

PETITION OF *Mayor Vellucci*
The Athenaeum Group - Industry B to Industry A.

Petition filed with the City Clerk Sept. 11, 1989

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

19 day Sept.
31 day Oct.
15 day Nov.

65 day = Nov. 15, 1989 = all hearings

In City Council Sept. 11, 1989

Referred to the Planning Board for report Sept. 11, 1989.

Planning Board Hearing _____

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be _____.)

City Council hearing published _____ on _____
and _____

Hearing before the Ordinance Committee _____

Reported to the City Council _____

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 _____

11/16/89 Placed on file due to hearing not held in requested time

WHEREAS: The City Council has voted to support responsible economic development that contributes important tax revenues and creates a range of job opportunities; and

WHEREAS: The City Council has voted to encourage mixed use developments with integrated design, especially when housing alternatives are included; and

WHEREAS: The state budget crisis severely impacts the City of Cambridge and the reduction in local aid is already being felt, especially in the Cambridge schools; and

WHEREAS: The lack of multi-family housing options continues to impact existing Cambridge residents, especially those displaced by fire; and

WHEREAS: The developers of One Kendall Square, at a special meeting of the City Council held at the Harrington School on March 8, 1989, agreed to voluntarily downzone the Binney Street portion of their property abutting the neighborhood from a FAR of 4.0 to 1.5, to build rental housing, and to petition the Board of Zoning Appeal for a special use permit to allow the construction of a hotel as a substitute for a new office building; now therefore be it

ORDERED: that the Zoning Ordinance of the City of Cambridge be amended as attached and that their proposed zoning ordinance be sent to the Planning Board and Ordinance Committee for review and adoption.

1. Amend the Zoning Map of the City by changing the area shown on the attached plan from Industry B to Industry A.
2. Amend 4.31(g) so that multi-family residential uses in an Industry A zone are allowed by Special Permit from the Board of Zoning Appeals.
3. Amend 5.34 Industrial Districts by adding a new footnote
(d) A special permit for multi-family housing cannot be granted unless the FAR is reduced from 2.0 to 1.5, the maximum height is 85', and the building conforms to footnote (c) above.

**TRIAL B
BY AREA**





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RECEIVED
CITY CLERK
AUG 25 PM 2:13

CAMBRIDGE MA.

THE ATHENAEUM GROUP

Athenaeum House
215 First Street
Cambridge, Massachusetts 02142
617-492-2155

August 23, 1989

HAND DELIVER

Joseph E. Connarton
Cambridge City Clerk
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Sir:

On March 20, 1989 our rezoning proposal was passed by the Cambridge City Council (unanimously--voice vote) and referred to the Planning Board and Ordinance Committee for hearings.

It is our understanding that all required hearings were not held and that the petition has lapsed.

On behalf of The Athenaeum Group we request that the original petition be resubmitted at the Monday, September 11, 1989 meeting of the Cambridge City Council, and that all appropriate subsequent Board and Committee hearings be held.

Respectfully,

Conrad C. Fagone, Vice President
Construction Management
for
David E. Clem, Partner

CCF:rmf
Enclosure

WHEREAS: The City Council has voted to support responsible economic development that contributes important tax revenues and creates a range of job opportunities; and

WHEREAS: The City Council has voted to encourage mixed use developments with integrated design, especially when housing alternatives are included; and

WHEREAS: The state budget crisis severely impacts the City of Cambridge and the reduction in local aid is already being felt, especially in the Cambridge schools; and

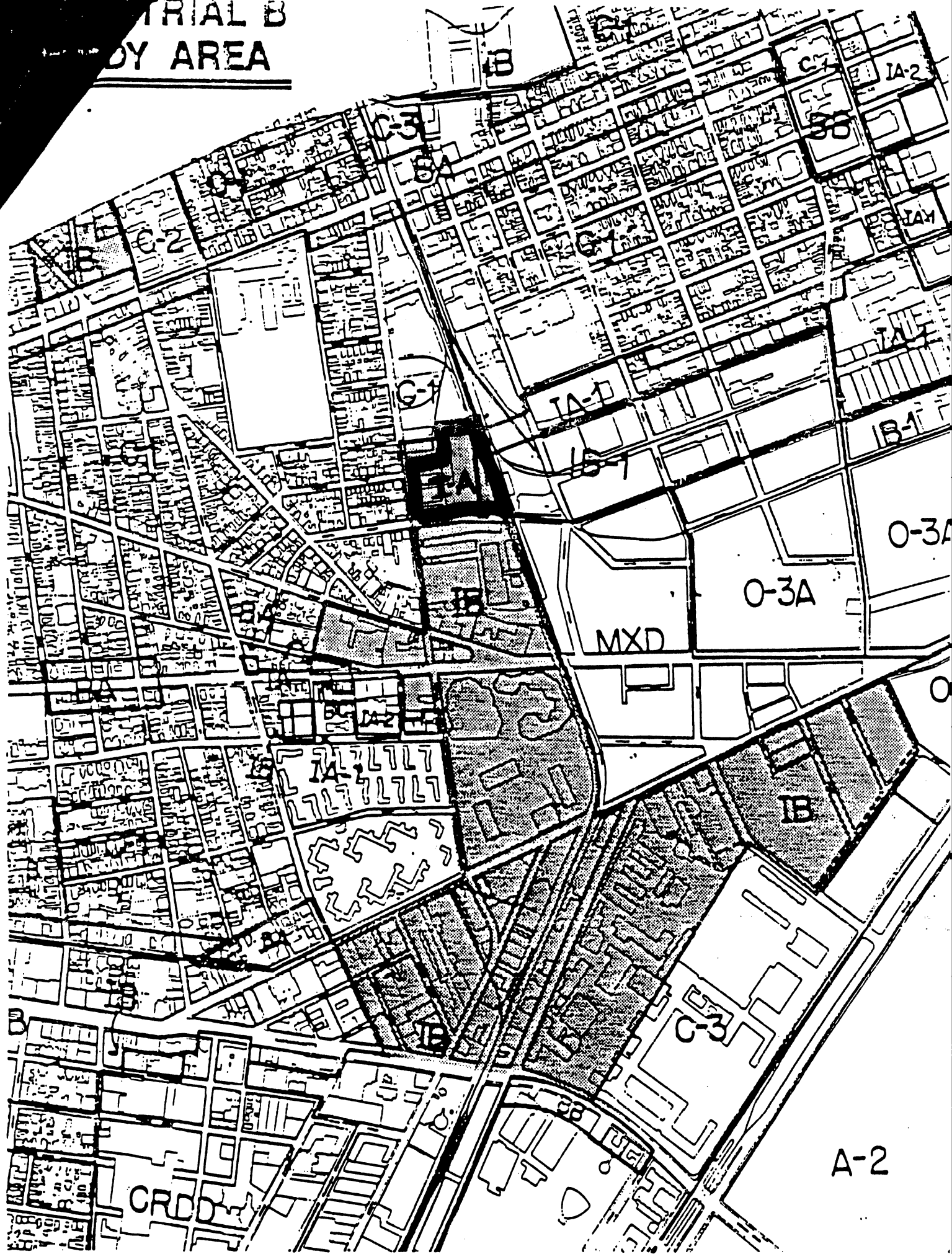
WHEREAS: The lack of multi-family housing options continues to impact existing Cambridge residents, especially those displaced by fire; and

WHEREAS: The developers of One Kendall Square, at a special meeting of the City Council held at the Harrington School on March 8, 1989, agreed to voluntarily downzone the Binney Street portion of their property abutting the neighborhood from a FAR of 4.0 to 1.5, to build rental housing, and to petition the Board of Zoning Appeal for a special use permit to allow the construction of a hotel as a substitute for a new office building; now therefore be it

ORDERED: that the Zoning Ordinance of the City of Cambridge be amended as attached and that their proposed zoning ordinance be sent to the Planning Board and Ordinance Committee for review and adoption.

1. Amend the Zoning Map of the City by changing the area shown on the attached plan from Industry B to Industry A.
2. Amend 4.31(g) so that multi-family residential uses in an Industry A zone are allowed by Special Permit from the Board of Zoning Appeals.
3. Amend 5.34 Industrial Districts by adding a new footnote
(d) A special permit for multi-family housing cannot be granted unless the FAR is reduced from 2.0 to 1.5, the maximum height is 85', and the building conforms to footnote (c) above.

**TRIAL B
BY AREA**



0-130

Comm. from Mayor Vellucci transmitting one from The Athenaeum Group requesting that the Zoning petition submitted by them on March 20, 1989 be resubmitted; said zoning amendment would amend the Zoning Map by changing the area from Industry B to Industry A.

11/16/89 Placed on file
due to hearing not
held in requested
time

In City Council,

Sept. 11, 1989

Referred to the Ordinance
Committee & Planning Board
for hearing & report.
Copy sent to P.B. & Ord.
Comm. 9/12/89 @