

PETITION OF Planning Board  
To construct accessory parking at grade below floors.  
Petition filed with the City Clerk February 10, 1997

(all hearings to be completed 65 days from In City Council date)

18 days February

31 days March

16 days April

65 days April 16 - All hearings to be held  
In City Council February 10, 1997

Referred to the Planning Board for report February 10, 1997

Planning Board Hearing ~~Amendment B - April 15, 1997~~

Amendment C - April 1, 1997

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be June 24, 1997.)

5 days March

30 days April

31 days May

24 days June

90 days = June 24

City Council hearing published Chronicle on Feb. 20, 1997

and Feb. 27, 1997

Hearing before the Ordinance Committee March 26, 1997

Reported to the City Council April 7, 1997 remained in  
Committee

Passed to a second reading on \_\_\_\_\_

published in \_\_\_\_\_ on \_\_\_\_\_

Planning Board report received on \_\_\_\_\_

Ready for ordination on \_\_\_\_\_

Passed to be ordained on \_\_\_\_\_

published in \_\_\_\_\_ on \_\_\_\_\_

COMPLETION DATE June 24, 1997

Placed on file  
due to expiration of time  
limit pursuant to



**OFFICE OF THE CITY CLERK**

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY  
CITY CLERK

DONNA P. LOPEZ  
DEPUTY CITY CLERK

**TO: COUNCILLOR FRANCIS H. DUEHAY**  
**FROM: DONNA P. LOPEZ, DEPUTY CITY CLERK** *dl*  
**DATE: June 26, 1997**

\*\*\*\*\*

This is to inform you that the Planning Board Zoning Petition to construct accessory parking at grade below floors, which remained in committee, was placed on file on June 24, 1997 due to expiration of time limit pursuant to Chapter 40A.

I hope this information will be helpful.

Your kind attention in this matter will be greatly appreciated.



CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

February 4, 1997

**To the Honorable, the City Council:**

**Subject: Amendments to the Text and Map of the Zoning Ordinance of the City of Cambridge**

The Planning Board respectfully submits to the City Council for its consideration the following recommended amendments to the Text and Map of the Zoning Ordinance of the City of Cambridge.

Amendment A would require a special permit where now the Zoning Ordinance permits as of right the erection of various radio, television, and telephone transmission facilities, including the erection of accessory antennas and towers.

Amendment B would rezone existing Residence C-3 and C-2 zoning districts in Mid Cambridge along Harvard Street and Broadway to, variously, Residence C-2A, Residence C-2B and Residence C-1 district designations in order to more closely match the scale of existing development within those districts.

Amendment C would require a special permit from the Planning Board where it is proposed to construct accessory parking at grade below the occupied floors of a building. The amendment is intended to ensure that such parking arrangements are well designed and not detrimental to the environmental quality of the public and private environments surrounding such construction.

Respectfully submitted for the Planning Board,

  
Paul Dietrich, Chairman



**B. Amendments to the Zoning Map affecting Residence C-2 and Residence C-3 districts abutting Harvard Street and Broadway.**

Amend the Zoning Map of the City of Cambridge as follows:

**Area 1. The Residence C-3 zoning district appearing on the Zoning Map and abutting Harvard Street between Lee Street and Inman Street.**

1.1 Strike the designation Residence C-3 from the Zoning Map and substitute therefor the designation Residence C-2A.

1.2 And further, for the five lots described below, all or parts of which are located within the Residence C-3 district, strike the designation Residence C-3 on the Zoning Map and substitute therefor the designation Residence C-1:

Lot Number 53, 278 Harvard Street; Lot Numbered 54, 39 to 41 Inman Street;  
Lots Numbered 66 and 67, 288 to 290 Harvard Street, 30 to 32 Clinton Street;  
Lot 13, 28 Clinton Street; on Assessors' Plat #118.

Affecting all or parts of the following parcels: Lots 54, 53, 52, 51, 15, 16, 13, 66, 67; even numbers 278 to 290 Harvard Street, odd numbers 39-41 Inman Street, even numbers 48 Bigelow Street, odd numbers 35 Bigelow Street, even numbers 28 to 32 Clinton Street; all on Assessor's Plat #118.

Affecting all or parts of the following parcels: Lot 73; even numbers 294 Harvard Street, 29 to 33 Clinton Street; on Assessors' Plat #117.

Affecting all or parts of the following parcels: Lots 27, 59, 58, 25, 24, 23, 22, 67, 66; even numbers 2 to 50 West Street, odd numbers 279 to 299 Harvard Street, 47 Inman Street; all on Assessors' Plat #108

**Area 2. That portion of the Residence C-2 zoning district appearing on the Zoning Map and abutting Harvard Street between Lee Street and Hancock Street (which district in total extends from Lee Street to Dana Street).**

2.1 Strike the designation Residence C-2 from the Zoning Map and substitute therefor the designation Residence C-2B.

2.2 And further for the six lots described below strike the designation Residence C-2 and substitute therefor the designation Residence C-1:

Affecting all or parts of the following parcels: Lots 91, 90, 89, 16, 17, 18; odd numbers 301 to 311 Harvard Street, even numbers 149 to 156 Hancock Street, odd number 31 to 41 Lee; all on Assessor's Plat #115.

**Area 3. That portion of the Residence C-2 zoning district appearing on the Zoning Map and abutting Harvard Street between Hancock Street and Dana Street (which district in total extends from Lee Street to Dana Street).**

3.1 Strike the designation Residence C-3 from the Zoning Map and substitute therefor the designation Residence C-2B.

3.2 And further, for the two lots described below, all or parts of which are located within the Residence C-2 district, strike the designation Residence C-2 on the Zoning Map and substitute therefor the designation Residence C-1:

Lots Numbered 108 and 8, 325 to 329 Harvard Street; on Assessors' Plat #115.

Affecting all or parts of the following parcels: Lots 58, 67, 108, 8, 70, 71,72; odd numbers 315 to 335A Harvard Street; all on Assessor's Plat #115.

**Except as described in paragraphs 2.2 and 3.2, above the entire Residence C-2 district encompassed in Areas 2 and 3 as it appears on the Zoning Map of the City of Cambridge is rezoned from its Residence C-2 designation to a Residence C-2B designation.**

**Area 4. The Residence C-2 zoning district appearing on the Zoning Map and abutting Harvard Street between Dana Street and Trowbridge Street.**

4.1 Strike the designation Residence C-2 from the Zoning Map and substitute therefor the designation Residence C-2B.

4.2 And further, for the six lots described below, all or parts of which are located within the Residence C-2 district, strike the designation Residence C-2 on the Zoning Map and substitute therefor the designation Residence C-1:

Lots Numbered 67, 68, 81, 111, 341to 343, 357 to 359, 369 Harvard Street; Lot Numbered 83, 25 Dana Street; Lots Numbered 80, 101, 35 Ellery Street and 34 to 36 Ellery Street; all on Assessors' Plat #135.

Affecting all or parts of the following parcels: Lots 83, 67, 68, 106, 70, 108, 102, 101, 81, 80, 39, 112, 111; odd numbers 341 to 369 Harvard Street, 25 Dana Street, even numbers 34 to 36 Ellery Street, 35 Ellery Street; all on Assessor's Plat #135.

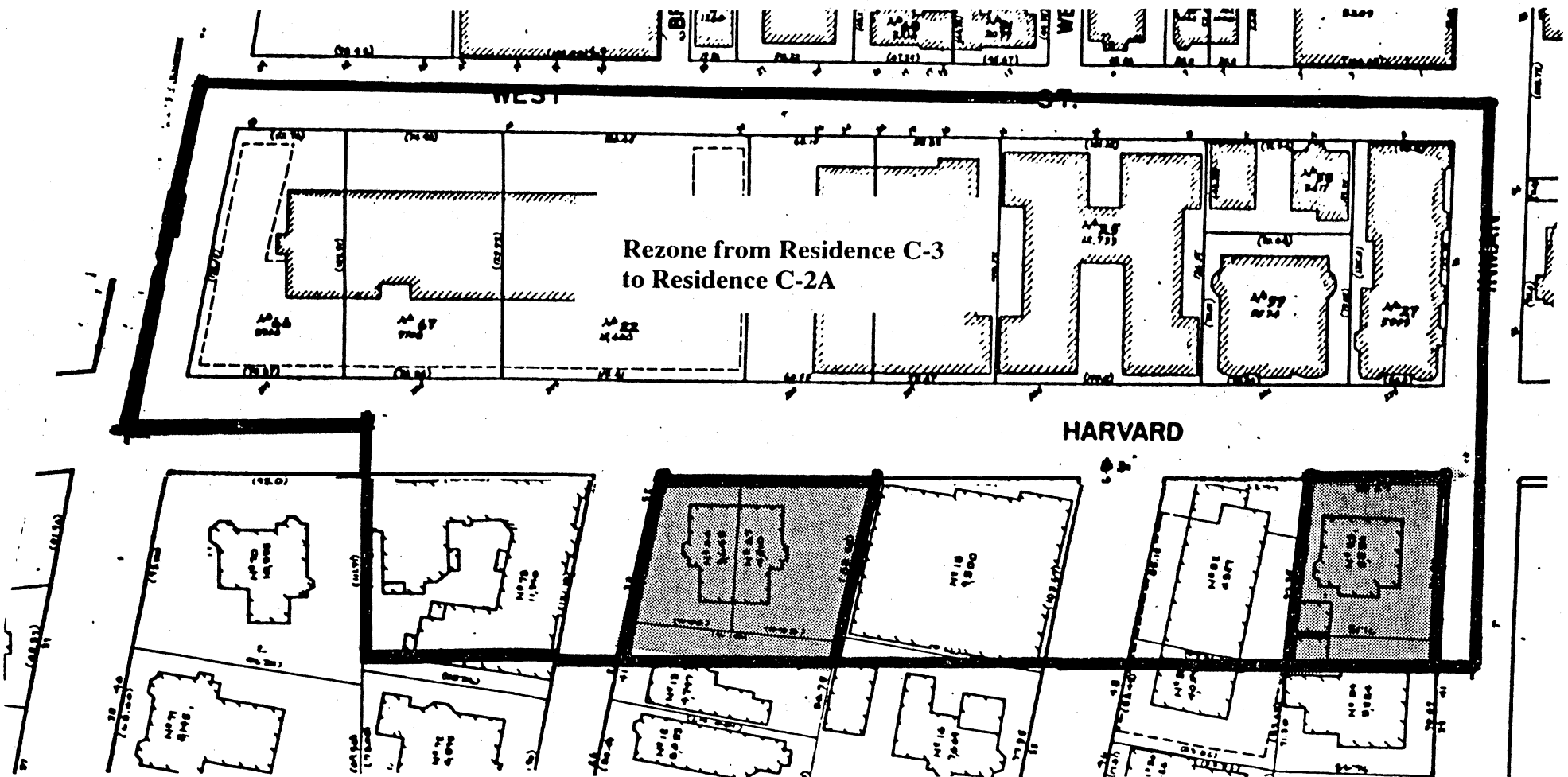
**Area 5. The Residence C-2 zoning district appearing on the Zoning Map and abutting Broadway between Ellsworth Avenue and Maple Avenue.**

5.1 Strike the designation Residence C-2 from the Zoning Map and substitute therefor the designation Residence C-2B.

Affecting all or parts of the following parcels: Lots 104, 24, 78; odd numbers 393 to 401  
Broadway, 2 Ellsworth Avenue; all on Assessor's Plat #112.

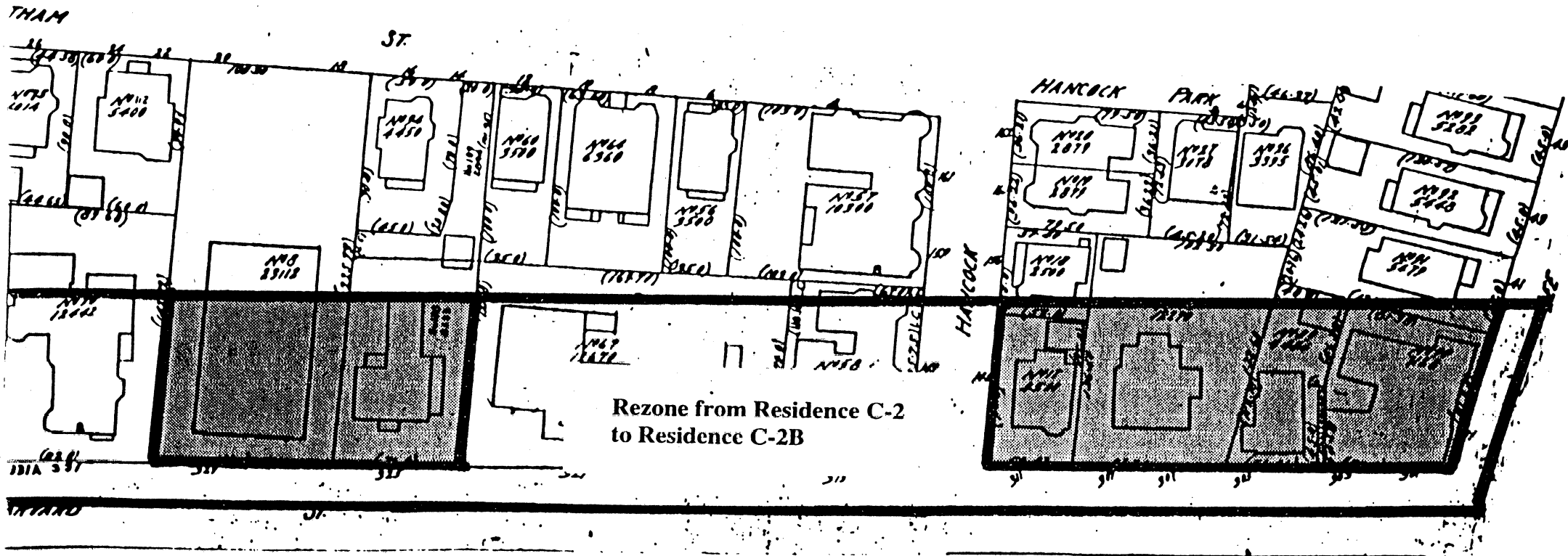
# Area 1

Residence C-3 to Residence C-2A, except shaded areas rezoned from Residence C-3 to Residence C-1



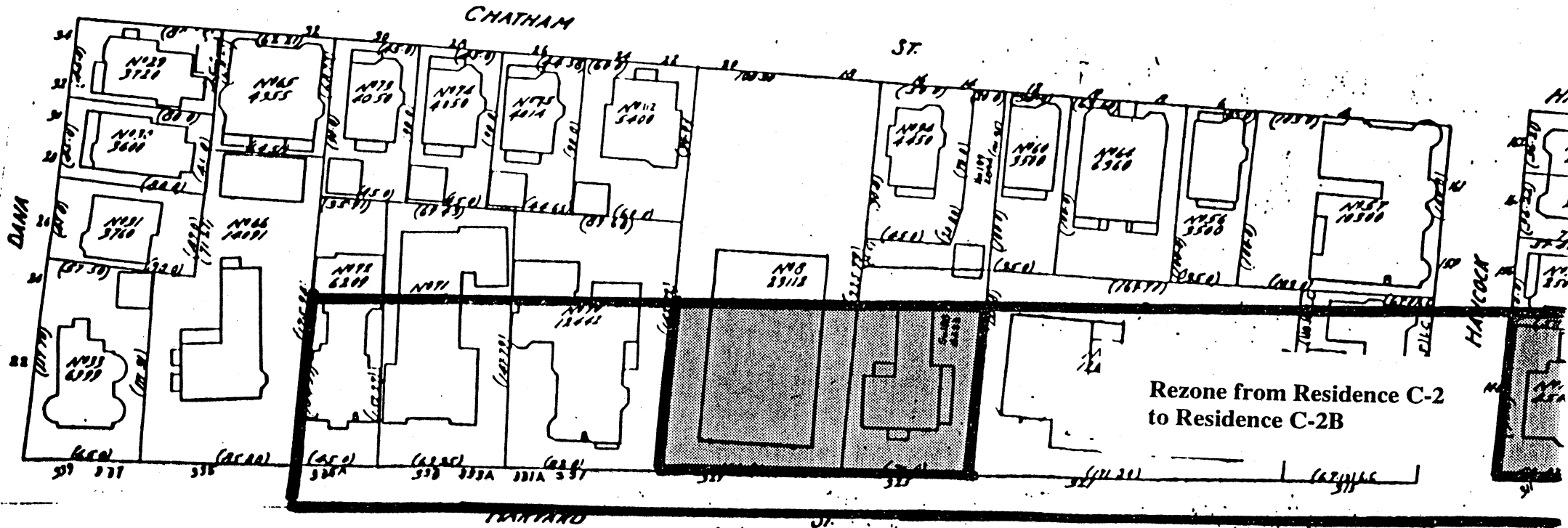
## Area 2 (Lee Street to Hancock Street)

Residence C-2 to Residence C-2B, except shaded areas rezoned from Residence C-2 to Residence C-1



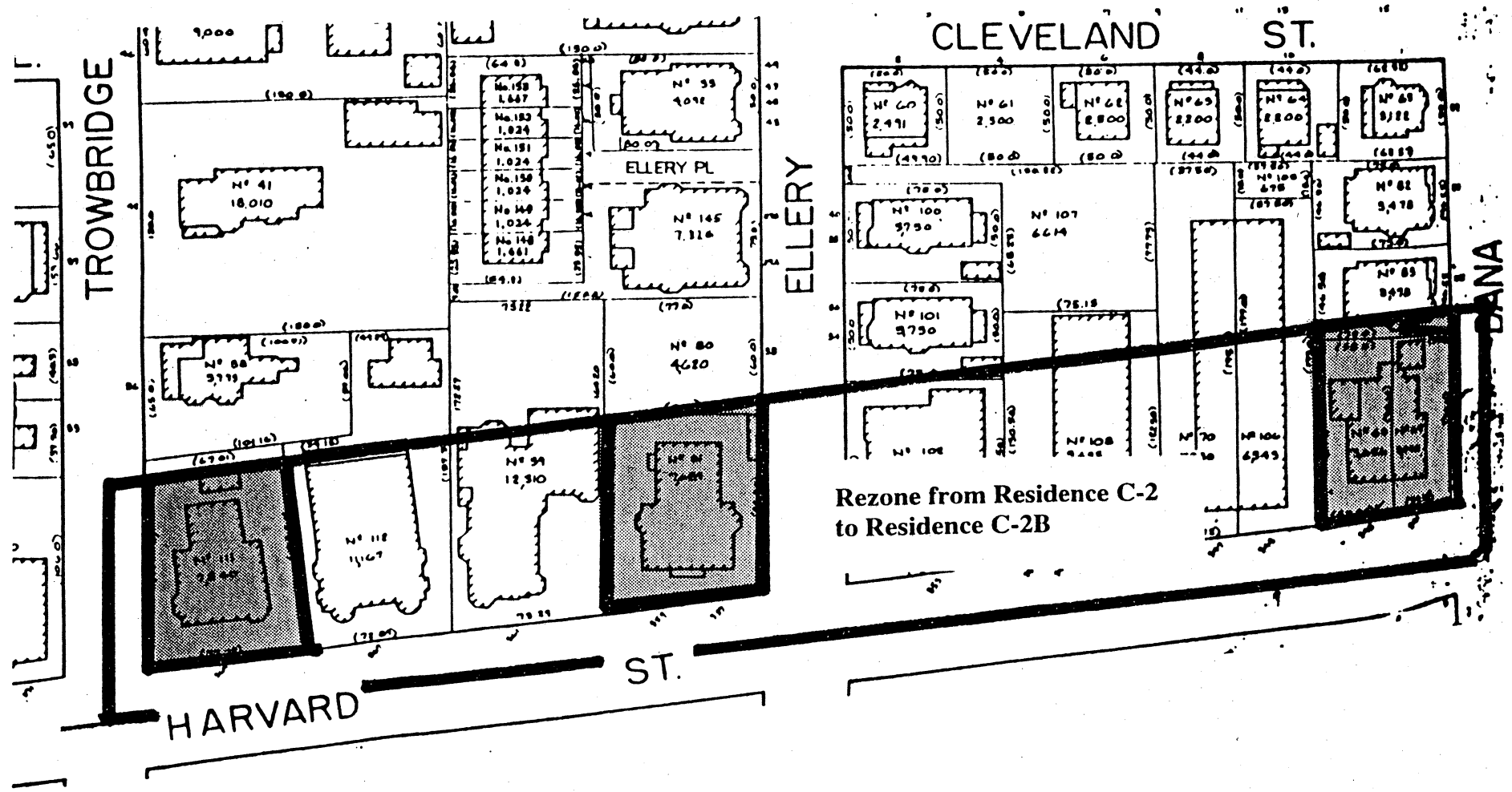
# Area 3 (Hancock Street to Dana Street)

Residence C-2 to Residence C-2B, except shaded areas rezoned from Residence C-2 to Residence C-1



# Area 4 (Dana Street to Trowbridge Street)

Residence C-2 to Residence C-2B, except shaded areas rezoned from Residence C-2 to Residence C-1





**C. Amendments affecting the screening of parking when such parking is located at grade beneath a building.**

Amend the Text of the Zoning Ordinance of the City of Cambridge by adding a new Section 6.47.9 as follows:

**Section 6.47.9 - Special Permit requirements for at grade parking located beneath buildings**

A special permit from the Planning Board shall be required where it is proposed to construct any portion of required or provided accessory parking (including parking spaces and circulation space) beneath one or more occupied floors of a building (i.e. any floor containing gross floor area as defined in this Ordinance) under the following circumstances: (1) where said parking is located at finished grade or above and/or (2) at any other level below finished grade where the parking is either (a) uncovered or (b) is exposed above finished grade at any point along its perimeter by more than three feet.

**6.47.91 Purpose**

It is the intent of this Section 6.47.9

- (1) to ensure the adequate screening of parking facilities.
- (2) to encourage better integration of the parking facility with the building, the building's design features, and the site development generally;
- (3) to reduce the visual impact of the parking facility from the public street and the adjacent properties;
- (4) to permit the provision of necessary parking while maintaining a strong physical connection between the building and the ground, the building and the public street, and the building and the pedestrian environment along the sidewalk.
- (5) to maintain a high quality visual and physical environment both for those persons viewing the site from the public way and for those persons occupying or using the site directly.
- (6) to ensure adequate safety for pedestrians along the sidewalk where driveways and other elements of the parking facilities intersect with the public street and sidewalk.
- (7) to ensure that the provision of parking does not negatively impact the visual and functional environment surrounding the site, or inhibit an active and pleasant street life.

**6.47.92 Standards for Granting the Special Permit**

In granting the special permit the Planning Board shall take into account the intent of this Section as set forth in Section 6.47.91 above as well as the following considerations:

- (1) the extent to which the parking is screened by active ground floor uses, particularly as viewed from a public street;
- (2) the extent to which landscaping adjacent to the building or elsewhere on the site screens the parking and/or provides a transition between the building's occupied floors and the ground;
- (3) the extent to which the principal wall planes of the building are carried to the ground or otherwise employed to screen the parking; the quality of the materials used in such screening; the consistency of detailing between the screening elements and the finish details of the principal walls of the building as a whole.

PUBLIC NOTICE  
RELATIVE TO ZONING

C. C. 106

# City of Cambridge

MASSACHUSETTS  
OFFICE OF THE CITY CLERK

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, March 26, 1997 at 5:30 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text and map of the Zoning Ordinance of the City of Cambridge as set forth in full below.

**C. Amendments affecting the screening of parking when such parking is located at grade beneath a building.**

Amend the Text of the Zoning Ordinance of the City of Cambridge by adding a new Section 6.47.9 as follows:

**Section 6.47.9 - Special Permit requirements for at grade parking located beneath buildings**

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CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

February 4, 1997

**To the Honorable, the City Council:**

**Subject: Amendments to the Text and Map of the Zoning Ordinance of the City of Cambridge**

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Amendment C would require a special permit from the Planning Board where it is proposed to construct accessory parking at grade below the occupied floors of a building. The amendment is intended to ensure that such parking arrangements are well designed and not detrimental to the environmental quality of the public and private environments surrounding such construction.

Respectfully submitted for the Planning Board,

  
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**B. Amendments to the Zoning Map affecting Residence C-2 and Residence C-3 districts abutting Harvard Street and Broadway.**

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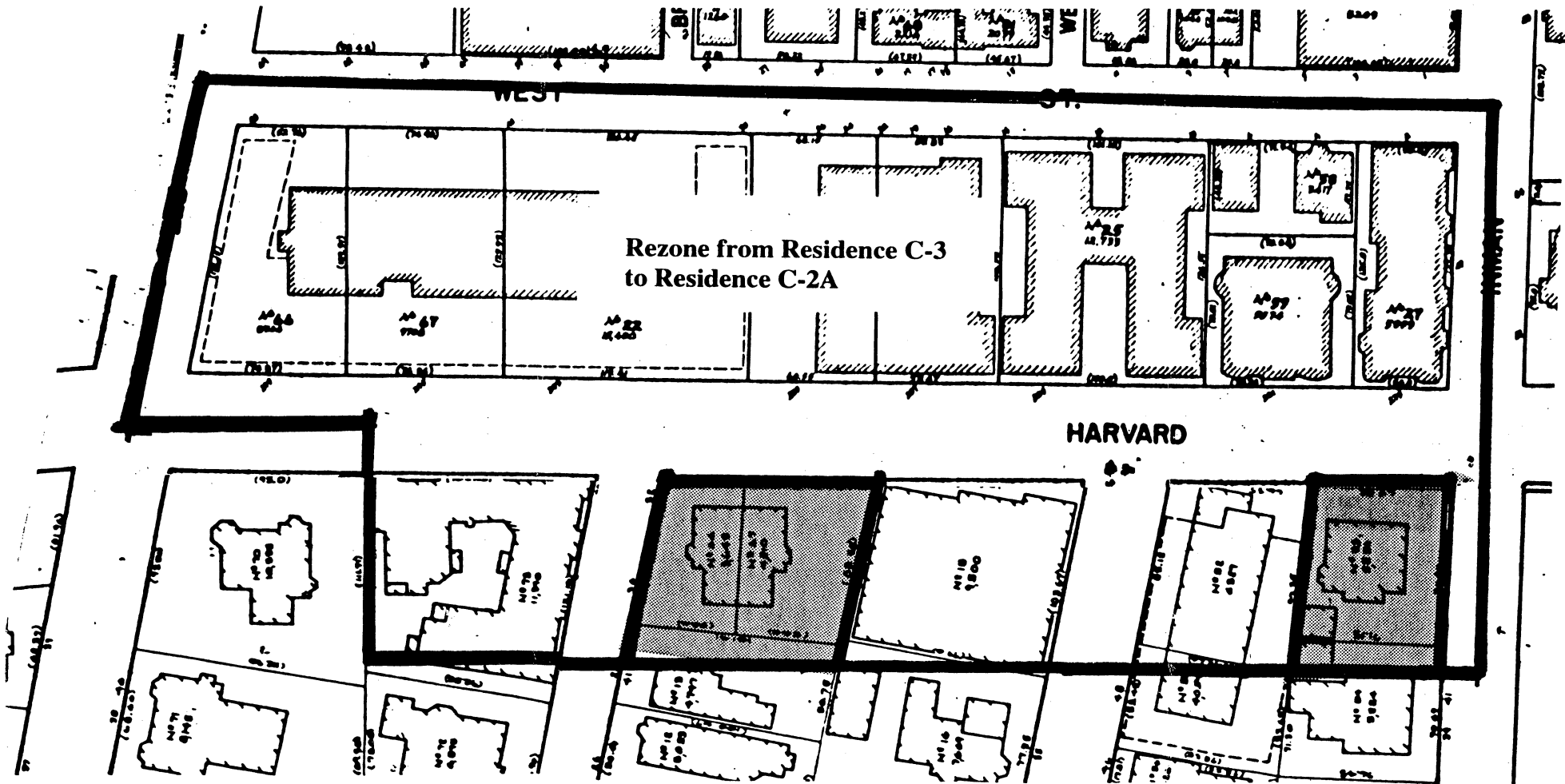
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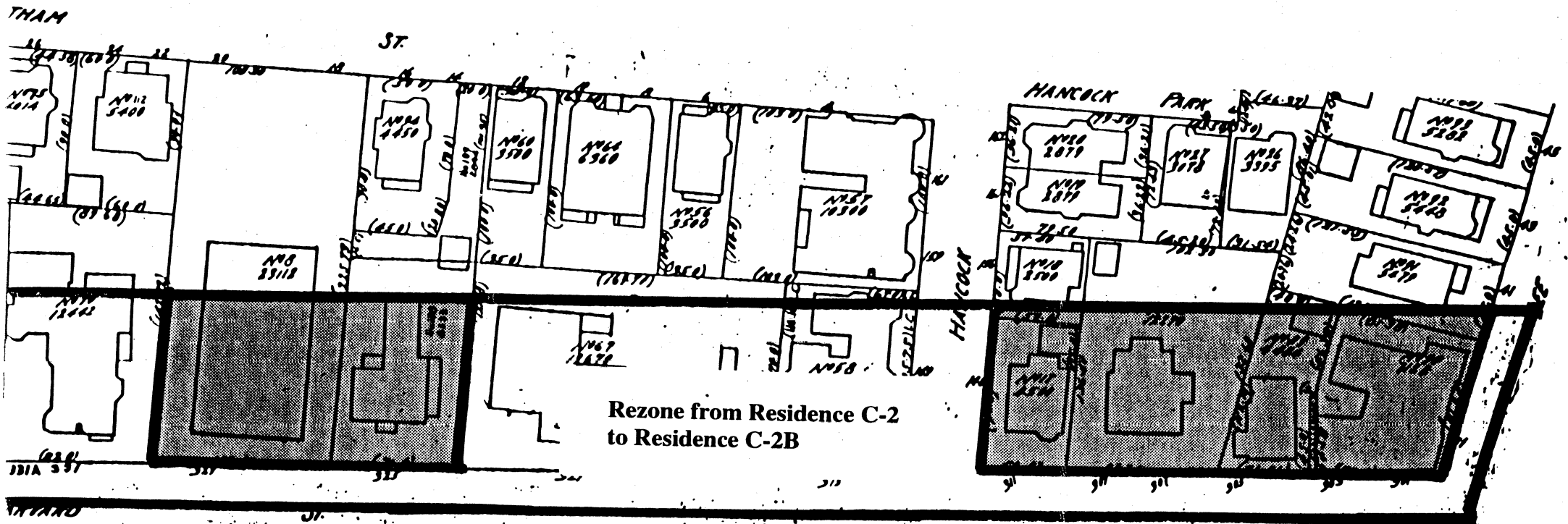
# Area 1

Residence C-3 to Residence C-2A, except shaded areas rezoned from Residence C-3 to Residence C-1



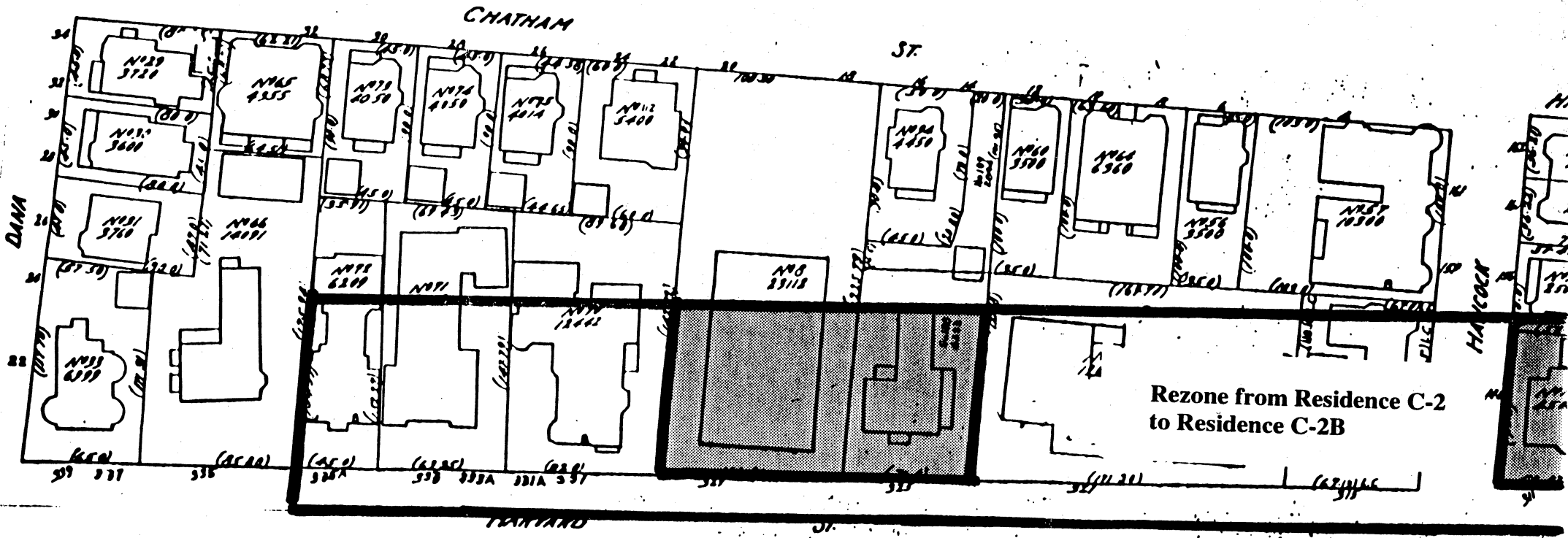
## Area 2 (Lee Street to Hancock Street)

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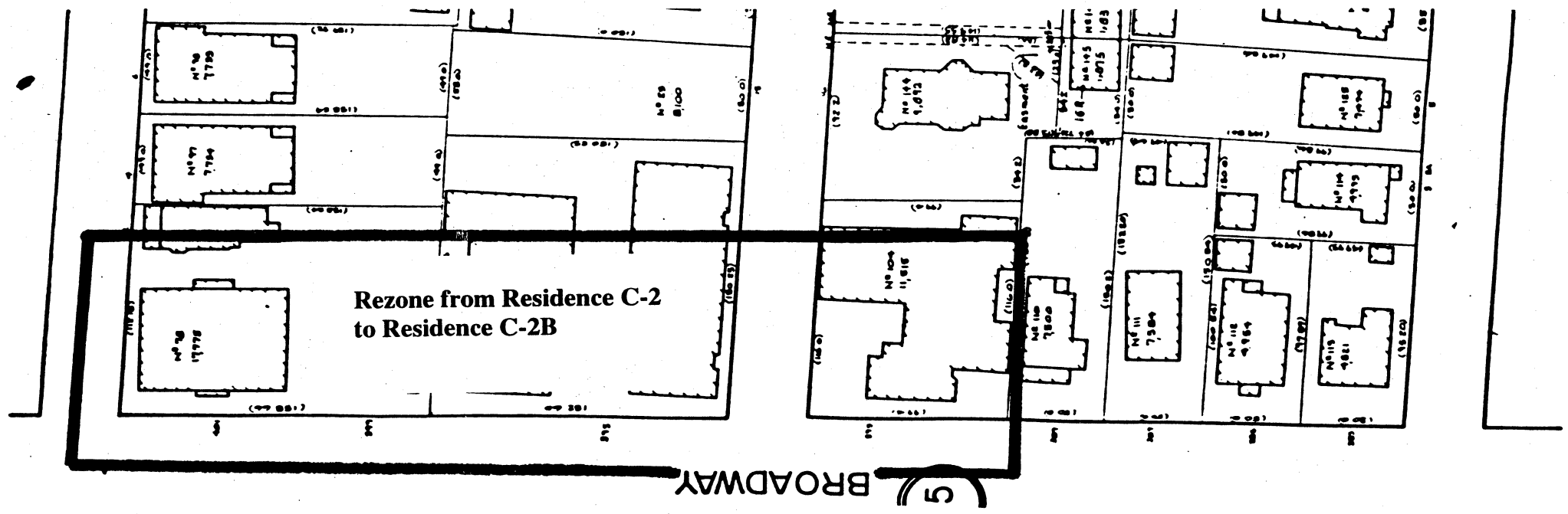
# Area 3 (Hancock Street to Dana Street)

Residence C-2 to Residence C-2B, except shaded areas rezoned from Residence C-2 to Residence C-1



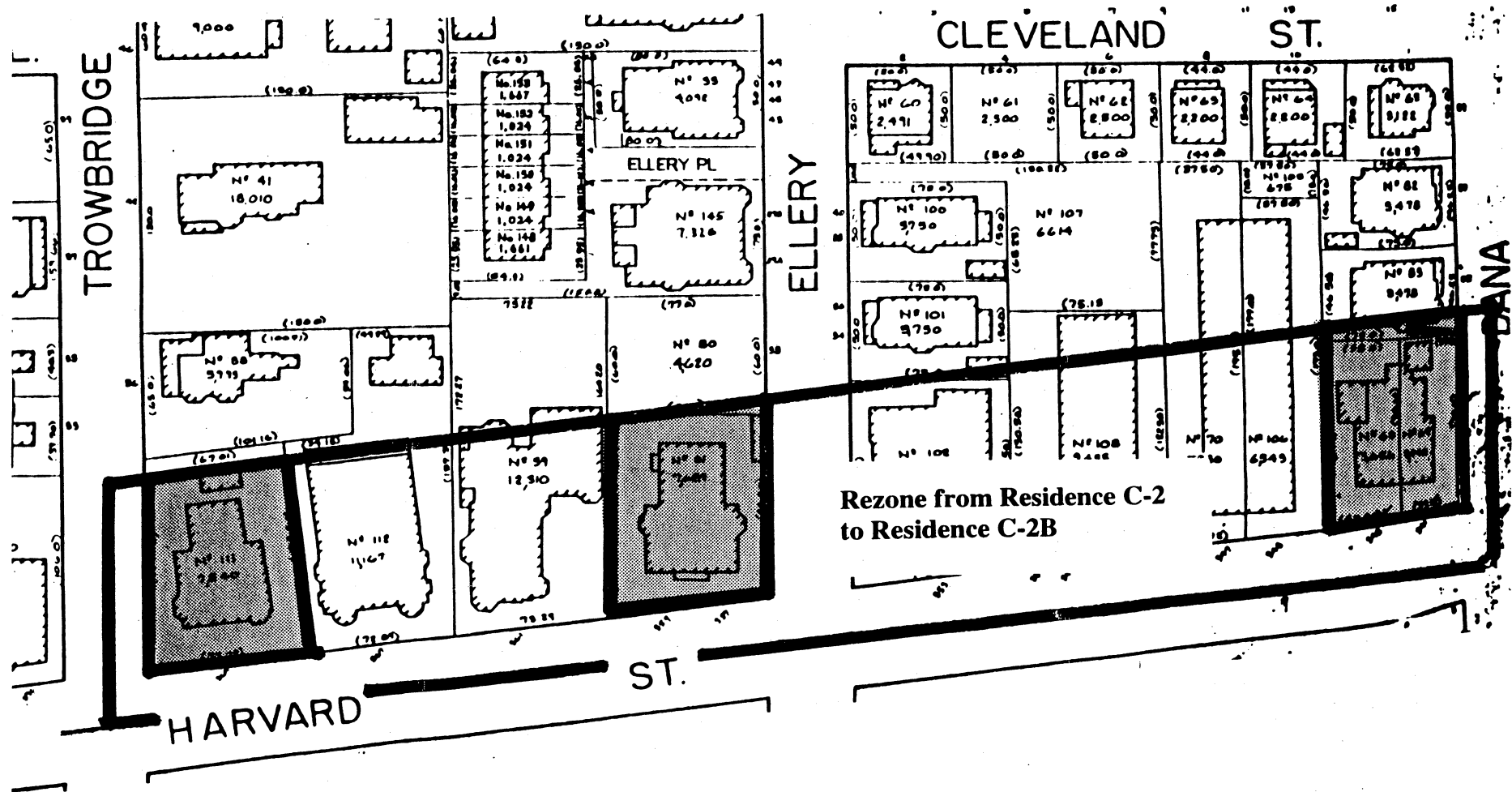
# Area 5 (Broadway at Highland Avenue)

## Residence C-2 to Residence C-2B



# Area 4 (Dana Street to Trowbridge Street)

Residence C-2 to Residence C-2B, except shaded areas rezoned from Residence C-2 to Residence C-1



**C. Amendments affecting the screening of parking when such parking is located at grade beneath a building.**

Amend the Text of the Zoning Ordinance of the City of Cambridge by adding a new Section 6.47.9 as follows:

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CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139



TEL. 349-4300  
FAX. 349-4307

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

February 10, 1997

To the Honorable, the City Council:

Attached please find, for your consideration and adoption, amendments to the text and map of the Zoning Ordinance of the City of Cambridge, recommended by the Planning Board.

Please note that this report also answers Awaiting Report #27 which requests information of the current regulations that exist pertaining to the regulation of cellular towers.

Very truly yours,

Robert W. Healy  
City Manager

Attachment

Consent Agenda #17

Relative to amendments to the text  
and map of the Zoning Ordinance of the  
City of Cambridge.

*Accessory Parking*

In City Council February 10, 1997

*Referred to  
Planning Board  
and Ordinance  
Committee for  
hearing and  
Report*

*Copies sent*

*2-12-97*

*mc*

# City of Cambridge

The Ordinance Committee held a public meeting on Wednesday March 26, 1997, beginning at 6:55 p.m. in the Sullivan Chamber for the purpose of a petition to amend the zoning ordinances by adding a new Section 6.47.9 which requires a special permit for an at grade parking located beneath buildings.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Vice Mayor Kathleen L. Born, Councillor Henrietta Davis, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., Councillor Katherine Triantafillou, and Donna P. Lopez, Deputy City Clerk. Also present were Lester Barber, Community Development Department, Nancy Glowa, Legal Counsel, City Solicitors Office.

Councillor Duehay convened the hearing.

The committee heard from Lester Barber, Community Development Department, who stated that a special permit would be required for buildings constructed with parking on the ground floor. The Planning Board would review the special design details of the building at the ground level and parking in general on lots will be screened for neighborhood and general public.

Councillor Duehay asked if the petition was a design proposal. Mr. Barber stated yes. He said that it makes sense to use the ground floor for parking but if it is not well treated it could have a negative visual impact. He stated a special permit from the Planning Board would be required where parking is located at grade and below grade when it is uncovered or is exposed more than three feet.

Councillor Sullivan asked if the motor vehicle had to be covered on all four sides. Mr. Barber stated that this includes parking below grade but not covered with a roof on it. He stated this does not prohibit surface parking.

Councillor Davis asked if parking on lots above grade was counted in computing the floor area ratio (FAR). Mr. Barber responded that it was not counted.

Councillor Davis asked if the only limit is the height and set back. Mr. Barber responded in the affirmative.

Councillor Sullivan asked about height restriction of buildings. Mr. Barber stated that you have to go underground to allow for parking. He said that it is feasible to lift buildings up two floors and have parking underneath the building.

Councillor Sullivan asked if swimming pools are included in computing. Mr. Barber stated that floor area ratio does include pools.



Vice Mayor Born asked who filed this petition. Mr. Barber responded the Planning Board. Vice Mayor Born stated that the petition requires parking to be screened which could be fenced in lattice. Mr. Barber stated that the design review process will be included in this process. Vice Mayor Born asked what constitutes this screening of the design review process. Mr. Barber stated that the parking underground on Massachusetts Avenue is so pedestrian unfriendly. It is a question of visual landscaping, he said. Vice Mayor Born stated this was a good idea.

Councillor Sullivan asked if there was any other way to do this without going through the special permit process. Mr. Barber stated that the alternative approach is more inflexible. Councillor Sullivan stated he agreed with the design aspect of the petition.

Councillor Duehay asked for proponents of the petition to come forward at this time. No one appeared.

Councillor Duehay asked for opponents of the petition to come forward.

The committee heard from Paul Casey, Com-Energy Research Park, who asked for clarification of whether the criticism included both residential and commercial areas. Mr. Barber stated that it did include both residential and commercial areas.

Mr. Casey stated that he was opposed to the petition because a site his company owned in East Cambridge could be built as a matter of right. Another site his company owned had been developed under a Planned Unit Development process and screening could have been required as a part of that process.

Councillor Davis asked Mr. Casey if he was opposed to the process or to the screening. Mr. Casey stated there is already a special permit process in place in the planned unit development areas. Councillor Davis asked Mr. Casey if he would be agreeable to another process for the screening in non-planned unit development areas. Mr. Casey stated he was not opposed to the screening just the process.

Councillor Sullivan stated that the City should allow for artistic design. Mr. Casey stated he did not know whether you build this into an as of right building. Mr. Casey stated that an East Cambridge building his company owns was approved through the PUD process.

Vice Mayor Born stated that the process could turn into a mega design review when architects become involved and suggested language be developed requiring facade treatment when parking was located underground.

The hearing for the opposition closed at 7:30 p.m.

Councillor Sullivan made a motion to leave the petition in committee for different language. He suggested Mr. Casey sit down with Mr. Barber and reach a goal.



At this time Vice Mayor Born made a motion that the Community Development Department draft a definition of screening without the special permit process.

Councillor Duehay stated he would like to see the Planning Board's proposal reported to the full City Council. Councillor Sullivan stated that usually he would agree, but this is the Planning Board's petition. Councillor Duehay stated that this is a staff recommendation to the Planning Board and that the Planning Board has not yet held its public hearing.

The committee approved Vice Mayor Born's motion.

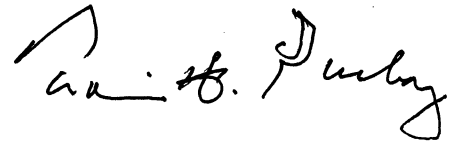
Councillor Duehay moved that the petition remain in committee until the committee receives the alternative from the Planning Board.

The motion carried.

Councillor Sullivan stated that consensus building maybe a good idea.

On motion of Councillor Toomey the meeting adjourned at 7:35 p.m.

For the Committee,

A handwritten signature in black ink, appearing to read "Francis H. Duehay". The signature is written in a cursive style with a large initial "F" and "D".

Councillor Francis H. Duehay  
Chair

Committee Report #2

S-416

92

A report was received from the Ordinance Committee for a meeting held on March 26, 1997, for the purpose of amending the Zoning Ordinance by adding a new Section 6.47.9 which requires a special permit for an at grade parking located beneath buildings.

In City Council April 7, 1997

Report  
Accepted

**PLACED ON FILE**

June 24, 1997.  
Placed on file  
due to expiration  
of time limit  
Pursuant to  
Chapter 40A.

Vice Mayor Born asked who filed this petition. Mr. Barber responded the Planning Board. Vice Mayor Born stated that the petition requires parking to be screened which could be fenced in lattice. Mr. Barber stated that the design review process will be included in this process. Vice Mayor Born asked what constitutes this screening of the design review process. Mr. Barber stated that the parking underground on Massachusetts Avenue is so pedestrian unfriendly. It is a question of visual landscaping, he said. Vice Mayor Born stated this was a good idea.

Councillor Sullivan asked if there was any other way to do this without going through the special permit process. Mr. Barber stated that the alternative approach is more inflexible. Councillor Sullivan stated he agreed with the design aspect of the petition.

Councillor Duehay asked for proponents of the petition to come forward at this time. No one appeared.

Councillor Duehay asked for opponents of the petition to come forward.

The committee heard from Paul Casey, Com-Energy Research Park, who asked for clarification of whether the criticism included both residential and commercial areas. Mr. Barber stated that it did include both residential and commercial areas.

Mr. Casey stated that he was opposed to the petition because a site his company owned in East Cambridge could be built as a matter of right. Another site his company owned had been developed under a Planned Unit Development process and screening could have been required as a part of that process.

Councillor Davis asked Mr. Casey if he was opposed to the process or to the screening. Mr. Casey stated there is already a special permit process in place in the planned unit development areas. Councillor Davis asked Mr. Casey if he would be agreeable to another process for the screening in non-planned unit development areas. Mr. Casey stated he was not opposed to the screening just the process.

Councillor Sullivan stated that the City should allow for artistic design. Mr. Casey stated he did not know whether you build this into an as of right building. Mr. Casey stated that an East Cambridge building his company owns was approved through the PUD process.

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The committee approved Vice Mayor Born's motion.

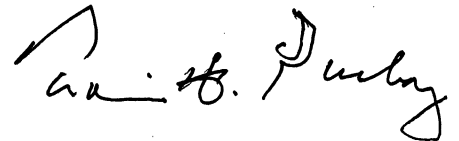
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For the Committee,

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Councillor Francis H. Duehay  
Chair

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