1.01 <u>Premises as shown on Assessor's Plat numbered 92</u>:

All or parts of lots numbered 117, 66, 89, 69, 70, 50, 51, odd numbers 93-159 Green Street and even numbers 398-464 Massachusetts Avenue.

2.0 Rezone from Business B to Residence C-2A an area of land circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Brookline Street and the centerline of Green Street, on Assessor's Plat numbered 93,

2.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street to its intersection with the centerline of Franklin Street,

2.2 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to its intersection with the centerline of Pearl Street,

2.3 Thence turning and proceeding in a northeasterly direction along the centerline of Pearl Street to its intersection with the centerline of Green Street,

2.4 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the point of intersection with the centerline of Brookline Street, the point of origin.

2.01 Premises as shown on Assessor's Plat numbered 93:

All or parts of lot numbered 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 120, 121, 60, 61, 62, 103, 64, 102, 67, 68, 69, 109, 110, and 108, even numbers 176-216 Green Street, odd numbers 25-35 Brookline, odd numbers 197-203 Franklin Street and even numbers 30-48 Pearl Street.

3.0 Rezone from Business B to Residence C-3 and area of land circumscribed by a line said line beginning a point said point being the intersection of the centerline of Pearl Street and the centerline of Franklin Street, on Assessor's Plat numbered 106,

3.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Western Avenue, on Assessor's Plat numbered 105,

3.2 Thence turning and proceeding in a northeasterly direction along the centerline of Western Avenue to the centerline of Green Street,

3.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pearl Street, on Assessor's Plat numbered 106,

3.4 Thence turning and proceeding in a southwesterly direction along the centerline of Pearl Street to the centerline of Franklin Street, the point of origin.

3.01 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 116, 62, 61, 118, 119, 117, 119, 109, and 122, odd numbers 35-45 Pearl Street, odd numbers 143-183 Franklin Street, even numbers 8-12 Magazine Street and even numbers 244-306 Green Street.

3.02 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, and 90, 14 Central Square.

4.0 Rezone from Business B to Business A an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Franklin Street and the centerline Western Avenue, on Assessor's Plat numbered 105,

4.1 Thence proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline Pleasant Street,

4.2 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Green Street,

4.3 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Western Avenue,

4.4 Thence turning and proceeding in a southwesterly direction along the centerline of Western Avenue to the centerline of Franklin Street, the point of origin.

4.01 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 61, 60, 59, 58, 56, 79, 78, and 62, even numbers 10-18 Pleasant Street, 380 Green Street, and odd numbers 3-29 Western Avenue.

5.0 Rezone to the Central Square Overlay District an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southern extension of the centerline of Windsor Street, on Assessor's Plat numbered 101,

5.1 Thence proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to a point of intersection with the northeastern extension of the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92,

5.2 Thence turning and proceeding in a southwesterly direction along the northeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southwestern side lot line of lot numbered 57 on Assessor's Plat umbered 92:

5.3 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 57 on Assessor's Plat numbered 92 to the southeastern side lot line of lot numbered 117 on Assessor's Plat numbered 92,

5.4 Thence turning and proceeding in a southwesterly direction along the southeastern lot line and the southwestern extension of the southeastern side line of lot numbered 57 on Assessor's Plat numbered 117 to the centerline of Green Street,

5.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street to the centerline of Brookline Street,

5.6 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Franklin Street,

5.7 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to the centerline of Pleasant Street, on Assessor's Plat numbered 105,

5.8 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to a point of intersection with the southeastern extension of the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119,

5.9 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot line of lot numbered 52 on Assessor's Plat numbered 119 to the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.10 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.11 Thence turning and proceeding in a northwesterly direction along the southwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119,

5.12 Thence turning and proceeding in a northeasterly direction along the northwestern side lot line and the northeastern extension of the northwestern side lot line of lot numbered 89 on Assessor's Plat numbered 119 to the centerline of Green Street,

5.13 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to the centerline of Pleasant Street,

5.14 Thence turning and proceeding in a northeasterly direction along the centerline of Pleasant Street to the centerline of Massachusetts Avenue,

5.15 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the southwestern extension of the centerline of Inman Street,

5.16 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the centerline and the centerline of Inman street to the northwestern extension of the centerline of Bishop Allen Drive, on Assessor's Plat numbered 107,

5.17 Thence turning and proceeding in a southeasterly direction along the southwestern extension of the centerline and the centerline of Bishop Allen Drive to a point of intersection with a line 100 distant from and parallel to the western side line of Prospect Street,

5.18 Thence turning and proceeding in a northerly direction along a line 100 feet distant from and parallel to the western side line of Prospect Street to a point 100 feet distant from and parallel to the southern side line of Harvard Street,

5.19 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southern side line of Harvard Street to the centerline of Prospect Street,

5.20 Thence turning and proceeding in a southerly direction along the centerline of Prospect Street to a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive,

5.21 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the northern side line of Bishop Allen Drive to the centerline of School Street, on Assessor's Plat numbered 75,

5.22 Thence turning and proceeding in a northeasterly direction along the centerline of School Street and the eastern extension of the centerline of School Street to the centerline of Windsor Street, on Assessor's Plat numbered 74,

5.23 Thence turning and proceeding in a southeasterly direction along the centerline of Windsor Street and the southern extension of the centerline of Windsor Street to the centerline of Massachusetts Avenue the point of origin.

5.01 Premises as shown on Assessor's Plat numbered 92:

All or parts of lots numbered 57, 117, 66, 89, 51, 50, 69, 70, and 88, even numbers 378-476 Massachusetts Avenue, odd numbers 93-153 Green Street and even numbers 12-18 Franklin Street.

5.02 Premises as shown on Assessor's Plat numbered 93:

All or parts of lots numbered 81, 80, 79, 78, 77, 76, 75, 74, 73, 99, 83, 86, 107, 106, 105, 104, 124, 101, 89, 71, 74, 62, 61, 60, 121, 120, 58, 57, 103, 64, 102, 6`, 68, 69, 109, 110, 108, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56, even numbers 492-460 Massachusetts Avenue, 3-39 odd numbers Brookline Street, odd numbers 197-203 Franklin Street, odd and even 175-223 Green Street and even numbers 10-48 Pearl Street.

5.03 Premises as shown on Assessor's Plat numbered 106:

All or parts of lots numbered 103, 104, 79, 124, 123, 106, 107, 85, 75, 105, 122, 109 ,117, 119, 118, 116, 62, and 61, odd numbers 7-45 Pearl Street, odd numbers 219-262 Franklin Street, odd and even numbers 239-306 Green Street, odd and even numbers 1-12 Central Square and even numbers 574-638 Massachusetts Avenue.

5.04 Premises as shown on Assessor's Plat numbered 105:

All or parts of lots numbered 66, 90, 61, 62, 79, 78, 56, 57, 58, 59, 60, 67,68, 89, 77, 88, 81, 74, 82, and 93, even numbers 672-750 Massachusetts Avenue, odd and even numbers 14-30 Central Square, even numbers 2-18 Pleasant Street, odd and even numbers 344-385 Green Street, odd numbers 3-29 Western Avenue.

5.05 Premises as shown on Assessor's Plat numbered 119:

All or parts of lots numbered 51, 94, 23, 31, 32, 33, 22, and 89, odd numbers 5-9 Pleasant Street, odd and even numbers 397-438 Green Street, and even numbers 760-834 Massachusetts Avenue.

5.06 Premises as shown on Assessor's Plat numbered 107:

All or parts of lots numbered 1, 2, 8, 133, 99, 135, 136, 33, and 137, odd numbers 665-765 massachusetts Avenue, even numbers 8-12 Inman Street, even numbers 130-152 Bishop Allen Drive, odd numbers 123-133 Bishop Allen Drive, and odd numbers 7-85 Prospect Street.

5.07 Premises as shown on Assessor's Plat numbered 90:
All or parts of lots numbered 9, 51, 50, 49, 48, 47, 10, 71, 117, 115, 116, 171, 176, 177, 111, 72, 161, 162, 170, 169, 52, 70, 133, 53, 178, 179, 180, 55, 160, 60, 185, 125, 184, 66, and 155, even numbers 8-60 Prospect Street, odd and even numbers 77-118 Bishop Allen Drive, odd numbers 7-37 Norfolk Street, odd and even numbers 1-20 Essex Street, and odd numbers 547-655 Massachusetts Avenue.

5.08 Premises as shown on Assessor's Plat numbered 91:

All or parts of lots numbered 93, 92, 91, 203, 202, 98, 99, 81, 119, 24, 23, 78, 79, 20, 184, 185, 186, 200, 118, 84, 86, 87, 201, 32, 103, 104, 105, 106, 107, 35, 191, 192, 193. 194, 181, 180, 195, 190, 188, 111, 102, 53, 52, 199, 109, 108, 61, 83, 70, 69, 68, 82, 63, 64, 65, 66, and 67, even numbers 2-54 Norfolk Street, all of Douglas Street, odd and even 1-27 Columbia Street, odd and even 2-73 Bishop Allen Drive, odd numbers 853-907 Main Street, and odd numbers 401-531 Massachusetts Avenue.

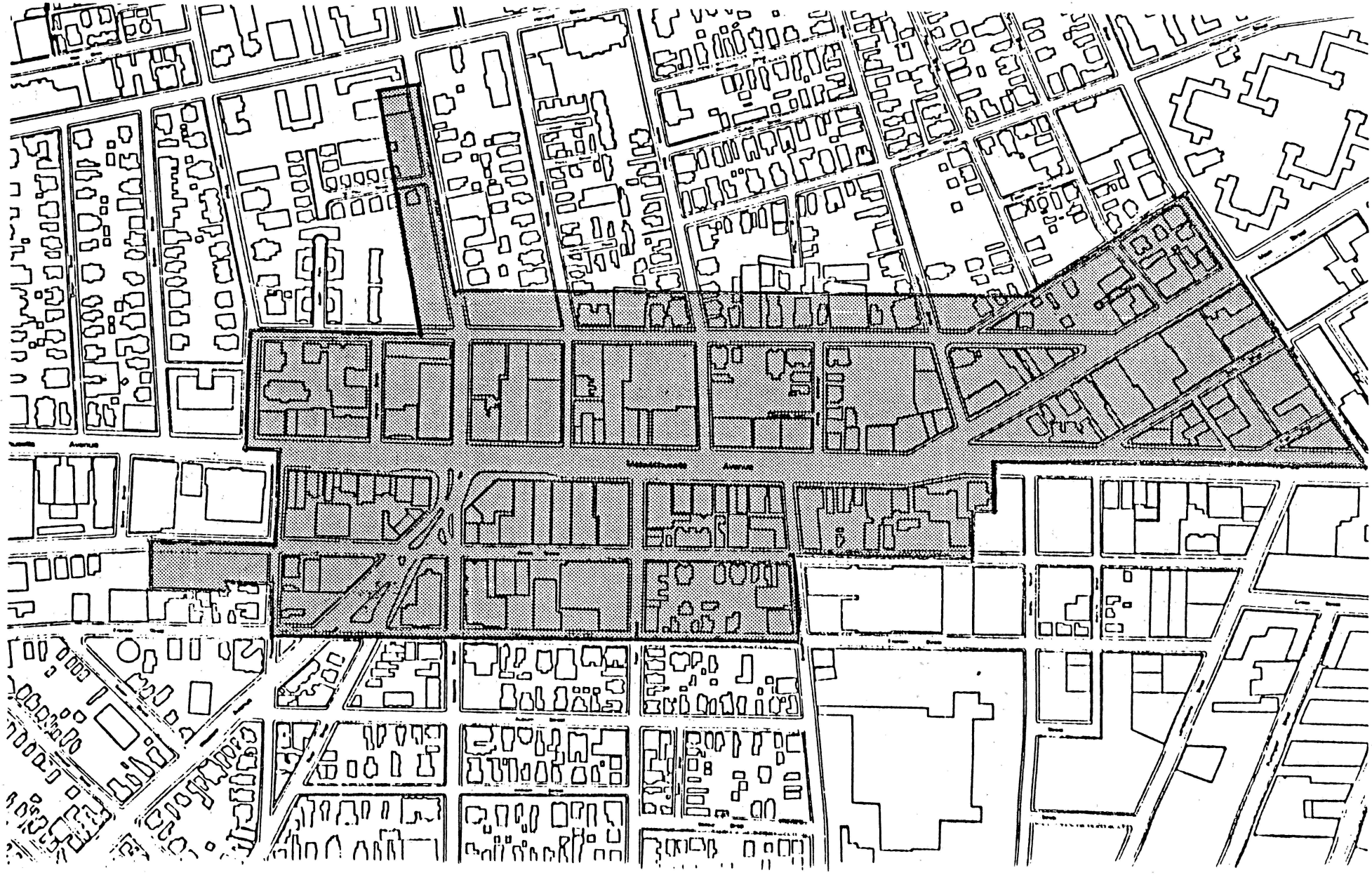
5.09 Premises as shown on Assessor's Plat numbered 75:

All or parts of lots numbered 130, 131, 123, 115, 114, 113, 44, 45, 57, 46, 127, 125, 124, 126, 55a, 47, 149, 48, 148, 53, 54, and 55, odd numbers 95-109n School Street, even numbers 80-96 School Street, odd numbers 1-9 Pine Street,odd numbers 5-25 Cherry Street,odd numbers 1-25 Bishop Allen Drive, odd numbers 811-815 Main Street.

5.001 Premises as shown on Assessor's Plat numbered 70:

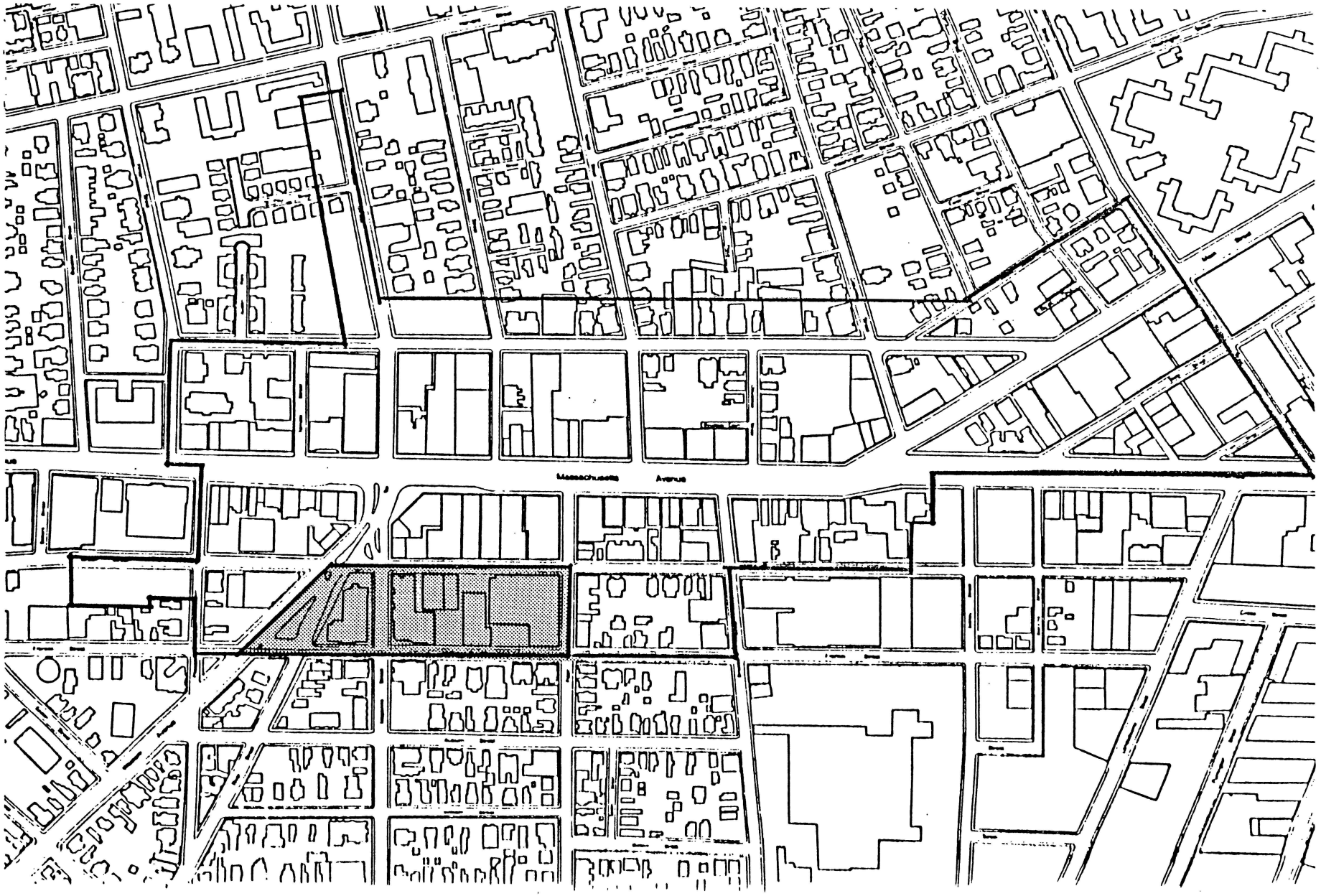
All or parts of lots numbered 96, 2, 98, 97, 5, 99, 90, 9, 12, 10, 85, 88, 87, 34, 84, 94, 95, 39, 38, 60, 37, 36, 91, 26, 92, 70, 71, 72, and 51, even numbers 782-836 Main Street, odd numbers 13-69 Windsor Street, odd and even numbers 1-50 State Street, all of Village Street, all of Front Street, and odd numbers 209-363 Massachusetts Avenue.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



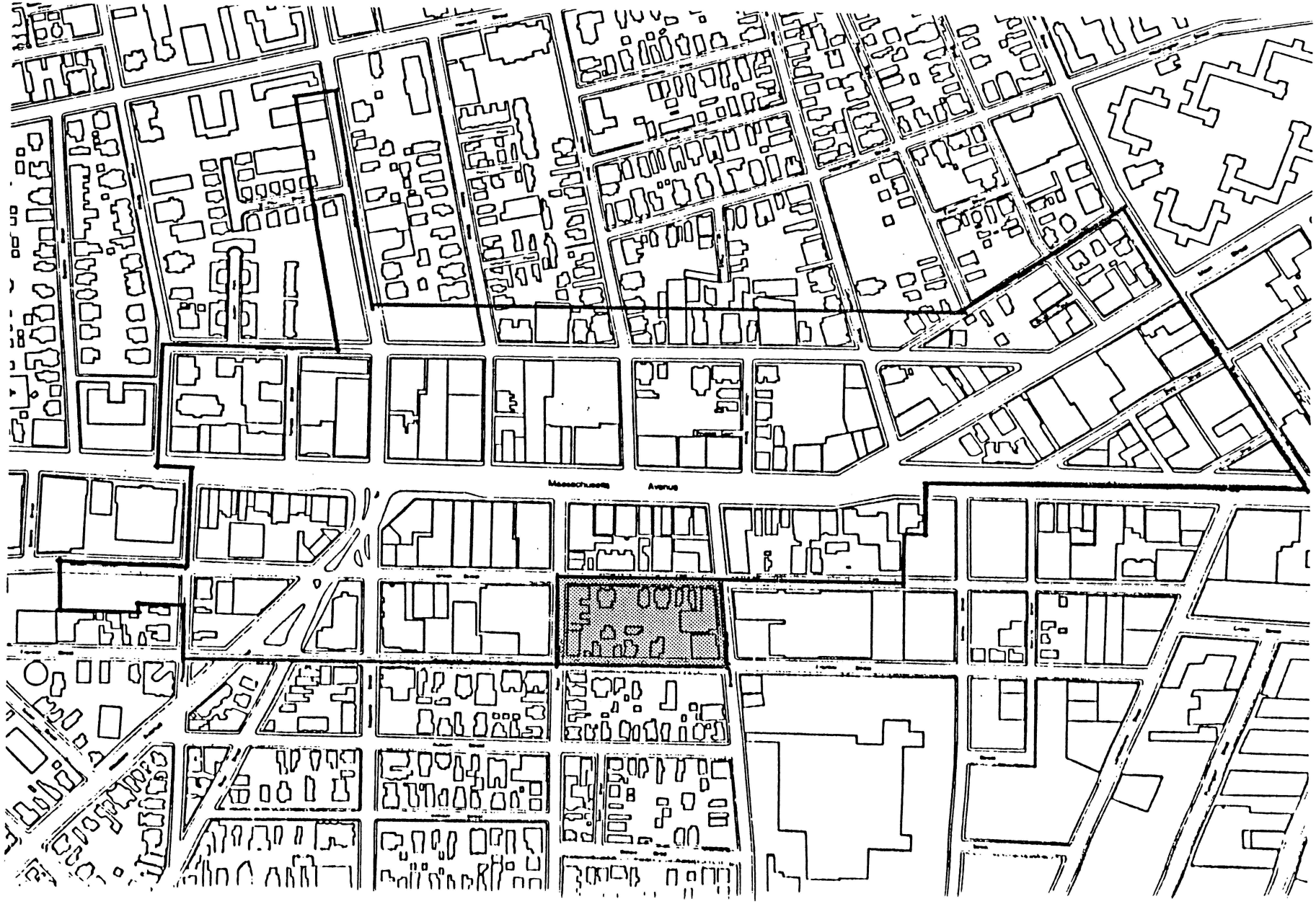
9.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C-3

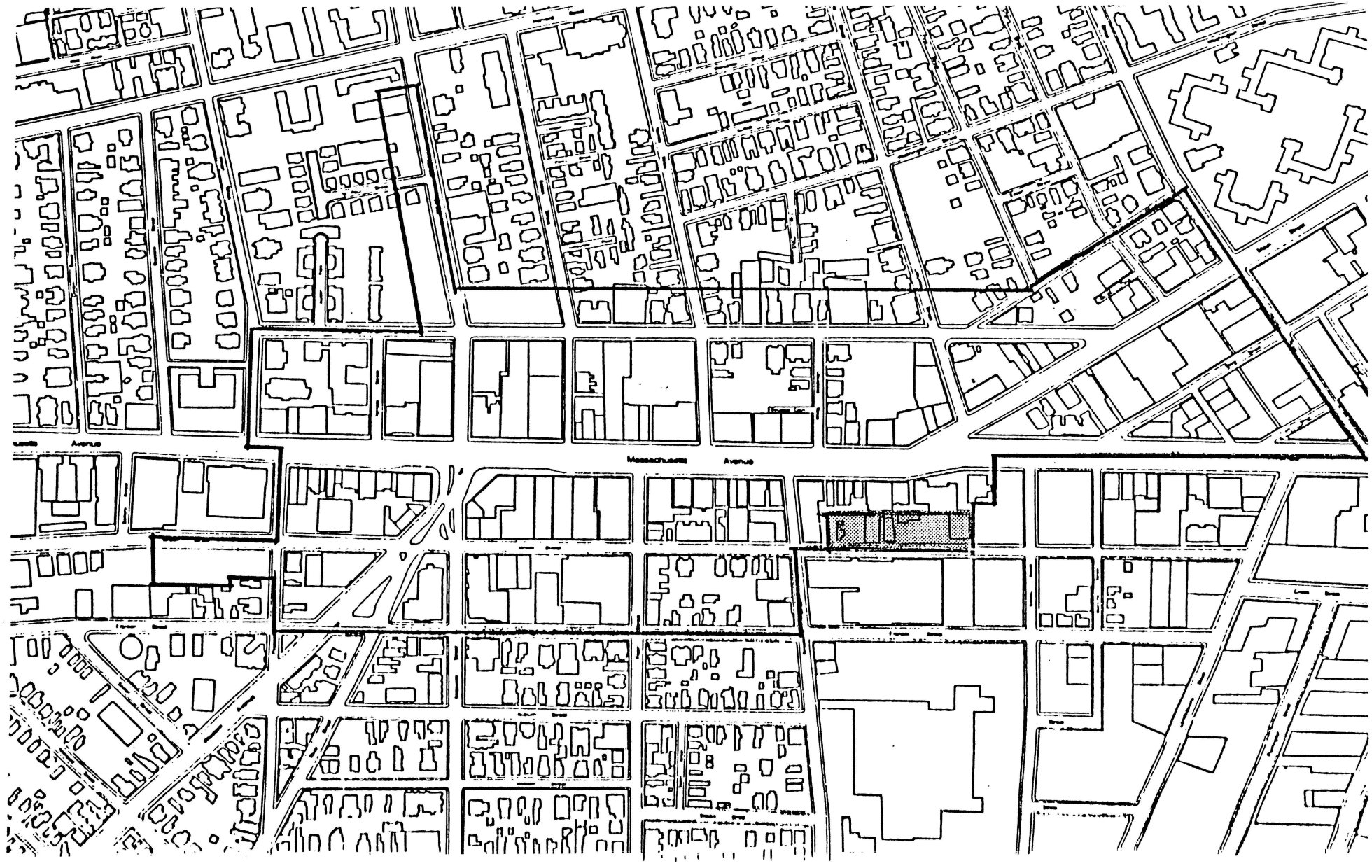


10.

BASE DISTRICT REZONING: BUSINESS B TO RESIDENCE C2A

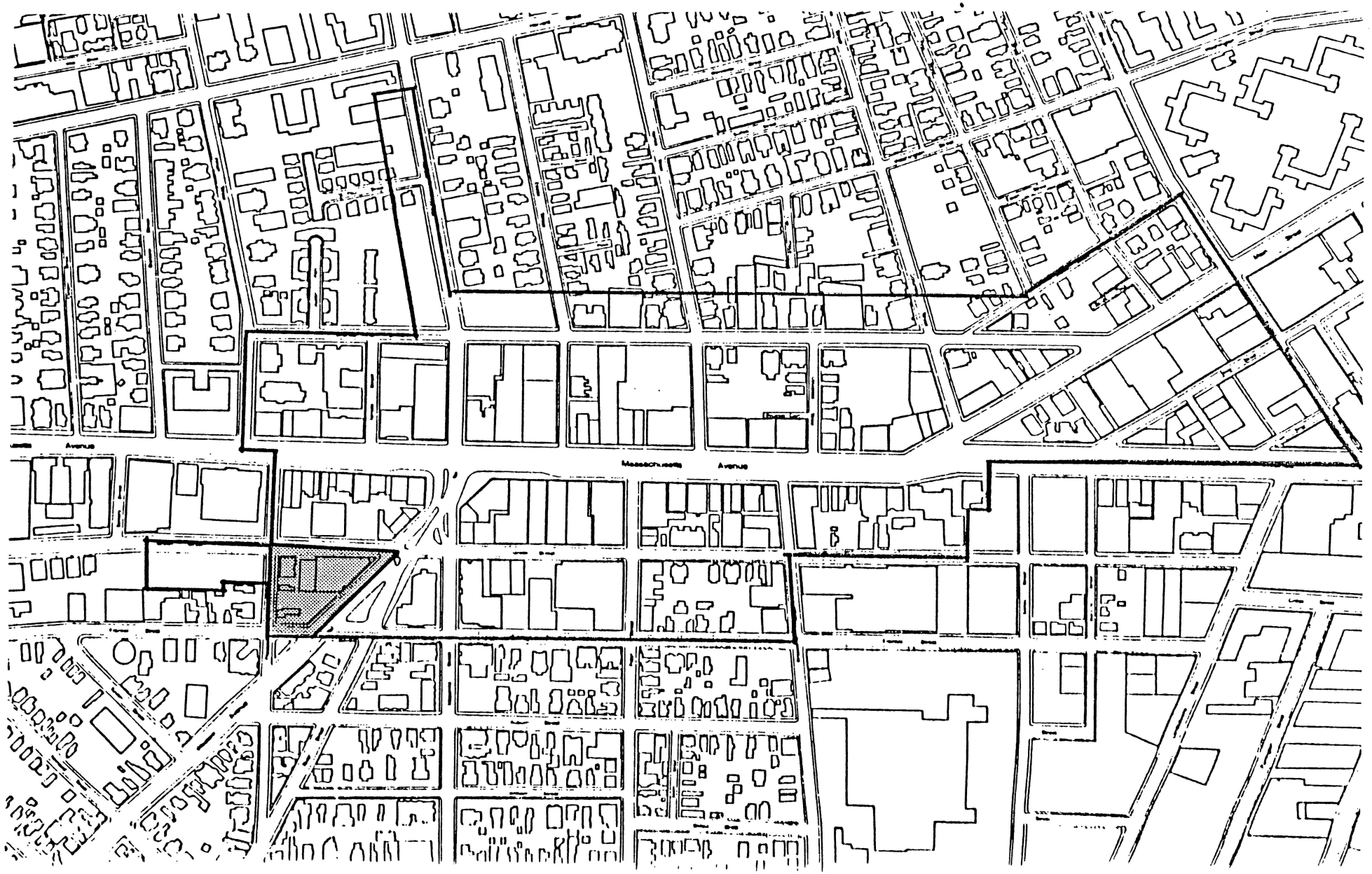


BASE DISTRICT REZONING: INDUSTRY B TO BUSINESS B



12.

BASE DISTRICT REZONING: BUSINESS B TO BUSINESS A



13.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

January 31, 1989

To Whom It May Concern:

Enclosed you will find a notice of a hearing scheduled before the Committee on Ordinances for Wednesday, February 22, 1989 at 5:30 p. m. in the Sullivan Chambers, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinances and map of the City of Cambridge by creating the Central Square Overlay District.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, February 22, 1989 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the City of Cambridge Planning Board to amend the Zoning Ordinance and map of the City of Cambridge by creating the Central Square Overlay District and changing the applicable base zoning district designation in some areas from Business B to Residence C-3, or Residence C2A, Industry B to Business B, and Business B to business as shown on the accompanying map. The text changes would include amending Article 2.000 - Definitions by adding to the existing Fast Order Food establishments definition and inserting a definition for retail, bakery. The Central Square Overlay District would become an area of special planning concern with specific project proposals subject to development consultation procedures as outlined in the Section 11.40; the District would in addition reduce permitted FAR and establish height limits where none now exists.

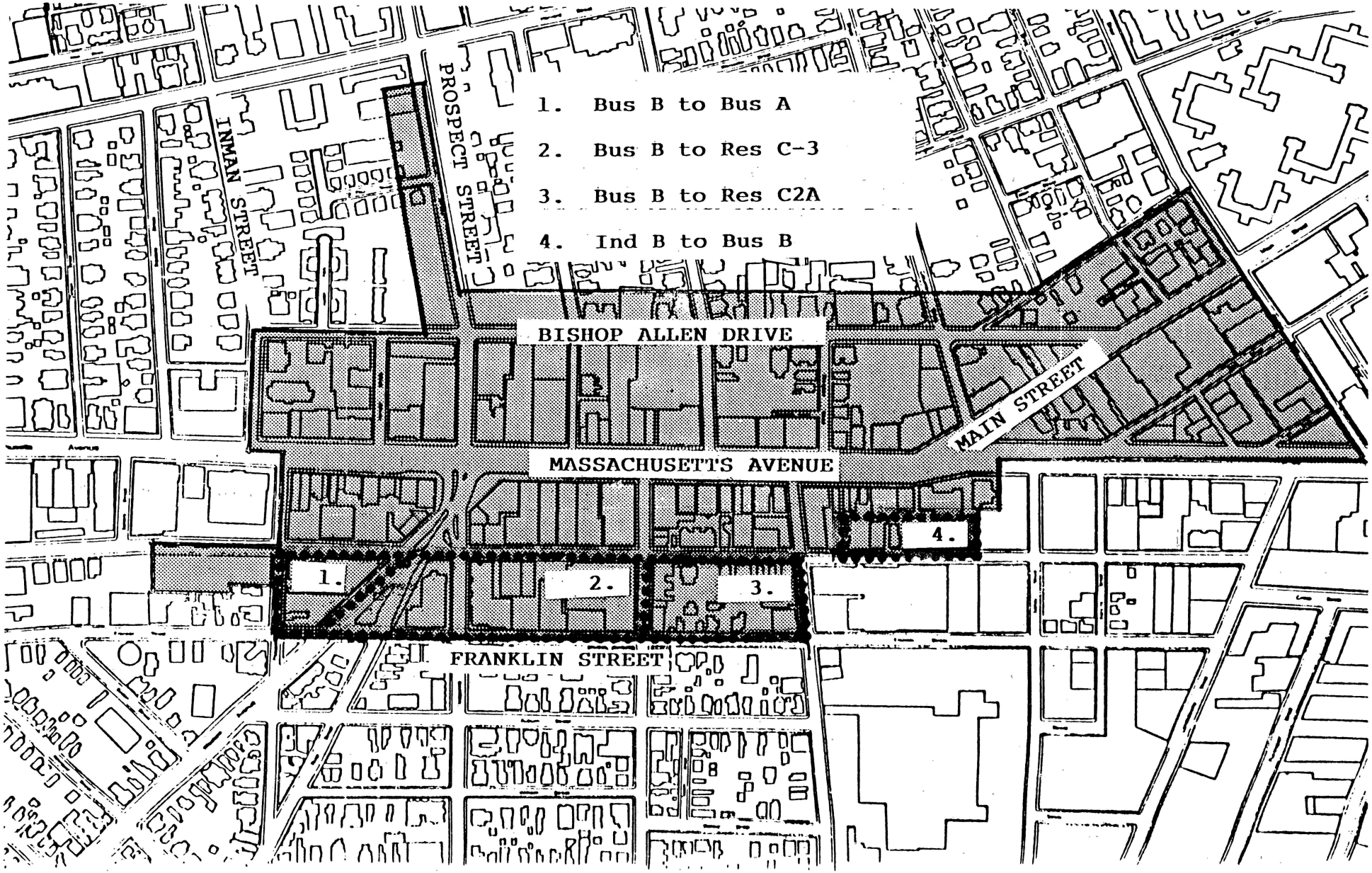
Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

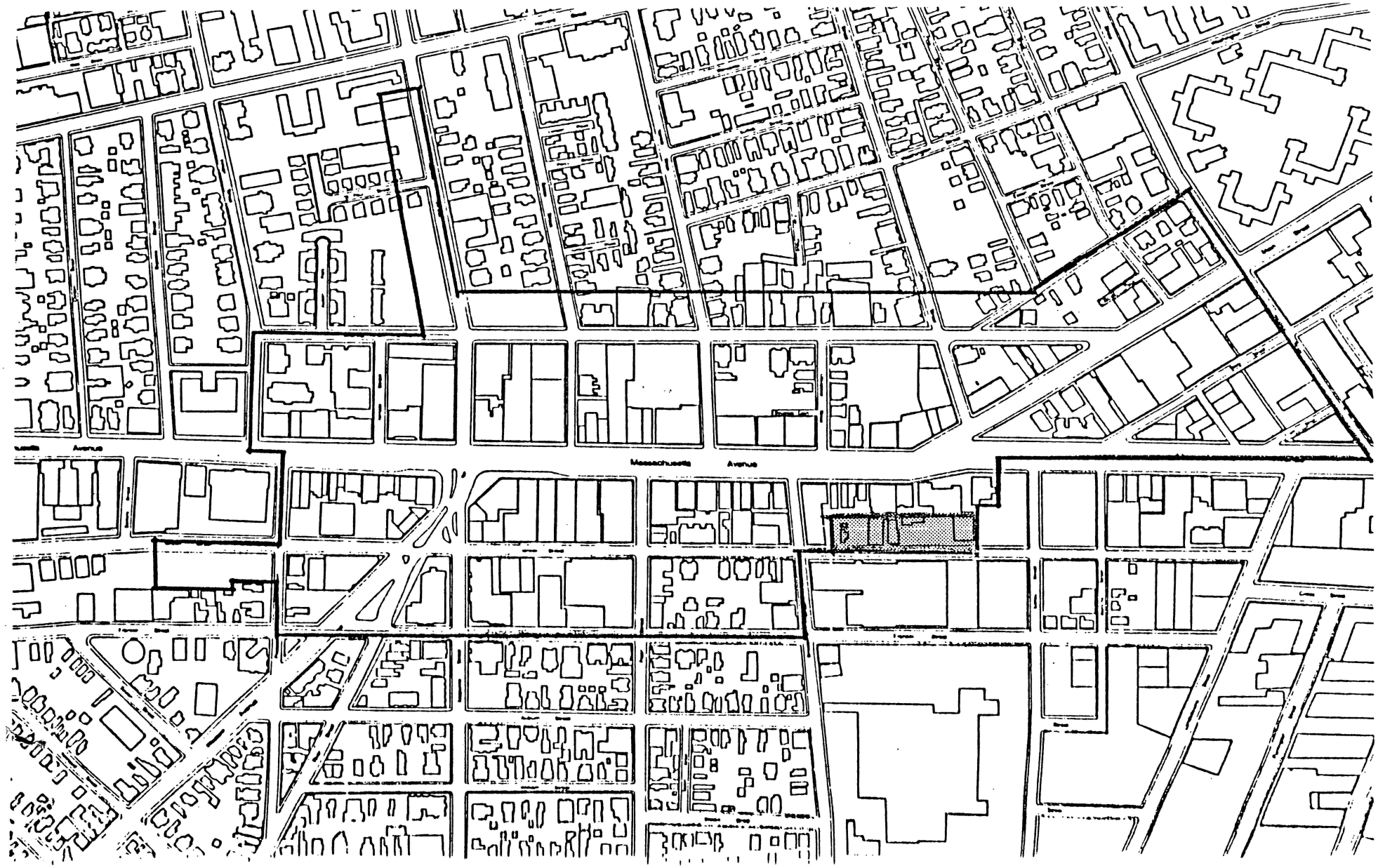
For the Committee,

Councillor William H. Walsh,
Chairman.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT

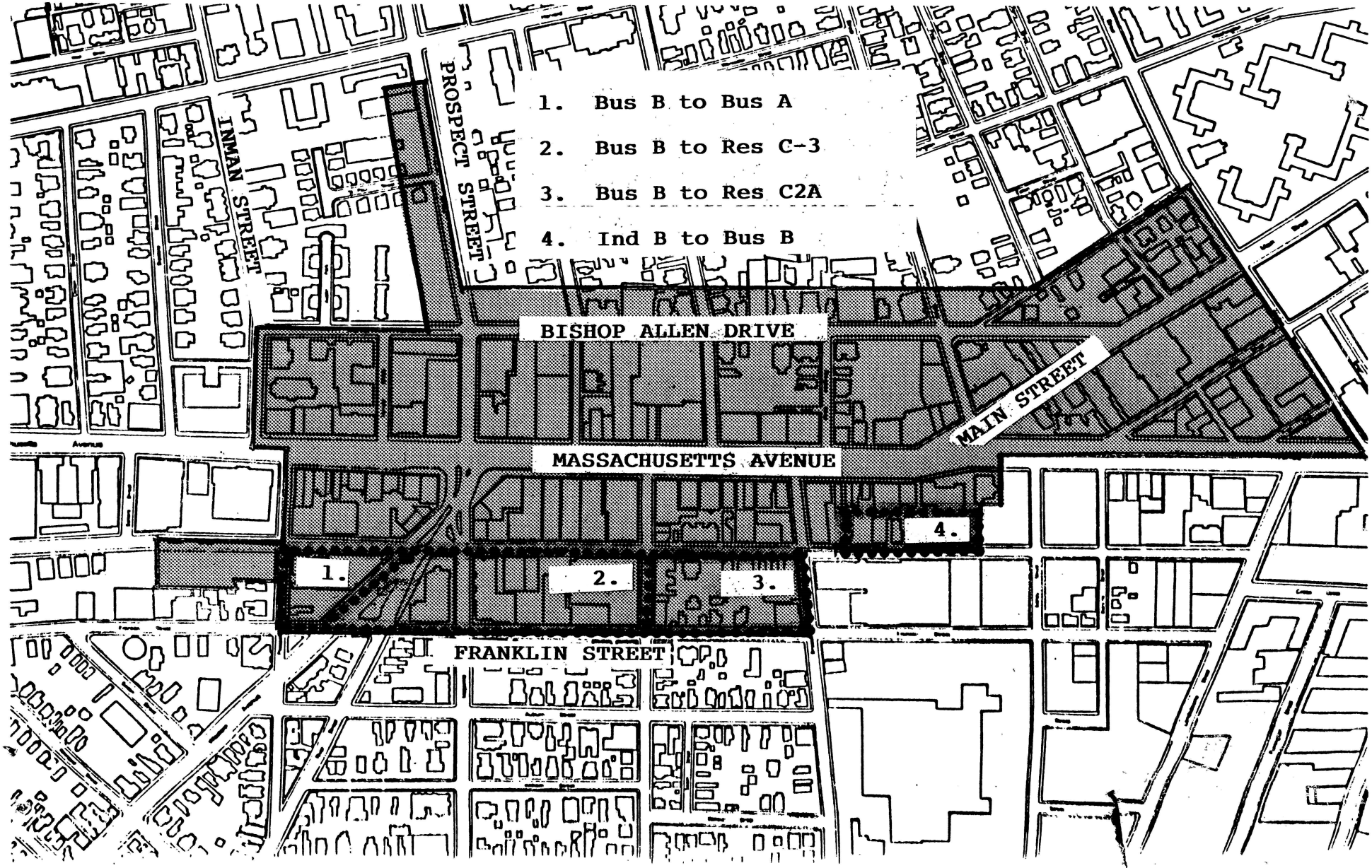


BASE DISTRICT REZONING: INDUSTRY B TO BUSINESS B



12.

PROPOSED CENTRAL SQUARE OVERLAY DISTRICT



CITY OF CA

CAMBRIDGE, MASSA

TEL. 498

CUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

To the Honorable, the City Council:

Enclosed please find copy of a Planning Board re
relative to the Central Square Overlay District.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda # 12

0-58

Planning Board Rezoning Petition relative to the Central Square Overlay District

5/22/89 Passed to be ordained as amended 8-1-0

In City Council,

December 19, 1988

Referred to Planning Board and Ordinance Committee for hearing & report.

Copy sent to Planning Board & Ord Comm 12/20/88 (ae)