

# City of Cambridge

#7 - 6/25/84

PETITION OF *Nan D. Stone, et al.*  
*Harvard Square Overlay district - parking garage*  
Petition filed with the City Clerk *April 19, 1984*

(all hearing to be completed 65 days from filing date with the City Clerk)

*7 day April*  
*31 day May*  
*27 day June*  
*65 day June - 27, 1984 all hearings*

In City Council

*April 23, 1984*  
*April 23, 1984*

Referred to the Planning Board for report

Planning Board Hearing

*June 5, 1984*

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *Sept. 3, 1984* .)

*25 day - June*  
*31 day - July*  
*31 day - Aug.*  
*3 day - Sept.*

City Council hearing published - *Chronicle - 4/26/84 + 5/2/84*

Hearing before the City Council - *May 15, 1984 at 7 P.M.*

Report to the City Council

*Monday May 21, 1984*  
*Failed by C. D. Sullivan*

Passed to a second reading published

*6/25/84 - failed to pass to second reading*

Ready for Ordination published

*Reconsideration filed by C. D. Sullivan*

COMPLETION DATE: *September 3, 1984*

*8/15/84 No Motion to Reconsider*  
*Placed on File - Rule 19*  
*Time limit expired Sept 3-1984*



**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, May 15, 1984 at 7:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of **Nan D. Stone, et al**, to amend the Zoning Ordinances of the City of Cambridge by adding a new section 11.57 immediately after section 11.56 which reads as follows:

**Section 11.57. Notwithstanding the provisions of Section 5.25, in the Harvard Square Overlay District, a parking garage, and those portions of a structure devoted to parking automobiles, shall not be exempt from the requirements of the base zoning district as to floor area ratio.**

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee  
Councillor David Sullivan  
Chairman.

(C)Apr.26,May3



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# City of Cambridge

MASSACHUSETTS

In City Council

198

*#7* *for parking* *...*

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton		✓		
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. Alfred Vellucci		✓		
Ms. Alice K. Wolf	✓			
Mayor Russell		✓		

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#7 Table

MOTION FOR RECONSIDERATION SUBMITTED BY COUNCILLOR FRANCIS H. DUEHAY

JUNE 26, 1984

Date

Councillor Duehay has notified the City Clerk of his intention to move Reconsideration of the vote of the City Council taken on June 25, 1984 failing to pass to a second reading a proposed amendment to the Zoning Ordinances of the City of Cambridge on the petition of Nan D. Stone, et al, requesting the adoption of a new Section entitled Section 11.57, which would provide that notwithstanding the provisions of Section 5.25, that in the Harvard Square Overlay District, a parking garage and those portions devoted to parking automobiles shall not be exempt from the requirements of the base zoning district as to floor area ratio.

Francis H. Duehay  
Signature



RECEIVED BY  
OFFICE OF CITY CLERK  
CITY OF CAMBRIDGE, MASSACHUSETTS

JUN 22 11 52 AM '84  
**PLANNING BOARD**

CAMBRIDGE, MASS.  
HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 19, 1984

To: The Honorable, the City Council:

Subject: Petition by Nan Stone et al, to require that parking facilities in the Harvard Square overlay district be counted as part of the gross floor area calculation for any lot.

The Petition

The petition would add a new Section 11.57 to the Harvard Square Overlay District which would eliminate the customary exemption from gross floor area of parking facilities, as contained in Section 5.25 of the zoning ordinance.

Recommendation

The Planning Board recommends adoption of the petition with modifications that would clearly exempt required accessory parking and other limited amounts of parking as suggested by the Planning Board in a recent, similar, city-wide petition. The Board's recommended modifications are enclosed.

Public Hearing

A public hearing was held on the petition by the Planning Board on Tuesday, June 5, 1984. Because the petitioner failed to receive direct notice of the hearing no one representing the applicant was present at the hearing. Charles Sage, Harvard Square Business Association, was present to comment in opposition to the proposal. Mr. Sage made a number of points:

- Estimates from the Department of Traffic and Parking indicate that the public spaces available in Harvard Square after completion of the "T" construction will be less than the public spaces available prior to the improvements, that in the face of significant increase in demand generated by the new construction of office and retail facilities.
- Business people believe that there is a real need for additional parking, as suggested in the Harvard Square Task Force and other earlier reports, a view frequently communicated to business people by their customers.
- The proposed amendments would seriously diminish the opportunities for construction of parking facilities in the Square.

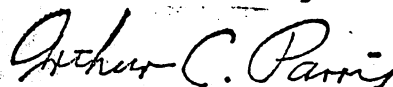
Findings

While the public hearing was not well attended, the Board reviewed this same issue at an actively attended public hearing on a similar but city-wide petition sponsored by the Planning Board. From the comments made at both hearings the Board makes the following findings:

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1. Principal use parking structures are now permitted by right in the Harvard Square Overlay District and subject only to the height limitations.
2. Section 11.542 of the Overlay District permits parking structures to reach 80 in height by right by the very provision of the parking spaces contained in it.
3. It is possible with only advisory public review to build very large principal use garages covering all of a lot because no FAR restriction applies.
4. By their very nature parking garages are physically less sympathetic neighbors than are buildings designed to be inhabited by people. At even modest sizes they can be very disruptive in those well established neighborhoods having a clearly defined development character.
5. It is possible that a large, principal use garage not limited to FAR restrictions could significantly negatively impact its neighbors through the introduction of a volume of cars and traffic that would exceed that which would be generated by a principal use of office, retail, or housing activity.
6. While the Board believes that inadequately regulated parking garages are a problem city-wide, it is appropriate that where the issue is of immediate concern, as in the Overly District, specific local regulations may be adopted.
7. It appears that the amendment as proposed would mandate that required accessory parking as well as principal parking would not be exempt from the FAR requirements of the base zone. Parking required by ordinance should be exempt from these calculations.
8. The board would also recommend that additional parking facilities be exempt as for instance those located completely underground, reflecting the fact that some of the concern is the visual impact of parking structures.

Respectfully submitted,  
for the Planning Board



Arthur Parris,  
Chairman

AMENDED PETITION AS RECOMMENDED BY THE PLANNING BOARD

Create a new Section 11.57 of the Cambridge Zoning Ordinance as follows:

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- (1) contain accessory parking as established in article 6.000 of this ordinance; or
- (2) are completely below the finished grade adjoining the structure; or
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#8

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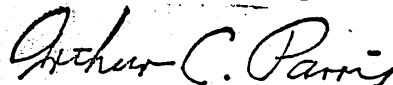
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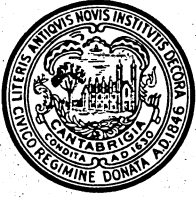
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# CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

June 25, 1984

To the Honorable, the City Council:

I transmit herewith communication from the Planning Board relative to the petition of Nan Stone et al to require that parking facilities in Harvard Square overlay district be counted as part of the gross floor area calculation for any lot.

Very truly yours,

Robert W. Healy  
City Manager

RWH/b

Agenda # 8

Planning Board report on the petition of Nan Stone, et al to require that parking facilities in Harvard Square overlay district be counted as part of the gross floor area calculation for any lot.

In City Council,

June 25, 1984

*6/25/84*  
*Refer to the*  
*Petition.*



OF CAMBRIDGE, MASSACHUSETTS

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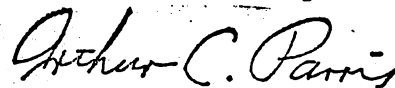
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*Arthur C. Parris*

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# City of Cambridge

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MASSACHUSETTS

In City Council

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Ms. Sandra Graham		✓		
Mr. David E. Sullivan		✓		
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Ms. Alice K. Wolf		✓		
Mayor Russell	✓			

*True for the  
Council  
4 0*



OF CAMBRIDGE, MASSACHUSETTS

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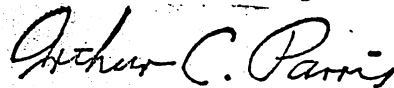
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# City of Cambridge

In City Council..... May 21, 1984

The Ordinance Committee

to which comprised of the entire membership of the City Council was referred the petition of Nan D. Stone, et al, to amend the Zoning Ordinances of the City of Cambridge by adding a new Section 11.57 immediately after the present Section 11.56, met on Tuesday, May 15, 1984 at 7:25 p.m. in the City Council Chamber, City Hall, Cambridge.

Said proposed amendment reads as follows:

"Section 11.57. Notwithstanding the provisions of Section 5.25, in the Harvard Square Overlay District, a parking garage, and those portions of a structure devoted to parking automobiles, shall not be exempt from the requirements of the base zoning district as to floor area ratio".

Councillor David Sullivan, Chairman of the Committee presided and called for the proponents to appear.

The Committee heard from Dean Johnson of 30 Agassiz Street of the Harvard Square Defense Fund, who stated that under the present zoning an apparent loophole existed which would allow a parking garage to be built to a height of 75 feet and noted that a neighboring building, the Galleria, was only 35 feet high; that the present zoning FAR restricted the height of residences and other buildings. He further stated that the proposed construction of a five-story garage in this area would destroy the fabric of the area, lead to pollution and traffic congestion and urged the Committee to put parking garages under the same restrictions as other buildidngs in the area.

Appearing in favor of the amendment was John Pitkin of 18 Fayette Street, who stated that no deficit would occur in available parking when University Place was completed, with 315 spaces and stressed the need to provide moderate parking rates in the Square.

Councillor Wolf stated that the issue before the Committee was the height and density of the proposed garage rather than the use which it would serve.

The following recorded themselves in favor: Stuart D. Lesser of 115 Lexington Avenue, John Edsall of 895 Memorial Drive, J. D. Pollack of 24 Farewell Place, Tudor G. Ingersoll of 120 Lakeview Avenue, Iten N. Fales of 11 Hilliard Street and Sarah A. Wolfinshon of 11½ Hilliard Street.

# REPORT

## **Committee on** Ordinances

Re: petition of Nan D. Stone, et al, to amend the Zoning Ordinances by adding a Section 11.57 to not exempt a parking garage & those portions of the structure devoted to parking automobiles from the requirements of the base zoning district as to floor area ratio in the Harvard Square Overlay District.

In City Council,

May 21, 1984

The proponents of the amendment stressed the necessity of closing up the loophole in the Zoning Law, to save the Harvard Square area from over development, traffic congestion and eliminate the possibility of a five-story garage being constructed with a height of 75 feet and noted that the new Alewife MBTA garage was only 54 feet in height.

Councillor David Sullivan read a letter from Charles Sullivan recording the Historical Commission in favor of the proposed zoning change.

At 7:59 p.m. the Chairman declared the hearing for the proponents closed, and requested the opposition to come forward and be heard.

The Committee heard from David Hughes of 177 Commonwealth Avenue, who recorded the Chamber of Commerce in opposition and alleged that the proposed amendment constituted spot zoning, since it singled out Harvard Square only. He further stated that the framers of the Zoning Ordinance did not overlook the problem of parking and wished to encourage developers to build. He cited the need for parking in the Square and the scarcity of available alternatives and the financial outlay required by the City in the event that eminent domain proceedings were required. He further stated that businesses in Harvard Square were receiving competition from the new shopping malls in Watertown and that new parking was necessary to meet this competition. In answer to questions by the Chairman, he stated that 12 feet per floor was required for a parking garage.

The Committee heard from James Argeros, General Manager of the Harvard Coop, who read from a report dated August 10, 1983 (and designated as Appendix A of this report). Said report indicating a 60% decline in parking availability from 1981 to 1983 from 23,286 available spaces in 1981 over a twelve month period to 10,269 available spaces in 1983, resulting in a sales loss of \$1 million. He stated that the decline was attributable to the elimination of the Mount Auburn and MBTA parking lots and that the cost of providing parking for customers rose from 75¢ per hour in 1981 to \$3.00 per hour in 1983. (A copy of his report, as noted above, and a letter from a businessman outlining his parking difficulties is attached to this report and designated as Appendix A).

Mr. Argeros further stated that a new garage would lessen congestion and take traffic out of the Square, that University Place would provide only 100 spaces and not 400 as planned; that the use of the two Gulf stations would restore some semblance of balance.

Councillor David Sullivan stated that the issue was how big a garage should be. In response to the Chairman, Mr. Argeros stated that to be economically feasible it had to be able to accommodate 300 to 400 cars.

Councillor Wolf inquired why a garage should be out of scale with surrounding buildings.

Mr. Charles Sage of 221 Mount Auburn Street recorded his opposition and cited the loss of parking spaces with only 1,548 spaces, including 300 new spaces, would result in a loss of 326 spaces since 1978.

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Sally Alcorn, Executive Director of the Harvard Square Business Association, recorded that organization against the proposed amendment and noted that the height of the proposed parking facility would be the same as the recently constructed Coolidge Bank Building in Harvard Square.

Edward Ver Planck recorded his opposition and the Chair declared the hearing closed when no others appeared in opposition at 8:35 p.m.

The proposed amendment, on motion of Councillor Wolf, was referred without recommendation to the City Council for their consideration.

For the Committee,



Councillor David E. Sullivan  
Chairman.

August 10, 1983

TO: MR. J. A. ARGEROS

FROM: MR. H. AGABABIAN

SUBJECT: CUSTOMER PARKING ANALYSIS - JULY - JUNE, 1983, 1982, 1981

<u>MONTH</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>
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TOTAL	10,269	20,873	23,286

This almost 60% decline is due to the elimination of the Mount Auburn and M.B.T.A. parking lots and has meant a sales loss of about 1 million dollars. While the numbers have come down severely, our costs in providing the one hour free parking are very high. In 1981 it cost us 75¢ per participant while today it costs us \$3.00 per participant at the Church St. lot because they now charge \$2.00 per  $\frac{1}{2}$  hour of parking.



TROUSERS AND SPORTCOATS

(APPENDIX A)

8/1/83

Harvard Cooperative Society  
1400 Mass. Ave.  
Cambridge, Mass. 02138

Attn: Mr. James Argeros

Dear Mr. Argeros,

I thought it meaningful to call to your attention a parking experience I had while honoring a sales appointment with Mr. Larry Attisano on July 15th at 2:00 pm.

Parking in the Harvard Square area is I'm sure a problem which the Coop and other retailers have become most sensitive to. It has become increasingly worse each day, week and month.

However, unfortunate, it is nevertheless a major problem which obviously taxes everyone. On July 15, I spent over 45 minutes in the general Harvard Square area in search of a place to park. Upon finally attempting to get into the under-ground garage adjacent to Dunster St., I was greeted by an absolutely obnoxious attendant who at first, refused to let me enter, claiming that the garage was full, and that I had a hell of a nerve coming in at that time of day.

When I pointed to a car that just happened to be leaving, after some bickering, the attendant finally let me in. His job is obviously not an easy one.....but to lambaste me with four letter language, makes the situation even worse.

With some 25 years on the road, facing detours, weather and parking, I begrudgingly accept abuse as part of my job.

But I wonder if others do....other salesman and even more important customers, both of whom are essential to the life-blood of the Harvard Square retail community.



TROUSERS AND SPORTCOATS

Quite frankly, there may come a day, or it may already have come on several days, when an important vendor will see fit to cease visits to the "Square". And if that is the case, then everyone is a loser, including the parking garages and their employees.

Certainly, the shops in the "Square" must have exercised concern relative to the parking problem, but I think the time has come for you merchants to see that the problem is eased as best can be.

If the case may be, vendors like my self will choose by design to visit your buyers out of the store, and away from the square, with the result that some innocent restaurant will lose my patronage, as well as that of others.

Mr. Argeros, parking attendants have jobs to do just like you and me, and not everything is pleasant for any of us. I'm sure you bite your tongue on occasion, I certainly do mine, and it's time for the garage attendant to make the best of what for the time being anyway, is a trying situation.

Respectfully yours,

*Donald R. Brewer*  
Donald R. Brewer  
The Asher Company

cc: Larry Attisano ✓



SERVING THE ACADEMIC COMMUNITY SINCE 1882

MILTON P. BROWN, President  
JAMES A. ARGEROS, General Manager

May 17, 1984

Mr. Paul E. Healy, City Clerk  
City of Cambridge  
Cambridge City Hall  
Cambridge, MA 02138

Dear Mr. Healy:

I am enclosing informative material that I used in my remarks at the Committee Meeting on the Parking Garage Issue last Tuesday night.

Please convey my thanks to the Council for allowing me to participate in the hearing.

I hope you will deliver the enclosed information to each of the Councilors.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'James A. Argeros', is written over the typed name and title.

James A. Argeros  
General Manager

JAA:pf

August 10, 1983

TO: MR. J. A. ARGEROS

FROM: MR. H. AGABABIAN

SUBJECT: CUSTOMER PARKING ANALYSIS - JULY - JUNE, 1983, 1982, 1981

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Appendix A

August 10, 1983

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(6)

TROUSERS AND SPORTCOATS

8/1/83

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Cambridge, Mass. 02138

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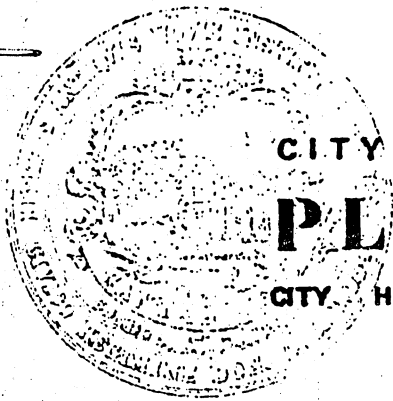
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The Asher Company

cc: Larry Attisano ✓



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 23, 1984

To the Honorable, the City Council:

SUBJECT: Planning Board Recommendation on a Petition by the Board to Subject Parking Garages to the Floor Area Ratio Applicable on Any Lot Where Such Garages are a Permitted Use

## The Petition

The petition would alter the definition of Gross Floor Area in Article 2.000 of the Zoning Ordinance so as to make all but accessory parking subject to the Gross Floor Area definition and thus limited by FAR requirements. A special permit provision would allow a parking facility to exceed FAR limitations.

## Recommendation

The Planning Board recommends adoption of the petition with modifications as indicated in the enclosed revised amendment. The changes would do the following:

- (1) Exempt parking constructed completely underground.
- (2) Permit a parking facility to exceed the FAR limit by 15%, recognizing that parking garage floors are less bulky than standard office or retail floors.
- (3) Makes clear that the special permit provisions apply only to principal use parking and not to accessory parking.

## Public Hearing

In accordance with Chapter 40A of the Massachusetts General Laws, the Planning Board held a public hearing on Tuesday, April 3, 1984.

A large number of residents and business representatives were present. Those speaking in favor of the petition were generally in agreement that principal use parking structures should be subject to the same bulk controls affecting a lot as any other principal use permitted. By the nature of the design and structure of a garage and the traffic a garage can concentrate in a single location, supporters felt that there should be public review of any garage which would exceed the bulk limitations of the applicable FAR. Others felt that there should be no exemption granted.

In general, business representatives were concerned that the proposal would discourage or prohibit the construction of badly needed parking facilities not only in Harvard Square, whose problems tended to dominate the discussion, but also in Porter, Central and Kendall Squares. As a floor of parking garage is less bulky than a floor of retail or office use it was also felt that imposing an FAR cap unfairly impacted parking structures as they would in fact be less bulky than other permitted buildings.

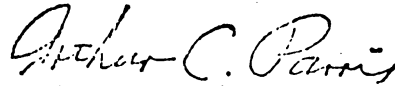
### Findings

1. Principal use parking structures are now permitted by right in all office districts, all Business B and Business C districts, and all industrial districts, subject only to setback and height limitations.
2. With the exception of the office districts, there are few setback requirements in these districts and in several there are no height limitations.
3. It is now possible without public review to build very large principal use garages covering substantial portions of a lot because such uses are not limited by the Floor Area Ratio of the district. Where there is no height limit a building much bulkier than any other permitted would be possible.
4. By their very nature parking garages are physically less sympathetic neighbors than are buildings designed to be inhabited by people. At even modest sizes they can be very disruptive in well established neighborhoods having a clearly defined development character.
5. It is possible that a large, principal use garage not limited by FAR restrictions could significantly negatively impact its neighbors through the introduction of a volume of cars and traffic that would exceed that which would be generated by a principal use of office, retail, or housing activity.
6. The proposed amendment would restrict the bulk of a garage facility built as of right by imposing FAR limitations. It would however recognize that with appropriate design it is possible to permit a garage to exceed the FAR limitations on a lot where centralization of parking facilities would be desirable. A public review process is established, by special permit, to evaluate visual and traffic impacts of the larger garages which would exceed FAR limitations.
7. The proposed amendment would permit accessory parking, already subject to FAR limitations in some circumstances, to exceed the FAR limitation by special permit. As that was not the intention of the regulation a modification to the proposed amendment is appropriate.

8. As one major impetus for proposing the amendment was a concern about the bulk of parking garages, it seems reasonable to (1) exclude underground parking which does not contribute to visible bulk and (2) allow a small FAR premium because in fact a floor of parking is less bulky than an equivalent floor of office or retail use.

Respectfully submitted,

for the Planning Board



Arthur Parris  
Chairman

Amendment to the Zoning Ordinance as modified and recommended by the Planning Board.

Amend Article 2.000 - Definitions, Section "Floor area, gross" as follows:

1. Add a new paragraph (g)

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (1) below.

2. Delete paragraph (1) and substitute therefor the following:

(1) Areas used for off-street loading purposes and parking garages used for accessory parking as established by Article 6.000.

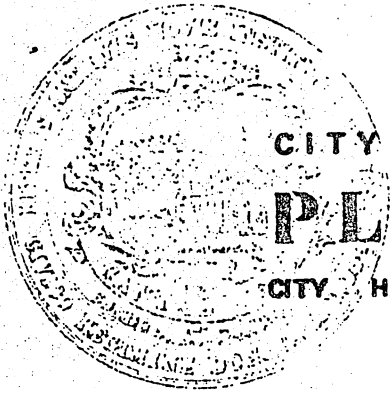
Amend Article 5.000 - Development Standards by deleting Section 5.25 FAR Exceptions and substituting therefor the following:

5.25 FAR Exceptions for Parking Structures

The provisions of the gross floor area definition of Article 2.000 notwithstanding, the following gross floor area of a principal use parking garage, normally subject to FAR, shall be exempt from the requirements of FAR as of right:

- (1) any floor of a principal use parking structure or portion of a structure so used, completely below the finished grade adjoining the building; and
- (2) that portion of any principal use parking structure, or portion of a structure so used, not completely below finished grade, equal to no more than 15% of the maximum permitted FAR on the lot.

Upon the issuance of a special permit from the Planning Board a parking garage as a principal use, or that portion of a structure devoted to parking automobiles as a principal use may be permitted to exceed the gross floor area permitted on its site; all other dimensional requirements of the district in which it is located shall apply.



CITY OF CAMBRIDGE, MASSACHUSETTS

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In general, business representatives were concerned that the proposal would discourage or prohibit the construction of badly needed parking facilities not only in Harvard Square, whose problems tended to dominate the discussion, but also in Porter, Central and Kendall Squares. As a floor of parking garage is less bulky than a floor of retail or office use it was also felt that imposing an FAR cap unfairly impacted parking structures as they would in fact be less bulky than other permitted buildings.

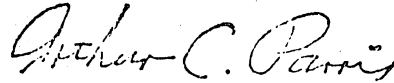
### Findings

1. Principal use parking structures are now permitted by right in all office districts, all Business B and Business C districts, and all industrial districts, subject only to setback and height limitations.
2. With the exception of the office districts, there are few setback requirements in these districts and in several there are no height limitations.
3. It is now possible without public review to build very large principal use garages covering substantial portions of a lot because such uses are not limited by the Floor Area Ratio of the district. Where there is no height limit a building much bulkier than any other permitted would be possible.
4. By their very nature parking garages are physically less sympathetic neighbors than are buildings designed to be inhabited by people. At even modest sizes they can be very disruptive in well established neighborhoods having a clearly defined development character.
5. It is possible that a large, principal use garage not limited by FAR restrictions could significantly negatively impact its neighbors through the introduction of a volume of cars and traffic that would exceed that which would be generated by a principal use of office, retail, or housing activity.
6. The proposed amendment would restrict the bulk of a garage facility built as of right by imposing FAR limitations. It would however recognize that with appropriate design it is possible to permit a garage to exceed the FAR limitations on a lot where centralization of parking facilities would be desirable. A public review process is established, by special permit, to evaluate visual and traffic impacts of the larger garages which would exceed FAR limitations.
7. The proposed amendment would permit accessory parking, already subject to FAR limitations in some circumstances, to exceed the FAR limitation by special permit. As that was not the intention of the regulation a modification to the proposed amendment is appropriate.

8. As one major impetus for proposing the amendment was a concern about the bulk of parking garages, it seems reasonable to (1) exclude underground parking which does not contribute to visible bulk and (2) allow a small FAR premium because in fact a floor of parking is less bulky than an equivalent floor of office or retail use.

Respectfully submitted,

for the Planning Board



Arthur Parris  
Chairman

Amendment to the Zoning Ordinance as modified and recommended by the Planning Board.

Amend Article 2.000 - Definitions, Section "Floor area, gross" as follows:

1. Add a new paragraph (g)

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (1) below.

2. Delete paragraph (1) and substitute therefor the following:

(1) Areas used for off-street loading purposes and parking garages used for accessory parking as established by Article 6.000.

Amend Article 5.000 - Development Standards by deleting Section 5.25 FAR Exceptions and substituting therefor the following:

5.25 FAR Exceptions for Parking Structures

The provisions of the gross floor area definition of Article 2.000 notwithstanding, the following gross floor area of a principal use parking garage, normally subject to FAR, shall be exempt from the requirements of FAR as of right:


- (1) any floor of a principal use parking structure or portion of a structure so used, completely below the finished grade adjoining the building; and
- (2) that portion of any principal use parking structure, or portion of a structure so used, not completely below finished grade, equal to no more than 15% of the maximum permitted FAR on the lot.

Upon the issuance of a special permit from the Planning Board a parking garage as a principal use, or that portion of a structure devoted to parking automobiles as a principal use may be permitted to exceed the gross floor area permitted on its site; all other dimensional requirements of the district in which it is located shall apply.

8. As one major impetus for proposing the amendment was a concern about the bulk of parking garages, it seems reasonable to (1) exclude underground parking which does not contribute to visible bulk and (2) allow a small FAR premium because in fact a floor of parking is less bulky than an equivalent floor of office or retail use.

Respectfully submitted,

for the Planning Board



Arthur Parris  
Chairman

PUBLIC NOTICE  
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

#11  
Hearing

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Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,  
Councillor David Sullivan,  
Chairman.

RECEIVED BY  
OFFICE OF CITY CLERK

APR 27 10 22 AM '84

CAMBRIDGE, MASS.

*1st flr lead*

PUBLIC NOTICE  
RELATIVE TO ZONING.

#4

City of Cambridge

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PUBLIC NOTICE  
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4

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For the Committee,  
Councillor David Sullivan,  
Chairman.

# Harvard Square Business Association

ESTABLISHED 1910

18 BRATTLE STREET, CAMBRIDGE, MASSACHUSETTS 02138

Telephone: (617) 491-3434

May 11, 1984

Councillor David Sullivan  
Committee on Ordinances  
Cambridge City Council  
City Hall  
795 Massachusetts Avenue  
Cambridge, Massachusetts 02139

Dear Councillors:

The board of directors of the Harvard Square Business Association voted at a special session to support:

1. Off-street parking in the Harvard Square Overlay District, and
2. Specifically, the proposed parking garage with ground-floor retail at the corner of JFK Street and Eliot Street, modified to correspond in height and bulk and aesthetics with adjacent structures, such as the Coolidge Bank and the Kennedy School

Our board of directors is concerned with Nan Stone's amendment to include parking structures in the existing FAR limitations in the Harvard Square Overlay District. Our officers and directors have voiced their opposition to Stone's amendment, which would in effect discourage any additional development of off-street parking facilities in Harvard Square, irregardless of their merit. Our board supports the position requested by the majority of our 170 members, who have identified in a recent poll the crucial need for consumer and employee parking in Harvard Square.

We would hope that your Committee on Ordinances would see fit to vote against Stone's amendment, and to support the position taken by the Harvard Square Business Association on behalf of its members, many of whom have long established retail and professional business firms in the Square.

Sincerely yours,



Sheldon Cohen  
President

PUBLIC NOTICE  
RELATIVE TO ZONING.

# City of Cambridge

4

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For the Committee,

Councillor David Sullivan,  
Chairman.



# On the arts scene

## Harvard dancers perform for city school students

Cambridge's first international dance company is making its debut on the Cambridge stage this evening at 7:30 p.m. when the Harvard University Dance Ensemble performs for city school students.

"Harvard" ensemble was organized last year and has been touring the United States and Europe. When the Harvard dancers performed in Cambridge last year, they were accompanied by a group of 100 city school students who had been invited to attend the performance. This year, the Harvard dancers will be accompanied by a group of 100 city school students who have been invited to attend the performance.

The Harvard dancers will be performing a variety of dances, including a piece by the Harvard University Dance Ensemble. The Harvard dancers will be performing a variety of dances, including a piece by the Harvard University Dance Ensemble.

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# 'Alice's' Lavin heads ART class for 'Six Characters'

The American Repertory Theatre will continue its series of classes for children with a special one for the play "Six Characters in Search of an Author" by Luigi Pirandello. The class will be led by Lavinia Lavin.

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# Library sets program on elderly

The Cambridge Public Library is sponsoring a series of programs for the elderly. The programs will be held at the library and will include a variety of activities.

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# Video festival

The Cambridge Film Festival will be holding a video festival. The festival will feature a variety of video works and will be held at the Cambridge Film Festival.

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# River Festival needs you!

The Cambridge River Festival is looking for volunteers. The festival will be held on the Cambridge River and will feature a variety of activities.

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# Cambridge River Festival

## Volunteer sign-up form

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### Wheelo scouts to graduate

The United Brotherhood of Carpenters and Joiners of America is sponsoring a graduation ceremony for the Cambridge City Scouts. The ceremony will be held at the Cambridge City Scouts.

### Continuing Education

Bunker Hill Community College is offering a variety of continuing education courses. The courses will be held at the Bunker Hill Community College.

### COMPUTER

Learn to use a computer with our course. The course will be held at the Bunker Hill Community College.

### MATIGNON HIGH SCHOOL

Next Term Begins Monday, May 14. The school is located at 245 Boston St., Cambridge, MA.

### ARRESTED

ATHEMIST DAVID M. NIEDEL. The arrest was made by the Cambridge Police Department.

### DICKSON'S DELIVERY SERVICE

Reliable delivery service for all your needs. The service is located at 100 Main St., Cambridge, MA.

### COMPUTER-DATA

Learn to use a computer with our course. The course will be held at the Bunker Hill Community College.

### FISHER JUNIOR COLLEGE

Next Term Begins Monday, May 14. The college is located at 100 Main St., Cambridge, MA.

### CONVERT TO GAS

HEAT \$8 per month. Save money by converting to gas. The service is located at 100 Main St., Cambridge, MA.

### DISCOUNT DELIVERY SERVICE

Reliable delivery service for all your needs. The service is located at 100 Main St., Cambridge, MA.

### FOR THOSE WHOSE TOUGHEST SCHOLASTIC ACHIEVEMENT IS PAYING THE TUITION.

Save money on tuition with our service. The service is located at 100 Main St., Cambridge, MA.

### SHAWMUT BANKS

Look for a deposit. The bank is located at 100 Main St., Cambridge, MA.

### APPEARING IN COURT

Legal services for all your needs. The service is located at 100 Main St., Cambridge, MA.

### Koby Antiques

Quality antiques for all your needs. The store is located at 100 Main St., Cambridge, MA.

### Hardware Handyman

Quality hardware and handyman services. The service is located at 100 Main St., Cambridge, MA.

### 華玉樓 CHINA PADE

Quality Chinese goods for all your needs. The store is located at 100 Main St., Cambridge, MA.

### AMERICAN SAGE INTERIORS

Quality interior design services. The service is located at 100 Main St., Cambridge, MA.

### ROMANIC'S STORES

Quality Romanic goods for all your needs. The store is located at 100 Main St., Cambridge, MA.

### MOSCOW THE HUNTERS

Quality hunting goods for all your needs. The store is located at 100 Main St., Cambridge, MA.

### CHILDREN OF THE OAK

Quality children's goods for all your needs. The store is located at 100 Main St., Cambridge, MA.

### THE TRIP DUNKIN' DONUTS

Quality Dunkin' Donuts for all your needs. The store is located at 100 Main St., Cambridge, MA.

### ACCENT YOUR TABLE WITH CORNING WARE FRENCH WHITE FROM DUNKIN' DONUTS.

Quality Corning Ware for all your needs. The store is located at 100 Main St., Cambridge, MA.

### DUNKIN' DONUTS

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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, May 15, 1984 at 7:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of Nan D. Stone, et al, to amend the Zoning Ordinances of the City of Cambridge by adding a new section 11.57 immediately after section 11.56 which reads as follows:

Section 11.57. Notwithstanding the provisions of Section 5.25, in the Harvard Square Overlay District, a parking garage, and those portions of a structure devoted to parking automobiles, shall not be exempt from the requirements of the base zoning district as to floor area ratio.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor David Sullivan,  
Chairman.



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

April 30, 1984

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Tuesday, May 15, 1984 at 7:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by Nan D. Stone, et al, to amend the Zoning Ordinances of the City of Cambridge by adding a new section 11.57 regarding that portions of a structure devoted to parking automobiles shall not be exempt from the requirements of the base zoning district as to floor area ratio.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enc. Hearing notice relative to petition of Nan D. Stone.

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Section 11.57. Notwithstanding the provisions of Section 5.25, in the Harvard Square Overlay District, a parking garage, and those portions of a structure devoted to parking automobiles, shall not be exempt from the requirements of the base zoning district as to floor area ratio.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor David Sullivan,  
Chairman.

RECEIVED BY  
OFFICE OF CITY CLERK  
**City of Cambridge**  
MAY 11 2 49 PM '84  
CAMBRIDGE, MASS.

CITY COUNCIL HEARING SCHEDULE

Monday, May 14, 1984

4:15 P. M. The Finance Committee of the City Council will conduct hearings on the Fiscal Budget for Fiscal Year 1984-1985. (City Council Chamber)

5:00 P. M. Regular City Council Meeting. (City Council Chamber)

6:00 P. M. The City Council has scheduled a public hearing pursuant to the request of Bill Cavellini, Simplex Steering Committee, relative to the latest events regarding the Simplex Development Area. (Representatives of the Simplex Steering Committee, M.I.T. and its developer Forest City Enterprises have been invited to attend). (City Council Chamber)

Tuesday, May 15, 1984

5:30 P. M. The Committee on Ordinances will conduct a public hearing on the petition of the Planning Board to amend the text of the Zoning Ordinances by replacing the current regulations relating to signs with a new comprehensive sign ordinance. (City Council Chamber)

RECEIVED BY  
OFFICE OF THE CITY CLERK  
City of Cambridge  
MAY 11 2 49 PM '84  
CAMBRIDGE, MASS.

CITY COUNCIL HEARING SCHEDULE CONTINUED

Tuesday, May 15, 1984

6:00 P. M. The Committee on Ordinances will conduct a public hearing on a petition by the Planning Board to amend the text of the Zoning Ordinances as it relates to residential off-street parking facilities (this proposed amendment originally submitted as Amendment #7 in the Technical Package attempts to ensure that parking for residential units is accessory to each individual unit and requires that existing accessory parking remain). (City Council Chamber)

6:30 P. M. The Committee on Ordinances will conduct a public hearing on the petition of the Planning Board relative to a series of eight technical amendments which had been previously submitted and referred back to the Planning Board after hearing on April 5, 1984 (note that Amendment #7 outlined above has been resubmitted by the Planning Board for hearing on the same date). (City Council Chamber)

7:00 P. M. The Committee on Ordinances will conduct a public hearing on the petition of Nan D. Stone, et al, to amend the Zoning Ordinances of the City of Cambridge by adoption of a new section entitled, Section 11.57, which would provide that notwithstanding the provisions of Section 5.25, that in the Harvard Square Overlay District, a parking garage & those portions devoted to parking automobiles, shall not be exempt from the requirements of the base zoning district as to floor area ratio. (City Council Chamber)

RECEIVED BY  
OFFICE OF CITY CLERK  
**City of Cambridge**  
MAY 11 2 49 PM '84  
CAMBRIDGE, MASS.

CITY COUNCIL HEARING SCHEDULE CONTINUED

Wednesday, May 16, 1984

6:00 P. M. The Committee on Health and Hospitals will meet with the Chiefs and Associate Chiefs of the Cambridge Hospital, in order to discuss matters of mutual concern. (M.I.T. Faculty Club)

Monday, May 21, 1984

5:00 P. M. Regular City Council Meeting. (City Council Chamber)

RECEIVED BY  
OFFICE OF CITY CLERK

APR 19 12 47 PM '84

CAMBRIDGE, MASS.

City Council  
City of Cambridge, Massachusetts

We, the undersigned, being at least ten registered voters in the City of Cambridge, hereby petition the Cambridge City Council that the Zoning Ordinance of the City of Cambridge be amended by adoption of the following resolution by the Cambridge City Council:

RESOLVED: That a new Section 11.57 of the Cambridge Zoning Ordinance be adopted by inserting, immediately after Section 11.56, the following:

11.57 Notwithstanding the provisions of Section 5.25, in the Harvard Square Overlay District a parking garage, and those portions of a structure devoted to parking automobiles, shall not be exempt from the requirements of the base zoning district as to floor area ratio.

Respectfully submitted

Name	Address
<u>M. Stone</u> <sup>GERY</sup> NAN D. STONE	<u>15 Gerry St Cambridge</u> ✓
<u>Sarah A. Wolf</u> <sup>SARAH WOLF WILSON</sup>	<u>11 1/2 Hilliard St Cambridge</u> ✓
<u>Ellen G. Most</u>	<u>44 Coolidge Hill Rd. Cambridge</u> ✓
<u>J. Pollack</u> <sup>JOHN D. POLLACK</sup>	<u>24 Farwell Place Cambridge</u> ✓
<u>Mary Conlan</u> <sup>MARY CONLAN</sup>	<u>26 Chauncy St. Cambridge</u> ✓
<u>Dean R. Johnson</u>	<u>30 Agassiz St., Cambridge, MA 02140</u>
<u>Mary V. Enright</u> <sup>C. ENRIGHT</sup>	<u>122 Brattle St Cambridge 02138</u> ✓
<u>Avis M. DeVoto</u> <sup>AVIS M. DEVOTO</sup>	<u>984 Memorial Dr. Cambridge 02138</u> ✓
<u>Patricia R. Pratt</u> <sup>PATRICIA R. PRATT</sup>	<u>11 Brown St., Cambridge 02138</u> ✓
<u>Lucy Rava</u> <sup>LUCY RAVA</sup>	<u>888 Memorial Dr. Camb 02138</u> ✓
<u>John R. Pitkin</u>	<u>18 Fayette St. 02139</u> ✓
<u>Catherine Brennan</u>	<u>167 Upland Rd. 02140</u> ✓

✓ = registered voters = 11 registered

Petition of Nan D. Stone, et al, requesting that the Zoning Ordinances be amended by inserting after Section 11.56, a Section 11.57, Re: parking garages not being exempted from the requirements of the base zoning district as to floor area ratio.

6/25/84 Gauled to pass to 2nd reading

C. Durbay filed reconsideration

8/15/84 No action taken on reconsideration

Placed on file due to expiration

copy sent to Planning Board 4/25/84  
(to les Barber)

copy sent to Councilor David Sullivan,  
Chairman, Ordinance Committee in  
his Friday Council package 4/27/84  
mh

In City Council,

April 23, 1984

4/23/84

Referred to Planning  
Board

AM4

Ordinance Committee

FOR

Hearing & Report