



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 **November 17, 2020, at 6:30 p.m.**, conducted remotely (see below for directions) on a petition by the Cambridge Redevelopment Authority (CRA) to amend Article 14.000 of the Zoning Ordinance of the City of Cambridge, Mixed Use Development District: Kendall Center (MXD) to permit up to an additional 800,000 square feet of Gross Floor Area (GFA) for commercial development in conjunction with the development by NSTAR Electric Company d/b/a Eversource (or its successors and assigns) of a substation within the District.

The proposed amendments would also:

- not require Innovation Space as a component of the additional development and would remove GFA exemptions for Innovation Space beyond the amount currently required;
- exempt up to 20,000 square feet from GFA limitations for educational, health or workforce training facilities operated to provide services to the general public;
- increase heights for residential uses from 350 feet to 400 feet and for other uses from 200 feet to 250 feet in some portions of the District;
- reduce current minimum requirements for active use frontage to 40% for any building with a façade length of 100 feet or less;
- declare null and void the Letter of Commitment dated December 21, 2015 by Boston Properties Limited Partnership;
- reduce the required off-street vehicular parking for residential uses from 0.40 to 0.25 space per dwelling unit and increase the maximum distance for off-site parking from 1,000 feet to 2,000 feet of the residential use; and
- permit flexible bicycle parking requirements utilizing a campus planning approach consistent with Section 6.108.2 of the Zoning Ordinance.

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. Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.

PLEASE NOTE: Due to statewide emergency orders limiting the size of public gatherings in response to COVID-19, this meeting will be held with remote participation and will be closed to in-person attendance. Members of the public can view the meeting online or on cable television within Cambridge, provide comments before the meeting in writing to planningboardcomment@cambridgema.gov, and attend virtually online or by telephone.

Review Information about Remote Planning Board Meetings:

www.cambridgema.gov/CDD/zoninganddevelopment/planningboard/remotepanningboardmeetings

A link to attend the meeting virtually will be posted in advance on the Meeting Agenda:

<https://cambridgema.iqm2.com/citizens/default.aspx?DepartmentID=1071>

If you do not have a computer or e-mail address, please call Swaathi Joseph at 617-349-4668.

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.