



City of Cambridge

O-3.

IN CITY COUNCIL

October 28, 2002

VICE MAYOR DAVIS

ORDERED: That the City Manager be and hereby is requested to immediately commence to implement the land use and zoning recommendations of the Cambridgeport Neighborhood Study; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council by November 4, 2002 with a timetable for the drafting of appropriate amendments to the zoning ordinances.

Land Use and Zoning Recommendations

1. The study committee recommends that the following parks in Cambridgeport should be zoned as Open Space: Hastings Square, Alberico Park on Allston Street, Lopez Street Tot Lot and Fullerton Park between Peters Street and Sidney Street. This change was not made in the previous citywide rezoning and this omission should be corrected.
2. The Study Committee recommends that the city consider rezoning in an organized way in order to help support neighborhood clusters of businesses. Areas of concentration:
 - Brookline and Putnam
 - Pearl (between William and Lopez Streets)
 - Pearl and Putnam
 - Brookline Street and Sidney Street (lower Cambridgeport)
 - River Street
3. The Study Committee recommends that overlay districts should be proposed along Memorial Drive to ensure that the scale of development along this roadway is of an appropriate size to the nearby residential neighborhoods. In addition, to ensure that neighborhood residents are aware of these projects, the Study Committee proposes that two overlay districts are created and the base Office 3 zone be studied so appropriate changes can be made. These overlay districts would be included in the Large Project Review Process, to ensure that the public would be notified when development over 20,000-sq. ft. is being proposed in the area.
 - a) The River Street Overlay District is described as extending from Memorial Drive to the Central Square Overlay District along River Street.
 - b) The Lower Cambridgeport Overlay District is described as extending from Magazine Street to River Street along Memorial Drive.
 - c) Study the Office 3 zone (along Memorial Drive)

Consider new zoning which would:

 - limit the overall heights allowed in the district, as well as limit scale and density;
 - permit mixed residential, commercial and office uses; and
 - encourage residential uses along the neighborhood edge.

Create an urban design plan to accompany any new zoning which would:

 - place buildings with greater density and massing nearer to the Charles River/Memorial Drive side of the zoning district and away from the neighborhood, thus providing a smooth transition between this district and the abutting residential area;
 - limit heights along the edge of the residential neighborhood to match or complement those of the neighborhood;

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- Provide adequate set backs to reduce shadows and to protect the Charles River bank from inappropriate visual intrusions.
4. The Study Committee recommends that the city incorporate transition zones that recognize the density and height conflicts between the various zones and propose ways to reduce the negative impacts to abutters.
 5. The Study Committee recommends that the Planning Board require that all residential

phases of University Park include an affordable housing component. The Study Committee suggested that each new building reserve at least 25% of the units as affordable to low and moderate income people. *Affordable housing components of University Park are located in Auburn Court Phases I & II and Kennedy Biscuit Lofts. This low/moderate income affordable housing comprises 25% of all residential units planned at University Park.*

Office of the Vice Mayor

From the desk of Henrietta Davis
Vice Mayor

To: City Councillors
CC: City Clerk
From: Henrietta Davis
Date: 10/29/2002
Re: Council Order #3, 10/28/02 (Charter Right, requesting additional information)

Attached please find a copy of Council Order #3, 10/28/02, along with a copy of the "Land Use and Zoning Recommendations" section of the May 2000 Cambridgeport Neighborhood Study. Please feel free to call me with any further questions.

**Communications and Reports from
City Officers #1**

A communication was received
from Vice Mayor Henrietta Davis,
transmitting additional information
on Charter Right Order #3 of
October 28, 2002.

In City Council November 4, 2002

**REFERRED TO CHARTER
RIGHT #1.**



City of Cambridge

03.
Calendar Item #1
IN CITY COUNCIL
October 28, 2002
November 4, 2002

VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to immediately commence to implement the land use and zoning recommendations of the Cambridgeport Neighborhood Study; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council by November 4, 2002 with a timetable for the drafting of appropriate amendments to the zoning ordinances.

In City Council November 4, 2002.
Adopted by the affirmative vote of seven members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- 

D. Margaret Drury
City Clerk

CM-243

Calendar Item #1

Charter Right exercised by
Councillor Maher on Order #3 of
October 28, 2002 requesting the
City Manager to immediately
commence to implement the land
use and zoning recommendations
of the Cambridgeport
Neighborhood Study.

In City Council November 4, 2002

ORDER ADOPTED.