

CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

MEMORANDUM

TO: Robert W. Healy
City Manager

FROM: Michael H. Rosenberg *MHR*
Assistant City Manager for
Community Development

RE: City Council Hearing on the Central Square Action Plan
March 14, 1988 at 6:00 p.m.

DATE: 11 March 1988

The enclosed information is for distribution to City Council for the above referenced council agenda item. The information represents an overview of the zoning recommendations made by the Central Square Economic Development Subcommittee in the Central Square Action Plan.

Attachment

Overview
of the
Central Square Action Plan
Zoning Recommendations

The attached zoning summary is an overview of the recommendations made by the Central Square Economic Development Subcommittee in the Central Square Action Plan. The Action Plan is the result of several years of study, review and discussion with various community interests i.e. neighborhood groups, business people and property owners. The recommendations represent concessions and compromises of the varied groups represented on the Subcommittee. The Subcommittee feels that the proposed zoning objectives will assist in protecting the unique environment which is Central Square while providing a reasonable framework to guide development.

The present zoning in Central Square does not provide adequate restrictions on height, bulk or land use. The proposed zoning objectives outlined in the attached summary would place a limit on height, require building setbacks, require design review, limit/prohibit undesirable commercial uses, and encourages the development of housing.

The attached summary is not a formal zoning petition, but rather a concept from which future rezoning should be derived.

CENTRAL SQUARE ACTION PLAN

ZONING RECOMMENDATIONS

Base Zoning Changes

1. Block bounded by Green, Brookline, Franklin and Pearl Streets: Business B to Residence C-2A.
2. Block bounded by Green, River, Franklin and Pearl Streets: Business B to Residence C-3.

The above changes would prevent conversion of principally residential blocks to commercial use.

3. Block bounded by Western Avenue, Green, Pleasant and Franklin Streets: Business B to Business A.

This change would reduce the scale of commercial development in a transitional block.

4. A portion of block bounded by Massachusetts Avenue, Brookline, Sidney and Green Streets: Industrial B to Business B

Overlay District Provisions

1. Establishment of an Advisory Committee (as in Harvard Square) to review major development proposals.
2. Height Limitations:
 - (a) 60 feet as of right;
 - (b) 80 feet by special permit;
 - (c) 115 feet by special permit at the "core" of Central Square.

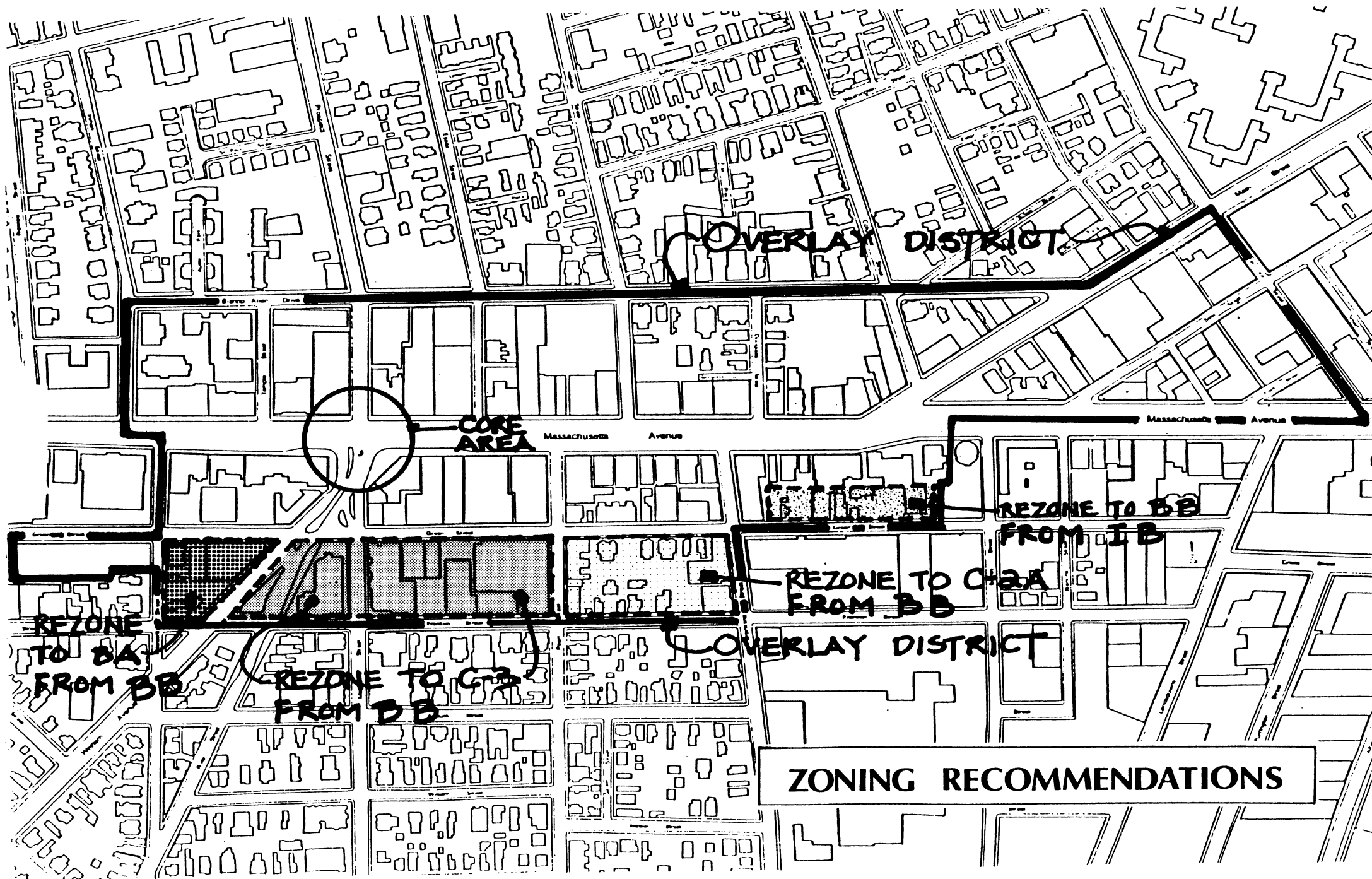
Special provisions for setbacks through the district.

3. Floor Area Ratio:
 - (a) 2.0 as of right for commercial uses;
 - (b) 3.0 as of right for housing developments;
 - (c) 4.0 by special permit for any development.
4. Uses Restrictions:
 - (a) Prohibited uses: drive-in/auto related uses and fast order food establishments (further defined in the Overlay);
 - (b) Uses permitted by special permit: bakeries and convenience store (further defined in the Overlay);
 - (c) Ground floors facing Massachusetts Avenue and Main Street must be devoted to active use;
 - (d) Uses allowing patron dancing must have main entrances on Massachusetts Avenue or Main Street.

5. Special Permit Provisions will reflect the goals and criteria established in the Action Plan, including, but not limited to affordable housing, retail mix, sensitivity to historic and significant structures, etc.

CURRENT BASE DISTRICTS

	<u>FAR</u>	<u>Height</u>	<u>Uses</u>
Business B	4.0 (3.0 Res)	No limit	Commercial, Housing
Industry B	4.0	No limit	Industrial, Commercial
Residence C-3	3.0	No limit	Housing
Residence C-2A	2.5	60'	Housing
Business A	1.0 (1.75 Res)	35' (85' Res)	Commercial, Housing





City of Cambridge

1. IN CITY COUNCIL

COUNCILLOR DUEHAY

FEBRUARY 8, 1988

- WHEREAS: In April 1983, a subcommittee of this City Council prepared a document entitled the Central Square Report which identified problems in the Central Square area and made recommendations designed to halt the Square's decline as a neighborhood shopping area; and
- WHEREAS: As a result of said report, the City Manager appointed the Central Square Committee to implement recommendations; and
- WHEREAS: The Central Square Committee through its economic revitalization subcommittee has developed an action plan which has retail, zoning and housing components; therefore be it
- RESOLVED: That this City Council accept the goals of the Action Plan as Stated; and be it further
- RESOLVED: That the City Council request the City Manager to order city departments and agencies to enact without delay those recommendations contained in the action plan which can be implemented without further council action; and be it further
- RESOLVED: That the City Manager order city departments and boards to prepare further measures to implement all remaining recommendations for City Council action; and be it further
- RESOLVED: That the City Council ask the Central Square Committee to recommend further measures with regard to increasing cleanliness and public safety in Central Square; and be it further
- RESOLVED: That the City Council and the Planning Board to look further at whether the plan adequately controls development and provides the housing intended in the report.

In City Council February 8, 1988.

Adopted by the affirmative vote of 9 members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk.

Hearing scheduled for March 14, 1988 at 6:00 P.M.



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Order #1

F-62

C. Duehay re: resolutions accepting the goals of the Central Square report prepared by a sub-committee of the City Council in April, 1983 & requesting the City Manager to order city departments & agencies to enact without delay the recommendations contained therein.

In City Council,

February 8, 1988

Order adapted by

9 members

*Hearing scheduled for
March 14, 1988 at 6:00PM.*