



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SUSAN B. SCHLESINGER,

Assistant City Manager for
Community Development

TO: Robert W. Healy, City Manager

FROM: Susan Schlesinger, Assistant City Manager for Community
Development *SS*

DATE: November 1, 1995

SUBJECT: Council Order Number 42/October 16, 1995

Boston Redevelopment Authority is introducing a new zoning article, Article 80, to recodifying their zoning code. Article 80 is currently under review, after which it will be submitted to the Board of the Boston Redevelopment Authority and to the Zoning Commission for public hearings.

Article 80 responds to criticisms of a number of zoning review processes developed in the 1980's which are regarded as unclear, duplicative, and untimely. An example of the duplication Boston seek to eliminate is that currently a single project proposal can be subject to separate project review requirements, filings and timelines under articles regulating large projects review, "linkage", barrier free access requirements, BRA design review, conservation subdistricts reviews, and overlay districts. Article 80 attempts to integrate all BRA review requirements throughout the code, eliminate duplicative review procedures, provide predictable review and comment periods that are based on project size and location, and applies to development projects in neighborhoods as well as downtown.

Article 80 establishes review procedures in the following review categories: large project review (over 50,000 square feet), small project review, review of planned development areas and urban renewal areas, and institutional master plan review.

Article 80 does not create an ombudsperson and is integrated with other departmental review processes only to the extent that their reviews are mandated in the zoning code.

As you know, the Community Development Department is currently interviewing Cambridge developers and other real estate industry professionals as well as small companies that have recently sought a permit or license from the City to understand users perceptions of the processes in Cambridge and determine what steps we might take to improve the process. We anticipate being able to report our initial findings by the end of 1995.

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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

November 6, 1995

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 57, regarding the new zoning article being introduced by the Boston Redevelopment Authority, received from Assistant City Manager for Community Development Susan Schlesinger.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
attachment

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Consent Agenda #31

368
Relative to Awarding Report Item
Number Fifty-seven, regarding the
new zoning article being introduced
by the Boston Redevelopment Authority.

for original order
see 1995 - City Manager
Requests # 454.

In City Council November 6, 1995

Placed on file