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May 10, 1999

To The Honorable, The City Council:

As requested at the City Council Meeting of May 3, 1999, please find attached additional information regarding a report on a zoning analysis of the Mahoney's site, received from Acting Assistant City Manager for Community Development Beth Rubenstein.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

BETH RUBENSTEIN
Acting Assistant City
Manager for Community
Development

To: Robert W. Healy, City Manager
From: ^{YBR} Beth Rubenstein, Acting Assistant City Manager for Community Development
Subject: Council Order #009, dated 4/5/99, Re: Report on a Zoning Analysis of the Mahoney's Site and the Surrounding Area and the Historical Background of the Use of this Site.
Date: May 5, 1999

Site Description

The Mahoney's site is a 97,838 sq. ft. (2.25 acre) site in Riverside owned by Harvard University. It encompasses six lots along Memorial Drive, bounded by Akron Street, Banks Street, Hingham Street, and Western Avenue (refer to Map 1). The site is zoned Residence C-3 (Residence Multifamily), and is surrounded by areas zoned Residence C-3 to the North and East and Office-3 (Office and Multifamily Housing) to the South. On the west, the site is bounded by Memorial Drive and the Charles River.

Permitted Uses

The Residence C-3 district is one of the least restrictive residential districts in Cambridge. Residential and institutional uses, including university facilities, are allowed in this district by right. It allows the development of single family, two family, and multifamily dwellings, townhouse development, and elderly oriented congregate housing. Institutional uses, including religious, educational, health care, social service and government facilities, are permitted in this area. Noncommercial research facilities may be allowed on the site by a special permit; otherwise, most office, retail, and industrial uses are prohibited.

The Mahoney's site is not subject to Institutional Use Regulations under Section 4.50 of the Cambridge zoning ordinance. The City has Institutional Overlay Districts in some areas where there has been extensive contiguous development of institutional use. The Mahoney's site lies just outside the Harvard University Institutional Overlay District, which ends at Akron Street (refer Map 1).

Any development on the site will have to comply with off-street parking requirements according to Article 6.0 of the city's zoning ordinance. Parking requirements for the site will vary based on the use.

Dimensional Requirements

The Mahoney's site can be developed to a Floor Area Ratio (FAR) of three (3). With a site area of 97,838 sq. ft., this means that a gross floor area of up to 293,514 sq. ft. may be developed on the site. The maximum height allowed here is 120 feet. Table 1 elaborates on the dimensional requirements for the site.

Table 1: Dimensional Requirements

FAR		3.0	
Maximum Height		120 feet	
Minimum lot area per dwelling unit		300 sq. ft.	
Max. number of dwelling units per acre		145	
Minimum Lot Size		5,000 sq. ft.	
Minimum Lot Width		50 feet	
Setbacks	Front	$\frac{H+L}{5}$ * feet	Measured from the center line of the street, but may not be less than 5 feet from the front lot line.
	Rear	$\frac{H+L}{5}$ * feet	Minimum 20 feet from the rear lot line.
	Side	$\frac{H+L}{6}$ * feet	
Usable Open Space		10% of lot area	

* H = Building Height

L = Length of the wall, measured parallel to the lot or street line

Adjacent Areas

Like the site, the area to the North and East is also zoned Residence C-3 and therefore falls under the same zoning regulations as the Mahoney's site. Some of this area is proposed for rezoning to Residence C-1 (Low Density Residence Multifamily) district under the Planning Board's consideration of idiosyncratic zoning (please refer to Map 1). The uses permitted in the Residence C-1 are the same as Residence C-3, with the exception of institutional uses, but the permitted density and height are lower.

To the South, the Mahoney's site is adjoined by an Office-3 (Office and Multifamily Housing) district. This district permits all the uses allowed on the Mahoney's site. In addition, it allows the development of hotels and motels, offices and laboratories, and auto sales and rental agencies. The dimensional requirements for this district are the same as those for the Mahoney's site. The area to the South East of the site, not adjacent, but approximately 100 feet from the site line, is already zoned Residential C-1 (Low Density Residence Multifamily) district. Land within the Residence C-1 district is also subject to the City's Institutional Use Regulations, which considerably limit as-of right institutional uses in these areas.

Attached please find a description of historical uses of the site which has been prepared by Charles Sullivan, Executive Director of the Cambridge Historical Commission.

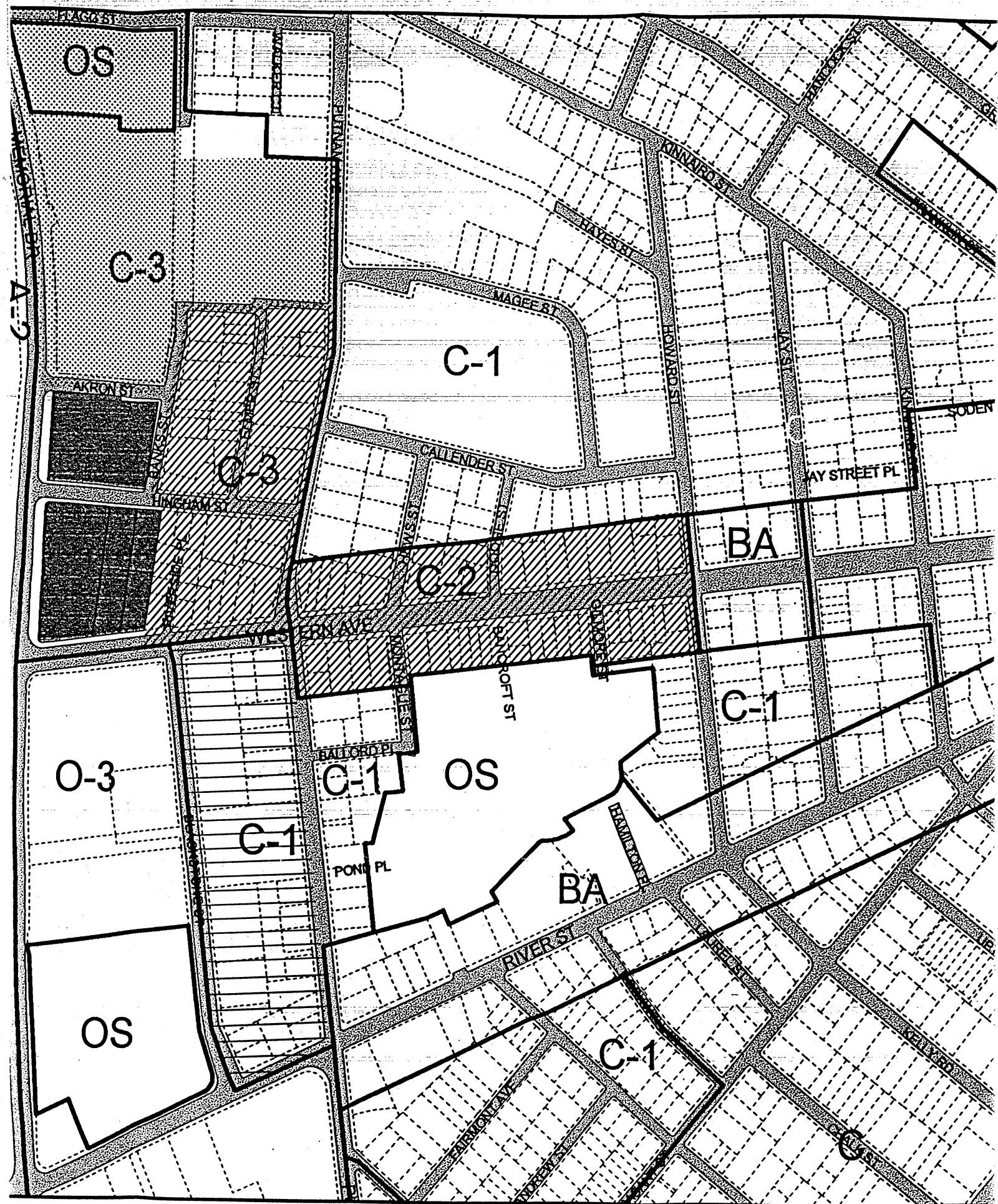
MAP 1: MAHONEY'S SITE

-  Harvard University Institutional Overlay District
-  Mahoney's Site
-  Proposed Idiosyncratic Zoning Change to Residence C-1
-  Recently Rezoned to Residence C-1 (Jelley Petition)



300 0 300 Feet





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**Additional information regarding a
report on a zoning analysis of the
Mahoney's site.**