



# City of Cambridge

Consent Agenda #20

IN CITY COUNCIL

November 4, 1996

COUNCILLOR TRIANTAFILLOU

ORDERED: That the City Council initiate a proposed amendment to the Zoning Ordinances to add a new section 3.13 Industry C and Planned Unit Development in IC Districts Temporary Building Moratorium, as described in Option III of the City Manager's Agenda Item #20 of November 4, 1996; and be it further

ORDERED: That the proposed amendment be referred to the Planning Board and Ordinance Committee.

In City Council November 4, 1996

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

A handwritten signature in black ink, reading "D. Margaret Drury". The signature is written in a cursive style.

ATTEST:-

D. Margaret Drury  
City Clerk

Mgr's Agenda #  
20

KT

ORDERED: That the City Council initiate a proposed amendment to the Zoning Ordinances to add a new section 3.13 Industry C and Planned Unit Development in IC Districts Temporary Building Moratorium, as described in Option III of the City Manager's Agenda Item #20 of November 4, 1996 and be it further

ORDERED: That the proposed amendment be Referred to the Planning Board and Ordinance Committee.

W/9

KT  
~~KT~~

Agenda #20

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ORDERED: That the proposed amendment be Referred to the Planning Board and Ordinance Committee.

adopted  
vv/g



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CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

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SUSAN B. SCHLESINGER  
Assistant City Manager for  
Community Development

ELIZABETH EPSTEIN  
Deputy Director for  
Community Development

October 31, 1996

To: Robert W. Healy, City Manger

From: Susan Schlesinger, Assistant City Manager for Community Development

Pursuant to City Council Order #44 of October 28, 1996, we have developed three options for an Interim Planning Overlay District affecting the Industry C District and the coterminous Planned Unit Development in IC Districts in Alewife. They are as follows:

**Option I** *This option would require the issuance of a special permit for all major development within the IC district boundaries; there would therefore be no significant as-of-right development allowed in the IC district. The planned unit development district provisions would still exist and a special permit could be issued for development seeking any use or dimensional bonuses (e.g. additional height) now allowed through the PUD special permit process. The total amount of new construction would, however, be limited to an additional 300,000 square feet.*

Amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 3.13 - Industry C Interim Planning Overlay District as follows:

***3.13 - Industry C Interim Planning Overlay District***

Whereas the Industry C District and the Planned Unit Development in IC Districts encompass an area unique in the City for its combination of factors, including the presence of wetlands and 100 year flood plains, a close proximity to residential neighborhoods and public recreation facilities, significant congestion on those regional arteries providing immediate access to the site, and the significant amount of future development possible on a large site only lightly developed; and

Whereas additional construction within the district will necessitate accommodation to these factors in ways that will affect the character and quality of development on the site and of the resources themselves; and

Whereas these districts have not been the subject of detailed planning study since 1979, and were not analyzed as part of the Alewife Planning Study undertaken for the remainder of the Alewife industrial/commercial district and completed in 1994; and

Whereas a development plan previously approved by the Planning Board through the Planned Unit Development special permit process is now out of compliance with regard to the schedule of construction approved; and

Whereas further development consistent with that approved special permit may occur, if at all, only after consideration of a major amendment to the permit by the Planning Board; and

Whereas the Planning Board has indicated, in its review of recent proposals to modify the regulations for these districts, the need for a comprehensive review of all regulations applicable in these two districts;

**Now, therefore, the following limitations and restrictions shall apply to any Industry C District and any Planned Unit Development in Industry C Districts (hereinafter referred to as the "district") and shall be in effect until November 1, 1997.**

**(1) With the exception of construction permitted in paragraph (3) below, no building permit for any construction containing gross floor area (GFA) shall be permitted except after the issuance of a special permit from the Planning Board.**

**(2) No such special permit or combination of special permits shall permit the GFA within the entire district to increase by more than 300,000 square feet from that present within the district on November 1, 1996.**

**(3) A building permit may be issued without the granting of a special permit from the Planning Board for the renovation of an existing structure, or for an addition or additions to an existing structure totaling in aggregate not more than 40,000 square feet in gross floor area for the entire district, which GFA shall be subject to the limitations set forth in paragraph 2 above, unless such construction would otherwise require issuance of a special permit under the provisions of Section 13.10.**

**Option II** *This option would also maintain the two tier system of base district and planned unit development district but the height and FAR in both districts would be significantly reduced; all other dimensional requirements of the base IC district would also apply to the PUD. The PUD would be useful only for permitting additional uses.*

Amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 3.13 - Industry C Interim Planning Overlay District as follows:

**3.13 - Industry C Interim Planning Overlay District**

Whereas the Industry C District and the Planned Unit Development in IC Districts encompass an area unique in the City for its combination of factors, including the presence of wetlands and 100 year flood plains, a close proximity to residential neighborhoods and public recreation facilities, significant congestion on those regional arteries providing immediate access to the site, and the significant amount of future development possible on a large site only lightly developed; and

Whereas additional construction within the district will necessitate accommodation to these factors in ways that will affect the character and quality of development on the site and of the resources themselves; and

Whereas these districts have not been the subject of detailed planning study since 1979, and were not analyzed as part of the Alewife Planning Study undertaken for the remainder of the Alewife industrial/commercial district and completed in 1994; and

Whereas a development plan previously approved by the Planning Board through the Planned Unit Development special permit process is now out of compliance with regard to the schedule of construction approved; and

Whereas further development consistent with that approved special permit may occur, if at all, only after consideration of a major amendment to the permit by the Planning Board; and

Whereas the Planning Board has indicated, in its review of recent proposals to modify the regulations for these districts, the need for a comprehensive review of all regulations applicable in these two districts;

**Now, therefore, the following limitations and restrictions shall apply to any Industry C District and any Planned Unit Development in Industry C Districts and shall be in effect until November 1, 1997.**

**(1) The Floor Area Ratio in the Industry C District shall be 0.5 and the maximum height permitted shall be thirty-five (35) feet.**

**(2) The dimensional requirements of the Planned Unit Development in IC Districts shall be those applicable in the Industry C District, including those limitations imposed by this Section 3.13 in paragraph (1) above.**

**Option III This option would prohibit any new development with the exception of additions to existing structures.**

Amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 3.13 - Industry C and Planned Unit Development in IC Districts Temporary Building Moratorium as follows:

### ***3.13 - Industry C and Planned Unit Development in IC Districts Temporary Building Moratorium***

Whereas the Industry C District and the Planned Unit Development in IC Districts encompass an area unique in the City for its combination of factors, including the presence of wetlands and 100 year flood plains, a close proximity to residential neighborhoods and public recreation facilities, significant congestion on those regional arteries providing immediate access to the site, and the significant amount of future development possible on a large site only lightly developed; and

Whereas additional construction within the district will necessitate accommodation to these factors in ways that will affect the character and quality of development on the site and of the resources themselves; and

Whereas these districts have not been the subject of detailed planning study since 1979, and were not analyzed as part of the Alewife Planning Study undertaken for the remainder of the Alewife industrial/commercial district and completed in 1994; and

Whereas a development plan approved by the Planning Board through the Planned Unit Development special permit process is now out of compliance with regard to the schedule of construction approved; and

Whereas further development consistent with that approved special permit may occur, if at all, only after consideration of a major amendment to the permit by the Planning Board; and

Whereas the Planning Board has indicated, in its review of recent proposals to modify the regulations for these districts, the need for a comprehensive review of all regulations applicable in these two districts;

**Now, therefore, no building permit shall be issued for any construction containing gross floor area (GFA) within any Industry C District and any Planned Unit Development in Industry C Districts (hereinafter referred to as the "district") until November 1, 1997 with the exception of a building permit for the renovation of an existing structure, or for an addition or additions to an existing structure totaling in aggregate not more than 40,000 square feet of GFA for the entire district.**



CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300  
FAX. 349-4307



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EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

November 4, 1996

To The Honorable, The City Council:

As per the City Council's vote of October 28, 1996, enclosed please find 3 potential options for an Interim Planning Overlay District affecting the Industry C District and the coterminous planned unit development district in Alewife.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mec  
attachment



Transmitting communication relative to Council Order Number Forty-four of October 28, 1996, regarding 3 potential options for an Interim Planning Overlay District affecting the Industry C District and the coterminous Planned Unit Development in JC Districts in Alewife.

In City Council November 4, 1996

Report Placed  
on file.

Order Adopted.

Copies sent to  
Planning Board and  
Ordinance Committee  
11-6-96 mc