



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 8, 1979

To the Honorable, the City Council

SUBJECT: Alewife Area Rezoning Petition

After a major three year planning effort, the Planning Board is pleased to file for your consideration a comprehensive rezoning proposal for the Alewife Industrial Area. This petition is one of the critical steps in the implementation of the Alewife Revitalization program. This proposal also responds to the Council's unanimous order in the spring of 1977 to have a new growth management program developed for this section of the city.

Briefly, the proposed rezoning replaces the two outmoded industrial district designations which uniformly cover the area, with 10 new districts which provide a more appropriate and effective set of regulations. While this proposal would reduce the total amount of development potentially allowed in the area, it would still permit up to 10 million square feet of development. As in the case of the recently adopted East Cambridge comprehensive rezoning, the new zoning will create a more predictable and orderly regulatory framework which will still encourage economic development and enhance the deteriorated physical environment.

Sound land use policies are a necessary, though not sufficient, prerequisite for tax and job producing new development and for protecting Cambridge's natural amenities. The Planning Board believes that this rezoning package would establish such policies. We look forward to beginning the formal review of this proposal.

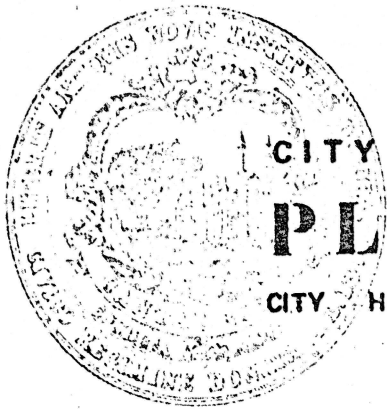
Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ACP:jp



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

ALEWIFE AREA REZONING PETITION

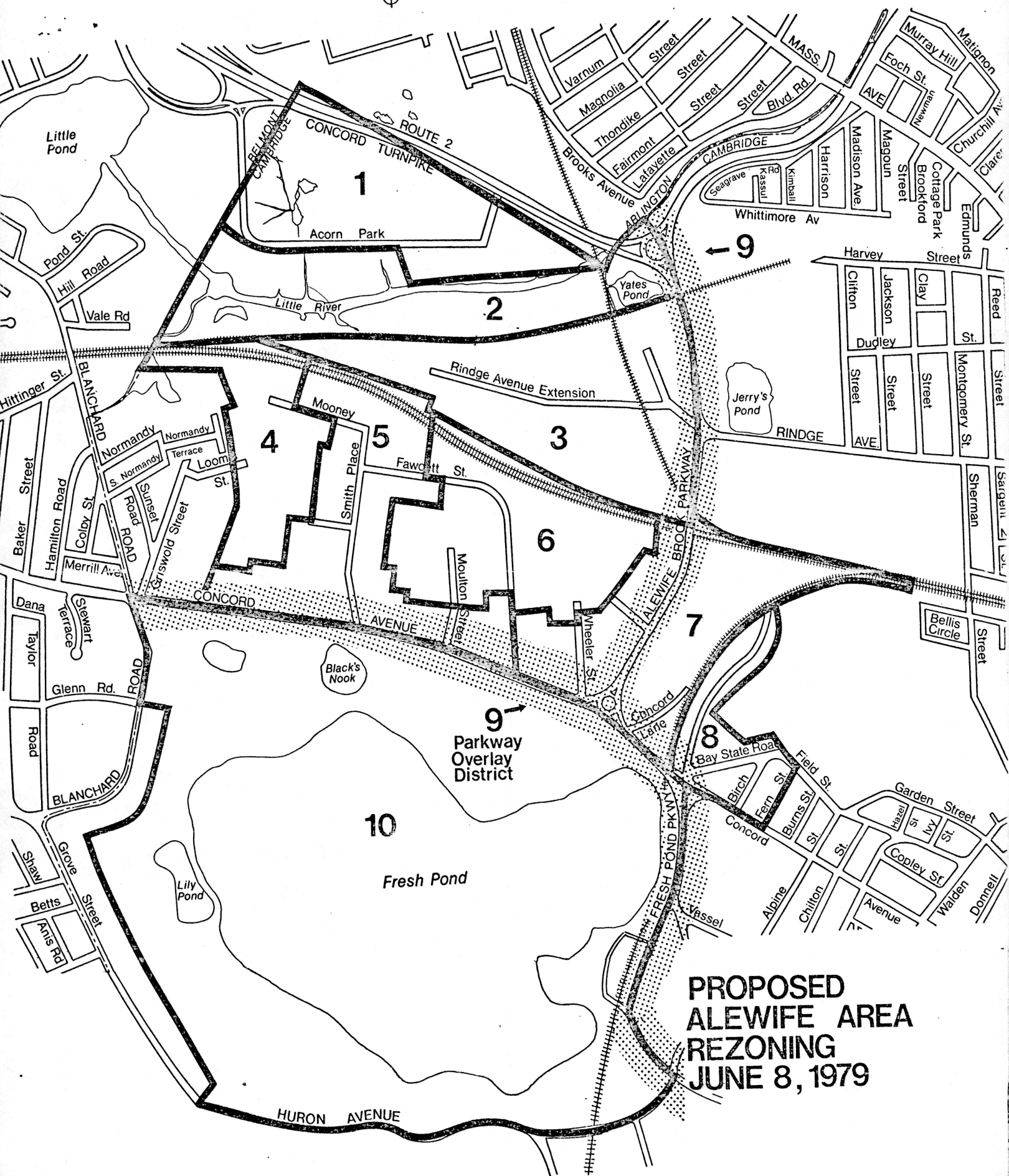
June 8, 1979

A. MAP CHANGES

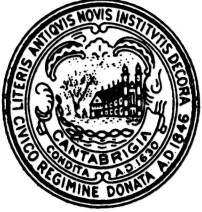
1. A. D. Little Area: Industry A to Office 2
2. Alewife Reservation: Industry A and Industry B to Open Space
3. Triangle (Rindge Ave. Extension): Industry A and Industry B to Office 2 with a Planned Unit Development Overlay (PUD-5)
4. Western Quadrangle: Industry B to Industry B-2
5. Smith Place/Concord Avenue: Industry A and Industry B to Office 2
6. Fawcett Street Area: Industry A and Industry B to Industry B-2
7. Fresh Pond Shopping Center Area: Industry A to Business C
8. New Street/Bay State Road Area: Industry A to Industry A-1
9. Alewife Brook Parkway/Concord Avenue: Parkway Overlay District
10. Fresh Pond Reservation: Residence A-2 to Open Space

B. TEXT CHANGES

1. Establish Industry B-2 district.
- 2-3. Establish Industry B-2 district use regulations
4. Require special permit for residential uses in O-2 districts
5. Permit "accessory" restaurants in O-2 districts
- 6-7. Establish industrial performance standards for the Industry B-2 district
8. Require special permits for warehouses and heavy manufacturing in the Industry B-2 district.
9. Change Office 2 district FAR limitation from 1.75 to 2.0.
10. Establish Industry B-2 district dimensional regulations.
- 11-12. Establish Industry B-2 district parking regulations.
- 13-14. Establish Parkway Overlay District regulations.
- 15-16. Recodify Articles 12.000 and 13.000.
17. Establish PUD-5 District Regulations.



**PROPOSED
ALEWIFE AREA
REZONING
JUNE 8, 1979**



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

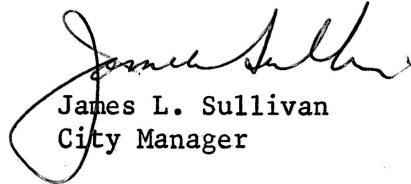
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

June 11, 1979

To the Honorable, the City Council:

Transmitted herewith is the Alewife Area Rezoning Petition
by the Planning Board.

Very truly yours,


James L. Sullivan
City Manager

JLS/b

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Agenda #9

Rezoning petition from the Planning Board
on the Alewife Area.

In City Council,

June 11, 1979

6/11/79

Referred to the
Planning Board
and Ordinance Committee
FOR

Hearing and Report
Copy to Planning
Board 6-13-79