

CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

To: Robert W. Healy
City Manager

From: Michael H. Rosenberg *MHR.*
Assistant City Manager for
Community Development

Subject: Response to City Council Order #8, 11/28/88

Date: January 20, 1989

Over the past several months, the Community Development Department has been working on several initiatives to assess the City's remaining Industry B zoned land. As you know, Industry B is the most permissive zoning designation in the City with a 4.0 FAR and unlimited height. All uses, with the exception of housing, are permitted. The future development of these districts therefore raises numerous questions and concerns.

Our current industrial zone initiatives are part of the comprehensive rezoning plan which was presented to the City Council last September. Since that time, we have made good progress on each initiative, although additional work remains. The following is a status report on these efforts.

- I. Cambridgeport Rezoning - Since September, the Department has been working closely with the Cambridgeport Rezoning Advisory Committee, comprised of neighborhood and business representatives, to address the numerous issues associated with the future development of this area. A wide range of topics have been covered including land use, transportation, industrial use and housing. In addition, the Committee will attend a neighborhood forum on the rezoning Tuesday evening and anticipates meeting with the landowners in the near future. An additional community meeting will be held prior to filing a petition.

This input will allow the Committee to conclude its negotiations by the end of March. They currently anticipate having a petition by mid-April. This will allow ample time to review the proposal with the Planning Board and file a petition before the interim rezoning expires on May 31, 1989.

- II. Industry B Study - This effort, encompassing all of the City's remaining IB districts, with the exception of Cambridgeport and Msgr. O'Brien Highway, has focused on, 1) limiting future growth in those areas which most directly impact abutting neighborhoods, and 2) establishing zoning districts which better reflect existing land uses and densities.

Substantial analysis has already been completed and a presentation has been made to the Planning Board. Individual and group meetings have been held with property owners and neighborhood organizations. Additional meetings are being scheduled. To date, the Department has not requested an interim zoning for this area since we intend to conclude the study quickly and file a petition before the end of March, 1989.

- III. Neighborhood Studies - We have recently completed a neighborhood planning process with the East Cambridge neighborhood. This effort has produced a neighborhood plan outlining numerous land use concerns for the industrial areas bordering the residential community. To follow-up on these concerns, the Department has filed an interim zoning. We are now establishing a planning process with the community and area landowners to develop appropriate zoning.

The North Cambridge study is nearing completion and will also include land use recommendations for industrial districts in and near that neighborhood. We expect that a planning process will be initiated to further study those recommendations.

Each of these efforts will produce separate recommendations in the form of zoning petitions. Our current expectations are that petitions for Cambridgeport and IB districts will be before Council for consideration this spring.



CITY OF CAMBRIDGE
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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

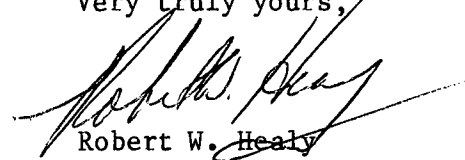
RICHARD C. ROSSI
Deputy City Manager

January 23, 1989

To the Honorable, the City Council:

With respect to City Council Order No. 8 of November 28, 1988, relative to assessing the City's remaining Industry B zoned land, enclosed please find copy of a report from Michael H. Rosenberg, Assistant City Manager for Community Development.

Very truly yours,


Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 15

0-6

Re: assessing the City's remaining Industry B zoned
land.

In City Council,

January 23, 1989

1-23-89

Placed on file.