

60¢ petition

PETITION OF City Council

from Industry B to Industry A. (Binney St. Area)

Petition filed with the City Clerk _____ March 20, 1989

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

11 days March

30 days April

24 days May

65 days = May 24, 1989 = all hearings

In City Council _____ March 20, 1989

Referred to the Planning Board for report _____ March 20, 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 _____

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

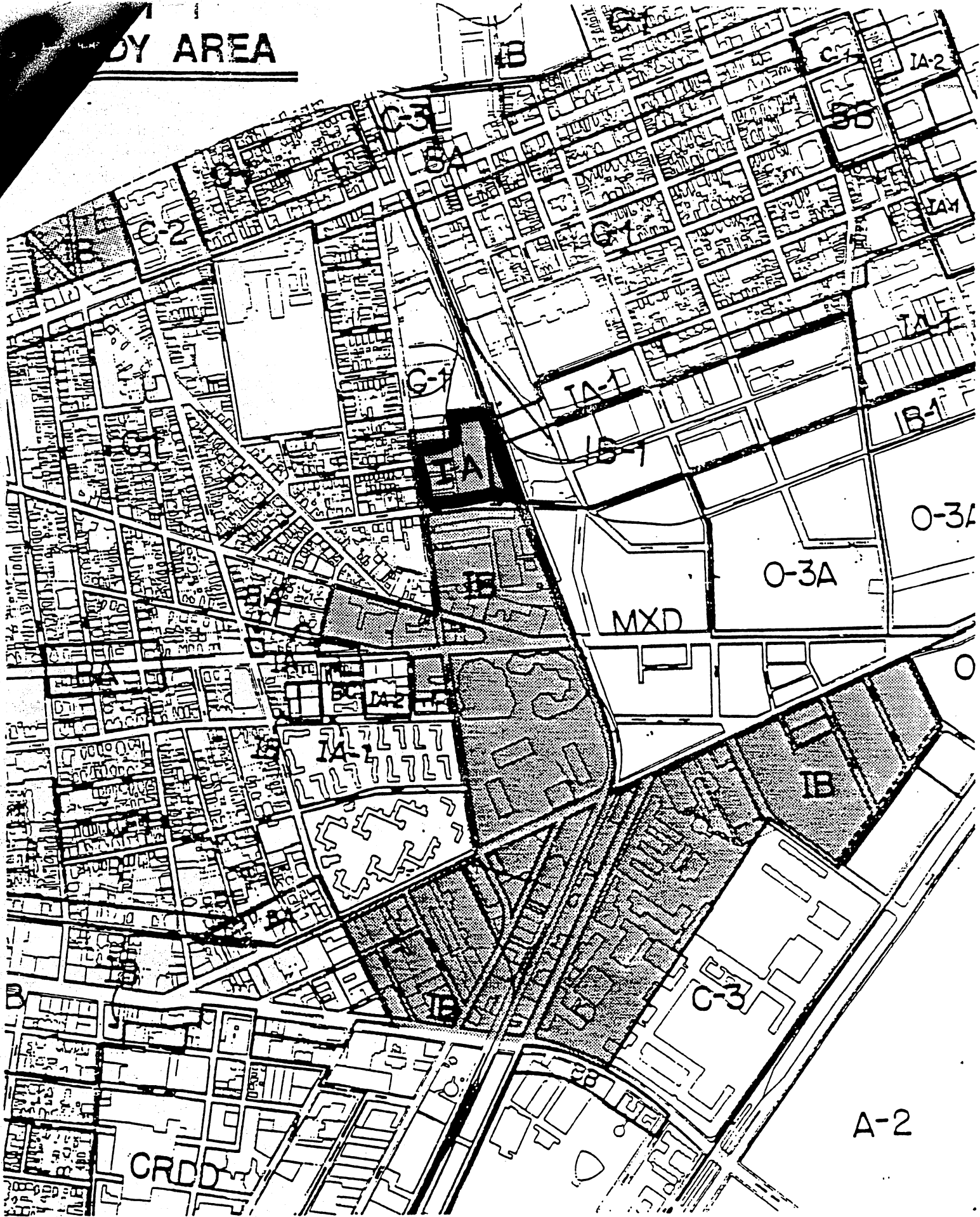
WHEREAS: The lack of multi-family housing options continues to impact existing Cambridge residents, especially those displaced by fire; and

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.

KEY AREA



CRD

IB

IB

IB

MXD

O-3A

O-3A

IB

C-3

A-2

IB-1

TA-1

TA-4

TA-2

C-3

IB

C-3

C-3

C-3

C-3

C-3

C-3

C-3

C-3

C-3

C-3

C-3

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C-3



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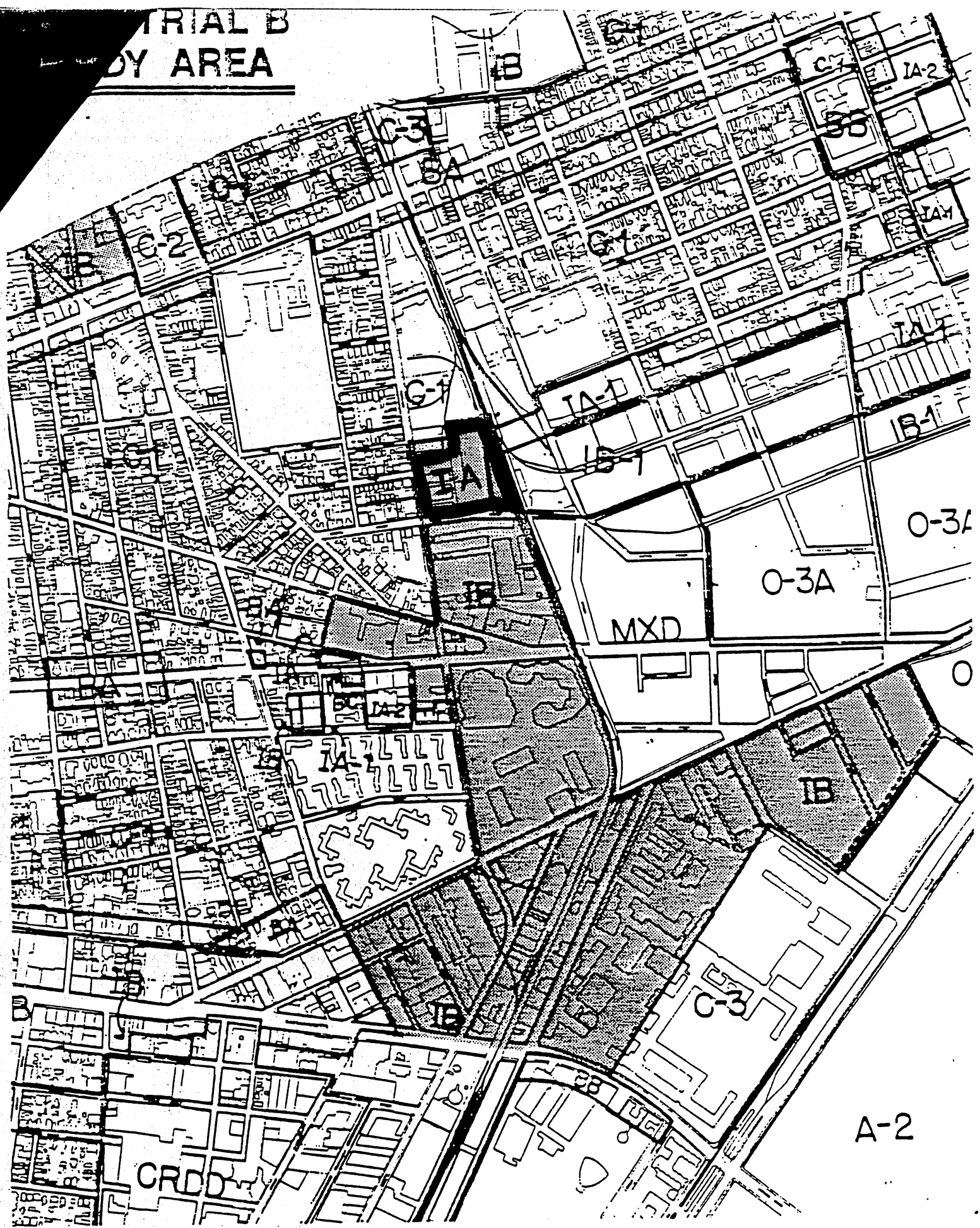
WHEREAS: The lack of multi-family housing options continues to impact existing Cambridge residents, especially those displaced by fire; and

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**



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

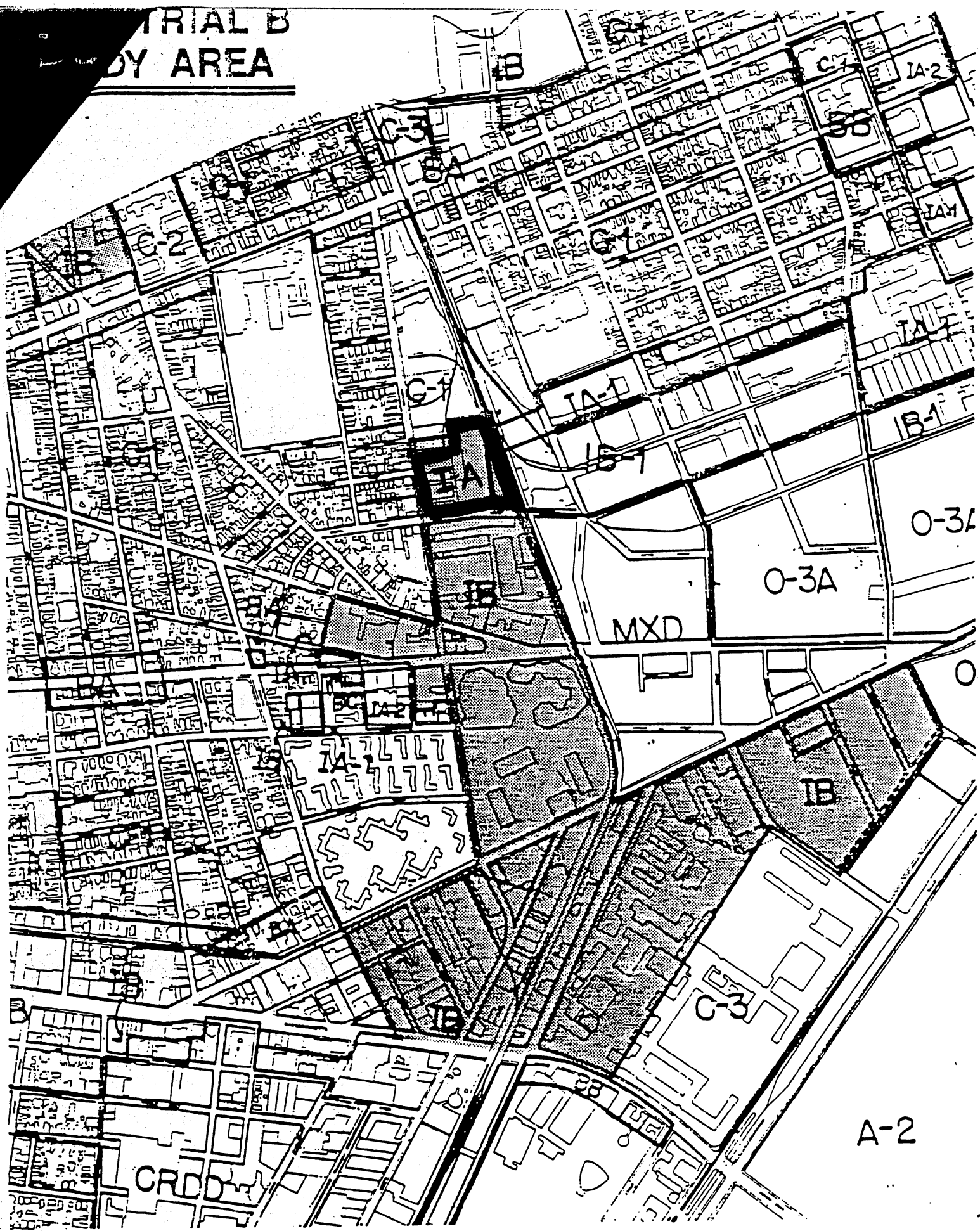
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ORDERED: that the Zoning Ordinance of the City of Cambridge be amended as attached and that their proposed zoning ordinance be sent to the Planning Board and Ordinance Committee for review and adoption.

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**



~~#87~~

To The Members of the
Cambridge City Council
From David Clem:

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

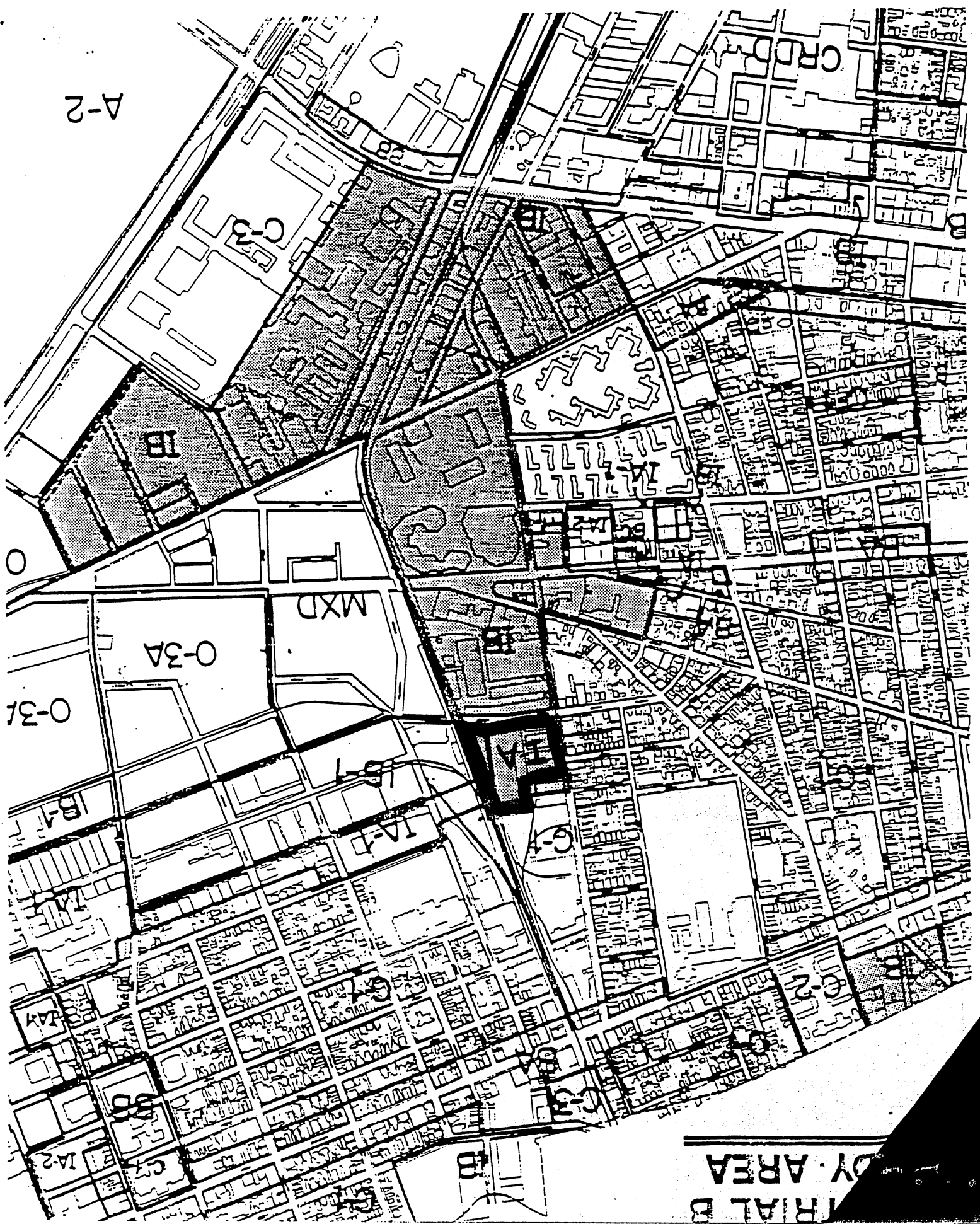
WHEREAS: The lack of multi-family housing options continues to impact existing Cambridge residents, especially those displaced by fire; and

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.

Ref. to Pl. Board / Ordinance

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.



A-2

B

MXD

O-34

O-37

A-1

A-2

TRIAL B... AREA

Comm. from Mayor Alfred E. Vellucci, transmitting a petition from David Clem of the Athenaeum Group to amend the Zoning Ordinances by amending the Zoning Map from Industry B to Industry A, as shown on the attached map.

5/24/89 Placed on File
Due to hearing not
held in required time

In City Council,

March 20, 1989

3/22/89 Copy sent to Les Barber, Planning Board
+ Comissioner Walsh, Chair man,
Committee on Ordinances on 3/24/89