



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

BETH RUBENSTEIN

*Assistant City Manager for
Community Development*

MALAINA BOWKER

*Deputy Director for
Community Development*

July 11, 2000

To the Honorable, the City Council:

**Subject: Planning Board Recommendation on the Broussard, et al and the Yoder, et al
Rezoning Petitions**

After further deliberation on the two above referenced Petitions the Planning Board makes the following recommendations. In each case the Board has preferred not to make a recommendation with regard to FAR or density at this time. A recommendation on FAR, for these and every other non-residential district in the City, will be forwarded to the City Council for consideration very shortly as part of the citywide growth management process. The Board favors that comprehensive approach over a more piecemeal approach. Furthermore, for the Broussard Petition area, additional detailed analysis will be undertaken as part of the Eastern Cambridge Study process. That effort may lead to creative recommendations for the area not now envisioned by the petitioners or the Planning Board.

Nevertheless, the Board remains sympathetic to the objectives of each petition: to reduce the impact of development on the respective nearby neighborhoods and, in the case of the Yoder Petition, to impart greater protection to the important natural resources located within and adjacent to the area proposed to be rezoned. As the Conservation Commission has noted, the Alewife area "contains an abundance of natural riverfront habitat, wetlands, and floodplain, the likes of which exist nowhere else in Cambridge" and "is of singular importance to the Conservation Commission...".

Broussard Petition: Industry B-1 to Industry A-1. In adopting the Larkin Petition moratorium for eastern Cambridge, much of the Broussard Petition area has protection from additional substantial development for the life of the moratorium, a period of eighteen months. For four blocks of the Petition area, however, the City Council chose to give a very targeted exemption from the moratorium for new development containing only telecommunications facilities. The Planning Board is currently reviewing as an IPOP special permit a new building proposal advancing as a result of that specific moratorium exemption. Three Hundred Bent Street, as the project is known, would be prohibited with the adoption of an Industry A-1 district. Given the Council's stated preference that telecommunication uses, in a very limited area, be exempted from the constraints of the Larkin moratorium and for the more general reasons set forth in the introductory paragraph above, the Planning Board prefers not to recommend any change in the zoning status of the Broussard Petition area at this time.

Yoder Petition: Office 2 to Office 1 and Open Space. FAR reduction in Open Space Districts.

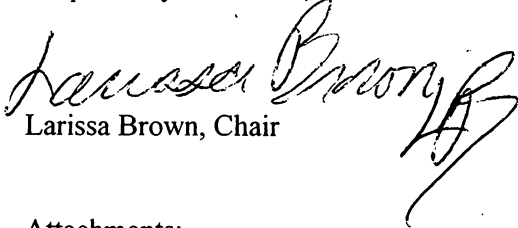
As indicated above, the Planning Board would prefer to postpone any recommendation on FAR changes in the Yoder Petition area (with the exception of the Open Space District) until the completion of a citywide proposal affecting all non-residential districts. Nevertheless, a majority of the Board recommends the adoption of the following elements of the Petition:

1. Rezoning of the MDC owned parcel from its current Office 2 designation to an Open Space designation.
2. A reduction in the permitted FAR in Open Space districts from the current 0.25 to 0.05 as proposed in the Petition but with an added provision that by special permit the FAR could be increased to 0.25.
3. The extension of the existing height buffer provision in the Office 2 district from its applicability to residential districts only now, to include applicability to Open Space districts as well. The buffer provision requires that the height of buildings be limited to thirty-five feet within one-hundred-and-twenty-five feet of a residential (and, as proposed, Open Space) district. Elsewhere in the Office 2 district the normal eighty-five foot height limit would apply.

The Planning Board believes that these changes would advance the objective of the petitioners to give greater protection to the open space and wetland resources found in Alewife while efforts continue that may result in further FAR changes in the near future.

Attached is technical language that would implement the Board's Yoder Petition recommendations should the Council choose to adopt them.

Respectfully Submitted,


Larissa Brown, Chair

Attachments:

1. Technical language to implement the Yoder Petition recommendations
2. Comparison of development potential, Yoder and Broussard Petition areas
3. Comparison of zoning district requirements, Yoder and Broussard Petition areas
4. Petition area maps
5. Original May 16, 2000 Planning Board communication to City Council

Text to Implement Planning Board Recommendation

A. Amend the Text of the Zoning Ordinance to create a new Section 17.40 – Special District 4 to read as follows:

17.40 Special District 4

17.41 *Scope.* This Section 17.40 regulates development within the Special District 4 at Concord Turnpike in Alewife as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.40, all requirements of and regulations applicable to the Office 2 district shall apply equally to the Special District 4.

17.42 *Dimensional Regulations.*

17.42.1 *Building Height Limitations.* The maximum height permitted in the district shall be thirty-five (35) feet within one hundred and twenty-five (125) feet of a residential zoning district or an Open Space zoning district.

B. Amend the Zoning Map of the City of Cambridge by substituting the designation “SD 4” (Special District 4) for that area proposed to be designated “O-1” (Office 1) in the Yoder Petition.

C. In Section 5.35 – Open Space Districts, do the following:

1. In Table 5-5, Table of Dimensional Requirements – Open Space Districts, Line (1), Maximum Ratio of Floor Area to Lot Area, add a new Footnote (a) to the designated FAR such that it reads: .25^(a).

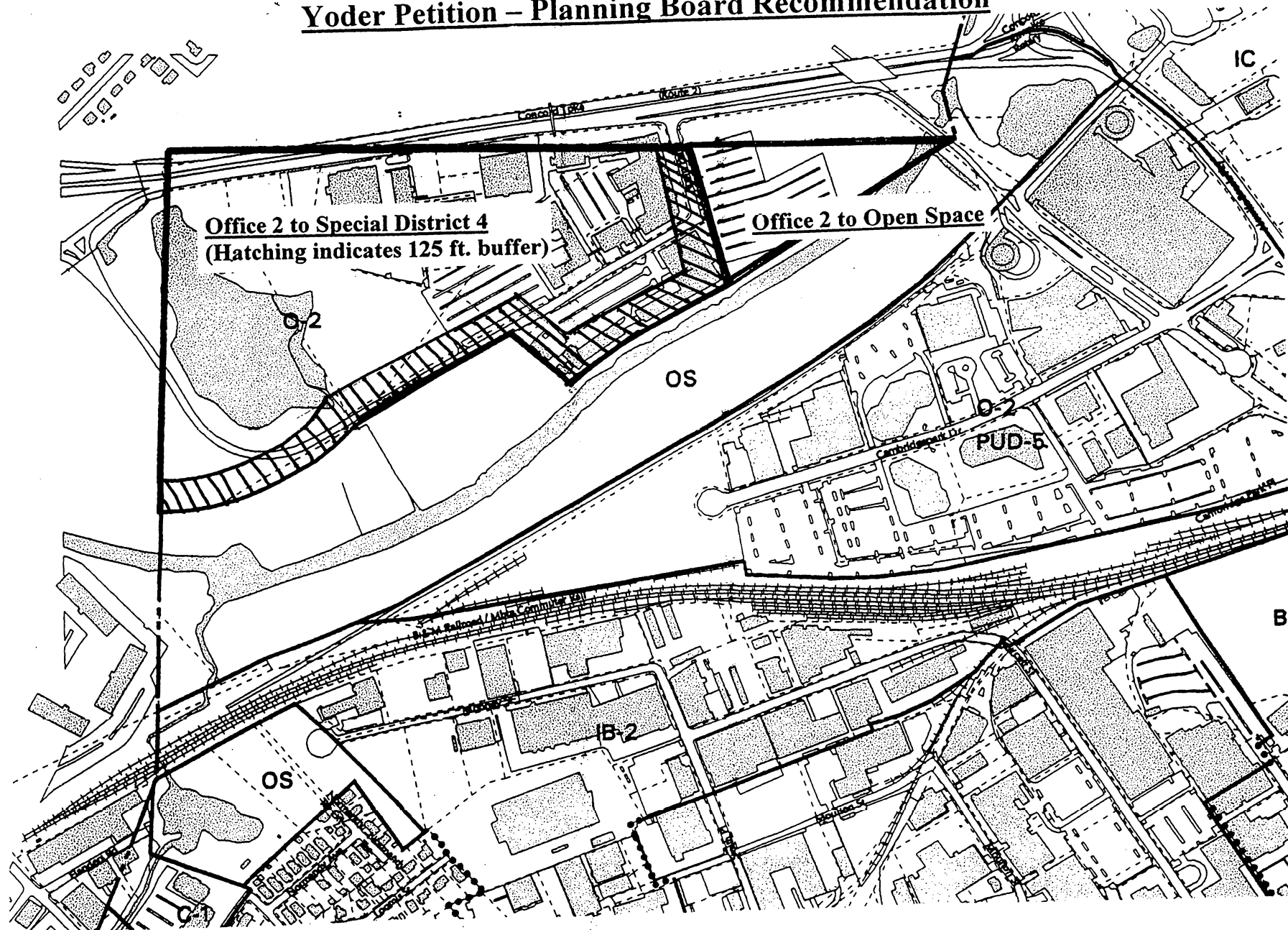
2. Create a new Subsection 2 – Footnotes.

3. Create a new footnote (a) to read as follows:

(a) Any construction on a lot exceeding an FAR of .05 shall require the issuance of a special permit from the Planning Board.

D. Amend the Zoning Map of the City of Cambridge by substituting the designation “OS” (Open Space) for the existing designation “O-2” (Office 2) for that area so described in the Yoder Petition.

Yoder Petition – Planning Board Recommendation



Yoder, et al Petition

ADL Development Potential

	Lot Size	Total Permitted GFA	Existing GFA	Remaining GFA Potential
Exiting District: Office 2 FAR: 2.00	1,251,443 square feet	2,502,886 square feet	442,625 square feet	2,060,261 square feet
Proposed District: Office 1 FAR: 0.75	The same	938,582 square feet	The same	495,957 square feet

Yoder, et al Petition

Martignetti Development Potential

	Lot Size	Total Permitted GFA	Existing GFA	Remaining GFA Potential
Exiting District: Office 2 FAR: 2.00	342,484 square feet	684,968 square feet	106,628 square feet	578,340 square feet
Proposed District: Office 1 FAR: 0.75	The same	256,863 square feet	The same	150,235 square feet

Broussard, et al Petition - comparison of existing and proposed zoning districts (5/00)

Lot #	Map Lot Number	Street Number	Street Name	Property Class	Zoning	Land Area	Existing GFA	Industry B-1		Industry A-1	
								Allowable GFA	Potential Additional	Allowable GFA	Potential Additional
1	31-20	345	BINNEY ST	405	IB1	191,503	88,657	574,509	485852	239378	150721
2	31-15	170	FULKERSON ST	401	IB1	40,004	40,244	120,012	79768	50005	9761
3	31-14	137	SIXTH ST	400	IB1	67,021	98,400	201,063	102663	83776	-14624
4	27-93	254	BENT ST	439	IB1	80,171	146,667	240,513	93846	100213	-46454
5	27-82	117	ROGERS ST	340	IB1	32,237	74,146	96,711	22565	40296	-33849
6	31-13	157	SIXTH ST	400	IB1	106,736	86,643	320,208	233565	133420	46777
7	27-81	194	FIFTH ST	439	IB1	71,881	145,887	215,643	69756	89851	-5635
8	27-76	249	THIRD ST	340	IB1	32,161	19,298	96,483	77185	40201	20903
9	28-23	140	SIXTH ST	413	IB1	80,000	121,863	240,000	118137	100000	-21868
10	28-33	265	THIRD ST	112	IB1	109,330	286,730	327,990	41260	136662	-150067
11	28-31	275	THIRD ST	316	IB1	7,556	7,311	22,668	15357	9445	2134

Yoder, et al Petition

Comparison of Zoning District Uses and Dimensions

	FAR	Proposed FAR* District by District Approach	Height	Proposed Height* District by District Approach	Principal Uses	Lot Area/Dwelling Unit
Exiting District: Office 2	2.00 for all uses	2.00 housing 1.25 office	85 ft	To be determined	General office, R&D, Housing by special permit @ 12 units.	600 sf
Proposed District: Office 1	0.75for all uses	No change	35 ft	No change	General office, R&D, Housing by special permit @ 12 units.	1200 sf
Proposed District: Open Space	0.25 in existing regulations. 0.05 in proposed regulations.	No Change	35 ft	No change	Recreational and municipal uses.	NA

*Proposals currently under consideration -s part of the citywide growth management process.

Broussard, et al Petition

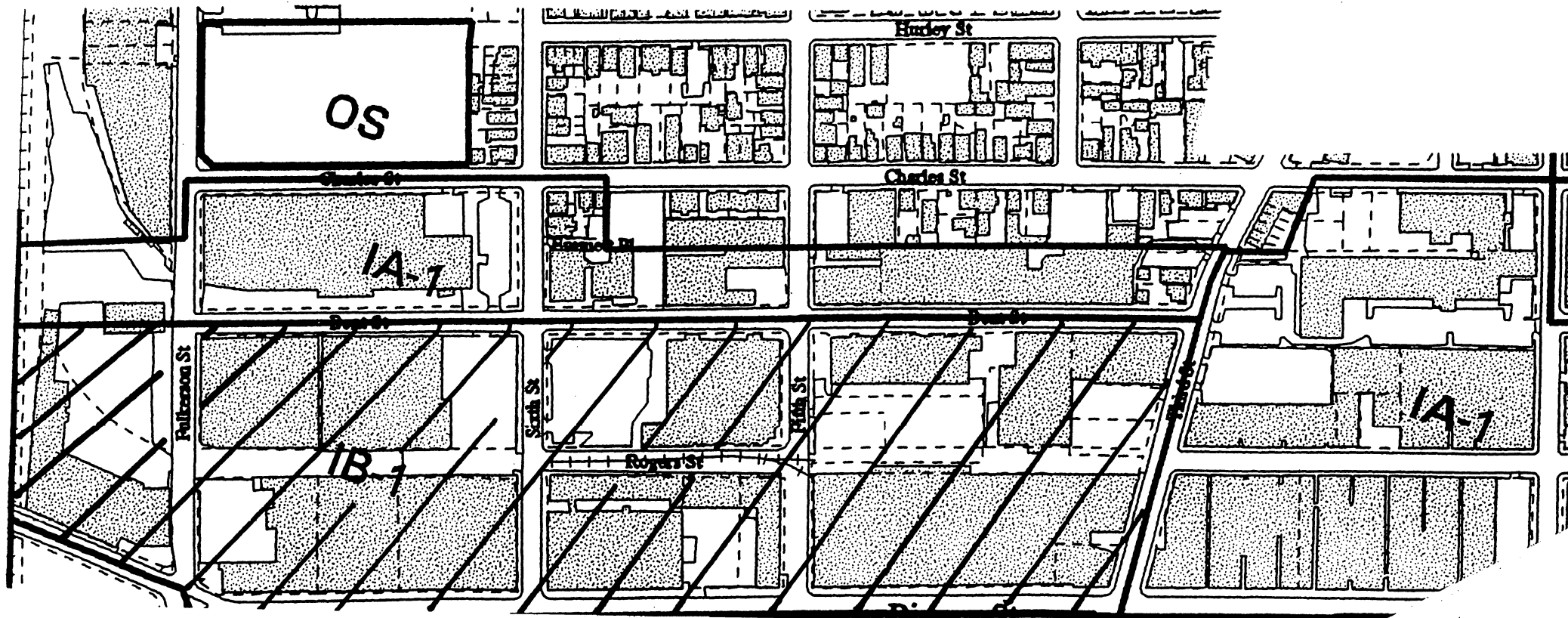
Comparison of Zoning District Uses and Dimensions

	FAR	Proposed FAR* District by District Approach	Height	Proposed Height* District by District Approach	Principal Uses	Lot Area/Dwelling Unit
Exiting District: Industry B-1	3.00 for all uses	3.00 housing 1.50 office	70 ft	To be determined	Heavy Industrial, General Office, R&D, Housing	300 sf
Proposed District: Industry A-1	1.25 for all uses	1.25 housing 1.00 office	45 ft	No change	Light Industrial, General office, R&D, Housing by special permit @ 12 units.	1200 sf

*Proposals currently under consideration as part of the citywide growth management process.

Broussard, et al Petition (4/00)

Rezone from Industry B-1 to Industry A-1



Yoder, et al Petition (1/00)

Rezone from Office 2 to Office 1

Rezone from Office 2 to Open Space

Rezone from Office 2 to Office 1

**Rezone from Office 2
to Open Space**

O-2

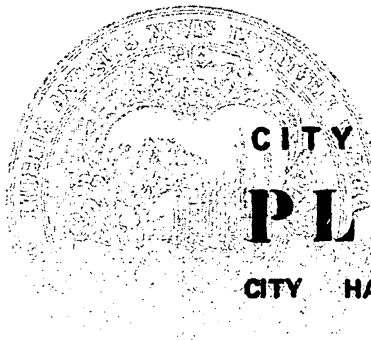
OS

IC

Cambridgepark Dr

B.C.M. Railroad / Minto Community Park

Cambridgepark Dr



CITY OF CAMBRIDGE, MASSACHUSETTS PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 16, 2000

To the Honorable, the City Council:

Subject: Planning Board Deliberations on the Broussard, et al and the Yoder, et al Rezoning Petitions

The Planning Board held public hearings on the above referenced zoning petitions on May 2, 2000 and discussed their merits at the Board meeting of May 16, 2000. In general, the Board is sympathetic to the objectives of each petition: to reduce the impact of development on the respective nearby neighborhoods and, in the case of the Yoder Petition, to impart greater protection to the important natural resources located within and adjacent to the area proposed to be rezoned. However, before making a final recommendation to the City Council on the actual details of each petition, the Board would like to review these proposals in concert with the Planning Board's review of proposed citywide growth management FAR recommendations that will be undertaken over the next several weeks.

Nevertheless, a few comments on each petition can be made now.

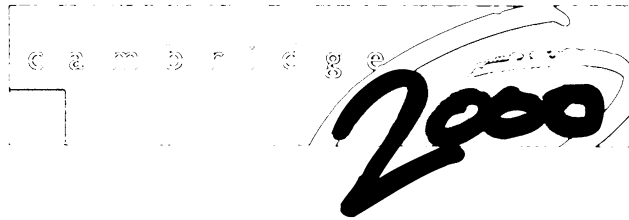
Broussard Petition. In making a change from Industry B-1 to Industry A-1, in the subject area (see attached map), retail is introduced as a permitted, as-of-right use and housing is permitted either as-of-right or by special permit. The Planning Board finds that change to be positive. While the Board has yet to reach a consensus on a final recommendation for appropriate densities or FAR, there is agreement that the current permitted height of 70 feet is too high, that the proposed 45 foot height limit is appropriate, and that some reduction in the permitted FAR is also appropriate.

Yoder Petition. The Planning Board is fully in support of the stated objectives of the petition to provide greater protection to the important natural resources present in Alewife. To that end, the Board endorses the specific proposal to rezone the MDC-owned parking lot to an Open Space district designation. A preponderance of the Board also supports the reduction in density for public open space from .25 to .05 FAR. However, the Board would like to reserve judgement on the change from Office 2 to Office 1 on the privately owned parcels within the petition area until a review of citywide FAR recommendations has been undertaken over the next few weeks.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Larissa Brown", followed by a circled "EM" in the upper right corner of the signature.

Larissa Brown, Chair



5.

CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager

Richard C. Rossi, Deputy City Manager

July 31, 2000

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 00-40, regarding report on the implementation of the Section 8 Home Ownership Program in Cambridge, received from Assistant City Manager for Community Development Beth Rubenstein and Executive Director of the Cambridge Housing Authority Daniel Wuenschel.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy".

Robert W. Healy
City Manager

RWH/mec
Attachment



2000 Things 2 Do in 2000

Consent Agenda #5

5219

Relative to AW Rpt. #00-40,
regarding a report on the
implementation of the Section
8 Home Ownership Program in
Cambridge.

In City Council July 31, 2000

PLACED ON FILE