



City of Cambridge

O-15.

IN CITY COUNCIL

April 2, 2001

COUNCILLOR SULLIVAN

ORDERED: That the Ordinance Committee recommend that the City Council refer the parameters in the attached letter from Vice Mayor Maher and Councillor Born to the City Manager for his staff to develop a draft zoning amendment for the Alewife area in accordance with the goals.

In City Council April 2, 2001.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk

SEE COMMITTEE REPORT #2

To: *Ordinance Committee of the City Council*

From: *David Maher and Kathy Born, Co-Chairs*

Re: *Alewife Zoning*

Date: *February 28, 2001*

During the process of considering both the Citywide Zoning Petition and the currently pending Alewife petition to down-zone the Alewife area, we have had the opportunity to receive testimony at a number of public meetings from various members of the community as well as affected property owners. As a result of what we have heard, we believe that neither the provisions of the Citywide Petition that would have applied to this area nor the Alewife Petition fully address some of the concerns that have been raised in connection with an optimal re-zoning of this area.

We have identified the following goals and general parameters for a new zoning petition that would be filed as a substitute for the Alewife Petition currently pending.

1. Permitted FAR for commercial uses, and therefore the maximum amount of commercial development permitted within the district, will be significantly reduced.
2. New development within the district will be tied to compensating environmental improvements within the district.
3. New development will be permitted in phases only as parking on the MDC parcel is removed and its site restored to open space use in a "natural condition", and as buildings in the area between Acorn Park Road and the Little River are removed and their sites restored to a "natural condition".
4. The permitted height of buildings will be sufficient to allow the shifting of development away from the critical environmental areas and to allow less lot coverage per unit of building construction.
5. There will be incentives sufficient to encourage a private property owner to make changes that will achieve the environmental goals of the Cambridge community.
6. Wetlands and other environmentally sensitive areas may be delineated and restricted as "no build" zones.
7. Housing as a use will be encouraged through FAR incentives.
8. The overall amount of new development allowed will be reduced to address concerns about traffic in the area.

We would like the Committee's support in referring this matter to the City Manager, with a request for staff to prepare a modified proposal in the form of a zoning petition designed to accomplish these additional important objectives. We therefore suggest that the Ordinance Committee refer the matter to the City Manager with the request to have staff prepare a draft petition for submission to the full City Council.



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Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury
City Clerk

SEE COMMITTEE REPORT #2

87CM

Order #15

Legal opinion regarding draft
zoning amendment in accordance
with goals.

Councillor Sullivan

In City Council April 2, 2001

ORDER ADOPTED

See Committee Report #2