

City of Cambridge

MASSACHUSETTS

In City Council 11/24/97, 199

Cal # 35 Passing to be ordained

	YEA	NAY	ABSENT	PRESENT
V.M. Kathleen L. Born	✓			
Ms. Henrietta Davis	✓			
Mr. Francis H. Duehay	✓			
Mr. Anthony Galluccio	✓			
Mr. Kenneth E. Reeves	✓			
Mr. Michael A. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.	✓			
Ms. Katherine Triantafillou	✓			
Mayor Sheila T. Russell	✓			

9 0 0



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 30, 1997

To the Honorable, the City Council:

Subject: Three amendments to the Zoning Ordinance proposed by the Planning Board

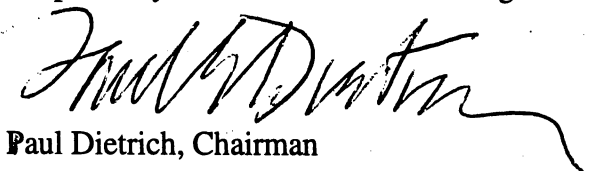
The Planning Board is hereby submitting to the City Council for its consideration, a set of three recommended amendments to the Zoning Ordinance. They are:

I. A change in the way hotels and motels are regulated in residence "C" districts. Hotels and motels would continue to be prohibited in Residence C and C-1 districts; they would continue to be allowed as of right in Residence C-3A districts (Kendall Square and the East Cambridge riverfront) and in Residence C-2, 2A, 2B and 3 districts located within the Central Square, Harvard Square and Massachusetts Avenue Overlay Districts. In all other locations, a special permit would be required and demonstration made that the proposed hotel location is not within a low density residential neighborhood; a set of review criteria is established. Problems with the current regulations were identified by the City Council during discussions around the rezoning along Harvard Street recently adopted.

II. Deletion of the provision of the Ordinance that permits additional gross floor area as of right on lots abutting wide public streets or open space. The Planning Board has long felt that this provision allows excessive development on lots that can make use of the provision.

III. Creation of a Mid Massachusetts Avenue Overlay District created for that portion of the Avenue between the Central Square Overlay District and the Harvard Square Overlay District. While having a number of the provisions similar to those in effect in Harvard and Central Squares are incorporated into this new overlay district, the new district's most significant provisions reduce height and FAR allowed in the Business B, Business B-1, Business B-2 and the Office 3 base zoning districts affected. Parallel FAR and height changes are made to the base Business B-1 and 2 districts as they occur only in this location.

Respectfully submitted for the Planning Board


Paul Dietrich, Chairman

I. Amendment Affecting Hotels and Motels in Residential Districts

A. In Section 4.30 - Table of Use Regulations, line i 2 , Hotel and motel, delete the current notation "Yes 7" in column four and substitute therefor the following

	Res
	C, C-1,
	2, 2A,
	2B, 3
	3A
i. Transient accommodations	
	7
2. Hotel or motel	SP

B. Amend the text of the Zoning Ordinance by deleting the existing Footnote 7, Section 4.40 - Footnotes to the Table of Use Regulations, in its entirety and substituting therefor the following:

7. Subject to the following provisions:

- (a) Hotels and motels shall be prohibited in Residence C or Residence C-1 districts;
- (b) Hotels and motels shall be permitted as of right in Residence C-3A districts and in Residence C-2, 2A, 2B, and 3 districts where at least fifty (50) percent of the area of the lot upon which the hotel or motel is located, and the point of entry from a street for all vehicular access to the hotel or motel, is located within the Harvard Square Overlay District, the Central Square Overlay District or the Massachusetts Avenue Overlay District.
- (c) Hotels or motels shall be permitted by special permit from the Board of Zoning Appeal (BZA) in Residence 2, 2A, 2B, and 3 districts, where paragraph (b) above does not apply. In granting such special permit the BZA shall find that the proposed location and its surrounding neighborhood is predominantly institutional or commercial in use, and specifically not a low density residential area. The Board shall further find that the physical development of the site for hotel use will be similar to, and compatible with, the existing (or potential) site development pattern on surrounding sites for other uses permitted in the applicable zoning district or districts; and that the operation of the hotel or motel, with regard to delivery of goods, the kind and volume of vehicular trips to and from the site, and the numbers of people visiting the site on foot, among other factors, is compatible with the use of adjacent properties for uses permitted in the applicable zoning district or districts. In making these findings the Board shall consider the following, among other considerations:

1. The scale of buildings in the immediate neighborhood;

2. The extent of non residential development in the neighborhood, including the size of buildings, the specific uses, the kind and number of vehicular trips generated by those uses;
3. The density of residential uses on adjacent lots and within the immediate neighborhood;
4. The details of the operation of the proposed hotel or motel use including the kinds and number of vehicle trips to the site, including service trips;
5. The extent of access to arterial streets that customarily accommodate or provide direct service to non residential uses;
6. The nature of site development on adjacent sites including setbacks from property lines, location and quantity of vehicular parking, the presence of accessory activities such as loading facilities, waste storage facilities, mechanical service equipment, landscaped green spaces, etc.

II. Amendment to eliminate a provision of the Zoning Ordinance that grants additional floor area to lots adjacent to wide public streets and open spaces.

A. Amend the text of the Zoning Ordinance by deleting Section 5.22.3 in its entirety.

III. Amendment to create a new Mid Massachusetts Avenue Overlay District in the Cambridge Zoning Ordinance

A. Amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.500 to read as follows

11.500 *Mid Massachusetts Avenue Overlay District*

11.501 *Establishment and Scope.* There is hereby established the *Mid Massachusetts Avenue Overlay District* which shall be governed by the regulations and procedures specified in this Section 11.500. It is the intent of this section that these regulations will apply to an area between the Central Square Overlay District and the Harvard Square Overlay District along Massachusetts Avenue and designated for residential, office or retail use on the Zoning Map.

11.502 *General Purpose.* It is the purpose of this Section 11.500 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to Massachusetts Avenue abutting the Mid Cambridge and Riverside neighborhoods. The regulations in this Section 11.500 provide for more careful public scrutiny of development proposals that may negatively impact the residential neighborhoods that lie immediately adjacent to the narrow corridor of commercial activity along Massachusetts Avenue. These regulations are intended to channel new development activity in ways that will reduce and mitigate its negative impact on residential properties in adjacent residentially zoned areas; contribute to a more cohesive visual environment; enhance the quality of the pedestrian experience along Massachusetts Avenue; provide incentives for the residential uses; preserve historic structures and other buildings that express the history of this area of the City and its diversity of building scales and ages; and to provide sufficient regulatory flexibility so as to advance the general purposes of this Section 11.500.

11.503 *General Provisions.*

11.503.1 *Applicability.*

The Mid Massachusetts Avenue Overlay District shall be an overlay district on the zoning map established in Section 3.20. The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.500, which shall apply in addition to regulations imposed by the base zoning map designations. Where base zoning regulations differ from requirements of this Section 11.500, the stricter provisions shall apply.

11.503.2 *Area of Special Planning Concern.*

The Mid Massachusetts Avenue Overlay District shall be considered an area of special planning concern

Development proposals listed in Subsection 11.42 of the Zoning Ordinance shall be subject to the review procedures specified in Section 11.40 - Development Consultation Procedure.

11.503.3 *National Register and Contributing Buildings.*

For the purposes of this Section 11.500 the following definitions shall apply:

- a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of The Department of the Interior.
- b. A contributing building shall be
 - (1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or
 - (2) Any building fifty (50) years old or older subject to review by the Cambridge Historical Commission under the provisions of City of Cambridge Ordinance #965.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.503.2 (b) for the purpose of this Section 11.500 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance #965.

11.504 *Detailed Provisions.*

11.504.1 *Building Height Limitations*

The maximum height of buildings in the Massachusetts Avenue at Mid Cambridge Overlay District shall be governed by the requirements of this Section 11.504.1; at locations where the base zoning district establishes a more restrictive height limit, the more restrictive provisions shall apply.

- a. As of Right Height Limitations.

The maximum as of right height of any building shall be fifty-five (55) feet.

- b. Special Permit for Additional Height.

The maximum allowable height in the Massachusetts Avenue at Mid Cambridge Overlay District may be increased up to eighty (80) feet upon

issuance of a Special Permit from the Planning Board provided that those portions in excess of fifty-five (55) feet are set back from the street line at least ten (10) feet and that those portions are also set back from one or more forty-five degree (45°) bulk control planes beginning fifty-five (55) feet above any streetline in the district and rising over one or more lots at a forty-five degree (45°) angle.

c. The bulk control plane restrictions of paragraph b above, or similar provisions that may apply in any base district regulations for portions of buildings abutting Massachusetts Avenue, may be waived by the Planning Board upon issuance of a Special Permit.

11.504.2 *Floor Area Ratio Limitations.*

The maximum floor area ratio applicable to any lot in the Massachusetts Avenue at Mid Cambridge Overlay District shall be governed by the requirements of this Section 11.504.2; however, at locations where the base zoning district establishes a more restrictive FAR limit the more restrictive limit shall apply.

The maximum FAR shall be 2.0 for all non residential uses and for hotels and motels; 2.25 for residential uses excluding hotels and motels.

11.504.3 *Waiver of Setback Requirements.*

Upon issuance of a special permit from the Planning Board the yard requirements of a base zoning district may be waived except where such yard abuts that portion of any lot, but not a public way, outside the Central Square, Harvard Square or Mid Massachusetts Avenue Overlay District.

11.304.4 *Use Limitations and Restrictions.*

In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Mid Massachusetts Avenue Overlay District:

a. Ground Floor Restrictions.

The ground (first) floor of that portion of a building facing or abutting Massachusetts Avenue and which is on a lot which shares a common lot line with Massachusetts Avenue shall consist of gross floor area devoted to any one or combination of uses permitted in the applicable base zoning district and shall in addition meet the following conditions:

- (1) At least eighty (80) percent of the floor elevation of the ground (first) floor shall be at the mean grade of the lot at the Massachusetts Avenue streetline except that residential uses may be located no higher than four and a half (4 1/2) feet above the mean grade of the lot abutting the Avenue at the property line.

- (2) The use shall have a minimum depth of thirty (30) feet.
- (3) Where other than residential uses are established, the ground (first) floor facade shall consist of a minimum of forty (40) percent clear glass; for residential uses that minimum area shall be twenty (20) percent.

11.504.5 *Wavier of Parking and Loading Requirements.*

Uses in the Massachusetts Avenue at Mid Cambridge Overlay District which meet the following requirements shall be exempted from the loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

- a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or
- b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit from the Planning Board provided:

- (1) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 square feet a specific finding shall be made that this objective has been met);

- (2) The exemption from the loading requirements will result in a building design that is more appropriate to its location, will enhance the pedestrian environment along the public sidewalk, reduce the impact of the development on abutting residential neighborhoods through a reduction in the scale of the building and a reduction in the noise and fumes associated with the operation of a loading facility, or in other ways better serve the objectives of this Section 11.500;

- (3) By the nature of the uses or the scale of the building proposed, the lack of accessory loading facilities will not unreasonably burden the abutting residential streets.

11.505 *Standards for Issuance of Special Permits.*

In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the Planning Board shall consider the following in making its determination:

- a. The proposed development does one or more of the following:
encourages responsible and orderly development that minimizes its impact

on adjacent residential neighborhoods; strengthens and enhances the pedestrian environment and provides retail and service uses that serve the needs of the adjacent neighborhoods; creates a more coherent and visually consistent architectural expression along the Avenue; reduces the functional and visual impact of the automobile on the public street and as viewed from the residential neighborhood behind Massachusetts Avenue; increases the supply of housing along the Avenue and advances the general objective of increasing the supply of affordable housing units; and

b. The Board must find that no National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and that no National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.

B. Amend the FAR and height provisions of the Business B-1 and Business B-2 zoning districts.

1. Amend Table 5-3 - Business Districts, columns (1) and (6) in lines Bus. B-1 and Bus. B-2, to read as follows.

District	(1)	(6)
	(b)	(c)
Bus B-1	2.0	80
		(f)
Bus. B-2	2.0	80

2. In Section 5.33 - Business Districts, Subsection 2 - Footnotes, delete footnote (b) in its entirety and substitute therefor the following.

(b) The maximum floor area ratio for residential uses listed in Subsections 4.31 a, b, d, e, and g shall be 2.25

C. Amend the Zoning Map of the City of Cambridge by creating the Mid Massachusetts Avenue Overlay District as described below.

The boundary of the Mid Massachusetts Overlay District shall be coterminous with boundaries of the Business B district, the Business B-1 district, the Business B-2 district and the Office 3 District abutting Massachusetts Avenue between the eastern boundary of the Harvard Square Overlay District and the western boundary of the Central Square Overlay District as shown on the accompanying map.

Western boundary of the Central Square Overlay District

1.0 The western boundary of the Central Square Overlay District is a line, said line beginning at the intersection of the centerline of Pleasant Street and Green Street,

1.1 Thence proceeding in a northeasterly direction along the centerline of Pleasant Street to its intersection with the centerline of Massachusetts Avenue

1.2 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to its intersection with the southwestern extension of the centerline of Inman Street,

1.3 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the centerline of Inman Street, and the centerline of Inman Street to its intersection with the northwestern extension of the centerline of Bishop Allen Drive.

Eastern boundary of the Harvard Square Overlay District

2.0 The eastern boundary of the Harvard Square Overlay District is a line, said line being the southeasterly sideline of lot #2 on Assessor's Plat #121 and its northeasterly extension across Massachusetts Avenue to its intersection with a line 100 feet distant from and parallel to the northeasterly sideline of Massachusetts Avenue.

Affected properties

1.01 Premises shown on Assessor's Plat #121

Affecting all or parts of lots #102, 103, 94, 95, 6, 114, 113

Even numbers 972-1038 Massachusetts Avenue, odd numbers 583-629 Green Street

1.02 Premises shown on Assessor's Plat #120

Affecting all or parts of lots #101, 81, 72, 100, 40, 76, 77, 43, 44, 45, 46, 73, 74, 48, 49, 64, 68, 54

Even numbers 922-964 Massachusetts Avenue, odd numbers 49-65 Hancock Street, odd numbers 543-551 Green Street.

1.03 Premises shown on Assessor's Plat #119

Affecting all or parts of lots #21, 91, 90, 101, 4, 5, 82, 83, 7, 12, 8, 9, 92, 93, 22, 33, 23, 32, 31, 94

Even numbers 760-910 Massachusetts Avenue, odd numbers 397-485 Green Street, odd numbers 5-7 Pleasant Street, even numbers 2-20 Sellers Street, odd numbers 13-17 Sellers Street, even numbers 52-66 Hancock Street.

1.04 Premises shown on Assessor's Plat #118

Affecting all or parts of lots #33, 7, 9, 29, 30, 31, 32, 1, 2, 3

Odd numbers 5-5A Bigelow Street, odd numbers 795-847 Massachusetts Avenue, even numbers 2-4 Clinton Street.

1.05 Premises shown on Assessor's Plat #117

Affecting all or parts of lots #56, 57, 29, 55, 30, 31, 54, 64, 65, 58, 59, 26, 27, 69, 105, 104, 1, 28, 24, 23

Odd numbers 859-907 Massachusetts Avenue, odd numbers 3-5 Clinton Street, even numbers 12-14 Lee Street, odd numbers 5-11 Lee Street, even numbers 74-92 Hancock Street.

1.06 Premises shown on Assessor's Plat #116

Affecting all or parts of lots #54, 92, 103, 98, 96, 99, 74, 59, 60, 101, 100, 94, 95, 68, 10, 11, 12, 13

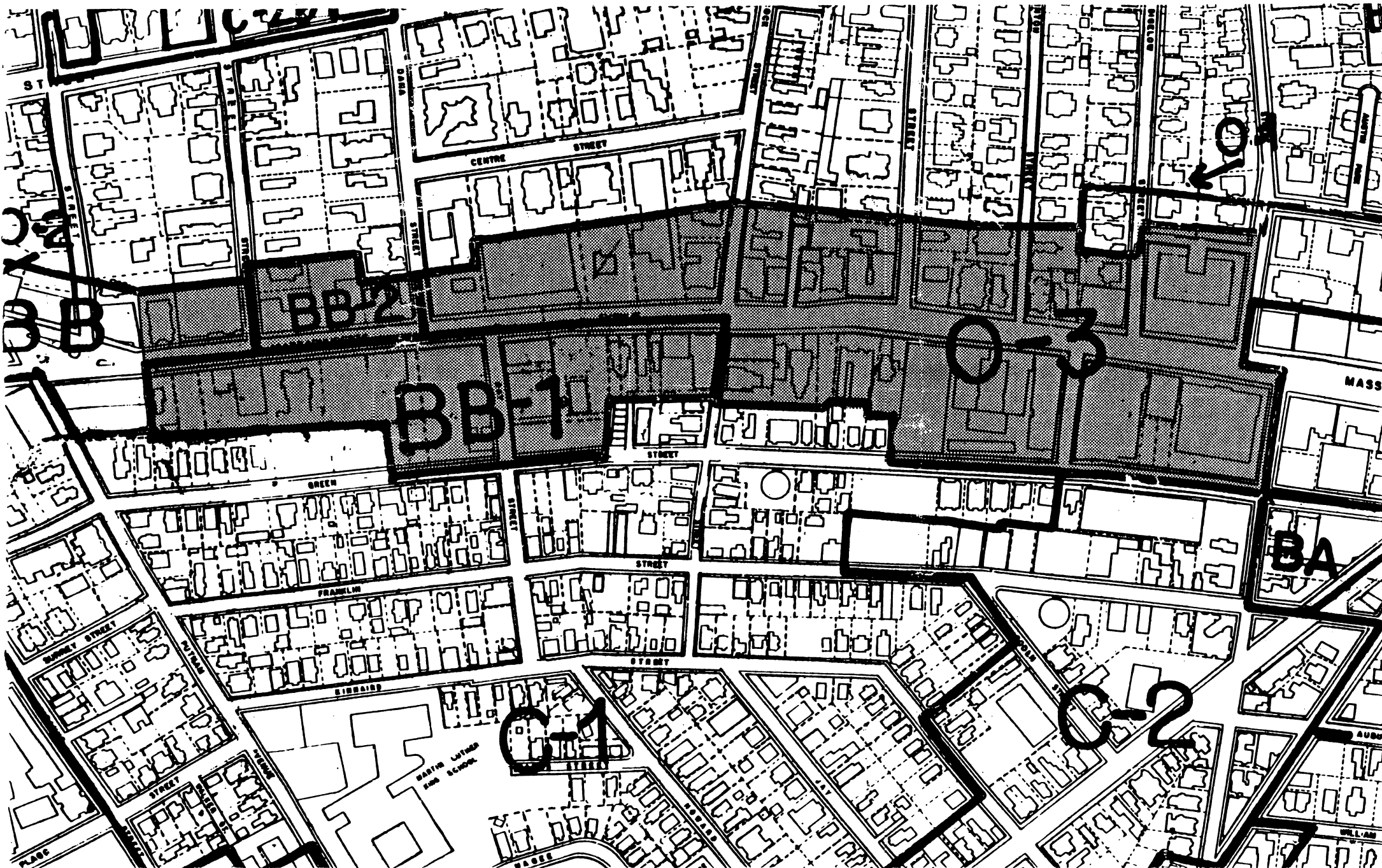
Odd numbers 923-1009 Massachusetts Avenue, odd numbers 75-85 Hancock Street, 2 Dana Street, 6 Ellery Street.

1.07 Premises shown on Assessor's Plat #134

Affecting all or parts of lots #35, 34, 33, 32, 30, 31, 29

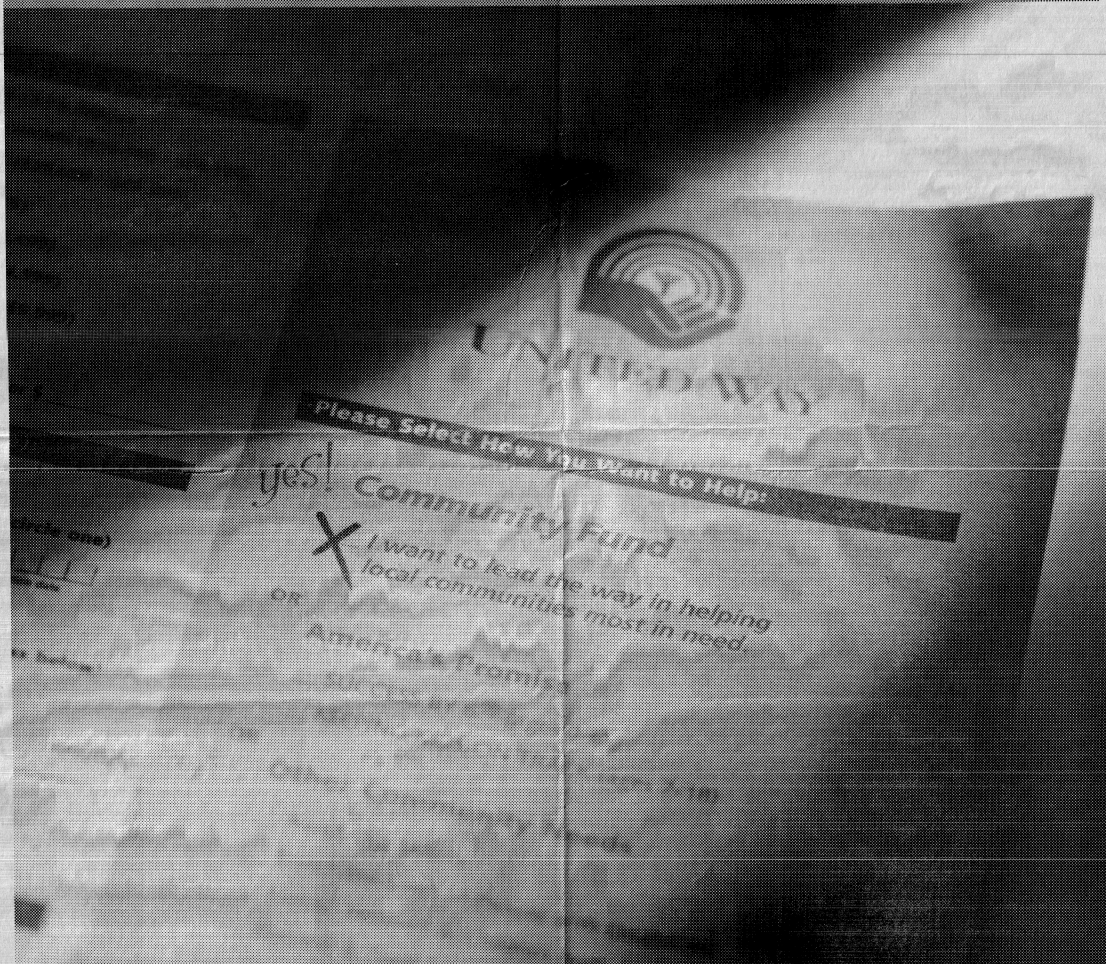
Odd numbers 1023-1039 Massachusetts Avenue, 5 Ellery Street.

Proposed Mid Massachusetts Avenue Overlay District - Cambridge Planning Board 7/30/97



How long does it take to
research, evaluate and contribute to every
worthwhile charity out there?

How long does it take to make an 'x'?



Helping people can be a lot easier than you think: just mark an 'x' at United Way's Community Fund. We'll make sure your money goes directly to the local communities most in need. Please give generously.



UNITED WAY
LEADING THE WAY.



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139



38.

TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

August 4, 1997

To The Honorable, The City Council:

I am hereby transmitting for your consideration, three amendments to the Zoning Ordinance proposed by the Planning Board.

Very truly yours,

Robert W. Healy
City Manager

RHW/mec

Consent Agenda #38

Relative to a recommendation from the
Planning Board on three amendments
to the Zoning Ordinance.

In City Council August 4, 1997

Referred to the
Ordinance Committee
and Planning Board
copy

slat 8-7-97

mc

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

OFFICE OF THE CITY CLERK

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, October 7, 1997 at 4:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinances by deleting Section 5.22.3 in its entirety.

- 5.22.3** Where a lot in a Residence, Office, or Business district abuts on a public open space more than one hundred feet wide, (counting as open space in a street area only the width of the street measured at right angles to the flow of traffic and including public open space other than street areas abutting the street on the opposite side from the lot), additional gross floor area may be authorized by increasing the calculated size of the lot by an area equal to the distance the lot abuts on the public open space multiplied by forty (40) feet or by one fourth the number of feet by which the width of the public open space, measured at right angles to the lot line (or to the tangent thereto, if the lot is curved) exceeds one hundred (100) feet, whichever is less. Where the width of the public open space that abuts a lot varies, the width of the public open space to be used in calculating the size of the lot for which additional gross floor area may be authorized shall be the average width of the public open space measured from each point on the lot line abutting the public open space.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: COUNCILLOR FRANCIS DUEHAY
FROM: DONNA P. LOPEZ, DEPUTY CITY CLERK *(Signature)*
DATE: August 25, 1997
RE: TIME LIMIT ON ZONING PETITIONS

All hearings must be held by October 8, 1997 for the four zoning petitions from the August 4, 1997 City Council meeting.

Please note they must be advertised in the newspaper fourteen days prior to the date of the meeting.

You kind attention in this matter will be greatly appreciated.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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A handwritten signature in cursive script, appearing to read "Paul Dietrich".

Paul Dietrich, Chairman

2. The extent of non residential development in the neighborhood, including the size of buildings, the specific uses, the kind and number of vehicular trips generated by those uses;
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4. The details of the operation of the proposed hotel or motel use including the kinds and number of vehicle trips to the site, including service trips;
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a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit from the Planning Board provided:

(1) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 square feet a specific finding shall be made that this objective has been met);

(2) The exemption from the loading requirements will result in a building design that is more appropriate to its location, will enhance the pedestrian environment along the public sidewalk, reduce the impact of the development on abutting residential neighborhoods through a reduction in the scale of the building and a reduction in the noise and fumes associated with the operation of a loading facility, or in other ways better serve the objectives of this Section 11.500;

(3) By the nature of the uses or the scale of the building proposed, the lack of accessory loading facilities will not unreasonably burden the abutting residential streets.

11.505 *Standards for Issuance of Special Permits.*

In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the Planning Board shall consider the following in making its determination:

a. The proposed development does one or more of the following:
encourages responsible and orderly development that minimizes its impact

issuance of a Special Permit from the Planning Board provided that those portions in excess of fifty-five (55) feet are set back from the street line at least ten (10) feet and that those portions are also set back from one or more forty-five degree (45°) bulk control planes beginning fifty-five (55) feet above any streetline in the district and rising over one or more lots at a forty-five degree (45°) angle.

c. The bulk control plane restrictions of paragraph b above, or similar provisions that may apply in any base district regulations for portions of buildings abutting Massachusetts Avenue, may be waived by the Planning Board upon issuance of a Special Permit.

11.504.2 *Floor Area Ratio Limitations.*

The maximum floor area ratio applicable to any lot in the Massachusetts Avenue at Mid Cambridge Overlay District shall be governed by the requirements of this Section 11.504.2; however, at locations where the base zoning district establishes a more restrictive FAR limit the more restrictive limit shall apply.

The maximum FAR shall be 2.0 for all non residential uses and for hotels and motels; 2.25 for residential uses excluding hotels and motels.

11.504.3 *Waiver of Setback Requirements.*

Upon issuance of a special permit from the Planning Board the yard requirements of a base zoning district may be waived except where such yard abuts that portion of any lot, but not a public way, outside the Central Square, Harvard Square or Mid Massachusetts Avenue Overlay District.

11.304.4 *Use Limitations and Restrictions.*

In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Mid Massachusetts Avenue Overlay District:

a. Ground Floor Restrictions.

The ground (first) floor of that portion of a building facing or abutting Massachusetts Avenue and which is on a lot which shares a common lot line with Massachusetts Avenue shall consist of gross floor area devoted to any one or combination of uses permitted in the applicable base zoning district and shall in addition meet the following conditions:

- (1) At least eighty (80) percent of the floor elevation of the ground (first) floor shall be at the mean grade of the lot at the Massachusetts Avenue streetline except that residential uses may be located no higher than four and a half (4 1/2) feet above the mean grade of the lot abutting the Avenue at the property line.

(b) The maximum floor area ratio for residential uses listed in Subsections 4.31 a, b, d, e, and g shall be 2.25

C. Amend the Zoning Map of the City of Cambridge by creating the Mid Massachusetts Avenue Overlay District as described below.

The boundary of the Mid Massachusetts Overlay District shall be coterminous with boundaries of the Business B district, the Business B-1 district, the Business B-2 district and the Office 3 District abutting Massachusetts Avenue between the eastern boundary of the Harvard Square Overlay District and the western boundary of the Central Square Overlay District as shown on the accompanying map.

Western boundary of the Central Square Overlay District

1.0 The western boundary of the Central Square Overlay District is a line, said line beginning at the intersection of the centerline of Pleasant Street and Green Street,

1.1 Thence proceeding in a northeasterly direction along the centerline of Pleasant Street to its intersection with the centerline of Massachusetts Avenue

1.2 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to its intersection with the southwestern extension of the centerline of Inman Street,

1.3 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the centerline of Inman Street, and the centerline of Inman Street to its intersection with the northwestern extension of the centerline of Bishop Allen Drive.

Eastern boundary of the Harvard Square Overlay District

2.0 The eastern boundary of the Harvard Square Overlay District is a line, said line being the southeasterly sideline of lot #2 on Assessor's Plat #121 and its northeasterly extension across Massachusetts Avenue to its intersection with a line 100 feet distant from and parallel to the northeasterly sideline of Massachusetts Avenue.

Affected properties

1.01 Premises shown on Assessor's Plat #121

Affecting all or parts of lots #102, 103, 94, 95, 6, 114, 113

Even numbers 972-1038 Massachusetts Avenue, odd numbers 583-629 Green Street

1.02 Premises shown on Assessor's Plat #120

Affecting all or parts of lots #101, 81, 72, 100, 40, 76, 77, 43, 44, 45, 46, 73, 74, 48, 49, 64, 68, 54.

on adjacent residential neighborhoods; strengthens and enhances the pedestrian environment and provides retail and service uses that serve the needs of the adjacent neighborhoods; creates a more coherent and visually consistent architectural expression along the Avenue; reduces the functional and visual impact of the automobile on the public street and as viewed from the residential neighborhood behind Massachusetts Avenue; increases the supply of housing along the Avenue and advances the general objective of increasing the supply of affordable housing units; and

b. The Board must find that no National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and that no National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.

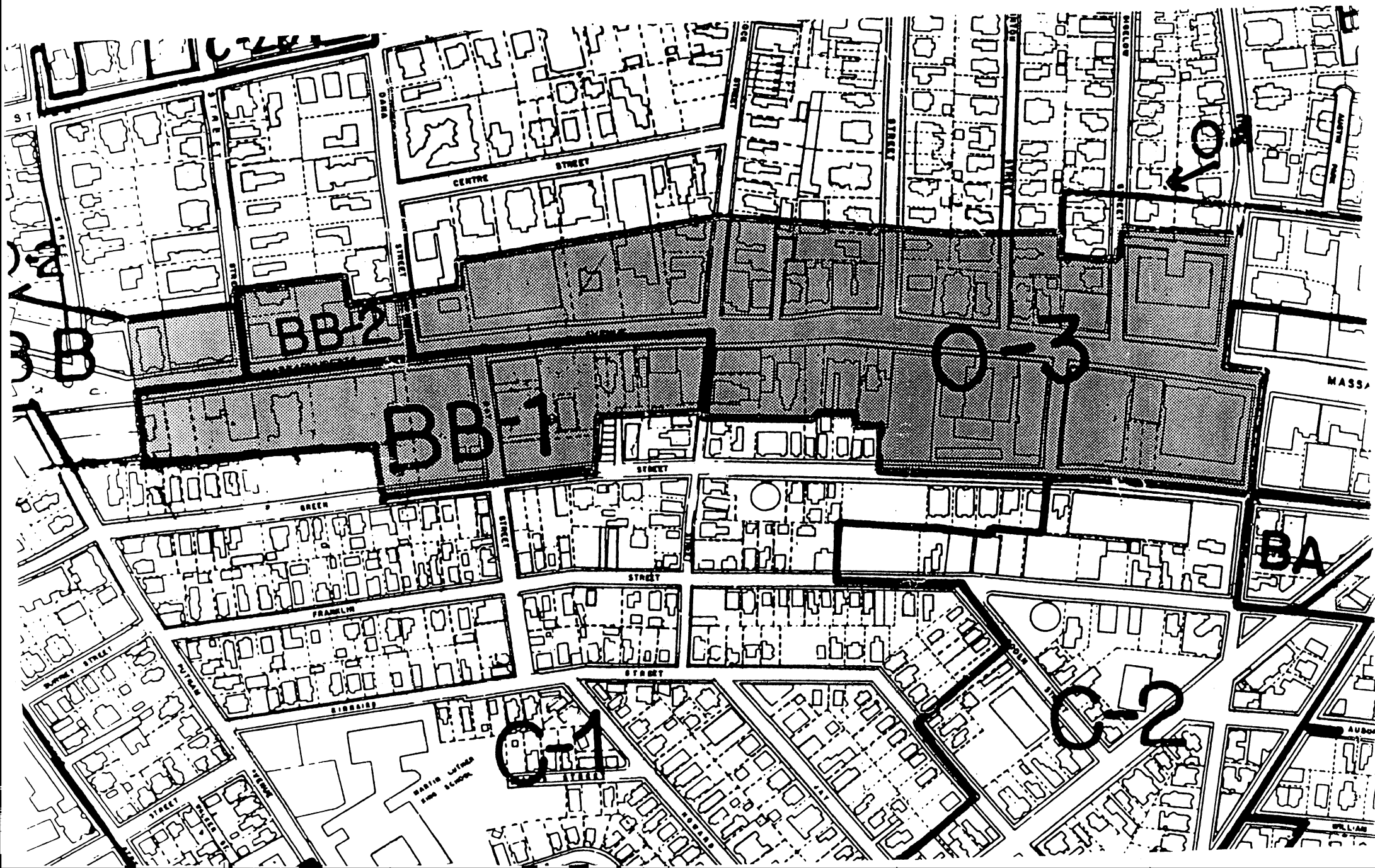
B. Amend the FAR and height provisions of the Business B-1 and Business B-2 zoning districts.

1. Amend Table 5-3 - Business Districts, columns (1) and (6) in lines Bus. B-1 and Bus. B-2, to read as follows.

District	(1)	(6)
	(b)	(c)
Bus B-1	2.0	80
		(f)
Bus. B-2	2.0	80

2. In Section 5.33 - Business Districts, Subsection 2 - Footnotes, delete footnote (b) in its entirety and substitute therefor the following.

Proposed Mid Massachusetts Avenue Overlay District - Cambridge Planning Board 7/30/97



Even numbers 922-964 Massachusetts Avenue, odd numbers 49-65 Hancock Street, odd numbers 543-551 Green Street.

1.03 Premises shown on Assessor's Plat #119

Affecting all or parts of lots #21, 91, 90, 101, 4, 5, 82, 83, 7, 12, 8, 9, 92, 93, 22, 33, 23, 32, 31, 94

Even numbers 760-910 Massachusetts Avenue, odd numbers 397-485 Green Street, odd numbers 5-7 Pleasant Street, even numbers 2-20 Sellers Street, odd numbers 13-17 Sellers Street, even numbers 52-66 Hancock Street.

1.04 Premises shown on Assessor's Plat #118

Affecting all or parts of lots #33, 7, 9, 29, 30, 31, 32, 1, 2, 3

Odd numbers 5-5A Bigelow Street, odd numbers 795-847 Massachusetts Avenue, even numbers 2-4 Clinton Street.

1.05 Premises shown on Assessor's Plat #117

Affecting all or parts of lots #56, 57, 29, 55, 30, 31, 54, 64, 65, 58, 59, 26, 27, 69, 105, 104, 1, 28, 24, 23

Odd numbers 859-907 Massachusetts Avenue, odd numbers 3-5 Clinton Street, even numbers 12-14 Lee Street, odd numbers 5-11 Lee Street, even numbers 74-92 Hancock Street.

1.06 Premises shown on Assessor's Plat #116

Affecting all or parts of lots #54, 92, 103, 98, 96, 99, 74, 59, 60, 101, 100, 94, 95, 68, 10, 11, 12, 13

Odd numbers 923-1009 Massachusetts Avenue, odd numbers 75-85 Hancock Street, 2 Dana Street, 6 Ellery Street.

1.07 Premises shown on Assessor's Plat #134

Affecting all or parts of lots #35, 34, 33, 32, 30, 31, 29

Odd numbers 1023-1039 Massachusetts Avenue, 5 Ellery Street.

City of Cambridge

- 2 -

Tuesday, October 7, 1997

4:30 P.M.

The Ordinance Committee will hold a public hearing on a petition of the Planing Board to amend the Zoning Ordinances by deleting Section 5.22.3 in its entirety. (Sullivan Chamber)

5:00 P.M.

The Ordinance Committee will conduct a public hearing on a petition of the Planning Board to amend the Zoning Ordinances in Section 4.30 - Table of Use Regulations, line i.2. Hotel or motel, by deleting the current notation. (Sullivan Chamber)

5:30 P.M.

The Ordinance Committee will conduct a public hearing on a petition of the Planning Board to amend the Zoning Ordinances by creating a new Section 11.500 Mid Massachusetts Avenue Overlay District. (Sullivan Chamber)

6:00 P.M.

The Ordinance Committee will conduct a public hearing on a petition of the Planning Board to amend the Zoning Map by striking the existing designation Business C-1 and substituting in place the designation Business A-2 in the area bounded by Massachusetts Avenue, Washburn Avenue, Gold Star Road and Gold Star Place. (Sullivan Chamber)

II. Amendment to eliminate a provision of the Zoning Ordinance that grants additional floor area to lots adjacent to wide public streets and open spaces.

A. Amend the text of the Zoning Ordinance by deleting Section 5.22.3 in its entirety.

5.22.3 Where a lot in a Residence, Office, or Business district abuts on a public open space more than one hundred feet wide, (counting as open space in a street area only the width of the street measured at right angles to the flow of traffic and including public open space other than street areas abutting the street on the opposite side from the lot), additional gross floor area may be authorized by increasing the calculated size of the lot by an area equal to the distance the lot abuts on the public open space multiplied by forty (40) feet or by one fourth the number of feet by which the width of the public open space, measured at right angles to the lot line (or to the tangent thereto, if the lot is curved) exceeds one hundred (100) feet, whichever is less. Where the width of the public open space that abuts a lot varies, the width of the public open space to be used in calculating the size of the lot for which additional gross floor area may be authorized shall be the average width of the public open space measured from each point on the lot line abutting the public open space.

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A-1

FD, DMD

Les, May 6

COMMITTEE MINUTES
COVER SHEET

The Ordinance Committee Committee
held a public meeting/hearing on October 7, 1997, beginning at 4:40 am
pm in the Sullivan Chamber/Ackermann Room for the purpose of considering a
petition of Mr. P. B. to amend the Zoning
Ordinances by deleting Sec. 5.22.3 in its entirety

Present at the hearing were Councillor Francis H. Duehy

~~, Chair of the Committee, Vice Mayor Kathleen L. Born, Councillor
Henrietta Davis, Councillor Francis H. Duehy, Councillor Anthony D. Galluccio, Councillor
Councillor Kenneth E. Reeves, Mayor Sheila T. Russell, Councillor Michael A. Sullivan,
Councillor Timothy J. Toomey, Jr., Councillor Katherine Triantafillou, and City Clerk D.~~

Margaret Drury. Also present were Lester Barber, Director of Land
Use and Zoning, C-D-D, and Nancy Glowka,
First Assessor ^{City} ~~City~~, ~~City Clerk's Office~~.

Councillor Duehy convened the hearing and explained the purpose and
the procedures. He invited Lester Barber, Director
of Land Use and Zoning, C-D-D to make a
presentation.
Mr. Barber explained that the

provision would delete the "open space bonus" provision
based on floor area ~~ratio~~ in ratio to lot size (FAR)
which allows extra FAR to the properties

abutting open space. It was used

extensively in ^{the 1970's development of} East Cambridge. The ^{Planning Board} PB has

felt for a considerable amount of time that

the premise is flawed

C. Dwyer then invited Nancy

Glenn, ^{First Assistant City Solicitor} ~~Law Dept~~ ~~Legal Counsel~~, to comment
on the proposal.)

Ms. Glenn noted that there is no

legal barrier to making this change

C. Dwyer then invited ^{testimony} ~~test~~ in

favor. There was ~~none~~ ^{none}. He then invited

testimony in opposition. There was none.

C. Duesky then moved that the petition be referred back to the full City Council without recommendation, ~~in light of the limited~~ and it was so agreed without objection.

The hearing was adjourned at

4:45 p.m.

For the Committee

C. F. ITO, Chair



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Seven

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In City Council November 24, 1997.

Passed to be ordained by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

ATTEST:-

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Planning Board

PETITION OF Deleting Section 5.22, 3 in its entirety

Petition filed with the City Clerk August 4, 1997

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

27 days August
30 days September
8 days October

65 days = October 8, 1997

In City Council August 4, 1997

Referred to the Planning Board for report August 4, 1997

Planning Board Hearing October 21, 1997

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be January 5, 1998.)

24 days October
30 days November
31 days December
5 days January

90 days = Jan. 5, 1998
City Council hearing published Chronicle on Sept 11, 1997
and Sept 18, 1997

Hearing before the Ordinance Committee October 7, 1997

Reported to the City Council October 27, 1997

Passed to a second reading on October 27, 1997

published in Chronicle on October 30, 1997

Planning Board report received on November 17, 1997

Ready for ordination on November 10, 1997

Passed to be ordained on November 24, 1997

published in Chronicle on December 4, 1997

COMPLETION DATE January 5, 1998

City of Cambridge

MASSACHUSETTS

In City Council 11/24, 1997

#35 Zoning Petition - Delete Sec 5.22.3

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
✓				Mr. Francis H. Duehay
✓				Mr. Anthony Galluccio
✓				Mr. Kenneth E. Reeves
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms Katherine Triantafillou
✓				Mayor Sheila T. Russell

9 0 0 0



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

November 12, 1997

To the Honorable, the City Council:

SUBJECT: Planning Board recommendation on the Petition of the Planning Board to eliminated Section 5.22.3 of the Zoning Ordinance.

Recommendation. The Planning Board recommends adoption of the petition as filed.

Findings

1. Section 5.22.3, commonly referred to as the "open space bonus", is a provision of the Zoning Ordinance that grants to lots fronting on wide public streets or open space (100 feet or more wide) additional gross floor area as of right above that normally allowed in the district. A formula in Section 5.22.3 determines the amount of additional floor area that is allowed, related to the width of the lot fronting on the open space and the depth of that open space. Memorial Drive, Charles Park, Front Park, and Danehey Park are among the public facilities that have been employed by private developments to generate additional gross floor area through this provision.

2. The premise of the provision, it is assumed, is that buildings fronting on wide streets and large, permanent open spaces can be made larger, without a sense of crowding or excess development, which would not be the case on smaller lots surrounded by narrow streets and other developed lots. That notion has some merit from a visual design perspective but certainly does not take into account other consequences of additional development (e.g. traffic generation) of equal importance, or the consequences of additional building area where the additional gross floor area is being developed on small, residential lots.

3. For many years this provision had been employed principally in East Cambridge in commercial developments in the East Cambridge waterfront development area. While the additional gross floor area generated there could be significant in those large developments (on the order of 20,000 square feet in part because of the size of the development parcels and the high FAR permitted), it was in an area of large buildings where new development was being actively encouraged. Nevertheless, even in those circumstances the Planning Board was concerned that additional bonus gross floor area was permitted by ordinance where standard development potential was already large.

4. More recently the provision has been employed on smaller residential lots in the Residence B and C-1 districts in the heart of established neighborhoods (e.g. lots in the Residence B zone on Mt. Auburn Street abutting Memorial Drive and lots in the Residence C-1 zone on Sherman Street abutting Danehey Park). While the amount of additional development in these circumstances may be modest, an extra 100, 200 or 300 gross square feet of building, the impact in terms of perceived density and crowding can be much more significant.

5. Given the fact that, for many of our zoning districts, there is widespread concern that the existing, standard density allowances (i.e. the nominal FAR allowed in the district) many to too great, there is no longer a sound planning rationale for maintaining a density bonus on top of existing standard limits, in any circumstance. Therefore the Board recommends elimination of this provision of the Ordinance.

Respectfully Submitted for the Planning Board,

A handwritten signature in cursive script that reads "Paul Dietrich" followed by a stylized flourish.

Paul Dietrich, Chairman

City of Cambridge

The Ordinance Committee held a meeting on October 7, 1997, beginning at 4:40 in the Sullivan Chamber for the purpose of considering a petition of the Planning Board to amend the Zoning Ordinances by deleting Sec. 5.22.3 in its entirety.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Councillor Michael A. Sullivan, and City Clerk D. Margaret Drury. Also present were Lester Barber, Director of Land Use and Zoning, Community Development Department, and Nancy Glowa, First Assistant City Solicitor.

Councillor Duehay convened the hearing and explained the purpose and the procedures. He stated that this petition represents a proposal of the Planning Board. He invited Lester Barber, Director of Land Use and Zoning, Community Development Department to make a presentation.

Mr. Barber explained that this provision would delete the "open space bonus" provision for building floor area in ratio to lot size (FAR) which allows extra FAR to the properties abutting open space. It was used extensively in the 1970's development of East Cambridge. The Planning Board has felt for a considerable amount of time that the premise is flawed.

Councillor Duehay then invited Nancy Glowa, First Assistant City Solicitor, to comment on the proposal. Ms. Glowa noted that there is no legal barrier to making this change.

Councillor Duehay then invited testimony in favor. There was none. He then invited testimony in opposition. There was none.

Councillor Duehay then moved that the petition be referred back to the full City Council without recommendation, and it was so agreed without objection.

The hearing was adjourned at 4:45 p.m.

For the Committee,

Francis H. Duehay

Councillor Francis H. Duehay,
Chair



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Seven

AN ORDINANCE

In Amendment to the "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:
That the Zoning Ordinance of the City of Cambridge is hereby amended as follows:

Amend the text of the Zoning Ordinance by deleting Section 5.22.3 in its entirety.

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In City Council November 24, 1997.

Passed to be ordained by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

ATTEST:-

D. Margaret Drury, City Clerk



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In City Council November 24, 1997.

Passed to be ordained by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

ATTEST:-

D. Margaret Drury, City Clerk



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139



TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

November 17, 1997

To The Honorable, The City Council:

Please find attached for your consideration, a Planning Board recommendation on the Petition of the Planning Board to eliminate Section 5.22.3 of the Zoning Ordinance.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
attachment

Consent Agenda #16

Cal. #35

Relative to a Planning Board recommendation
on the Petition of the Planning Board
to eliminate Section 5.22.3 of the Zoning
Ordinance.

In City Council November 17, 1997

Referred to
the Petition

November 24, 1997

Passed to be
ordained

9-0-0

City of Cambridge

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Councillor Duehay then invited testimony in favor. There was none. He then invited testimony in opposition. There was none.

Councillor Duehay then moved that the petition be referred back to the full City Council without recommendation, and it was so agreed without objection.

The hearing was adjourned at 4:45 p.m.

For the Committee,

Francis H. Duehay
Councillor Francis H. Duehay,
Chair

Committee Report #1

O-231135

A report from Councillor Francis H. Duehay, Chair of the Ordinance Committee, for a meeting held on October 7, 1997 for the purpose of considering a petition of the Planning Board to amend the Zoning Ordinances by deleting Section 5.22.3 in its entirety.

In City Council October 27, 1997

Report Accepted and
Passed to Second
Reading on motion
of Councillor Duehay
November 24, 1997
Passed to be ordained
9-0-0
Ordinance #1194
Published in Chronicle
December 4, 1997