

**THE MONESTIME ET AL PETITION**  
**CENTRAL SQUARE ADVISORY COMMITTEE**  
**APRIL 12, 2023**





# Central Square Zoning Overlay District

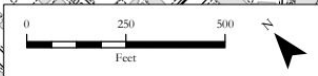
Cambridge, Massachusetts

Note: The Central Square  
Overlay District overlaps with the  
Prospect Street Overlay District.

Mass and Main  
Residential Mixed  
Income Subdistrict

Central Square  
Overlay District

MIT  
Overlay District



## THE MONESTIME PETITION

4.36	Outdoor Retail or Consumer Service Establishments													
	Outdoor Retail or Consumer Service Establishment, not otherwise defined	No <sup>11</sup>	No	No	No	No	SP	SP	SP <sup>62</sup>	SP	SP	SP	SP	SP
	a. Open-Lot Retail Sales Establishment	No	No	No	No	Yes <sup>12</sup>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b. Drive-In Food Service Establishment	No	No	No	No	No	SP	SP	No	SP	No	SP	No	SP
	c. Drive-In Consumer Service Establishment	No	No	No	No	No	No	SP	SP <sup>13</sup>	SP	SP	SP	No	SP
	d. Outdoor Entertainment and Recreation Facility	No <sup>11</sup>	No	No	No	Yes <sup>12</sup>	No	No	SP <sup>63</sup>	SP	SP	SP	SP	SP
	e. Drive-In Theater	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes
	f. Outdoor Auto Sales Facility	No	No	No	No	No	No	SP	No	No	No	SP	No	SP
	g. Auto Service Station	No	No	No	No	No	SP	SP	SP <sup>13</sup>	SP	No	Yes	SP	Yes
	h. Auto Wash	No	No	No	No	No	No	SP	No	No	No	SP	SP	SP
	i. [Deleted]													
	j. Temporary Outdoor Retail or Consumer Service Use	Yes	No	No	SP <sup>61</sup>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

<sup>62</sup> For the Central Square Overlay see Section 20.304.5 (5)

<sup>63</sup> For the Central Square Overlay see Section 20.304.5 (6)

# THE MONESTIME PETITION

**20.304.5 Allowed Uses, Use Limitations and Restrictions.** In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

5. Outdoor Retail or Consumer Service Establishment, not otherwise defined shall be subject to a special permit granted by the Planning Board. In granting the special permit the Planning Board must be able to find the proposed use has been designed and located to minimize the impact on neighboring uses, including but not limited to light trespass, noise mitigation, hours of operation, and other measures to ensure ongoing compliance with the Planning Board's findings.
6. Outdoor Entertainment and Recreation Facility, 4.36 (d), shall be permitted as of right within the Business B District of the Central Square Overlay.

# THE MONESTIME PETITION

**20.304.5 Allowed Uses, Use Limitations and Restrictions.** In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

5. Outdoor Retail or Consumer Service Establishment, not otherwise defined shall be subject to a special permit granted by the Planning Board. In granting the special permit the Planning Board must be able to find the proposed use has been designed and located to minimize the impact on neighboring uses, including but not limited to light trespass, noise mitigation, hours of operation, and other measures to ensure ongoing compliance with the Planning Board's findings.
6. Outdoor Entertainment and Recreation Facility, 4.36 (d), shall be permitted as of right within the Business B District of the Central Square Overlay.

- This Petition addresses the entirety of the Overlay District.
- A robust suite of controls exist outside of zoning to check and balance programming, including noise ordinances, licence commission, etc.
- Provides a mechanism for considering future undefined uses



# STAR LIGHT

Starlight consists of  
four foundational elements.

A HOME FOR THE ARTS  
+ CIVIC LIFE

A MODEL FOR PUBLIC  
SPACE CREATION

A MINI MAIN STREET

A PLATFORM FOR  
PUBLIC ART





STARLIGHT HIGHLIGHTS

**200+** Safe, Shared Experiences

**100** Programming Partners

**2** Unforgettable CRLS High School  
proms, one featuring  
Congresswoman Pressley

**\$275,000** Paid to community  
organizers, artists,  
and producers

**\$0** Total entry fees; all events are  
free and open to the public

+  
+ +



## POPPORTUNITY OVERVIEW

Popportunity continues to evolve at Starlight and beyond, providing a variety of vending opportunities to local entrepreneurs—from one-day carts and seasonal Pop Up Shops to subleases at brick-and-mortar stores.

**108** Vendors

**\$200,000** Revenue Generated by program participants

**47%** Female **61%** POC

**74%** of vendors live and work in Cambridge





# ADDENDUM

# THE STATE OF CULTURAL SPACES

## Boston, Cambridge and Somerville Launch Regional Effort to Protect and Plan for Arts Spaces

*Making Space for Art is supported by a \$140,000 Technical Assistance Grant from MAPC*

**BOSTON - January 30, 2022** - The cities of Boston, Cambridge, and Somerville are joining together with the Metropolitan Area Planning Council (MAPC) to better protect existing arts and cultural spaces and to identify opportunities and partnerships that lead to the creation of new ones.

Music venues, artists' studios, rehearsal halls and other creative workspaces across the region have been closing at concerning rates due to rising rental and real estate prices — losses that only worsened amidst the health and financial problems of the COVID-19 pandemic. In response, Boston, Cambridge, and Somerville have been working to better help artists and organizations stay in their existing venues or find new, affordable ones.

### PRESS CONTACT

**Tim Viall**  
Senior Communications  
Specialist  
tviall@mapc.org  
C: 508-965-0456

## 'Wiped out by biotech': Musicians to lose giant practice haven in Allston-Brighton

Updated January 04, 2023 By Amelia Mason [@](#)



A mixing board sits on top of a piano in one of the studios at the Brighton Sound Museum. (Robin Lubbock/WBUR)

After nearly a year in limbo, the Sound Museum, a large music rehearsal complex in Brighton, will close at the end of January.

The owner of the property, California-based life sciences developer IQHQ, plans to demolish the existing structure and replace it with office, lab and retail space. The project is awaiting approval by Boston development officials.

**THANK YOU**