



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 876-6800

EXECUTIVE DEPARTMENT  
JAMES L. SULLIVAN  
City Manager

May , 1981

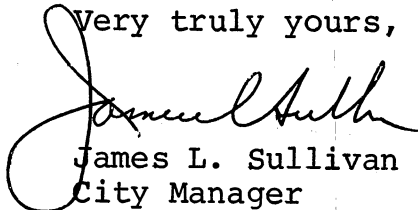
To the Honorable, the City Council:

I am forwarding for your consideration proposed amendments to the "Mixed Use Development (MXD) District: Cambridge Center", of the "Zoning Ordinance of the City of Cambridge", and to the approved Urban Renewal Plan for the Kendall Square Urban Renewal Area, as previously amended.

These recommendations are designed to provide more flexibility in meeting the real market demand for currently obtainable industrial development for Parcel 2, on the so-called NASA surplus land north of Broadway. The amendments differ from those unanimously approved by the City Council on October 31, 1977, only in increasing the cumulative "multiple purpose" reserve of gross floor area by 500,000 square feet [from 473,000 to 973,000 square feet]. Such amendments will not, however, increase the maximum aggregate gross floor area of 2,773,000 for the total Cambridge Center project, as specified in the original ordinance.

I believe these amendments are consistent with the City's objectives of providing jobs for unemployed and under-employed Cambridge residents and for improving the City's tax base.

Very truly yours,

  
James L. Sullivan  
City Manager

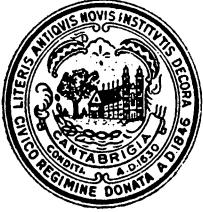
JLS:b  
Enclosures (2)

PROPOSED AMENDMENT OF CAMBRIDGE ZONING ORDINANCE

Article 14.00 of the Zoning Ordinance of the City of Cambridge is hereby amended by deleting clause (5) of Section 14.322 and by substituting in lieu thereof the following:

"(5) Entertainment, recreational, institutional, transportation, communication and utility uses permitted by Sections 14.215, 14.216 and 14.217 and additional development of industrial, office, retail, consumer service and hotel/motel uses exceeding the foregoing cumulative GFA limitations of paragraphs (1), (2), (3), and (4b) above:  
Cumulative GFA=973,000 s.f."

Nothing herein shall affect or increase the maximum aggregate GFA of development in the District stated in Section 14.321.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-One

## AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by deleting clause (5) of Section 14.322 in Article 14.00 of the Zoning Ordinances and substituting in place thereof the following:

- (5) Entertainment, recreational, institutional, transportation, communication and utility uses permitted by Sections 14.215, 14.216 and 14.217 and additional development of industrial, office, retail, consumer service and hotel/motel uses exceeding the foregoing cumulative GFA limitations of paragraphs (1), (2), (3), and (4b) above:

Cumulative GFA= 973,000 s.f.

Nothing herein shall affect or increase the maximum aggregate GFA of development in the District stated in Section 14.321.

AMENDMENT NO. 2  
URBAN RENEWAL PLAN  
PROJECT NO. MASS R.-107

Kendall Square Urban Renewal Area  
Cambridge, Redevelopment Authority  
Cambridge, Massachusetts

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Whereas, Cambridge Redevelopment Authority desires to modify, as hereinafter set forth, certain provisions of the urban renewal plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal Area, Project No. Mass. R-107", as heretofore amended;

Now, therefore, said Plan is hereby further modified as follows:

Section 402(a) of the Plan is hereby amended by deleting the seventh paragraph thereof and by substituting in lieu thereof the following:

"Entertainment, recreational, institutional, transportation, communication and utility uses permitted by Sections 401(5), 401(6) and 401(7) and additional development of industrial, office, retail, consumer service and hotel/motel uses exceeding the foregoing cumulative GFA limitations: Cumulative GFA=473,000 s.f. for buildings which are located or are being constructed or may be constructed at any location within the MXD District, plus an additional 500,000 s.f. for buildings which may be constructed within the MXD District north of Broadway."

Nothing herein shall affect or increase the maximum aggregate GFA stated in the first paragraph of said Section 402(a) of the Plan.

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Proposed amendment to the Zoning Ordinances  
and the Kendall Square Urban Renewal Plan.

Copy sent to Planning Board  
& Ordinance Committee  
5/5/81 (dl)

- Already Advertised -

- Hearing set -

5/19/81 at 6:30 PM

In City Council,

May 4, 1981

5/4/81

Referred to the  
Planning Board  
and Ordinance  
Committee for  
Hearing and Report