

# City of Cambridge

MASSACHUSETTS

*C. Sullivan*

In City Council

*9-12*

1994

To Table On the Table No <sup>16</sup>~~15~~

	YEA	NAY	ABSENT	PRESENT	
Ms. Kathleen L. Born		✓			
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers		✓			
Mrs. Sheila T. Russell	✓				
Mr. Michael A. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.		✓			
Ms. Katherine Triantafillou		✓			
Mr. William H. Walsh	✓				
Mayor Kenneth E. Reeves	✓				

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*Orig Cal #15  
Amended Cal #16*

# On the Table City of Cambridge No. 1570

MASSACHUSETTS

~~Special~~  
Reconsideration

In City Council

9-12

1994

C. Dwyer ~~Table~~

On Reconsideration

	YEA	NAY	ABSENT	PRESENT
Ms. Kathleen L. Born		✓		
Mr. Francis H. Duguay	✓			
Mr. Jonathan S. Myers		✓		
Mrs. Sheila T. Russell	✓			
Mr. Michael A. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.		✓		
Ms. Katherine Triantafillou		✓		
Mr. William H. Walsh	✓			
Mayor Kenneth E. Reeves	✓			

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# City of Cambridge

MASSACHUSETTS

In City Council

9-12

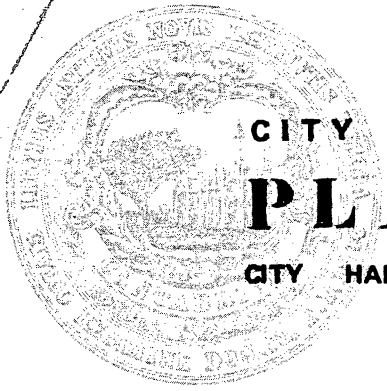
1994

On the Table No <sup>16</sup> 15 Zoning Petition

	YEA	NAY	ABSENT	PRESENT
Ms. Kathleen L. Born		✓		
Mr. Francis H. Duehay	✓			
Mr. Jonathan S. Myers		✓		
Mrs. Sheila T. Russell	✓			
Mr. Michael A. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.		✓		
Ms. Katherine Triantafillou		✓		
Mr. William H. Walsh	✓			
Mayor Kenneth E. Reeves	✓			

5 4 0 0

C. Duehay m. reconsideration



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 19, 1994

To the Honorable, the City Council:

**SUBJECT: Richards, et al, Rezoning Petition for Land at Magazine Street and Memorial Drive, from Residence C to Business A.**

## **Recommendation**

**The Planning Board recommends adoption of the petition as filed, provided the remaining significant issues, principal among them being the approval for use of Memorial Drive by trucks serving the project, have been resolved or clearly will be resolved in favor of the development as approved by the City through the executed purchase and sale agreement. In addition, the Board has recommendations in two areas of continuing concern, which are presented in more detail below.**

## **Continuing Concerns**

1. **Transition Requirements Along the Residential Neighborhood Edge of the Petitioner's Property**

The petitioner has agreed, in the executed purchase and sale agreement, to restrict future construction in the area subject to the rezoning (an area of approximately 40,000 square feet) to a height of 35 feet and a floor area ratio of 0.6, the limitations currently in effect in the Residence C zoning district abutting the petitioner's property and from which the area subject to the rezoning petition is to be rezoned. Further, the petitioner has agreed to impose those restrictions on an equivalent area along the residential edge of the petitioner's property if the City deems it more appropriate.

**Recommendation: The deed restrictions should apply across the full length of the petitioner's property abutting the residential neighborhood, thus creating a transition zone approximately 70 to 75 feet in width.**

However, those restrictions are not adequate to protect abutters over the long term. The application of the Business A District regulations to the entire Stop and Shop lot, even with the restrictions in place as agreed to by the petitioner, would allow about 25,000 square feet of commercial space, as well as parking structures accessory to all commercial uses on the entire site, as close as ten feet to the property lines of the residences abutting the petitioner's land. This is possible because only minimal setbacks are required for commercial construction in a Business A District.

To prevent such inappropriate development in the future should the site be redeveloped or further developed, additional setback requirements, in addition to the height and FAR restrictions already agreed to by the petitioner, should be imposed on any commercial uses in the transition zone that are established in new structures built after the construction of the superstore.

**Recommendation:** The setback requirements already applicable to residential development in the Business A district (which are the same as required for all uses in the Residence C District) should be made applicable to commercial development as well. In addition, a minimum setback of 25 feet from the petitioner's property line abutting the residential neighborhood should be imposed on all commercial and residential construction in the transition zone. It should be made clear that all setback restrictions apply to any residential, commercial or accessory structure.

## 2. Transportation Services to Neighborhood Customers.

It has been widely understood throughout the process of reviewing the Stop and Shop proposal that the amount of parking proposed is less than would typically be provided for a store of comparable size in a suburban location. This circumstance has been substantially justified by the Cambridge store's urban location and the observed history and future expectation that many customers from the neighborhood can reach the site without the use of a car, by walking or other means. The success of the store, financially for the owner and as a good neighbor to nearby residents, will clearly depend on maintaining or increasing the percentage of customers arriving at the site without a car. The Planning Board expressed this concern in its recommendation to the City Council on the disposition of Riverside Road; further efforts should be undertaken to address it.

**Recommendation:** The petitioner should commit to the development and implementation of a detailed transportation services plan that outlines a reasonable, appropriate, and proportionate program of assistance to neighborhood customers who may not have, or who may be persuaded not to use, an automobile when patronizing the new store.

## Findings

1. The area to be rezoned from a residential to a business designation has never been used

for residential purposes as far as can be determined. It has, however, been used for parking accessory to commercial uses on abutting lots for many decades.

2. As a large area of abutting property owned by the petitioner is already zoned Business A, it is logical and reasonable to extend that same designation to these lots.

3. In order to permit the construction of a large supermarket, which has been the expressed intent of the City in the disposition of Riverside Road, the area must be rezoned to permit that use, or more problematically, the petitioner must seek a number of variances from the Board of Zoning Appeal to permit commercial use of the lots now zoned for residential use. If commercial use is desired and intended by the City, it is appropriate that the property be rezoned to permit that activity.

4. The designation of this area as a Business A district does raise concerns with regard to the appropriateness of some kinds of development permitted in the district, particularly with regard to the height and density of such development so close to a low density residential neighborhood. The petitioner has addressed that concern by proposing the imposition of certain deed restrictions on portions of his property. The Planning Board has suggested earlier in this document some additional restrictions that might be imposed in that transition area.

Nevertheless, should the anticipated supermarket use prove unsuccessful and/or alternate development schemes be planned in the future, it would be appropriate at that time for the City to consider other zoning options for this site and the larger area abutting it in order to fully protect the residential neighborhood from the potential negative impact of any possible future development proposal.

Respectfully submitted for the Planning Board,

A handwritten signature in black ink, appearing to read "Paul Dietrich", written in a cursive style.

Paul Dietrich, Chairman



EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300  
FAX 349-4307

11.

August 1, 1994

To The Honorable, The City Council:

Please find attached a Planning Board recommendation on Richards, et al, Rezoning Petition for Land at Magazine Street and Memorial Drive, from Residence C to Business A, for your consideration.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mev  
attachment

Planning Board recommendations on the Richards, et al rezoning petition.

In City Council,

August 1, 1994

*Referred to the  
petition*

*8/4/94 Tabled by  
Councillor Buckley*

*9/14/94 Placed on file  
due to expiration of  
time limit*