



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, December 8, 2015 at 7:45 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a petition by Peter B. Kroon, et al, (also known as Friends of MAPOCO) to create a new MAPOCO Sub-district (to run from Roseland down to Chauncy/Everett) with zoning ordinance identical to the Northern Mass Av Sub-district except for the following modifications:

Expand the Purpose paragraph to specifically recommend or require that new buildings shall reflect or be compatible with the Victorian or pre-1940 vernacular and update or replace the Urban Design Guidelines Handbook to show buildings in the area that successfully do this.

Require all new buildings to have a 5' front set back from the sidewalk line, even if adjacent buildings do not. This is the only way to re-widen the sidewalks.

Clarify that rear set back dimensional calculations commence at the front sidewalk line, even if a parcel (or combination of parcels) extends beyond the Business A-2 zone.

Use development bonuses, variances and special permits to incentivize developers to build more than the one-parking-space-per-dwelling-unit required by the zoning, so that any surplus can be rented to local merchants, service providers and others.

Clarify that no ground level parking (i.e. not just structured) directly facing Mass Av is a permitted use, unless part of a public parking garage that is masterfully designed in the local architectural vernacular and with an attractive pedestrian rest area (of the kind that will increase merchant activity) doubling as a (sheltered) CSA drop off point at the sidewalk line.

Delete fast order food as a permitted required ground floor use, so that it will require a variance in each instance.

Reduce the threshold at which ground level leases require a variance to 2000 square feet at ground level, exclusive of basement or upper floor square footage that may be part of the lease, to encourage the highest possible number of smaller shops that will be affordable and suitable for our local merchants.

Ensure that buildings designated historic by the Historical Commission or as pre-1940 by the online Harvard Radcliffe Historical Reference Shelf of Cambridge Buildings and Architects are not "canyoned" by new construction by requiring (a) minimum 10' side yard setbacks on new construction adjacent to such historical buildings, (b) corner transitions on such abutting properties to preserve the visual impact of the historic buildings, and (c) appropriate massing set backs; all based on

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best practices to be developed by the Historic Commission in consultation with community stakeholders.

Delete the language in paragraph 20.110.34 entirely and replace it with new language stating that maximum building height for any mixed use building (e.g. 45' in Business A-2 zone) and the relevant front set back height (e.g. 35') shall increase above the heights set forth in the base zoning to the extent that the floor to floor elevation from the first to the second floor shall exceed 15', but not to exceed 50' and 40' respectively. This is intended to encourage more gracious and attractive retail spaces.

Copies of the full 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.

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