



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, April 30, 2019 at 6:30 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a petition by Verizon New England Inc., to amend the Zoning Map of the City of Cambridge by creating a new overlay zoning district entitled Ware Street Innovation Space Overlay District encompassing 10 Ware Street, designated as on Cambridge Assessors' Map 135, Lot number 123, and to amend Article 20.000 of the Zoning Ordinance of the City of Cambridge by creating a Section entitled "Ware Street Innovation Space Overlay District."

The stated purpose of the Ware Street Innovation Space Overlay District would be to promote the development of local start-up enterprises and entrepreneurs seeking short term office space close to Harvard Square by taking advantage of the unique opportunities provided by the existing Telephone Exchange facility.

The provisions of this Section would allow Innovation Space as a use within existing buildings in the district subject to special permit approval by the Board of Zoning Appeal (BZA). Innovation Space would be characterized as having short term occupancy agreements of durations not to exceed six (6) months, with each individual business entity limited to 1,000 square feet or 10% of the total Innovation Space, the average size of private office spaces limited to 400 square feet, and the total amount of building area dedicated to Innovation Space not exceeding 10,000 square feet, among other limitations.

In granting a special permit, the BZA could waive off-street parking, bicycle parking and loading requirements and sign and/or illumination requirements, and could allow the enlargement or alteration of the preexisting structure if found to be necessary to allow the structure to comply with any applicable code, ordinance or regulation (including without limitation building code) or to accommodate equipment necessary to support the Innovation Space use.

Copies of the petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at [www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments](http://www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments). Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

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The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617/349-4647, [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).