



RECEIVED BY
CITY OF CAMBRIDGE OFFICE OF THE CLERK MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE MASS. 02139

May 30, 1979

To The Honorable, The City Council

Subject: Refiling Parking Facility Petition

Dear Councillors:

In January, the Planning Board filed a petition to amend certain provisions of the Zoning Ordinance dealing with commercial parking facilities. The petition expired in early April when the public hearing requirements were not met due to the cancellation of the Ordinance Committee hearing. The Planning Board refiled the petition with amendments in late March and held a public hearing on May 15th in accordance with the 65 day deadline. However, the Ordinance Committee hearing on the amended petition has not been scheduled and cannot be held before the June 6th deadline, given the required notification procedures. Therefore, the Planning Board wishes to refile the petition a second time.

Legal advertisement of the first of two required public hearings places the proposed regulations in effect until the petition expires or is defeated. As the petition may be continually refiled and advertised, lack of action on the petition could permit these regulations to remain in effect indefinitely without formal legislative adoption. Furthermore, legal notice for each public hearing costs the city over \$50. Therefore, the Planning Board requests that the Committee on Ordinances observe the 65 day public hearing deadline for this refiled petition so that a final Council decision may be made based on the merits of the proposal.

Respectfully submitted,
For The Planning Board

Arthur C. Parris
Arthur C. Parris
Chairman

ACP:mg

To the Honorable, the City Council of the
 City of Cambridge:

The undersigned respectfully pray

that the text of the Zoning Ordinance of the City of Cambridge be amended as follows:

1. In Section 4.10, General Classification Rules, insert the following before the last sentence in subsection 4.12:

"It is not the intent of this section to require duplicate special permit reviews. Therefore, uses designated "SP" which are included within a planned unit development application shall be approved or denied within the planned unit development process established by Section 12.30. However, conditionally permitted uses which are located in a planned unit development, but which are not included in the PUD application, shall require separate special permit review in accordance with the procedures of Section 10.40.

2. In Section 4.30, Table of Use Regulations, change row 4.33o as it applies to Residence B & C, Office, Business, and Industry districts so that it reads as follows:

"o. Automobile parking lots or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried out.

Res.	Res. C	Off.	Bus.	Bus.	Bus.	Bus.	Ind.	Ind.	Ind.	Ind.	Ind.
B	1, 2, 2A, 3, 3A	1, 2, 3, 3A	A-1	A	B	C	A-1, A-2	A	B-1	B	C
PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB

3. In Section 4.30, Table of Use Regulations, add a new row 4.33p to read as follows:

"p. Accessory parking lot or parking garage for private passenger cars which will also contain spaces for short-term rental to the general public or for lease to persons other than tenants or occupants of the uses to which the parking is accessory. No repairs, servicing, or sale of gasoline shall be carried out in such parking area unless such activity is specifically permitted in the district by Section 4.35, 4.36 or 4.37.

Open Space	Res.	Res.	Res. C	Office	Bus.	Bus.
	A-1, A-2	B	1, 2, 3, 3A	1, 2, 3, 3A	A-1	A
No	No	PB	PB	PB	PB	PB
Bus.	Bus.	Ind.	Ind.	Ind.	Ind.	Ind.
B	C	A-1, A-2	A	B-1	B	C
PB	PB	PB	PB	PB	PB	PB

4. Add the following subsection to Section 6.000:

"6.12 This ordinance also requires special permit review of commercial off-street parking facilities which are developed for use by the general public as a principal or accessory land use. It is the intent of such review to allow for a case-by-case consideration of the traffic impacts in relationship to surround street capacities, public transportation facilities and population densities."

5. Insert the following sentence in Section 6.21 after the first sentence:

"Such plans shall also indicate whether the parking spaces shall be used by tenants or occupants of the uses to which the parking is accessory or by members of the general public for a fee."

6. Add the following subsection to Section 6.000:

"6.46 Criteria for Grant Special Permits for Parking Lots or Garages with spaces available to the general public for a fee.

In reviewing the plans for any parking facility requiring a special permit under Section 4.33o or 4.33p, the special permit granting authority shall give consideration to evidence presented on the following:

- a. that the facility will help satisfy a demonstrated need for off-street parking in the area in which it is to be located;
- b. that the average daily traffic generated by the parking facility will not increase the total amount of traffic on adjacent streets to such a degree that the reasonable capacity of any such street or intersection will be exceeded;
- c. that access and egress to the facility will be provided with minimal danger to existing pedestrian and vehicle flows and will not cause substantial increases in congestion.
- d. that the location of such parking facility will not attract unnecessary vehicular traffic to an area otherwise served by public transportation; and
- e. that such parking facility shall satisfy all design standards and other pertinent requirements of this Article 6.000.

Respectfully submitted,

For the Planning Board



Arthur C. Parris
Chairman

0'26

Comm. from Arthur C. Parris, Chairman, Planning Board, refiling the petition to amend certain provisions of the Zoning Ordinance of the City of Cambridge dealing with commercial parking facilities.

In City Council,

June 4, 1979

6/4/79

Referred to the Planning Board and the Comm.

on Ordinances for

Planning and Report.

6/6/79 Referred to the Planning Board